

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/01/2026 12:08 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	Outline planning application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Hilltop Gardens Dartford

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Concerns regarding noise from construction activities
	Debris generated from ongoing construction
	Numerous claims made by Esquire are misleading; specifically, the assertion that there will be no alteration in the views seen by residents of Istead Rise is entirely inaccurate, as it will replace picturesque fields and countryside with the sight of 150 new houses!
	The development's entrance is positioned adjacent to the school, which is already experiencing heavy traffic, thereby increasing danger for local children who commute on foot.
	There will be a notable rise in flood risk along Downs Road, which is situated at the bottom of a valley.
	Local hospitals and GP practices are already operating at full capacity, leading to added strain on these essential services.
	Traffic congestion and parking issues will worsen along Downs Road and nearby areas, posing increased hazards for children walking to school due to a new, busy junction they will need to cross.

The project will result in the elimination of crucial agricultural land, which plays a vital role in ensuring food security.

Junctions at the entrances and exits to Istead Rise, as well as along the A227 and New Barn Road, will face greater traffic congestion.

The availability of spaces in local secondary schools and colleges will diminish.

Istead Primary School is already oversubscribed and will struggle to accommodate even more students.

There will be a loss of valuable greenbelt land and natural habitats, leading to dire long-term environmental impacts on our wildlife, including protected species that reside in the area.

Urban expansion, excessive development in Istead Rise, and the closing of the gap between our community and New Barn will occur.

Significant changes will negatively affect the character and unique identity of our community.

The current infrastructure is inadequate to support a growing population, lacking necessary amenities such as shops, parking, a train station, and reliable bus services that do not operate daily or in the evenings.

Walking or cycling routes to Gravesend or Meopham are unsafe, effectively making the community reliant on cars!

Increased pollution and noise, especially around the school area, will also compromise the privacy of existing residents.

This proposal does not align with the interests or the needs of the community.

Having settled in the area to escape pollution, traffic, and the hustle of urban life-particularly due to respiratory issues faced by my niece and nephew-we are now concerned that this project would transform our village into a town environment. We chose this location for its beautiful scenery and greenbelt views, not for increased housing.

This is greenbelt land and should remain untouched.

Kind regards