

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 11:13 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:	Arcadia Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: [REDACTED] local school, and the area is already severely congested at school times. Cars are often parked across pavements, on restricted zones and double yellow lines, they have even been across my drive and on one occasion on the drive itself! You can barely get one car through during this time.

The proposed development would have a single entrance to 154 homes with the only access literally next to the school. If there are an average of 2 cars per home, although quite possibly more, there will be over 300 cars using this single access road to these proposed homes. Peak time use will clash with the school traffic.

Public transport doesn't run through this lower part of the village at peak times due to congestion from parents collecting their children. When buses run, they are the companies 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. How many of these will be using these old roads each day, and they will cause chaos during peak and busy times as buses often struggle to get between parked vehicles.

The Downs Way Medical Practice is already over subscribed and it's a challenge

getting an appointment with a GP. The local infrastructure is at breaking point and the hospitals can't cope now and thousands more homes are already being constructed in the area.

This proposed development is in the wrong place and will put children at risk. Having a single access that will no doubt be used by parents collecting children will add further to the issues experienced in this immediate area.

Kind regards