

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 11:43 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] Downs Road Istead Rise Gravesnd

Comments Details

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

Reasons for comment:

Comments:	I object to this application because it surrounds and encroaches upon our property on three sides. It also overlooks the house with a footpath that would [REDACTED] giving no privacy. There would also be no privacy in any part of the [REDACTED] as every part of it would be overlooked by the development, so we would no [REDACTED] Planning to put a footpath around that [REDACTED] The planned footpath runs right past [REDACTED] The developer plans to put houses directly next to [REDACTED] trees that are of significant size (over 80ft tall) which would cause root damage and could cause [REDACTED] trees to die and fall on these new properties and where would the liability for this lie? For trees that are 80ft tall, there should be 80ft space to avoid root damage, the developer should have been aware of this established rule. On the developers' illustrated plans, number 32 Downs Road has been demolished and replaced by a pond, yet there seems to be nothing in the planning application requesting this. This house is old with historic value and should not be demolished. [REDACTED] developing this land would cause surface
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run off the flood [REDACTED]

Two pond areas have been put in the plan, one on each side of [REDACTED] somehow to be engineered into sloping ground. There is no provision made for when these ponds fill up and there is heavy rain, water would over flow the other side and continue downhill along the lanes onto Downs Road and flooding 36 and 38 Downs Road along the way.

Development would massively impact on the air quality around us and along Downs Road and for Children in the school , negatively affecting the health of Children and residents. Many residents are elderly and would be worse effected. Pollution would be much higher and noise levels too.

Singular access road planned next to the entrance to the Primary School, Pre-school and nursery, would be extremely dangerous in that location for children walking to school and child casualties would be expected.

Downs Road would not be able to cope with the additional traffic development would bring especially around school start and end, when that section of road already gets blocked up.

A modern development of that size would expect to have around 450 cars / vehicles belonging to residents, but there is vastly insufficient provision of parking for that number & for their guests. Parking would overflow onto Downs Road and surrounding areas, meaning current residents will no longer get to park infront of their own homes and roads will be more clogged and dangerous. Further down the line yellow lines and parking bays would have to put everywhere in Istead Rise to try and ease this, but residents do not want this.

As well as residents cars adding to Downs Road, it would be expected another few hundred cars would be using the road doing all the Amazon & food deliveries to the new homes.

Istead Rise is already used as a cut through when the A2 has a problem and often gets blocked up. The two main access points to Istead Rise from the Wrotham Road already struggle with traffic queues and the A227 is already not fit for the level of traffic using it.

Istead Rise is a car dependant community, we have no public transport to speak of - no train station and a very unreliable and irregular bus service with one bus (the 308), there are also no safe walking or cycling routes to the nearest town or train station, so all journeys are by car and without a car you are trapped here!

We have no GP availability in Istead Rise or Meopham (both surgeries have confirmed this in writing) also hospitals are over subscribed in this area.

Local shops are already insufficient for existing population and without adequate parking needed, so development would need additional shopping facilities.

Shops are not walking distance either and are located up a very steep hill from the development.

Downs Road would be at much greater risk of flooding by building over an essential sloping soak away.

Land is valuable greenbelt that divides Istead Rise and New Barn, building on it would be closing that gap between the two communities too far and destroying natural habitats for many protected species that live there, including many bat species, at least 2 species of owls, birds of prey including kestrels & buzzards, badgers, adders , a heron that nests there and other protected birds.

Land is also fertile farm land!

Kind regards