

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 12:26 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] Horton Kirby

Comments Details

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

Reasons for comment:

Comments:	Concerns about noise from ongoing construction
	Debris resulting from the building projects
	Numerous statements made by Esquire have been inaccurate-claiming that the view from Istead Rise will remain unchanged is entirely untrue, as it will alter the picturesque scenery of fields and countryside into a landscape dominated by 150 houses.
	The new entry point for the development is situated adjacent to the school, which is already experiencing significant traffic, consequently increasing the hazards for children walking to school.
	There is a considerable rise in flood risk along Downs Road, which sits at the bottom of a valley.
	Local healthcare facilities, including hospitals and GP surgeries, are under added strain as they are currently functioning at full capacity.
	Traffic and parking congestion on Downs Road and nearby areas will intensify, creating additional dangers for schoolchildren with a busy new junction to navigate.

Crucial fertile farmland, vital for food security, is at risk of being lost.

Increased traffic delays are anticipated at the entrances and exits of Istead Rise, on the A227, and New Barn Road.

Availability of spots in local secondary schools and colleges will diminish.

Istead Primary School is already overcrowded and lacks sufficient space for additional students.

Valuable greenbelt and natural habitats will be compromised, creating long-term environmental repercussions detrimental to wildlife, including protected species native to the area.

The development promotes urban sprawl, excessive growth in Istead Rise, and reduces the space between us and New Barn.

The character and unique atmosphere of our community will be significantly affected and harmed.

There is an inadequacy of infrastructure to support a larger community, such as shops, adequate parking, no train station, and limited bus services, with buses not operating daily or in the evenings.

There are no safe routes for walking or cycling to Gravesend or Meopham, which creates a community reliant on cars.

Increased pollution and noise levels, particularly around the school vicinity, will compromise the privacy of existing residences.

This proposal is unsuitable and does not address or serve the needs of the local population.

It should be noted that this is greenbelt land and should remain undeveloped.

Kind regards