

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 9:21 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] Tradescant Drive Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to formally object to the proposed development in Istead Rise for the following reasons:

Traffic, Pollution and Highway Safety

The proposed development will generate an estimated additional 400+ vehicles, all using Downs Road, which is the sole access route to the site.

This road directly serves Istead Rise Primary School, significantly increasing air pollution and traffic danger for children, parents, and staff during peak drop-off and collection times.

The proposal fails to adequately address the long-term impact of vehicle emissions on air quality in a residential area centred around a primary school.

Construction Impact

The application does not sufficiently consider the impact of years of construction, including:

Constant construction traffic

Noise pollution

Dust and particulate pollution

Heavy goods vehicles using already unsuitable residential roads

These impacts will disproportionately affect nearby homes and the school.

New Junction on Downs Road

The development introduces a major new junction on Downs Road, further increasing congestion and posing additional safety risks near the school.

There is no convincing evidence that this junction can operate safely at peak times.

Flood Risk and Drainage

The site is currently natural arable land, which absorbs surface water.

Concreting over this land will significantly increase flood risk, particularly along Downs Road, which already suffers from drainage and surface water issues.

The application does not provide sufficient reassurance that flooding will not worsen for existing residents.

Parking Pressures

Developers have stated that work vehicles and branded vans will not be permitted on the development.

This raises serious concerns about where these vehicles will actually park, with inevitable overspill into surrounding roads.

There are no proposals for road widening, parking restrictions, or infrastructure upgrades, despite increased demand.

Deteriorating Local Infrastructure

Existing roads in the area are already in poor condition.

The proposal includes no meaningful investment in improving highways, parking capacity, or traffic management.

Pressure on Local Services

Local services are already stretched, including:

Primary and secondary schools

GP surgeries

Dentists

Both Istead Rise Doctors Surgery and Meopham Medical Centre have directly refuted the developer's claims that they have spare capacity.

Both practices have confirmed they have absolutely no additional capacity for new patients.

Access to Local Amenities

Everyday activities such as accessing local shops, hairdressers, and other services are already difficult due to congestion and limited parking.

This development will further restrict accessibility for existing residents.

Housing Type and Local Need

The majority of the development consists of executive homes. This raises serious questions about whether the scheme meets local housing needs.

The inclusion of two blocks of flats further intensifies density without appropriate supporting infrastructure.

Loss of Light and Privacy

The site is on a gradient, meaning the proposed development will:

Block natural daylight to existing homes

Create significant overlooking and loss of privacy

These impacts are not adequately mitigated in the plans.

Failure to Meet National Planning Policy

The proposal does not align with National Planning Policy on delivering housing for local need.

Instead, it appears to prioritise maximum land value and profit, amounting to a land grab rather than a balanced, sustainable development.

For these reasons, I strongly object to this application and urge the planning authority to refuse permission.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards