

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 5:45 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]

Comments Details

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

Reasons for comment:

Comments:	<p>I strongly object to this planning application for the following reasons:</p> <ul style="list-style-type: none">* I do not believe there is demand in Istead Rise for such a large development and I don't believe these homes will be for local people.* The bus service in Istead Rise is very poor and residents rely on cars. There are no pavements or safe cycling routes on Broadditch Road, New Barn Road and Wrotham Road heading towards Meopham. Assuming every new house has at least one vehicle - and many households have two or more - there is likely to be another 300+ cars using Downs Road. This will create huge increase in traffic, pollution and noise.* Downs Road is in a valley and already floods in places during heavy rainfall - concreting over flood plain will increase this likelihood.* Istead Rise is a quiet community. There is no pub and very little to do for people who do not enjoy country walks and watching the wildlife.* Our GP surgery has no capacity as we are regularly informed by them when trying to get appointments. It certainly cannot cope with another 500+ patients.* Our farmland and greenbelt should be protected.
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Kind regards