

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 8:39 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:	9 Cedar Close Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	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 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
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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 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.

Kind regards