

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 10:46 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]

## Comments Details

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

Reasons for comment:

Comments:	<p>I object to this outline planning application for all of the following reasons:</p> <ul style="list-style-type: none"><li>- Added pressure (numbers requiring it) on local GP services, as well as the NHS services within Gravesham &amp; Dartford areas.</li><li>- Increase in traffic in Downs Road &amp; surrounding areas, all made worse by A2 traffic congestion, accidents, resulting in a run at peak times through Istead Rise.</li><li>- More congestion and dangers for pedestrians (especially two nurseries &amp; primary school children) as school is very near this development (only single site entrance), school patrol crossing, plus access routes through the Istead used by residents exiting this new development.</li><li>- Disturbance / loss of natural habitat for wildlife, especially owls who use the surrounding arable areas &amp; farm buildings looking for food &amp; places to roost.</li><li>- Infrastructure (local &amp; regional) will suffer with this excessive increase in population caused by this development. In forms of traffic, drinking &amp; waste water services, utility services &amp; internet connections - Significant local increase on demands for all these types of services. Over capacity of the local sewer infrastructure - Services to final treatment. Istead Rise is already at its peak, especially with poor-limited broadband/internet/mobile phone coverages.</li><li>- Increase in commuter traffic, including to/from local railway station (Meopham) which is not easily accessible or within a safe walking distance and commuter routes not serviced by a regular, let alone a reliable bus service.</li><li>- Road network on the estate are already congested by school buses at peak school times.</li><li>- Vehicle access route to this new development is very near primary school &amp;</li></ul>
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school entrance. 200-250+ vehicles that will use this development will add to already dangerous road conditions along Down Road, etc, especially at peak times.

- Proposed housing dwelling types not suitable for local housing needs. Only to maximise developer's & their director's profits & bonuses.
  - Loss of valuable Greenbelt land and a gradual filling of Greenbelt land between Istead Rise, New Barn, Southfleet, etc.
  - Dangers to local cyclists (cycle clubs, general public, etc) who use Downs Road as major cycle route from Northfleet/Gravesend, etc to rural areas south of these town areas.
  - Downs Road is already used as speed/race track by cars, motor/quad bikes, etc and accidents along this road is regular occurrence. This development will increase this happening and will become regular events. We don't want this.
  - Development will spoil local walking routes used by many people on Istead, including ramblers, dog walker's hikers, nature lovers, etc. No one will benefit from this development other than the developer.
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Kind regards