

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 11:40 AM 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:

I object along with many of residence for the following reasons;
Supplementary Information - Massive Lack of Infrastructure in Istead Rise
Istead Rise as a community is very poorly provided for in terms of infrastructure and what infrastructure we do have is already pushed to its limits with our current population.
154 properties varying from 3 to 6 beds would drastically over burden the population of this community and they aren't going to be affordable

GP Provision Esquire stated in their presentation that Downs Way Medical Practice in Istead Rise has capacity for 7,740 new patients. This is absolutely untrue. See additional letter from the Managing Partner at Downs Way for complete clarification on this. The surgery say it has NO capacity for additional patients (I've lived here for a year and can't get a place) and has a daily fight to meet the excessive demand they are currently under. Meopham surgery have said that they are in the same situation and has sought legal advice about Esquire's untrue claims regarding this.

Any new residents of Istead would have to find a surgery some distance out of area. The local hospitals are also massively over stretched in comparison to other parts of Kent & waiting lists are longer, A&E waiting times are now also at a stretch.

Public Transport There is none to speak of! We have no train station and a very limited bus service, which does not run on Sundays or after 5.40pm coming from Gravesend. There isn't a bus service to Bluewater, Longfield or Dartford either.

School buses should be excluded from bus service figures. Istead Rise residents are 100% car dependant. So development could easily add another 500 cars onto our already very busy congested roads, especially if the properties are built without driveways to maximise profit the roads of this new build and surrounding area will have more vehicles parking on pavements that cause hazards to pedestrians especially children walking to and from school.

Walking & cycling There are no safe walking or cycling routes to Gravesend or any other towns or villages. Development is not close enough to walk to local shops either & would additionally involve climbing a very steep hill to get to them. Local Shops Istead Rise only has a few local shops with a small car park.

Already traffic queues to get in and out of the car park and accidents are frequent. More infrastructure is already needed here and could not accommodate a larger population.

Schools & Colleges In this area there are not enough secondary school or college places for our existing population and there is a great deal of competition for places. Children can end up being placed in a school from outside their local area and put on a waiting list for their preferred local school. This number of new houses would drastically add to this problem.

Roads & Village Access Points Development could easily add around 500 new cars onto our existing busy roads. Already traffic queues to get out of Istead Rise onto the Wrotham Road A227 and New Barn Road and if an accident occurs on the A2 traffic sometimes detours right through the village. There is only one planned vehicular access point to the proposed development and this is right next to Istead Rise Primary school, where Downs Road is already completely congested at school drop off time.

New Traffic Juntion Development would see the creation of a new hazardous traffic junction, which would be located adjacent to the primary school. Children walking to school would have to navigate their way across this. Accidents and possibly deaths will likely occur. This junction would be exceptionally dangerous located where it is planned to be.

Parking & Child Safety Many developments have restrictions on parking and rules regarding the types of vehicles that can park there. Therefore roads around the development would house the overflow of the development's parking needs, causing the nearby roads around the school to be even more full up with parked cars, increasing the danger for school children crossing and making driving more hazardous.

These parking problems would greatly increase the risk of accidents.

Emergency Access Points The two smaller access points designated for emergency services are completely unsuitable for being used in that way, being way too small & restrictive.

Furthermore I moved to this area to escape the over development of Dartford namely Greenhithe as this area had little to no development, in the year I have lived here several unsightly flats have already been built damaging the feel/aesthetic of the area.

My property on Istead rise looks over this farm land and is a reason I purchased it, building this development will then make my view of more houses, let alone the noise and construction traffic caused by the development it would be blocking natural light to my property which is protected under the arctic lights act.

Kind regards