

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 12:00 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] Wrotham Road Meopham

Comments Details

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

Reasons for comment:

Comments:

I object to this application to build 154 new homes in Istead Rise. There are many unfinished plots of land in Gravesend (Police station, Lord Street Car park for example) that were due to be developed on that have sat empty for many years and these plots should and must be used first before turning to Green Belt land that appears to be more profitable and "easier " to convert to housing.

The proposed development is not appropriate to the area and does not reflect the needs of the local people (In Istead Rise and the surrounding villages)

The land is at the bottom of a valley poses significant risk to flooding on Downs Road.

There is very little or no extra capacity at the local doctors surgery (in both Meopham and Istead Rise) and has been documented by both surgeries and apparently ignored by the developer, this will also put a further strain on the other medical facilities in the area such as Darenth Valley Hospital.

The traffic in the area is already causing huge problems - the A227 and surrounding local roads regularly come to a stand still with sheer weight of traffic caused by issues on the A2, M2, etc. The increase in traffic and lack of parking due to the increase in vehicles in the area will exacerbate the traffic issues including an increase in dangerous driving and parking in the area.

More farmland will be lost forever from the area in a time when farms are needed to provide locally grown produce for local areas. This will also cause catastrophic loss to the local environment and natural habitats of many species of birds and animals.

The urban sprawl is disproportionate to the area - local villages will all become one large town if all the areas between them are built upon. This will also cause harm to the setting and character of a well established community.

There is very little to no infrastructure to support the increase in the population of the village. The schools, health care facilities, local shops, etc. There is a massively reduced bus service during the day which finishes in the early evening leaving no public transport service after this time and pushing the use of cars etc to cover this gap.

Kind regards