

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2026 10:25 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]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application for the following reasons.

Firstly, the impact assessments say that the site is not of any particular natural beauty but the vista from St Barnabas Church down Upper Avenue is iconic and is one of the main photos often used to portray the village of Istead Rise and will be lost forever and make it virtually indistinguishable from New Barn.

Secondly, the site access is virtually next door to the primary school so there is clearly a big safety issue for parents and children particularly through the development phase when heavy plant will be used.

Thirdly, the road infrastructure is already strained around the school along Downs Road especially at 'school run' times; parking is at a premium during this time and is often impassable for buses and lorries. In addition, New Barn Road, which is one of the two main access points to Downs Road is already dangerous (especially on weekdays) because of the heavy lorries from Longfield making it a single-track highway in places and having extra vehicles will only exacerbate this issue.

Fourthly, the current social infrastructure is already strained to breaking point with bus transport being sporadic and no footpath between the village and nearby Meopham station; this will mean most new residents will use cars for commuting and even to go to the shops as the incline of Upper Avenue is very steep.

Furthermore, access to GP facilities is already extremely difficult and could not cope with a further influx of residents. I note the surgery has commented that it has spare capacity but this does not reflect the practical experience of current residents where getting same day appointments to see a GP is hard to impossible for all but the most serious of illnesses.

Finally, I am very concerned about protecting the privacy and security of the existing residences bordering the proposed development, especially in Rosegarth, which is directly affected by the demolition of 64 Downs Road and the use of its attached grounds as this will become the primary site access as well as including new house builds. Not only will it mean that what is currently a safe and secure boundary will now largely be a public right-of-way but the proposed development site is of much higher elevation than the current residences so there is a real problem that the new houses will overlook to a great degree the existing properties. This means the current residences will be less secure and much less private. There is also the noise nuisance (and potentially light pollution), which will be particularly severe during the development phase being the main access for building materials and staff. The effect on quality of life for Rosegarth residents will be severe and clearly have a negative effect on property values.

I do understand the need for new house builds but this particular development will destroy the peace and security of those who adjoin the development and ruin the unique landscape of Istead Rise as a village.

Thank you for your consideration.

Kind regards