

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 2:26 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:	Barnfield Way Oxted

Comments Details

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

Reasons for comment:

Comments:	Horse riders can no longer freely ride in the village due to restrictions. The construction activities are causing significant noise disturbances. Residents of Istead Rise are already experiencing frequent power outages, a situation likely to worsen. Construction debris is accumulating from ongoing building projects. Many statements made by Esquire are misleading. For instance, the claim that the new developments will not impact the views for residents in Istead Rise is entirely incorrect; it will transform picturesque fields and countryside into a perspective dominated by 150 houses. The entrance to the upcoming development is situated adjacent to the school, which is already heavily trafficked, increasing the danger for local children walking to school. The flood risk along Downs Road, located at the base of a valley, is expected to rise considerably. Local healthcare facilities, including hospitals and GP practices, are under considerable strain, with reports indicating they have reached full capacity.
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Traffic congestion and parking issues are on the rise along Downs Road and its vicinity, creating hazardous conditions for children walking to school, particularly with the addition of a busy new junction to navigate.

The development will lead to the loss of crucial agricultural land, which plays a vital role in ensuring food security.

Increased traffic congestion will be evident at the junctions leading to and from Istead Rise, on the A227, and along New Barn Road.

The availability of spaces in local secondary schools and colleges will diminish as a result of this development.

Istead Primary School is already oversubscribed, and the lack of additional classroom spaces will exacerbate this issue.

The proposed plans threaten valuable greenbelt land and natural habitats, which will have dire long-term effects on local wildlife, including protected species.

There is a risk of urban sprawl and excessive development within Istead Rise, contributing to the narrowing gap between our community and New Barn.

The character and unique setting of our community may face significant alteration and damage.

There is insufficient infrastructure to accommodate a larger population, including a lack of shops, inadequate parking, no train station, and very limited bus services, with buses running infrequently and not during evenings or weekends.

There are no safe walking or cycling routes to Gravesend or Meopham, resulting in a community heavily reliant on cars.

Residents can expect increased pollution and noise, especially around schools, as well as a loss of privacy for existing nearby homes.

The development plan is unsuitable, lacking benefits for the local community and failing to address their needs.

My family chose to live here for the surrounding fields, village atmosphere, and to provide a quieter life for my niece and nephew, who suffer from asthma, away from the hustle and bustle.

Accommodating 150 houses in a village implies at least two cars per household, a situation that Istead Rise cannot support in terms of traffic and pollution, and it should not have to; our community does not require additional housing.

This area is designated greenbelt land and should remain untouched by development.

Kind regards