

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 7:54 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:	Planning Application: 20251233 - Contrary to the application, Downs Way Medical Practice have confirmed that they have no space for new patients to be registered. The practice manager believes that practices in Meopham are also full, but any spaces available in the wider Gravesham area will involve increased vehicular movements. - The application states that rainwater drainage will be soakaway, the existing fields are subject to becoming waterlogged and the drain at the junction of Downs Road and Broaditch Road is often overwhelmed, leading to the road being flooded; the capacity of this soakaway drain has previously been increased in capacity. The building over of current farmland will only concentrate to path the water can drain and increase ground saturation. - The bus service is hourly in each direction, finishes in the early evening and doesn't run on a Sunday; this cannot be considered as a reliable service and most potential new passengers will likely use their own person transport for journeys to Meopham Station and into Gravesend. - Nursery places at Istead Rise School currently have a waiting list and if the new development of 154 dwellings is envisaged to mainly attract families, it is impossible to envisage the school to be able to accommodate somewhere between 150 to 300 new pupils. The shortfall of local school places will involve additional traffic movements to drop off and collect children, which will also continue into secondary education. - From current experience, the geography of Istead Rise does not encourage the majority of residents to walk to the local shops or primary school; being fairly flat,
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this may not be an issue for the journey to school, for that new residents whose children obtain a place, but the number of car journeys to the Istead |Rise shops will undoubtedly increase.

- Weekday available parking at the Istead Rise Shops is invariably limited and not representative to the number of people using the shops, this is likely to be caused by people parking for the day and catching the London 'commuter buses', but regardless of this congestion is only going to get worse in this area of the village.

- For those minded to walk, it must be remembered that Istead Rise is landlocked and walking along the A227 is certainly far from safe, the current alternative to Meopham involves taking to a muddy and uneven footpath through the fields, not to be recommended in work clothes or school uniform! The alternative route into Gravesend involves transversing two roundabouts and the traffic entering and exiting the A2, both eastbound and westbound.

- Previous traffic monitoring has previously raised concerns regarding the increased volumes on the A227, with suggestions being made that it be declassified to a 'B' road to reduce numbers, the proposed development in Istead Rise, together with the current applications for developments in Meopham can only increase the traffic density on this road.

- The current application shows a single road for entry and exit into the development, with a proposed 154 dwellings and the likelihood of two cars per household and say, four movements a day for each vehicle and the associated service vehicles, the new junction at 64 Downs Road is going to become a busy interchange.

- The service roads for the new development are not likely to be adopted by the Gravesham Borough Council, with the likelihood of it becoming a private estate with rules for parking and visitors, this will undoubtedly result in additional parking on Downs Road, creating issues for current residents and general road safety.

Kind regards