

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 7:55 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] Lewis Road Istead Rise Northfleet, Kent

Comments Details

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

Reasons for comment:

Comments: I object to the proposed development on land at Rose Farm, Downs Road, Istead Rise on the following grounds:

- Hospitals, schools and our GP Surgery are full to capacity. Surrounding surgeries have also confirmed that are full too. Where are all the new proposed residents meant to get access to a GP? With the hundreds of new homes that are proposed in Meopham also competing for places. Do the council propose to build a new GP Surgery, a new Dental Surgery and extending Darent Valley Hospital?

- Excessive noise and pollution affecting all in the local vicinity of the build.

- Concerns for the safety of the children attending the local school and nursery when heavy machinery vehicles will be coming and going on the only access road to site that is right next door to school and Nursery.

Increase of traffic and parking along Downs Road which already has issues.

Loss of essential fertile farm land.

More traffic congestion at Junctions in and out of Istead Rise onto A229 and New Barn Road.

Lack of infrastructure for a larger population, eg shops parking area, no train station, no walkway or cycle routes to Meopham station. No commuter coaches into London. Very limited bus provision that does not run a full week or into the evenings.

Flooding of Downs Road is constant already. Building more houses is only going to add to the risk of more flooding issues.

This is greenbelt land and should not be built on when there is brownbelt spaces that could be used but seem to be ignored.

Urban Sprawl, over development of Istead Rise, closing the gap between Istead Rise and New Barn.

Significant change to the setting and character of our community.

Kind regards