

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 4:55 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] Somerset Road Dartford

Comments Details

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

Reasons for comment:

Comments:	Horse riders will find it difficult to traverse the village due to the numerous new houses being constructed and the ongoing construction activities. The noise generated from these building efforts is a significant concern. Residents in Istead Rise have already experienced frequent power outages, and this issue is likely to worsen. Construction debris is also a problem arising from these developments. Many claims made by Esquire have been misleading. For instance, the assertion that the view for others in Istead Rise will remain unchanged is entirely inaccurate; it will replace scenic fields and countryside with a view of 150 new homes. The entrance to the new development will be located adjacent to the school, which is already experiencing high traffic, thus making it even more perilous for local children walking to class. There will be a notable increase in flood risk along Downs Road, situated at the base of a valley. Local hospitals and GP surgeries are already strained to their limits, and this will
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only exacerbate the situation.

Traffic and parking issues will escalate on Downs Road and the surrounding areas, increasing danger for children walking to school due to added traffic and a new, busy junction they must navigate.

There will be a loss of vital fertile agricultural land that is crucial for ensuring food security.

Traffic congestion will worsen at the entrances and exits to Istead Rise, as well as on the A227 and New Barn Road.

The availability of spaces in local secondary schools and colleges will diminish.

Istead Primary School, which is already oversubscribed, will face further shortages in capacity.

Development will encroach on valuable greenbelt land and natural habitats, posing grave long-term environmental threats to local wildlife, including protected species.

This situation leads to urban sprawl, excessive development in Istead Rise, and a closing gap between our community and New Barn.

There will be a considerable impact on the unique character and setting of our community.

Our existing infrastructure cannot support a larger population, with deficits in shops, parking, and public transportation - services that do not operate daily or into the evenings.

Safe walking and cycling routes to Gravesend or Meopham are nonexistent, rendering our community car-dependent.

Increased pollution and noise, particularly near the school, will result in diminished privacy for current residents.

The proposed development is unsuitable and fails to address the genuine needs of local inhabitants.

Introducing 150 houses in the village could mean at least two cars per household. Istead Rise cannot accommodate this surge in vehicle traffic and pollution, nor should it be forced to-more housing is not necessary in Istead Rise.

This land is designated greenbelt and should remain undeveloped.

Kind regards