

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 10:46 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:	I am extremely concerned about the loss of privacy this development would cause to existing residents. The scale and density of the proposed housing, combined with its close proximity to current property boundaries, would have a significant and harmful impact on neighbouring homes. This impact is made far worse by the fact that the development would be built on higher ground. Homes would be overlooked, resulting in a serious loss of privacy and enjoyment of our properties. I strongly object to the development due to the severe impact it will have on traffic levels and road safety in the area. The traffic figures provided by the developer are completely unrealistic. They estimate only 70 vehicle movements in the weekday morning peak and 76 in the evening. For a development of around 160 houses in a rural area with very limited public transport, this figure does not reflect reality. Most households in this area own two cars and make multiple journeys each day. In practice, this development would generate several hundred additional vehicle movements during peak times. The proposed site access is also deeply concerning. The main access is located next to a school, which is already extremely busy during drop-off and pick-up times. Adding significant extra traffic here will inevitably increase the risk of accidents involving both children and vehicles.
-----------	--

The pedestrian and emergency access via Long Walk is wholly unsuitable. Long Walk is a narrow residential road serving only 23 existing homes. Because the main vehicular access is located at the opposite end of Downs Road, I believe it is very likely that residents, visitors, and delivery drivers to the new estate will park on Long Walk or Downs Road and walk through the pedestrian access. This would cause congestion, obstruction, and ongoing nuisance to residents, as well as creating unsafe conditions for drivers and pedestrians.

In addition, the impact on surrounding roads such as Wrotham Road and New Barn Road has not been properly considered. These roads already experience congestion, particularly during peak times, and the additional traffic from this development will significantly worsen the situation. This will also lead to increased air pollution in the area.

I am very concerned about the damage this development would cause to the local environment. The area is home to a wide range of wildlife, including bats, birds of prey such as kestrels, and many other bird species. The scale of the proposed development would inevitably disrupt and harm these habitats.

There is also a real risk of increased flooding. Parts of the site and neighbouring properties have flooded in the past. Removing greenfield land and replacing it with hard surfaces will increase surface water runoff and raise the risk of flooding to nearby homes and local roads.

The proposal would cause irreversible harm to Green Belt land, permanently changing the character of the area.

Increased traffic will also result in higher levels of noise and air pollution, including in close proximity to a primary school. This is particularly worrying given the need to protect children's health and reduce pollution wherever possible.

Public transport in Istead Rise is very limited. As a result, residents of the proposed development will be heavily reliant on private cars, further increasing congestion and pollution.

Access to secondary schools and higher education requires travel by bus or car, placing further pressure on an already stretched road network.

Broadband speeds in the area are below average and mobile phone reception is already poor. Adding 160 new households will place further strain on these services, which are already inadequate for existing residents.

There are also no safe or practical walking or cycling routes to nearby towns or villages such as Coldharbour Road, Pepper Hill or Meopham. Any such journeys require the use of narrow country lanes or crossing multiple slip roads associated with the A2. This makes the development unsustainable and means residents will be forced to rely almost entirely on private vehicles.

Conclusion

For all of the reasons above, I believe this development would cause significant harm to existing residents, the local environment, and the character of the area. I respectfully request that the application be refused.

Kind regards