

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 10:40 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:	The expansion of urban areas, the overdevelopment at Istead Rise, and the narrowing gap between our community and New Barn are concerning issues. These developments pose a significant threat to the unique character and environment of our neighborhood. Our infrastructure is inadequate for accommodating a larger population, lacking essential amenities such as retail outlets, sufficient parking, and even a train station, leaving us with minimal bus service that does not operate daily or in the evenings. Moreover, there are no secure paths for walking or cycling to Gravesend or Meopham, making our community reliant on cars. The resulting increase in pollution and noise, particularly near schools, also encroaches on the privacy of existing residents. The proposed plan is unsuitable and fails to address or support the needs of local residents. The noise from ongoing construction, alongside debris from the building activities, further detracts from our quality of life. There is a notable rise in flood risks on Downs Road, a location situated in a valley. Local hospitals and GP services, already operating at full capacity, will face additional strain.
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Traffic congestion and parking issues on Downs Road and the areas nearby will create further dangers for children walking to school, especially with a new, busy junction that they must navigate.

The development threatens to eliminate vital arable land crucial for maintaining food security. Increased congestion at entrances and exits to Istead Rise, along the A227, and on New Barn Road are also expected.

Local secondary schools and colleges will face a reduction in available spaces, and Istead Primary School is already oversubscribed and unable to accommodate more students.

The destruction of greenbelt land along with natural habitats poses severe long-term environmental risks for local wildlife, including protected species.

Having chosen to live here to escape pollution, traffic, and the chaos of urban life, especially for my niece and nephew who struggle with asthma, it is imperative to maintain this greenbelt land free from development.

Kind regards