

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 6:25 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] Fleet Road Northfleet

Comments Details

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

Reasons for comment:

Comments:	Dear Mr Adeoye Lawal (Planning Officer) Re : Application: 20251233 Outline planning application for the demolition of 64 Downs Road and erection of up to 154 No. residential dwellings I am writing to confirm that I strongly object to the above application that has been submitted to the Council. The application if approved will have a detrimental affect on the local community and also the character of the area, the farmland and the Green Belt. The development will have severe impact on already stretched and over-capacity community infrastructure, and in particular the Primary Health Care facilities. There will be extra cars added to the already overloaded local roads in an area where a car is essential because the bus services are very limited and there are no safe cycle routes. The fact that Gravesham Council hasn't got an up to date local plan for the Borough has opened the door for any developer to submit proposals for developments that wouldn't be allowed by other councils with a updated local plan. It is common knowledge that the local doctors' surgery in Istead Rise has patient
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lists that exceed their capacity and will be unable to cope with the additional patients generated by this development, the Istead Rise surgery has publicly confirmed this is the case.

Kent County Council documents clearly indicate that demand for primary & secondary school places that will be created by this development cannot be accommodated.

On a daily basis the existing School drop-off and pick-up times already cause significant additional traffic and problems. The stretch of road 300m either side of the school is gridlocked between 8.15am - 9am every school day and in the afternoon as well.

The proposed number of extra houses will only add to the traffic problems. Lots of parents taking their children to a secondary school in either Meopham or Gravesend every morning or leaving for work from the proposed new estate into a road that is already chaos will put small children and their parents in danger.

If approved the volume of construction & delivery vehicles entering / exiting the site for a few years with deliveries of building materials & equipment will create traffic problems, danger for school children crossing roads and dirt / dust & diesel fumes (Air Pollution) right next to schools & nurseries for small children, even if the developer puts measures in place to reduce the burden on roads & air pollution the affects will still have a negative impact. Also contractors vans will need to park on the roads all around Istead Rise as they are never allowed to park on.

There are limited routes into and out of Istead Rise that can be taken by traffic, so those that are available are already congested in the morning and evening. Wider afield, the A2 junctions that these routes lead into are also subject to very lengthy queues.

National Highways have formally requested that the Council should not grant planning permission until at least April 16 while they properly assess the implications of the development on the A2/A227 junction.

The applicants have made no mention in their submission regarding the potential additional impacts arising from the development on The Thames Estuary and Marshes Special Protection Area and Ramsar site. This is an internationally important landscape for nature conservation and wintering wildfowl.

I share the concerns expressed by many of the residents of Istead Rise regarding Foul and Surface Water drainage for the development, including in particular, the lack of capacity to deal with foul waste water and concerns that the serious problems of water supply being experienced elsewhere in the County will soon be happening in Istead Rise due to a lack of investment by the Utility Companies coupled with the substantial increase in demand that will take place.

The application proposals for surface water rely entirely on SuDS infrastructure using infiltration basins and soakaways. I am concerned that future lack of or insufficient maintenance of these features will result in an increased risk of Surface Water flooding especially as my parents' property sits lower on the valley side than the application site. The applicant's own drainage consultants have highlighted the potential risk of surface water entering the foul sewer system which will lead to overloading and potential discharges with accompanying health and safety risks and issues. This concern has, I note, been picked-up in the 20 January letter from the County Council's Flood Team.

The proposed layout places foul sewer infrastructure very close to the basins. Foul sewers should normally be separated from infiltration features to meet with statutory undertaker adoption requirements and reduce risk of future settlement

or damage.

To allow the creation of a new entrance for 300+ cars a day to enter & exit the new development 50 metres from a busy school and whilst construction is being carried out over a period of several years the schools will be subjected to noise pollution in the learning environment and dust, dirt and diesel fumes polluting the air in the school playground and class rooms, in summary I believe that if the planning application is approved it shows a total disregard for small children's wellbeing and their learning environment.

Also the fact that the doctors surgery have confirmed that they can't cope with their existing patient list not alone another 500 new patients, the lack of local public transport services, no Secondary School in Istead Rise, no safe cycle routes or pedestrian routes to Gravesend or Meopham and the existing roads leading out of Istead Rise are grid locked at peak times, for all of the above reasons it should be obvious to Gravesham Council that this is not a suitable location to build additional housing.



Kind regards