

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/01/2026 5:21 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] Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>I strongly object to this planning proposal. I cannot believe that the only access point would be next to Istead Rise Primary School. This is always extremely busy at school drop off and collection times, with vehicles parked for a long stretch of Downs Road and right up Arcadia Road, making it difficult to drive safely through these areas and causing a hazard to adults and children crossing the roads. The extra traffic and a main junction at this location will exacerbate the problems hugely.</p> <p>I have other objections, which are:</p> <ul style="list-style-type: none">- There will be a massive increase in traffic throughout Istead Rise, out on to the A227, which is already a very busy road, and out to New Barn Road.- We will be losing a large chunk of our surrounding greenbelt land and the wildlife habitats that it contains. The species that live there should be protected.- We would be losing essential farmland, crucial for our food security.- There is going to be a huge negative impact on the flood risk in Downs Road, which already has experienced flooding and the corner with Broadditch Road often floods in heavy rain.- The pressure on our local infrastructure will be greatly increased. Already the shops do not have enough parking, the GP surgery is overstretched and there are very poor local bus services, as well as no safe route to walk or cycle to Meopham train station.- More residents will mean more pressure on local primary and secondary schools and colleges.- Many people living along Downs Road would be hugely impacted by loss of

privacy, not to mention the pollution, noise and massive inconvenience the building work would cause.

- Overall, this plan would cause significant harm to the semi-rural character of Istead Rise and would be of great detriment to the local people.

Kind regards