

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 12:37 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:	Park Lane Greenhithe

Comments Details

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

Reasons for comment:

Comments:	Concerns regarding noise emanating from ongoing construction activities are prevalent. Additionally, debris resulting from these building works has become an issue. Numerous claims made by Esquire have been misleading; for instance, the assertion that the view from Istead Rise will remain unchanged is entirely untrue, as it will transform the landscape from fields and countryside into a vista dominated by 150 houses. The proposed entrance to the housing development is situated adjacent to a school, which is already heavily trafficked, raising the risks for local children who walk to school. There is a notable rise in flood risk along Downs Road, located at the bottom of a valley. Local hospitals and GP surgeries are already functioning at full capacity and will face further strain. The anticipated influx of traffic along Downs Road and its vicinity will exacerbate the dangers associated with walking to school, particularly due to an additional busy junction that children will need to navigate. The development would lead to the loss of vital farmland, a critical component of food security. Traffic congestion is expected to worsen at the access points into and out of Istead Rise, including along the A227 and New Barn Road. The availability of places in local secondary schools and colleges will be curtailed, and Istead Primary School is already oversubscribed, with insufficient spaces.
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The disappearance of valuable greenbelt areas and natural habitats could have dire long-term environmental repercussions, endangering local wildlife, including protected species that inhabit the area. The anticipated urban sprawl will contribute to the overdevelopment of Istead Rise and reduce the physical gap between it and New Barn.

The character and setting of our community will suffer significant alterations and harm. Furthermore, local infrastructure is inadequate to support an increased population; there is a lack of retail options, insufficient parking for existing shops, absences such as a train station, and very limited bus services that do not operate daily or in the evenings.

There are no safe provisions for walking or cycling routes to Gravesend or Meopham, rendering the community reliant on cars. This will lead to heightened pollution and noise, particularly in the vicinity of the school, resulting in a loss of privacy for existing residents.

Overall, the proposed plan appears unsuitable and fails to address or reflect the requirements of the local community. This area is designated as greenbelt land and should remain undisturbed by construction activities.

Kind regards