

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 6:55 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:	Long Walk Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I object to the proposed development of 154 homes with a single vehicle access at the rear of Downs Road, Istead Rise. Istead Rise is a car dependant community with restricted public transport and no safe route to walk or cycle to transport hubs - Meopham Train Station, Longfield Train Station, Gravesend Town and station. Whilst Istead Rise has never had a designated walking or cycle route it has always been a safe area due to the limited vehicle movements and green spaces to cross, which this development would remove. a new main junction to join Downs Road adjacent to a nursery, primary and junior school for all vehicle movements into the proposed area will create a safety hazard for pedestrians as this will increase vehicle movements along the busiest road in the community. More than the predicted 300+ private cars there will be delivery vehicles, taxi's. In a 5 minute window outside of rush hour it was noted 26 vehicle movements took place along this stretch of Downs Road which would equate to 150 vehicle movements an hour and that is not counting school drop offs and pick ups. The school already tries restricts vehicles at open/close to provide a safe space, but cars are parked as far up as Long Walk and all the way up Arcadia Road in addition to these measures. The pollution and air quality will be impacted from this junction alone, with the school and children taking the brunt of the reduction in air quality ensuring an increase in asthma and other respiratory conditions in children and residents. Downs Road floods each time it rains, as I write this Broad ditch Road is flooded
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to a point that the LH lane into Downs Road is unpassable. This is a 60mph road on a blind bend slowing to 30 when entering Downs Road, where cars and vans park again restricting it to one lane. Over the years actions have been taken including additional soakaways, but the issue continues as Istead Rise sits within a valley and is susceptible to flooding, cutting off safe access.

New Barn Road is the only way to access the A2 at this juncture and is restricted already with no movement to widen the road at the junction with Warren Road, causing vans, lorries and farm vehicles to stop oncoming traffic to pass.

Increasing traffic along this route with a variable speed limit adds a further hazard and will increase accidents and incidents. This is the only route to 2 of the local secondary schools.

Public transport is not available to accommodate all school journeys and does not come through Istead Rise to connect with Northfleet and the schools or Sainsburys and the local leisure centre.

Wrotham Road (A227) is the only other route out of Istead Rise that connects with the A2 / M20 and other main roads and the way to main shops in Gravesend. The A227 is at capacity, and you can sit on the hill trying to join the A227 out of Istead Rise up to 30 minutes currently.

The medical practice in Istead Rise has confirmed they have no capacity for new patients, and some who live in Istead Rise cannot get registered. The other GP services are a car ride away, as the public transport is not available at time nor reliable.

Darent Valley Hospital, the only hospital for local residents, is currently in special measures as it is overused, adding up to 400 new patients to the small community will increase the burden, not to mention you have to drive to get there, there is no public transport from Istead Rise to Dartford or Bluewater, where connections can be made to the hospital.

Current homes in Istead Rise in roads such as Long Walk and Downs Road were designed to have all windows facing the rear of the properties to remove any overlooking and ensure privacy, the proposed development will remove the privacy as being built on an incline all homes will be overlooked, all privacy to the current homes will be removed, the proposed development will remove all access to natural light for these homes as the proposal is for terraced homes blocking all natural light. All recent improvements for loft conversions going back 10 plus years were denied due to the lack of privacy and the reduction of natural light, this should be considered with this application.

The proposal shows two pedestrian and emergency access points linking to Downs Road, one point is Long Walk. The road is not wide enough for emergency vehicles to access, the junction at Long Walk and Downs Road is such that you have to enter onto Downs Road for safe visibility to oncoming traffic. The other access point North of Upper Avenue, currently a single track dirt access to individual homes, is not wide enough to accommodate emergency vehicles. Pedestrians will be encouraged to use these due to the single point of access into the development meaning vehicles will be pushed to park closer to the homes on the S/SW of the development encroaching further onto the other roads for ease, especially work provided or branded vehicles as the proposal does not permit them to be parked on the development.

The executive homes proposed are out of character for the rural settlement of Istead Rise. Istead Rise is made up of individual homes with traditional build and architecture, providing access to green and open spaces in keeping with the rural nature of the current community. Executive homes in the price bracket of the proposal even at 20% below market rate would bring these outside of the local reach meaning the development will not be filling a local need but will be encouraging a migration from other areas. Any proposal, as per the national framework should seek to fill the local need for housing and this proposal does not fill that requirement.

Istead Rise is a non parished community not designated a village and without infrastructure to support the proposed development.
I urge that this be denied.

Kind regards