

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 6:02 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] Lesley Close Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to this application for the following reasons The amount of properties relates to a large scale development under planning policy which is out of keeping with the local area and would encroach on the greenfield land between Istead Rise and New Barn causing the loss of countryside between the two villages and will create urban sprawl. The visual affect on Istead Rise and the countryside around would be detrimental and not in keeping with the councils own claim to be proud of protecting countryside in the borough, which coincidentally uses the visual image of this land in its own policy material and would not in keeping with the current street scene. The local schools and both Istead Rise and Meopham surgeries are at full capacity with no room to accept any more patients or pupils. Istead Rise struggles already with electrical power supply. The area is constantly having power cuts, higher than the national average which will only worsen with more demand. Downs Road is a flood plain, which will be at more risk if the fields are built on with nowhere for heavy rain to drain away if this natural drainage disappears. The local public transport system is woefully poor and walking access to the village especially the nearest train station is non existent meaning vehicles being a must to travel out of/into Istead Rise There would be at least 300 plus more vehicles using the local roads through the village and A227/ New Barn Road which would not cope with the volume, as well as pollution, and safety especially as the proposed entrance to the site is next to
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a long existing pre school, infant and junior school.

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Kind regards