

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 9:07 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] Rosegarth Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to this proposal for the following reasons (in no order of importance): - Green belt land is precious and should not be developed. GBC's own Facebook post showed a picture of the landscape in question and told us that Gravesham's countryside is great and should be treated with respect. - Wildlife and habitats would be lost. There are many species of birds and mammals that would be driven away. You can never fully replace that. - Sprawl. Does this open the door to even more building until Istead Rise, New Barn and Meopham become one large sprawl of housing. - Complete loss of privacy. The properties along the south side of Downs Road would be completely overlooked. The development would be three - four metres higher (at the closest point to our homes) elevating further, as it spreads across the contour of the land. - A new vehicle access road for the development would be located on what is currently a private bungalow and garden. Current residents who would end up living next to this would be subject to significant noise increase, light pollution, and a lowered level of security. - Light and noise pollution. Istead Rise is quiet and has low levels of light
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pollution at night, especially along Downs Road. Residents chose to live there because of this. Not everyone wants to live in a town or city.

- Access road for the the development would be next to the school. This is a primary school with nursery. It would be unsafe und unfair to have a few hundred more car movements in the surrounding area.

- The school is (in their words) a place where education thrives amidst natural surroundings in a semi-rural environment, outdoor classroom and Forest School woodland area. Do we have the right to destroy this environment for our children.

- School capacity Does the school have enough capacity for more students? If not, then even more traffic movement is created with parents having to drive their children to the next nearest available school.

- NHS Is there really capacity for more patients at the Doctors surgery? It is difficult to get an appointment now. The developer's explanation on this was misleading at best. From personal experience Darent Valley Hospital is also at capacity.

- Car dependency in Istead Rise. There are no cycle routes in or around the area. No pavement travelling in the direction of New Barn or Meopham and a pavement on the A227 towards Gravesend that now takes you to three large and terribly busy roundabouts, impossible to cross safely. There is only a sketchy bus service and obviously no train station that would be walkable.

- Increased traffic in the area The two main routes out of Istead Rise; A227 and New Barn Road are already congested, especially at peak times going in the Gravesend/Northfleet/Ebbsfleet direction. Is it sensible to add a few hundred cars to this every day.

- Disturbance. At the consultation the developer explained the works would take 3 years to complete. This is unacceptable disturbance especially for the school. Large vehicles, dust, dirt, disruption to roads.

- Do we really need a development of larger houses (with heftier price tags) Is this really going to help the 'housing crisis' or is it a project for maximum profit?

In summary, this development would be detrimental to the character of the village and the open land adjacent to it.

It provides no obvious benefit to the requirement for affordable housing in the area.

