

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 7:39 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:	Downs Road Istead Rise Kent

Comments Details

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

Reasons for comment:

Comments:

Risk of flooding - Building & paving over arable land will increase the risk of flooding. Being in a valley, Downs Road has been susceptible to flooding. Reports state that there use to be an underground river at the bottom of the valley. Climate change has resulted in far more extreme weather events & I am concerned that even with new drainage this will be overwhelmed during periods of heavy sustained rain or torrential rain for anything more than a few mins.

GP Surgery - Despite claims to the contrary by the developer, there is no spare capacity at Istead Rise Surgery. The same is true for Meopham & Longfield. The reviews on Istead Rise Surgery on Trust Pilot are poor, mainly due to the difficulties experienced trying to get an appointment. We have an ageing population & an increase in people with health conditions due to a number of factors including environmental. Pressure on the surgery will therefore continue to grow & an additional 400 or so patients will make this intolerable.

Traffic - Public transport links to Istead Rise are poor. There are no train stations within a walkable distance & the bus service is limited & unreliable. Due to the hilly nature of Istead, many people use their cars even for short journeys such as visiting the local shops. The developer has made provision for almost 400 car parking spaces. When you factor in deliveries to these new homes e.g. Amazon, there would be a very significant increase in traffic resulting in increased pollution & danger to pedestrians & cyclists. Istead is used as a cut through when there is heavy congestion on the surrounding roads such as the A227 & A2. Old Downs Road is currently heavily used by walkers, runners & cyclist making their way to the Cyclopark. Few cars use this road at present. It is single track without a

pavement. I fear that the introduction of circa 400 car users & resultant traffic congestion in the area will lead drivers to use Old Downs Road to cut through to Northfleet which will make this route unsafe for walkers, runners & cyclists. School - Aside from the lack of spaces at Istead Rise Primary, it is beyond question that getting to & from school will become far more hazardous due to only entrance to & from the new estate being right next to the school gates. There will be a large increase in cars at drop off & pick up times in particular, resulting in very few safe crossing points. This is already an issue today & will get significantly worse. Pollution levels will rise & air quality diminish which we know has a very adverse effect on health with the very young being particularly at risk of becoming asthmatic.

Environmental - The land the developer proposes building on is Greenbelt & is home to a vast array of wildlife, flora & fauna. Rare species such as Greenfinches, Buzzards, Adders, Owls, Sparrowhawks, Woodpeckers & Bats inhabit the land in addition to Badgers, Foxes, Hedgehogs. We see circa 20 different species of birds in our garden & have an abundance of insects, wasps & bees all of which are a vital part of a healthy eco system. The development will undoubtedly have very severe environmental impacts. The wildlife disturbed/killed during the construction phase will not return in the same numbers if at all. Whilst the developer is making provisions for some wildlife habitats, this is massively less than exists today.

Kind regards