

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/01/2026 2:34 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] Gravesend

## Comments Details

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

Reasons for comment:

Comments: Objecting planning application as a resident of Istead rise due to concerns over the lack of consideration for safety and infrastructure, along with the environmental damage it will cause. The small local village of Istead Rise does not have any capacity within its infrastructure to cope with a new development. The new development is also a danger to Children. Therefore; this is not a suitable location for the development. I have explained why in detail below.

Water Supply, Drainage, Foul Sewer Infrastructure:

- The concern here is not over the 6 individual new development sites in the local area meeting the minimum standards (20251233, 20251116, 20250992, 20251233, 20250900, 20250802), but that the impact of all 6 together has not been considered. The new developments will all enter the same sewer catchments, pumping systems and water supply zones and the impact of this has not been assessed.

- Given the recent failures of regional water companies, it is vital that development is not permitted to run ahead of appropriate infrastructure delivery.

A cumulative water and waste water infrastructure assessment should be undertaken at all major sites in and around Meopham and Istead Rise, rather than relying on isolated application by application checks.

Where Southern Water or the water supplier identify reinforcement needs,

planning conditions and legal agreements must ensure that no occupation can take place until the upgrades are completed and operational.

#### Schools:

- Istead Rise Primary School is oversubscribed and only 1 form entry. All other local schools are near to full subscription or already oversubscribed. Again, looking cumulatively at the 6 new sites across Meopham and Istead Rise, where do you expect the children within the 800 new homes to go to school, without the plan to build a new Primary School?
- The new development is adjacent to the Primary School and nurseries. The safety concerns are split into pre and post completion of the site
- Pre completion; The construction of 154 houses right next to 3 education facilities. How can you ensure that the construction noise will not impact the learning of the children? It is completely unsafe and irresponsible to have such a significant construction so close to a school. The roadworks and vehicles around the school will make travelling to and from school a danger zone. The third and last objection in relation to school pre completion of the site is the health effects of construction on the children, given how close it is, the dust levels and other pollutants could potentially have a harmful effect on the Physical health of the children at the nurseries and schools, please clarify and evidence how this will not be the case. If not, the development should not go ahead.
- Post Completion; The new junction created from the development into Downs Road is right on the corner of the schools and hazardous, particularly for children. This is not appropriate. Combined with the new influx of traffic from the development it renders the school area too dangerous for Children to travel in and out of by foot, which is their only option to travel in a lot of cases.

#### Environment:

- Please advise how you will adhere to standards regarding the protected species living in the proposed development site

#### Traffic / congestion:

- Istead rise is a small village, with one main road in and out via Wrotham road, two other very narrow country lane entrances / exits at Downs Road and Broaditch Road. Without new main roads, the country lanes cannot accommodate a 150+ housing estate at the back of Downs road. The country lanes and Istead rise through roads to Wrotham road already have considerable congestion issues, which can cause hours of gridlock with people trying to get to and from the A2 via these narrow lanes. (As evidenced on the evening of 14/01/2025) when a minor A2 issue caused gridlock throughout Istead Rise and surrounding country lanes.
- Istead Rise roads are not suitable for pavement parking, particularly on Downs road where there are two Nurseries and a Primary School. How many parking spaces will each new home get, and where do you see additional cars from each household parking safely?

#### Doctors / Shops:

- Downs way medical practice is already extremely difficult to get an appointment at. But don't take my word for it, the Managing Partner of the practice wrote explaining that there is no capacity at the surgery to accommodate residents of a new housing development. Meopham Surgery are in the same position. There are no plans in the application for a new surgery, It is not reasonable to expect the new residents to have a doctor not in the local area
- There are a couple of very small shops in Istead rise, with a small car park already prone to accidents. Significantly increasing the traffic flow and presence

of people and cars at these village amenities is not safe, yet there is no provision for new amenities in the development

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Kind regards