

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 6:19 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to object to planning application number 20251233 for the reasons stated below:- 1. GP surgery and primary school:- The presentation given by Esquire in 2025 quoted statistics for spaces available for new patients at Istead Rise surgery and children wishing to attend Istead Rise primary school, the statistics quoted are not realistic; Istead Rise surgery is struggling to meet the needs of the Istead Rise population as it is, figures quoted combine supposed capacity of neighbouring surgeries eg Meopham and residents in Meopham struggle to get doctors appointments too. Istead Rise does not have the capacity to take on new patients. Additionally, Istead Rise primary school has already had to turn away applications from those who live in the area. Esquire quoted supposed capacity for schooling by trying to combine figures with other schools in the area eg Meopham and Cobham, this will not show the lack of capacity in Istead Rise school, it just disguises the problem. 2. When the architect at the presentation was asked about the extra traffic and car ownership that the proposed development would create, (154 new homes with the likelihood of at least an average of 2 vehicles for each new property), he advised that it is the responsibility of KCC Highways. Downs Road already has a
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high volume traffic flow especially in rush-hour and school run times and creating the 'entrance' to the new site adjacent to primary school which is controlled by a pedestrian 'lollipop' assistant to cross the road is irresponsible and inconsiderate of the safety of parents, pupils and residents in the area.

Additionally, the speed at which some road users currently travel along Downs Road, exceeding the speed limit, especially coming from and proceeding towards Broad Ditch Road, is at times dangerous and this needs to be resolved first before the potential of increasing extra road users is even put forward to be considered. An accident this month, January 2026, resulted in a car landing on the opposite side of the road, fortunately the driver and passenger were unharmed but emergency services were required at the scene and two vehicles were written off. There are a lot of cars parked along Downs Road which prevents visibility of oncoming traffic and the developer will not be making any provision to improve the road network or traffic control. The roads leading into Istead Rise, the A227 and New Barn Road are already busy, creating more traffic is very likely to cause more safety concerns along a route in Downs Road which is frequently used by pedestrians, elderly, dog walkers, parents with pushchairs and children.

3. Downs Road properties are in a valley, the adjacent farmland becomes waterlogged with heavy rainfall and once again the developer says any possible impact of the construction and completion of a new housing development pushing the waterlogging/flooding onto Downs Road is not the developer's responsibility, the developer says the plans incorporate measures to deal with flooding on the site itself, but surely like with instances where houses have been built on flood plains this just results in pushing the problem elsewhere, ie Downs Road !

The farmland is green belt land, green belt should not be built on. It is essential for natural habitats already in existence for wildlife and fertile farming land should not be used instead of brown field sites.

Kind regards