

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 7:11 PM 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] Faversham

Comments Details

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

Reasons for comment:

Comments:	Significant increase to flood risk along Downs Road, which is at the bottom of a valley - Added pressure on local hospitals & GP surgery, who say they are at maximum capacity now - Increased traffic & parking along Downs Road & surrounding area, making walking to school more dangerous with an additional, hazardous & busy new junction for children to cross - Loss of essential fertile farming land, which is fundamental to food security - More traffic congestion at junctions in & out of Istead Rise, along the A227 & on New Barn Rd - Reduction of available spaces at local secondary schools & colleges - Loss of valuable greenbelt land & natural habitats with long-term environmental consequences being catastrophic for our wildlife including protected species living there - Urban sprawl, overdevelopment of Istead Rise & gap closing between us & New Barn - Significant change & harm to the setting & special character of our community - Lack of infrastructure for a larger population, eg shops, parking for shops, no train station & very limited bus provision. Buses not running every day or into the evenings. - No safe walking or cycling routes to Gravesend or Meopham - car dependant community! - More pollution & noise especially around the school area & loss of privacy for
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existing homes

- Plan is inappropriate & does not benefit or reflect the needs of local people

The only vehicular access point would be next to the school & development would be likely to have parking restrictions resulting in parking overflow around all the surrounding area's making it unsafe & congested.

Kind regards