

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 3:13 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:	The Russets Meopham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	Objection to Planning Application - Unsustainable Development Proposal I am writing as a local resident to formally object to the proposed development on the grounds that it is fundamentally unsustainable and poses serious concerns in terms of infrastructure, safety, environmental impact, and accessibility. My objections are outlined below: 1. Unsuitable Location with Inadequate Access to Public Transport, which has exacerbated in the last 4 years The proposed site is not within walking distance of a train station. Public transport availability has reduced significantly within the last four years - following the recent withdrawal of the Arriva bus company, and its replacement with the Redroute bus operator, there are now no buses running after 6pm in the Gravesend to Istead Rise/Meopham/Vigo direction, and after 6.30pm in the Vigo//Meopham/Istead Rise to Gravesend direction, on the 306/308 A227 bus route. There is no Sunday bus service at all. In addition, the Kings Ferry London commuter coach service, which travelled through Vigo and Meopham and Istead Rise, and on to London Docklands and Central London in the mornings, and returned in the evenings, and had operated for 40 years, sadly stopped running in December 2021 and this service has never restarted. The only feasible transport option for the new location is using motor vehicles, exacerbating the current issues relating to congestion, pollution, climate emissions. 2. Impact on Existing Congestion and Emergency Access The A227 and New Barn Road already experience heavy congestion. The scale of the proposed development would lead to a significant increase in local traffic
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volumes, compounding congestion and creating the potential for gridlock. This poses a critical risk in the event of emergency vehicles, such as ambulances, needing timely access to Darent Valley Hospital via this route. The construction of the Lower Thames Crossing has also just been approved and this will increase traffic using the A227.

3. Construction Traffic and Long-Term Infrastructure Damage

The presence of heavy construction traffic along the A227 and within Istead Rise would not only worsen existing traffic conditions but also risk further structural damage to nearby buildings.

4. Flooding of roads and adjacent fields within Istead Rise will increase

There will be a significantly increased risk of flooding around Downs Road during periods of consistent rainfall.

5. Lack of capacity at Meopham Medical Centre

Dr J Mounty, Senior Partner at Meopham Medical Centre, published an open letter dated 21st October 2025 confirming that the Centre is currently at the limit of its capacity, would have no way of offering medical services to this and other development proposals within Meopham and its locality, and had received no contact from the Council or any developers to ascertain the Centre's capacity in relation to any of the proposed developments.

6. Environmental and Ecological Damage

This currently undeveloped area is used as a wildlife corridor by many animals. Any construction in this area would result in the destruction of vital habitats and directly contravenes national and local obligations to conserve biodiversity. This ecological loss would be irreversible

7. Availability of Brownfield Sites for development

Gravesham has significant brownfield land and regeneration opportunities (in particular much of the Gravesham borough area north of the A2, including around Ebbsfleet) that should be prioritized over Green Belt release. National policy encourages brownfield development first, and this approach aligns with sustainable planning principles.

8. Loss of Agricultural Land

The proposed site is productive farmland, the destruction of which will reduce local food security and undermine sustainable land use.

9. Loss of Rural Character and Landscape

Approval of this development will erode the rural identity of Istead Rise, effectively merging it with New Barn. This directly conflicts with the Local Plan's objective to maintain settlement separation and protect countryside views.

10. Request for Accurate Traffic Assessment Timing

I would urge that any traffic impact assessments associated with this application be carried out during school term times, not during school holidays. Only then can an accurate and meaningful picture of local traffic patterns and road usage be obtained.

In summary, the proposed development is poorly located, environmentally harmful, and would exacerbate already serious traffic and safety issues in the area. I respectfully request that this application be refused.

Kind regards