

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 8:36 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] Long Walk Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I strongly object to the proposed development of 154 homes at the rear of Downs Road, Istead Rise. Istead Rise as a car dependant community with limited and unreliable public transport to neighbouring towns for shopping, socialising and medical assistance not to mention for transport hubs - Meopham Train Station, Longfield Train Station, Gravesend Town and station. a new main junction to join Downs Road adjacent to a nursery, primary and junior school for all vehicle movements into the proposed area will create a safety hazard for pedestrians, including children and the vulnerable, will increase vehicle movements along the busiest road in the community. More than the predicted 300+ private cars there will be delivery vehicles, taxi's and god forbid emergency services. The school is already at capacity and it is no longer a school for local families, but cars are parked as far up as Long Walk and all the way up Arcadia Road and the surrounding roads as out of area children attend and there is no school transport to the area. The pollution and air quality will be impacted from this junction alone, with the school and children taking the brunt of the reduction in air quality ensuring an increase in asthma and other respiratory conditions in children and residents. Downs Road floods dramatically and reduces the road to an impassable point, on a 60mph road on a blind bend into the community. Downs Road are where cars and vans park restricting it to one lane, as there is no parking in the community. Istead Rise sits within a valley and is susceptible to flooding, cutting off safe
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access and isolating the residents, in a community with one main shopping parade consisting of a Co Op, a small general store, 2 takeaways and an Indian restaurant seating less than 30. Istead Rise shops parking has a maximum capacity for 40 cars and is always full whatever time of day or night, as most residents need to drive as the hills can be difficult to walk with shopping.

New Barn Road is the only way to access the A2 from the SW and is restricted with no ability to widen the road. Vans, lorries and farm vehicles have to stop oncoming traffic to pass. Increasing traffic along this route with a variable speed adds a further danger and will increase accidents and incidents. This is the only route to 2 of the local secondary schools and there is no direct public transport. Public transport is not available to accommodate all school journeys and does not come through Istead Rise to connect with Northfleet and the schools or Sainsburys and the local leisure centre.

Wrotham Road (A227) is the only other route out of Istead Rise that connects with the A2 / M20 and other main roads and the way to main shops in Gravesend. The A227 is at capacity and is regularly used as a rat run when the M20 or M25 are closed due to accidents, and you can sit on the hill trying to join the A227 out of Istead Rise up to 30 minutes on any journey.

Most working residents have to drive to a train station or the motorway to work, Istead Rise is not a commuter area, it is a rural settlement.

The GP surgery Istead Rise have confirmed they have no capacity for new patients, including the surgery at Meopham and Longfield and some who live in Istead Rise cannot get registered. All other GP services are a car ride away, out of area where residents struggle to register and the public transport is not available to them nor is the service to Gravesend reliable.

Darent Valley Hospital, the only hospital for local residents, is currently in special measures as it is overused, adding up to 400 new patients to the small community will increase the burden, not to mention you have to drive to get there, there is no public transport from Istead Rise to Dartford or Bluewater, where connections can be made to the hospital.

Current homes in Istead Rise in roads such as Long Walk and Downs Road were designed to have all windows facing the rear of the properties to remove any overlooking and ensure privacy, the proposed development will remove the privacy as being built on an incline all homes will be overlooked, all privacy to the current homes will be removed, the proposed development will remove all access to natural light for these homes as the proposal is for terraced homes blocking all natural light. All recent improvements for loft conversions going back 10 plus years were denied due to the lack of privacy and the reduction of natural light, this should be considered with this application.

The proposal shows two pedestrian and emergency access points linking to Downs Road, one point is Long Walk. The road is not wide enough for emergency vehicles to access, the junction at Long Walk and Downs Road is such that you have to enter onto Downs Road for safe visibility to oncoming traffic. The other access point North of Upper Avenue, currently a single track dirt access to individual homes, is not wide enough to accommodate emergency vehicles. this should be denied

Kind regards