

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 12:38 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Lullingstone Lane Eynesford

Comments Details

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

Reasons for comment:

Comments:	Concerns regarding noise from the construction activities persist. Debris resulting from these building endeavors is another issue. Numerous assertions made by Esquire have been misleading; for example, the claim that the development will not alter the view for residents in Istead Rise is entirely inaccurate, as it transforms the landscape from scenic fields and countryside into a vista dominated by 150 houses. Moreover, the proposed access point for the development adjacent to the school, which is already crowded, will heighten the danger for local children walking to school. There is a noteworthy increase in flood risk along Downs Road, situated at the valley's low point. Additionally, the local hospitals and GP surgery, which are presently functioning at full capacity, will experience added strain. Increased traffic volumes and parking challenges along Downs Road and its vicinity will further endanger the safety of children walking to school due to an influx of vehicles and the creation of a busy new junction they must navigate. The development will result in the loss of crucial agricultural land, vital for ensuring food security. Furthermore, there will be greater traffic congestion at points leading in and out of Istead Rise, along the A227, and on New Barn Road.
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Local secondary schools and colleges will face a reduction in available places, compounded by the overcrowding at Istead Primary School, which is already oversubscribed.

The proposed development threatens to eliminate significant greenbelt areas and natural habitats, leading to dire, long-term environmental repercussions for local wildlife, including protected species inhabiting the area.

This adds to urban sprawl, exacerbating the overdevelopment of Istead Rise and diminishing the space between it and New Barn.

The character and distinct nature of our community will suffer substantial alterations and adverse effects. Additionally, the infrastructure is insufficient to accommodate a larger population, lacking necessary amenities such as shops, adequate parking, a train station, and sufficient bus services, which do not operate daily or during evening hours.

There are no safe routes for walking or cycling to reach Gravesend or Meopham, making the community reliant on cars. This will also lead to increased pollution and noise, especially in the school vicinity, while compromising the privacy of existing residences.

Ultimately, this proposal is unsuitable and does not serve the interests or needs of the local populace.

It is imperative to recognize that this land is designated as greenbelt and should remain free from development.

Kind regards