

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/01/2026 2:02 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] GRAVESEND

Comments Details

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

Reasons for comment:

Comments:

1. The proposed development of 154 new houses on this greenbelt land will have a huge impact on the natural habitat of the protected wildlife that live there.
2. The loss of greenbelt land is surely unwise in these uncertain times. We need to preserve any agricultural land for farming. We have already lost so much in the South East of England.
3. The increased traffic and parking along Downs Road will increase risks to those children that attend Istead Rise Primary School /Nursery. The local roads are frequently congested when the very busy A2 has problems, at times gridlocked! Pollution levels rise at these times.
4. Local infrastructure is under tremendous pressure. GP surgeries and local hospitals are at maximum capacity. There are very few shops for any increase in population and limited car parking too.
5. Flooding is frequent along Downs Road as it is at the bottom of a valley. Broad Ditch Road is also susceptible to a large area being flooded and vehicles drive on the opposite side of the road to avoid it. As this is on a bend, it is extremely dangerous. More cars = more risk.
6. Istead Rise is a community that has very poor transport links. Infrequent buses and Meopham station having limited accessibility, has made residents car dependant.
7. It's impossible to see any benefit or reflect the needs of local people in this plan.

Kind regards