

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 12:55 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:	Penhill Road Bexleyheath

Comments Details

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

Reasons for comment:

Comments:

Horse riders are now unable to navigate through the village on horseback.

Construction activities have created a significant noise problem.

Debris is accumulating due to the ongoing building projects.

Numerous comments made by Esquire have been misleading; for instance, the claim that the view for others in Istead Rise will remain unchanged is entirely inaccurate. The landscape has transformed from fields and countryside vistas to that of 150 new houses.

The entrance of the development is situated adjacent to the already busy school, which will pose an even greater risk to local children who walk to school.

There is an increased likelihood of flooding along Downs Road, located at the base of a valley.

Local hospitals and GP surgeries are experiencing additional strain, as they report operating at full capacity currently.

Traffic and parking issues are worsening along Downs Road and its vicinity, making the journey to school more perilous due to a new, busy junction that children must navigate.

Essential fertile farmland, crucial for food security, will be lost.

Traffic jams at entrances and exits of Istead Rise, as well as along the A227 and New Barn Road, will increase.

There will be fewer spots available at neighboring secondary schools and colleges.

Istead Primary School, which is already overenrolled, will face a shortage of spaces.

The development will lead to a loss of vital greenbelt areas and natural habitats, resulting in disastrous long-term effects on local wildlife, including protected species.

The expansion of urban development is encroaching on Istead Rise and narrowing the gap to New Barn.

Our community's special character and setting will experience significant negative changes.

The existing infrastructure is insufficient to support a larger population, with inadequate shops, lack of convenient parking, no train service, and minimal bus options. Furthermore, buses do not operate daily or during evening hours.

There are no safe routes for walking or cycling to Gravesend or Meopham, leading to a reliance on cars in the community.

Increased pollution and noise, particularly in the vicinity of the school, will also result in a loss of privacy for nearby residents.

The proposed plan is unsuitable and fails to address the needs or interests of the local population.

This land is designated as greenbelt and should remain undeveloped.

Kind regards