

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 11:43 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                                                                                                                                                                                                                               |

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## Customer Details

|          |                                   |
|----------|-----------------------------------|
| Name:    | [REDACTED]                        |
| Email:   | [REDACTED]                        |
| Address: | [REDACTED] Downs Road Istead Rise |

## Comments Details

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

Reasons for comment:

Comments:

With regard to the building of 154 new houses in Istead Rise, I see no benefit whatsoever to the existing populace. My reasons are as follows:-

Downs Road is already crowded with vehicles. In fact you have to constantly pull in to allow oncoming vehicles. Down by the water works, the road is very narrow. The introduction of a single yellow line to ease traffic at school times is totally ignored. There is no enforcement and even putting in double yellow lines will be met with the same reluctance. We see no law enforcement whatsoever with regard to road traffic. A new road junction that is proposed will not only increase traffic and, slow movement but, also to possible safety problems for the children going to school. Moving away from Downs Road is by either Flowerhill, Upper Avenue or Arcadia Avenue. All three hills are steep and again, parked cars make it difficult. Once you reach the A227, that is becoming slow moving especially at school times and when the A2 is congested. The weather also causes problems already in Downs Road. When it snows, if the hills have not been gritted, it is very difficult to drive up the hills. when we have torrential rain, Downs Road suffers from flooding in as much as the original river flows down the road and has, on more than one occasion overflowed on to the pavements. There is already flooding in the dip of Broad ditch Road and even the fairly recent improvement to the flooding has had no effect. In addition, the bottom of Flowerhill junction with Downs Road floods and this is a recent event. The building of more properties will add to flood water.

Most residents have cars as the bus situation is very poor and to get to Meopham railway station involves a car journey or walking across fields as there

is no pavement.

It has been reported by the Practice Manager of Downsway Medical Practice that they have no extra capacity for new patients. As it currently stands, it is very difficult for existing residents to get an appointment. I would imagine that this will be the same for the Dentist. The shops in Istead Rise, i am sure will be pleased with the extra business but, the parking at the shops is already difficult and again, as the majority of the current Istead Rise residents is mainly elderly, driving to the shops is essential.

There is also the wildlife that will be effected by the loss of habitat. Currently we enjoy owls, buzzards, a variety of birds, foxes and bats. I would imagine that the existing buildings on the proposed site contains habitats for the aforementioned creatures.

I would ask you to consider the points I have raised.

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Kind regards