

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 10:23 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:	Medhurst Crescent Dartford

Comments Details

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

Reasons for comment:

Comments:	Urban sprawl, excessive development in Istead Rise, and the diminishing space between us and New Barn are causing major changes and harm to our community's unique character and environment. The infrastructure is inadequate to support a growing population; for instance, there are insufficient shops, limited parking for those shops, no train station, and a very small bus service. Buses do not operate daily or during the evenings. Our community relies heavily on cars because there are no safe routes for walking or cycling to Gravesend or Meopham. Additionally, we are experiencing increased noise and pollution, particularly around the school area, leading to a loss of privacy for current residents. The proposed plan is unsuitable and does not address or represent the needs of the local residents. The noise from ongoing construction is a significant concern, along with the increase in waste generated from these building projects. There is a heightened flood risk along Downs Road, situated at the valley's bottom. Local hospitals and GP surgeries are already under strain, stating they have reached full capacity. Traffic and parking congestion along Downs Road and nearby areas has escalated, making it perilous for children to walk to school, especially with a new, busy junction they must cross.
-----------	--

The development threatens essential agricultural land which is crucial for food security. There will also be increased traffic at junctions leading in and out of Istead Rise, as well as along the A227 and New Barn Road. The availability of spots in local secondary schools and colleges is diminishing, and Istead Primary School is already oversubscribed.

Moreover, there will be a loss of vital greenbelt land and natural habitats, resulting in severe long-term environmental impacts on our wildlife, including protected species.



Kind regards