

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 10:52 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:	Arcadia Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: [REDACTED] school, and the area is already severely congested at school times with cars parked across pavements, on restricted zones and double yellow lines. You can barely get one car through during this time. This proposal would have a single entrance to 154 homes right next to the school. Based on a reasonable assumption of 2 cars per home (in many cases a lot more) there will be over 300 cars using this single access road to the proposed properties. Peak time use will clash with the school traffic. Public transport does not run through this lower part of the village during peak times because of the congestion from parents collecting their children. When buses do run, the route uses the oldest and most polluting buses. Meopham station is the closest rail link to the area but there is no footpath or cycle route along the A227 which is a dangerous narrow 50mph section of Road. Downs Way and Arcadia Road has become a major rat run during peak times when the A227 is often queued from the A2 back up to Istead Rise. Many of the Istead Rise roads, including Arcadia Road, are constructed of large concrete slabs and is unstable. HGV and construction vehicles will cause a great deal of damage to this residential road. The local doctors surgery is already over subscribed and it is a real challenge to see a GP. The local infrastructure and hospital capacities and some services are already unable to cope and at breaking point.

Kind regards

