

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 4:53 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:	Penny Cress Minster on Sea

Comments Details

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

Reasons for comment:

Comments:	Horse riders will find it difficult to navigate the village, given the construction of numerous new homes and ongoing building activities. The noise generated by the construction work is a major concern. Residents of Istead Rise have already experienced frequent power outages, and this situation is likely to worsen. Debris from construction sites is becoming an increasing problem. Many statements made by Esquire have been misleading; the claim that the views from Istead Rise will remain unchanged is completely inaccurate, as fields and countryside will be replaced with a view of 150 houses. The entrance to the new development will be situated next to the school, which is already quite busy, creating additional hazards for local children walking to school. There will be a considerable increase in flood risk along Downs Road, which lies at the base of a valley. Local hospitals and the GP clinic, currently operating at full capacity, will also face additional strain.
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Traffic and parking issues will worsen on Downs Road and in nearby areas, making it more perilous for children to walk to school, particularly with a new, busy junction for them to cross.

The building will result in the loss of crucial fertile farmland, which is vital for food security.

Increased traffic congestion is expected at junctions leading in and out of Istead Rise, along the A227 and on New Barn Road.

There will be fewer available spots at local secondary schools and colleges.

Istead Primary School is already over-subscribed, with a shortage of places.

Development will encroach on valuable greenbelt land and natural habitats, leading to devastating long-term effects on local wildlife, including protected species.

The expansion of Istead Rise and the increasing proximity to New Barn will contribute to urban sprawl.

The unique character and setting of our community will be significantly altered and negatively impacted.

There is insufficient infrastructure to support a larger population, such as shops, adequate parking, a train station, and limited bus services that do not run daily or in the evenings.

Safe walking and cycling routes to Gravesend or Meopham are non-existent, creating a community that relies heavily on cars.

Furthermore, there will be more pollution and noise, especially near the school, leading to a loss of privacy for current residents.

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

My family chose to live here for the rural atmosphere, especially as my niece and nephew suffer from asthma, and we wanted to escape the hectic lifestyle.

Introducing 150 homes to the village would mean at least two cars per household, which Istead Rise cannot handle in terms of traffic and pollution, and we should not have to accommodate such changes.

This area is greenbelt land and should remain undeveloped.

Kind regards