

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 10:36 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:

Urban sprawl and excessive development at Istead Rise, along with the increasing closeness to New Barn, are leading to critical alterations that threaten the unique identity and environment of our community. The existing infrastructure cannot support a larger population; for instance, we lack sufficient shops, parking facilities, and a train station, and the bus services are minimal, operating neither daily nor into the evening hours.

Our community is reliant on cars due to the absence of safe walking or cycling paths to Gravesend or Meopham. This reliance contributes to heightened pollution and noise, particularly in the vicinity of schools, encroaching on the privacy of nearby residences. The proposed plan is unsuitable and fails to address the requirements and interests of local residents.

The ongoing construction generates excessive noise and waste. Furthermore, there is a notable rise in flood risk on Downs Road, which is situated at the valley's lowest point. Local healthcare facilities, including hospitals and GP surgeries, are under strain, claiming they are already operating at full capacity.

Traffic congestion and parking issues are worsening on Downs Road and nearby areas, making it increasingly perilous for children to walk to school, especially with a new, busy junction that poses additional risks. Additionally, we face a loss of crucial agricultural land essential for ensuring food security.

There will be growing traffic delays at the entrances and exits of Istead Rise, as well as along the A227 and New Barn Road. Local secondary schools and colleges will have fewer available spots, compounded by a lack of space at Istead Primary School, which is already oversubscribed.

Developing this area encroaches further into valuable greenbelt territory and natural habitats, with dire long-term impacts on local wildlife, including protected species. My family chose to relocate here to escape pollution, traffic, and the hustle of urban life, [REDACTED]

[REDACTED] This land is designated as greenbelt and should remain untouched.

Kind regards