

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 10:18 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]

Comments Details

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

Reasons for comment:

Comments:	Noise generated by construction activities
	Pollution resulting from building projects
	Horse riders in the village are now unable to ride because of the increased vehicles and noise levels
	There is a noteworthy rise in flood risk along Downs Road, located at the bottom of a valley
	Local hospitals and GP surgeries are experiencing added pressure, claiming they are currently at full capacity
	Traffic and parking challenges have escalated along Downs Road and the nearby areas, making it more dangerous for children to walk to school due to a new, busy junction that is also hazardous
	The loss of vital fertile agricultural land jeopardizes food security
	Increased traffic congestion is evident at junctions leading into Istead Rise, along the A227, and on New Barn Road
	There is a shortage of available spaces at local secondary schools and colleges

Istead Primary School already lacks capacity, as it is over-subscribed

The destruction of important greenbelt land and natural habitats could have devastating long-term environmental effects on the local wildlife, including protected species in that area

Urban development and the over-expansion of Istead Rise are diminishing the gap between the community and New Barn

The unique character and setting of our community are significantly threatened and harmed

There is insufficient infrastructure to accommodate a larger population, such as shops and parking for them, no train station, and very limited bus services; buses do not operate every day or in the evening

There are no safe walking or cycling paths to Gravesend or Meopham, fostering a reliance on cars

The area experiences increased pollution and noise, particularly near the school, infringing on the privacy of existing homes

This planning proposal is unsuitable and does not address the needs or benefit the local residents

My family currently resides in this area, having moved to escape pollution, traffic, and the hustle and bustle of urban life

We have been looking to move to Istead Rise for its village life, but this proposal will transform this current peaceful setting into something resembling our previous urban environment; we are attracted to this place for its beautiful surroundings and greenbelt views, not for additional housing

This land is designated as greenbelt and should remain undeveloped.

Kind regards