

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/01/2026 12:59 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] Gravesham

Comments Details

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

Reasons for comment:

Comments:

Having lived on Downs Road for the past 34 years we have seen considerable change in the area but nothing that would compare to the proposal of an additional 154 houses to the rear of Downs Road. In more recent years the volume of traffic has increased dramatically in addition to cars now being parked along Downs Road both during the day and overnight. This is more significant at the school end where traffic, especially at school drop off and pick up times, is both chaotic and hazardous. The proposed new junction very close to the school seems not only ridiculous but dangerous as the additional traffic using the junction at these times would be unprecedented. In addition, to leave Istead Rise via the roads leading onto the A227 Wrotham Road and the New Barn Road are now extremely busy and to turn right towards Meopham can be difficult as the A227 is now such a busy road. I believe the tail backs from the additional volume of cars from an additional 154 houses could cause extreme traffic congestion at all exit points.

It has also been noted more recently that Downs Road can be prone to flooding. The more properties with driveways has indeed added to this over the years and therefore one can only assume that the proposed additional housing will add to this flood risk as Downs Road is naturally at the bottom of a valley.

Istead Rise is not well catered for with regards to public transport. The current bus service is now almost non-existent and access to the local train station is difficult as there are no proper walkways between Istead Rise and Meopham. This makes Istead Rise a very car dependent community which in turn results in the traffic congestion as mentioned above.

It is very well known locally that the GP surgeries catering for Istead Rise are already at their maximum capacity. The local hospitals are also struggling and this is not helped by all the building that continues around the Dartford area leaving Darent Valley Hospital under immense pressure and indeed at points totally inadequate.

Secondary school and college placements will also be dramatically reduced with the need for further travel for our young people to access appropriate education. Ultimately we do not have the infrastructure locally to continue to absorb the hundreds of additional homes being built and their occupants.

The loss of our greenbelt land will have long term environmental consequences on our wildlife and the loss of fertile farming land impacts on our food production security.

I struggle to understand how this proposed new estate benefits the area and certainly does not reflect the needs of local people.

Kind regards