

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 10:13 AM 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:	Not specified
Address:	[REDACTED] Hailwood Place School Lane West Kingsdown

Comments Details

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

Reasons for comment:

Comments:	Concerns regarding noise generated by construction activities are prevalent. Debris resulting from the ongoing construction is a significant problem. Numerous claims made by Esquire have been inaccurate, specifically the assertion that the development will not impact the views experienced by residents in Istead Rise. This assertion is entirely untrue, as the landscape will shift from open fields and countryside to a panorama dominated by 150 houses. The planned entrance to the new development is adjacent to the school, which is already busy, posing an increased danger for local children walking to school. There is a substantial rise in flood risk along Downs Road, situated at the foot of a valley. Local healthcare facilities, including hospitals and GP offices, will face elevated pressure, with current capacity already stretched to its limits. Increased vehicular traffic and parking concerns along Downs Road and its vicinity will exacerbate the dangers for children walking to school, especially with the addition of a new, busy junction that they must navigate. The development threatens vital fertile farmland, which plays a crucial role in ensuring food security. It will also lead to greater traffic congestion at junctions accessing Istead Rise, the A227, and New Barn Road.
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Local secondary schools and colleges will experience a decrease in available spaces, while Istead Primary School is already oversubscribed and lacks the capacity to accommodate more students.

Furthermore, the project will result in the loss of important greenbelt land and natural habitats, posing long-term detrimental effects on local wildlife, including protected species that inhabit these areas.

Urban sprawl and excessive development in Istead Rise threaten to merge it with New Barn, drastically altering the character and distinctive nature of our community. There is insufficient infrastructure to support a growing population, including inadequate shops, parking, no train station, and limited bus services that do not operate daily or in the evenings.

The community is reliant on cars due to a lack of safe walking or cycling routes to Gravesend or Meopham. This situation will lead to increased noise and pollution, particularly around the school, along with a loss of privacy for existing residents.

The proposed development is unsuitable and fails to address the needs of the local population. My family, already residing here, chose this area to escape the pollution, traffic, and busyness of urban environments, particularly because my grandchildren suffer from asthma.

We envisioned a transition to village life; however, this proposal threatens to transform our community into a more urban environment. We are drawn to this area for its beautiful landscapes and greenbelt views, not for additional housing.

This land is designated as greenbelt and should remain untouched.

Kind regards