

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 10:16 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:	[REDACTED]
Address:	[REDACTED] Marigold Way Barming

Comments Details

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

Reasons for comment:

Comments:	Concerns regarding noise stemming from ongoing construction activities Debris generated from all the construction work Numerous comments from Esquire have been misleading; for instance, the claim that the development will not alter the view for residents in Istead Rise is entirely incorrect, as it will transform scenic fields and countryside into a landscape dominated by 150 houses. The access point for the new development is adjacent to the school, which is already bustling, thereby increasing the danger for local children commuting to school. There is a notable rise in flood risk along Downs Road, positioned at the bottom of a valley. Local healthcare facilities, including hospitals and GP surgeries, are already operating at full capacity, and any additional strain will be problematic. Traffic levels and parking issues along Downs Road and the neighboring regions will escalate, jeopardizing the safety of children walking to school, particularly due to the introduction of an additional, busy junction. The project threatens to eliminate crucial fertile farmland, which is vital for
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maintaining food security.

Traffic build-up at the entrances and exits of Istead Rise will worsen, particularly along the A227 and New Barn Road.

Secondary schools and colleges in the vicinity will experience a reduction in available spots.

Istead Primary School is already overpopulated, lacking sufficient spaces.

The development will lead to the destruction of valuable greenbelt areas and natural habitats, potentially causing catastrophic long-term effects on wildlife, including several protected species residing there.

This initiative contributes to urban sprawl, excessive development in Istead Rise, and diminishing gaps between our community and New Barn.

The character and unique essence of our community will undergo significant degradation and disruption.

The current infrastructure is inadequate for a larger population, as there are insufficient shops, parking facilities, and no train station, alongside very limited bus services that operate sporadically throughout the week and into the evening.

There are no safe pedestrian or cycling routes towards Gravesend or Meopham, fostering a community overly reliant on cars.

Increased pollution and noise levels are expected, particularly around the school, leading to a loss of privacy for existing residents.

This proposal is unsuitable and does not align with the needs or interests of the local community.

As a family already residing in the area, we chose this location to escape the pollution, congestion, and hustle of urban life, especially considering my grandchildren's asthma concerns.

We had hoped to embrace village life, but this development threatens to replicate the urban environment we currently wish to leave behind. We are drawn to the area for its beautiful scenery and greenbelt views, not for additional housing.

This is greenbelt land, and it should remain untouched.

Kind regards