

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 2:14 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:	Barnfield Way Oxtead Surrey

Comments Details

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

Reasons for comment:

Comments:	Istead Rise residents are already experiencing frequent power outages, and this situation is expected to worsen. The debris generated from construction activities is a growing concern. Horseback riders can no longer ride through the village. The ongoing construction projects are causing significant noise pollution. Many assertions made by Esquire have been misleading, particularly the claim that developments won't affect the views for those in Istead Rise. This assertion is entirely untrue, as it will replace views of open fields and countryside with a sight of 150 new homes. The development entrance will be located adjacent to the school, which is already crowded, posing an increased danger for local children walking to school. There is a serious escalation in flood risk along Downs Road, which is positioned at the bottom of a valley. Local hospitals and the GP surgery are already overwhelmed, stating they are operating at full capacity. Traffic congestion and parking issues are expected to rise on Downs Road and in the neighboring areas, complicating the walk to school due to a new, busy
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junction that children must cross.

Essential agricultural land, vital for food security, will be lost.

Increased traffic delays are anticipated at the junctions leading into and out of Istead Rise, along the A227 and New Barn Road.

There will be a decrease in spots available at nearby secondary schools and colleges.

Istead Primary School is already oversubscribed, and spaces are limited.

The loss of valuable greenbelt and natural habitats could have disastrous long-term environmental effects on our wildlife, including protected species that reside there.

We are facing urban sprawl and overdevelopment within Istead Rise, which is shrinking the gap between us and New Barn.

The character and setting of our community will undergo considerable change and damage.

There is a lack of infrastructure to support a growing population, such as shopping facilities, adequate parking, no train station, and insufficient bus services. Buses do not operate daily or in the evenings.

Safe walking or biking routes to Gravesend or Meopham are nonexistent, making our community highly dependent on cars.

We will experience heightened pollution and noise levels, especially near schools, along with a loss of privacy for existing homes.

The proposed plan is unsuitable and does not address the needs of local residents.

My family chose to live here because of the scenic fields and village atmosphere, particularly [REDACTED] and we wanted to escape the hustle and bustle of city life.

Adding 150 houses in a village translates to a minimum of two cars per household! Istead Rise cannot manage this volume of traffic and pollution and shouldn't have to accommodate more housing.

This land is designated as greenbelt and should remain undeveloped.

Kind regards