

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 10:57 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:	I strongly object to this planning proposal. I was born and raised in Istead Rise and attended both Istead Rise Primary and Meopham Secondary schools. The road infrastructure during my time made walking to Istead Rise Primary school hazardous (given the high traffic volume and inconsiderate parking) and Meopham was only accessible via a school bus. Since then, the volume of traffic has increased in the general area with the A227 between Istead Rise and Meopham becoming extremely dangerous for walking or cycling due especially to the number of large HGVs taking up an entire side of the road; to add to the danger, this stretch of the A227 has a 50mph speed limit and no footpath. Within Istead Rise, over the last year Downs Road has been dug up many times because of utility companies requiring to perform remedial work (sometimes urgently) and this is ignoring the patching and resurfacing work to the roads to fix potholes and other damage; Downs Road frequently has high amounts of surface water and local flooding particularly on the corner with Broad Ditch Road due to inadequate drainage. Adding 150 plus extra properties will surely mean at least 150 cars as Istead Rise public transport is so irregular and from the new development to the local shops is unlikely to be a walking route given the distance and the incline. Most importantly, having the single vehicular access to the new development so close to the school will inevitably further impact the safety of children and, especially during the construction phase, increase the noise and air pollution to our children as the development site directly abuts the school.
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Finally, I know the government guidelines have pushed for the inclusion of Grey Belt within previously designated Green Belt land. To simply accept that Green Belt is there merely to stop urban sprawl and ignore the encroachment on the countryside does not tell the complete story for this proposed development. Yes, the development will severely reduce the land distance between Istead Rise and New Barn villages but more to the point is that the development site will wreck the uniqueness and character of Istead Rise. The view from St Barnabas Church is not just iconic (ironically, even used on the Facebook post for Gravesham Council as an example of the need to protect our countryside) but in my opinion IS Istead Rise; I doubt if there is one resident or visitor who sees that view who would dispute that it is magnificent and this development would destroy this and with it, in my opinion, a large part of what makes Istead Rise special.

Kind regards