

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 6:54 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:

Istead Rise is a quiet, friendly village, due to its size, with a good community spirit, local shops, green spaces which we need to be able to walk for our wellbeing. This development is way too big and just doesn't fit the area at all.

There isn't enough infrastructure for more than is here already and doctors surgeries are already full and struggling, especially with a high elderly population that needs more care. Adding lots of new residents without proper plans to expand services will just make it harder for people to get appointments. [REDACTED]

[REDACTED]

The primary school [REDACTED] is small and just about manage the intake of Istead Rise, hospitals are already under huge pressure, and there's been no plans as far as I know to support this level of growth.

Traffic on Downs Road is so much heavier than when we moved here in [REDACTED]. Especially when it's used as a shortcut from the A2. We don't even leave our house when that happens. Istead becomes gridlocked. I've even been late for work, just up the road in Meopham, because an accident on the A2 means traffic clogs up Istead Rise as traffic cuts through. If you look at a map, you would question how can an accident on the A2 effect a short drive to Meopham - and I

assure you it does. Cars already speed down this road, and it's worrying because there's a primary school there. More traffic will only make an already dangerous road worse.

This area has strong rural roots, with horses being ridden through the day, every day of the week and the area supports lots of wildlife like bats, hedgehogs, owls and birds of prey. The plans don't properly deal with how damaging this development would be to local wildlife and the countryside feel. We even saw an owl recently flying down Old Downs Road. It would be devastating to lose this wildlife.

This is clearly way too much for such a little village. We would practically become part of New Barn. Filling the gap between Istead Rise and New Barn would destroy the village identity and turn a rural area into a built-up one permanently.

Parking is already a problem, especially near the shops. More residents will just make congestion worse. Public transport has been cut back over the years, which shows the area isn't ready for a development this size. I don't drive yet and it's hard enough as it is. Averages houses have 3 cars plus these days as kids can't afford to move out and they are living at home longer. I think the expected calculation by Esquire is very wrong. They are hugely under estimating that to fit their plans.

Please don't ruin something that later on can't be undone. This is not necessary. Esquire are advertising their houses in other areas, encouraging people to buy their houses and live in the countryside - when they're building houses all over the beautiful countryside. What they're attracting people with, will all be gone and it'll be one big housing estate in the end.

For all these reasons, I strongly object to this development and ask the planning authority to think seriously about the long-term impact on the community, safety, and environment.

Kind regards