

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 10:36 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Privacy There is a substantial loss of privacy due to the volume of the new homes and their proximity to the boundary of the existing properties, this is compounded by the development being built on a hill. Highways & Safety There will be a substantial increase in traffic, which will exceed the capacity of the local roads and significantly impact road safety and increase the likelihood of accidents to both pedestrians and vehicles. This is further compounded by the proposal provided to the public by the developer, who totally underestimated the increased volume of traffic. For example their modelling numbers for daily vehicle journeys was only 70 weekday morning and 76 weekday evening. Considering this is a development of 160 houses in a rural setting, with limited public transport options and based on the expected demographic for the property purchasers, I would expect most homea to have 2 cars and there be multiple journeys per household at both morning and evening. This would equate to many hundred car journeys. There is inadequate and inappropriate access to the site. The proposed access to the site is located next to a school, which massively increased the risk of accidents. The locations of the pedestrian / emergency access via Long Walk, will cause
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significant traffic congestion. Long Walk is a narrow road used by 23 houses and due to the proximity of the main access road being at the opposite end of Downs Road, I would expect a number of home owners and visitors (including delivery drivers) to the proposed new estate, not use the proposed access road and to park either on Long Walk or Downs Road and walk to their houses via the pedestrian access which would cause unmanageable congestion, nuisance and make the areas more dangerous for road users.

Additional traffic on Wrotham Road and New Barn Road has not been considered, especially during the busy morning and afternoon periods. The expected increase in traffic from the new houses will massively increase the congestion on these roads and in turn will increase the pollution in the area, caused by the additional vehicles.

Environment Impacts

The development will have a negative impact on the diverse wildlife which live in the area, this includes: Bats, Birds of prey (Kestrel or similar) and a wide selection of birds.

There will be an increased risk of flooding in the areas. Some areas of the development and adjacent houses have previously been flooded and additional run off from the removal of the greenland will significantly increase the risk of future flooding to both houses and the local road network.

There will be unrepairable harm caused to the greenbelt land of the area.

Increased pollution in the area, including in close proximity to a primary school is not inline with policies to reduce pollution.

Residential Amenity

Poor and limited public transport in Istead Rise will result in the new house residents relying upon private transport. Increasing traffic congestion and pollution in the area.

Access to schooling at senior school level of above will require bus travel, causing additional demands on the road network.

In the areas the broadband speed is below average and the mobile phone reception is very limited. By adding additional demand by the new houses this will likely have a negative impacts on the already limited services.

There is no safe routes for pedestrians or cyclist to access adjacent towns / villages, including the Coldharbour Road, Pepper Hill or Meopham. The only access requires using narrow country lanes or crossing multiple slip roads to the A2 motorway. This demonstrates that any new housing will have to rely upon public transport and not private transport.

Kind regards