

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 9:38 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] Long Walk Istead Rise

Comments Details

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

Reasons for comment:

Comments:	Dear planning officer, I would like to raise an objection to this planning application. My objections are based on the following points: My understanding of the Government's position is that such developments should only be allowed if there is insufficient 'brownfield' availability. Gravesham has plenty of such sites available and therefore this criteria has not been met. Developments are also required to show a net biodiversity gain, again these plans fail to achieve this. The area earmarked for development is the habitat for a number of animals including buzzards, adders and several species of bats. Downs Road already suffers from significant flooding issues. In the last two days alone the junction of Downs Road and Broad Ditch Road has suffered significant flooding to the point that only one side of the carriageway is passable. This development will create a significant increase in water run off that will naturally flow to Downs Road. The plans detail Long Walk as an emergency access point. Long Walk is a narrow road with significant access issues already. It is wholly inappropriate for it to be designated in this way. Furthermore, as a resident of Long Walk the
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creation of an emergency access point will attract significant anti-social behaviour related to two wheeled vehicles using such an area as a 'rat run' and delivery drivers using it as a short cut into the new development. I am also concerned that the designation of Long Walk will be amended during the planning process to be full vehicular access.

Istead Rise is a self contained community. There is no pedestrian access towards Meopham, New Barn or Southfleet. Public transport is virtually non existent with the school buses already heavily over subscribed. The addition of further housing will significantly add to the pressures already faced by residents. The junctions with Wrotham Road and New Barn Road are already heavily congested at peak times and pose a significant danger to cyclists. It is also the case that any incident on the A2 results in significant congestion through Istead Rise with commuters seeking to avoid congestion by diverting through Istead Rise.

The nearest railway station, Meopham, is only accessible by vehicle. Wrotham Road is a 50mph road which makes it a very dangerous route to cycle, especially in the dark. I am also aware that the National Highways report has recommended further analysis.

It is already difficult to obtain a GP appointment within a reasonable amount of time and the local surgeries have made clear they are already operating at capacity. The reports from the applicant are over optimistic and clearly weighted in their favour. Darent Valley hospital is also heavily over-subscribed and unable to service the current population.

Local schools are already over-subscribed with secondary school pupils being required to travel to Gravesend or Meopham using public transport, which as I have already stated is either at, or exceeding capacity leaving private vehicles as the only option thus increasing vehicular congestion.

The land is already being productively farmed, growing crops or providing grazing for animals. There are other tracts of land within Gravesham that satisfy the definition of brownfield sites or land that is not being used. This plan also reduces the natural habitat and biodiversity of the area.

New Barn and Istead Rise are distinct communities with unique characters. This development will further blur the lines between the two, the very reason for greenbelt land existing.

In conclusion, these plans represent a failure to address the key elements required to satisfy the planning criteria for such land and thus do not meet the criteria for allowing this application.

Kind regards