

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 6:34 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:	Castlefields Istead Rise

Comments Details

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

Reasons for comment:

Comments: I strongly object to this development.
This project will damage the area in the following ways:-

The character of Istead Rise will be destroyed by eroding the Green Belt around it. This development will start the process of joining us to New Barn. There is not enough space for more vehicles to park in the village, and the estimates for extra vehicles are inadequate. Any new scheme would need roads wide enough for parking on both sides, and take into account that many working households in this area need to accomodate work vans as well as cars. I support the idea of not parking on pavements to allow access for those who need it. This is already impossible in the village as there is not enough space to park just on the roads. Having a single access for vehicles is not good enough for this size of estate. Emergency vehicle access would be necessary via more than one (adequately sized) road. The access is in a dangerous place, near the school and pre-school. This road is used at all times of day, by pedestrians and horseriders, as well as vehicles. At school pickup/dropoff times it is very busy, and this new access would create danger for the children around the school. Sound echoes around the valley and more houses will create an extra nuisance for residents.

The area involved is useful farmland, and important for wildlife and trees.

This development provides no extra facilities for the village, or improvements to existing resources. The doctors Surgery cannot take more people, despite the inaccurate figures given by the developer. The shops are at the top of a steep hill so new people would be forced to drive to reach them. The existing car park at the shops is already well used and would not take many more cars.

The road in the valley bottom already floods after rain, and serious consideration needs to be given to the effect of this development before it is approved.

The junction of Broad Ditch Road and New Barn Road would not take the increase in traffic without major changes such as a roundabout. The same applies to junctions with Wrotham Road(A227).

The outlook of the village would change significantly for the worse, and those closest to the development will be severely affected.

Traffic in the area is already affected by the many problems on the A2 and M25. This development should not be considered in isolation, there are many more hundreds of houses planned in the area which will result in more frequent gridlock if approved.

Local transport services are not good enough to take significantly more users. There is no safe route to walk to a railway station, and buses do not go directly to the hospital or Bluewater. Bus Services are infrequent and nonexistent in the evenings and on some days.

The development does not reflect needs of locals, it is damaging the area for limited benefit, removing countryside forever.

Kind regards