

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 1:52 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:	Hill Close Istead Rise Northfleet, Kent

Comments Details

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

Reasons for comment:

Comments: I object to the proposed development on land at Rose Farm, Downs Road, Istead Rise on the following grounds:

Local amenities are full to capacity, our schools and our GP Surgery. Also Meopham GP Surgery have confirmed they do not have any spaces left to take on more patients. Our local Hospital Darent Valley already sends out messages saying their A&E department is struggling with volume of patients and to think twice before attending. [REDACTED]

Disruption to education of children at Istead Rise School and Nursery by excessive noise and pollution by heavy plant machinery being used and driven onto site.

The only vehicular access point would be next to the school, this could be very dangerous for the children walking to and from school.

Increase of traffic movement and parking along Downs Road which already causes problems.

The loss of essential fertile farm land and valuable greenbelt land. Natural habitats would be lost forever. The environmental consequences being

catastrophic for our wildlife including protected species living there.

More traffic congestion at Junctions in and out of Istead Rise, the A227 and on New Barn Road.

More daily congestion on the A2 and our slip roads. Traffic volume often seeing the lanes at standstill. Several accidents a day causes traffic to cut through all local villages including Istead Rise causing queues along, Downs Road, Flower Hill Way, Upper Avenue, Arcadia Road and Lewis Road. With thousands of proposed houses being built in Kent, the road infrastructure is not going to be able to cope.

Lack of infrastructure for a larger population, eg parking area at shops, no train station, no walkway or cycle routes to Meopham station. No commuter coaches into London. Very limited bus provision that does not run a full week or into the evenings.

Downs Road is known for flooding. Building more houses is only going to add to the issues.

Urban Sprawl, over development of Istead Rise, closing the gap between Istead Rise and New Barn.

Loss of privacy for existing homes.

Changing the outlook for hundreds of homes in Istead Rise. Many purchased their properties because of the outstanding views they have over Downs Roads back fields all the way to New Barn Road. The council thought the views were so beautiful they even used it on one of the recent leaflets. Quite hypercritical to think they are now considering allowing 154 properties to be built on that land.

Plan does not reflect the needs of the community.

Kind regards