

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 11:29 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:	Penny Cress Minster on Sea

Comments Details

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

Reasons for comment:

Comments: My Family chose to reside in this area, sought refuge from the noise, traffic, and hustle related to urban life, particularly concerning [REDACTED]

The planned entrance to the development is situated adjacent to the school, already facing heavy traffic, which will further endanger local children who walk there.

There is a notable rise in flood risks along Downs Road, which is located at the base of a valley.

Local hospitals and GP practices are experiencing heightened pressure, with statements indicating they are already operating at full capacity.

An increase in traffic and parking issues along Downs Road and nearby areas will make the walk to school riskier, especially with an additional busy junction that children must navigate.

The project threatens the loss of crucial fertile farmland, which is vital for food security.

Concerns about noise stemming from construction activities

Debris generated by the construction projects

Numerous remarks from Esquire have been misleading, as the assertion that it will not alter the views for others in Istead Rise is entirely inaccurate; it transforms scenic fields and countryside into a panorama of 150 homes.

Congestion at junctions entering and exiting Istead Rise, as well as along the A227 and New Barn Road, will worsen.

The availability of places in local secondary schools and colleges will decline.

Istead Primary School faces a shortage of spaces, as it is already over capacity.

The potential destruction of important greenbelt areas and natural habitats poses severe long-term environmental threats to local wildlife, including protected species inhabiting these areas.

The development leads to urban expansion, overdevelopment within Istead Rise, and decreases the space between us and New Barn.

There will be significant alterations and negative impacts on the unique character and setting of our community.

The infrastructure is inadequate to support a growing population; for example, there is a shortage of shops, parking, and transportation options, as there is no train station and very limited bus service, with buses not operating daily or in the evenings.

Safe walking or cycling routes to Gravesend or Meopham are nonexistent, resulting in a community dependent on cars.

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

The proposed plan is unsuitable and fails to meet or reflect the needs of local residents.

The tranquility of village living, but this plan risks transforming our environment into one that resembles the town from which we wanted to escape, rather than embracing the beautiful scenery and greenbelt land we cherish.

This is designated greenbelt land and should remain untouched by development.

Kind regards