

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 2:55 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] Fairview Road Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We are very worried about Istead Rise Peimary school where my [REDACTED] daughter attends and many other local children. I can't understand why the main entrance to the development would be located next to an already busy part of downs road. In my opinion this will be dangersous for children walking to school and those being dropped off along with other road users. It will also have a detrimental effect on the air quality and noise pollution during the building for the children at the school and all residents. It will change the landscape of the village with is semi rural, home to wildlife saucy as rare birds along with farms and stables who use Downs road. Istead Rise is already close to major motor ways such as the A2 and I feel already has a fair share of large housing developments in neighbouring Ebbsfleet, Gravesend and Dartford. It seems that there will be no villages or Green spaces left on Kent or indeed England at this rate. There is also a new road tunnel being built just along the A2, further building works and upheaval are too much for the local infrastructure. There are already to many cars travelling through this part of Kent, genes the new tunnel. More cars will be needed as there are very few bus services to connect the village. It will put more pressure on both local GPS in Istead and Meopham who have already said they are oversubscribed. This is dangerous for the existing residents and any new residents as the services are already struggling to cope and the nearest hospitals also struggle. There are already plans does not reflect the needs of local people. It is too large and is not affordable. There are large new developments nearby I. gravesend, a

much smaller development in the area would be ok but not in this area of natural beauty next to a school. It would take away beautiful view the area is famous for and we can never get those back . It's terrible for the environment and the character of Gravesham and Kent. Why not use other disused spaces such as the hotel left derelict for years.

The loss of farmland will mean further generations cannot grow their own food. There is also a good chance of increased flood risk along Downs Road which would damage people's homes and cause dangerous driving conditions .

Please rethink this poor choice of location and scale and protect the green belt and children and families living in the area.

Kind regards