

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 1:39 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] Cottages Downs Road Istead Rise

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Istead Rise is a peaceful, rural settlement that has maintained a countryside feel despite the huge amount of new housing that has been built over the last few years within the local area. The residents of Istead Rise would very much like to keep it that way.

We already struggle on the roads with the volume of traffic during school runs, rush hour and especially when there are problems on the A2 or M25, which happens regularly. We cannot get doctors appointments easily, if at all. [REDACTED] Darent Valley hospital, where it takes at least 30 minutes every time we go for an appointment just to get parked.

The local area cannot cope with the amount of housing that is being proposed, and it's not fair on both the current residents, or the new residents to have a lack of access to the most basic amenities. It will change the landscape of Istead Rise for the worse, forever. The beauty of the location is the farmland around it and the access to green space. The sense of community is very strong here. Whilst I don't begrudge more housing in some instances (the properties being built by the Community Centre for example, I can understand and did not oppose) but this is dramatically changing the landscape in an already overpopulated area. The south-east in particular is worse than it has ever been in this sense but it's especially bad here considering Ebbsfleet and Springhead and even the proposed plans in Meopham.

I believe the number of extra cars on the roads as a consideration of this application has been seriously underestimated. One family on our road has two teenage children and therefore four cars in total. The proposed housing could realistically mean at least another 300 cars in this area, which we absolutely cannot cope with. My main and most serious concern in this regard is the safety of the children in this area - particularly those on bikes or when walking to school.

[REDACTED] on Downs Road on [REDACTED]
[REDACTED] let alone taking into account the construction traffic that will be constantly in and out of the area while the properties are being built, then the additional cars. The parking outside Istead Rise school already causes lots of problems to those of us living here. The fact that we're so built up in this area is taking away the opportunities young people should have. It will inevitably mean more people looking for jobs. More people using the Co-Op and the chemist and the dental surgery, and so it goes on.

It is very sad that it has come to this. [REDACTED]

[REDACTED] Unfortunately everything we moved for is far too quickly slipping away, and as a result I wholeheartedly oppose the application.

Kind regards