

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 7:38 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]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I strongly object to the planning application 20251233 to build 154 new houses in Downs Road. The accumulative effect of this and the other planning applications in neighbouring villages such as Meopham will have a detrimental effect on the local area. There is no rail infrastructure in Instead Rise and all commuters need to travel to Meopham station. There are only two trains an hour and often only four carriages with commuters standing without the increase in population, both Soul Street and Meopham are not designed for the increase in commuters. There is an unreliable bus service with only one bus an hour with a limited service at the weekend and no service late in the evening. Housing developments need areas that can sustain them with full infrastructure and services which Istead Rise lacks in all areas. The A227 Wrotham Road is already a major cut-through and without the traffic increase with this all the proposed developments in Meopham and even more so when the lower Thames crossing is built, the area will not cope with the increased volumes of traffic. The only medical centre is already at full capacity supporting Istead Rise and the surrounding areas. The land where the development is to be sited is prime agricultural land which is still farmed and is valuable commodity for the local community.
-----------	--

Kind regards

