

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 5:42 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:	Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: Gravesham Council Ref : 20251233

Date: 20 January 2026

Mr Adeoye Lawal
Planning Officer
Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Mr Lawal

Application: 20251233 Outline planning application for the demolition of 64 Downs Road and erection of up to 154 No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Site Location: Land At Rose Farm Downs Road Istead Rise Gravesend Kent

I am writing to set out my strong objections to the above application that has been submitted to the Council.

The application is one of a number of a number of current and emerging proposals in the surrounding area that will have a profound impact on local communities and also the character of the area, the surrounding countryside and the Green Belt.

The current proposals are listed below and could result in around 1604 additional houses being built in the area. That amounts to a large extra village being built and populated.

Istead Rise

- 20251233 - Rose Farm, Downs Road (up to 154 dwellings)

Meopham

- 20250992 - Land at Wrotham Road (up to 350 dwellings)

- 20251116 - Land west of Norwood Lane (up to 150 dwellings)

- 20250993 - Land adjacent to Longfield Road (up to 120 dwellings)

- 20250802 - Blackthorn Farm, Wrotham Road / A227 (up to 100 dwellings)

- 20250900 - Land north of Camer Road (EIA scoping request indicates up to 730 dwellings)

There will be a substantial in-combination impact arising from these developments and whilst I know that each application should be considered individually, it is nonetheless important to, and I would strongly urge the Council to, consider the wider implications of the current plethora of proposals.

Every development will have an additional impact on already stretched and over-capacity community infrastructure including Primary Health Care facilities in particular. There will be a cumulative adverse impact on local highways through the generation of additional traffic generated by these proposals, in an area where bus services are facing continuing commercial viability challenges in common with many areas around the country.

The fact that there have been continuing delays in publishing an updated Local Plan for the Borough has exacerbated the issue. We now have various applicants jockeying for position and seeking to take advantage of an outdated plan and the under-delivery and supply of housing.

The result is an unplanned series of proposals that have come forward without an established and properly planned spatial development strategy for Gravesham being in place and no indication when progress will be made on providing one.

Some of the blame for the current position must therefore be firmly laid at the Council's door.

Turning to the Rose Farm proposals themselves, the development will have a profound and lasting impact on the community at Istead Rise, in particular on existing community facilities as well as its infrastructure.

It is common knowledge locally that the local doctors' surgeries in both Istead Rise and Meopham have patient lists that exceed their capacity and will be unable to cope with the additional patients generated by this development, let alone the other emerging proposals surrounding Hook Green which in combination with this development could result in an additional 1500 dwellings or more being built.

The Istead Rise surgery has publicly confirmed this is the case despite the applicant's contention that capacity does exist.

Kent County Council documents clearly indicate that demand for 43 primary school and 31 secondary school pupil places is likely to be generated by this

development that cannot be accommodated. (The shortfall is even greater when the other proposed development is factored-in).

As a local resident living on Downs Road I see on a daily basis the existing School drop-off and pick-up times already causing significant additional traffic and problems. The stretch of road 300 yards either side of the school is chaos between 8.15am - 9am every school day and in the afternoon as well.

The addition of a substantial number of extra houses will only add to the chaos. Lots of parents taking their children to a secondary school in either Meopham or Gravesend every morning or leaving for work from the proposed new estate into a road that is already chaos will put small children and their parents in danger.

Also, the number of construction vehicles entering / exiting for a few years with deliveries of building materials will create additional chaos, dirt and dust right next to a school for small children. This is likely to happen despite any measures that will be put in place by the developer to try and curtail this. Also the trades vans will need to park on the roads all around Istead Rise as I know they are not normally allowed on site during the working day.

There are limited routes into and out of Istead Rise that can be taken by traffic, so those that are available are already congested in the morning and evening. Wider afield, the A2 junctions that these routes lead into are also subject to very lengthy queues. This situation will only worsen as and when construction of the Lower Thames Crossing accelerates.

I note that National Highways have formally requested that the Council should not grant planning permission until April 16 as there are a number of outstanding concerns and a lack of sufficient information for them to properly assess the implications of the development on the A2/A227 junction. This only serves to reinforce my concerns about the impact of the development on the local road network.

The applicants have made no mention in their submission regarding the potential additional impacts arising from the development on The Thames Estuary and Marshes Special Protection Area and Ramsar site. This is an internationally important landscape for nature conservation and wintering wildfowl.

The site lies within the 6km zone of this protected area. Therefore the application should, but has not, provided sufficient information to enable the Council to undertake an Appropriate Assessment under the Habitat Regulations and to determine whether there would be an impact, alone and in-combination with other projects, on this Protected Area.

I am aware that there is a mitigation scheme in place whereby applicants can make an appropriate (per additional dwelling) contribution to projects that off-set this impact, but the applicant has not committed, as far as I can ascertain, to making a payment and it is not even referred to in the suggested Heads of Terms for any legal agreement related to the application that may be entered into (para 6.157 of their Planning Statement).

I am also aware that Planning Permission is regularly refused by the Council where no such contributions have been secured. There should be no difference in respect of this application.

I share the concerns expressed by many of the residents of Istead Rise regarding Foul and Surface Water drainage for the development, including in particular, the lack of capacity to deal with foul waste water and concerns that the serious problems of water supply being experienced elsewhere in the County will soon be happening in Istead Rise due to a lack of investment by the Utility Companies coupled with the substantial increase in demand that will take place.

The application proposals for surface water rely entirely on SuDS infrastructure using infiltration basins and soakaways. I am concerned that future lack of or insufficient maintenance of these features will result in an increased risk of Surface Water flooding especially as my property sits lower on the valley side than the application site. The applicant's own drainage consultants have highlighted the potential risk of surface water entering the foul sewer system which will lead to overloading and potential discharges with accompanying health and safety risks and issues. This concern has, I note, been picked-up in the 20 January letter from the County Council's Flood Team.

The proposed layout places foul sewer infrastructure very close to the basins. Foul sewers should normally be separated from infiltration features to meet with statutory undertaker adoption requirements and reduce risk of future settlement or damage. This may need to be reviewed in line with the undertakers' requirements.'

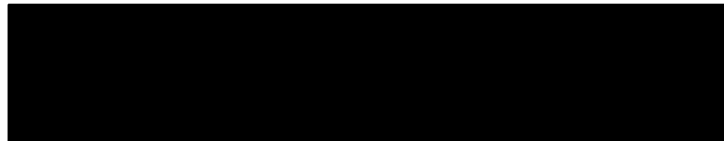
Further information and assurances on this must be requested from the applicant at the outline planning stage as the issue of whether the scheme is capable of being safely and adequately drained in terms of both foul and surface water is a fundamental requirement in assessing the acceptability of the scheme as a whole.

On a more personal note, my house lies immediately adjacent to the proposed footpath & emergency vehicle access route from the site onto Downs Road between numbers 30 and 34.

Whilst I generally welcome the potential removal of the existing vehicle movements from the current track to No. 32, these are not significant and vehicles quickly pass-by and cause little disturbance. I am concerned that this track will be secluded & not be in view from any of the new properties and could potentially give rise to loitering & anti-social behaviour next to the boundary of our house and the entire length of our rear garden fence line as well as now being overlooked from the new development, The provision of the walkway will also decrease the level of security and privacy I currently have. This part of the application site through which it passes is also not wide enough to provide for any meaningful additional landscaping or screening.

Generally I think it is ludicrous that the developer believes that it is acceptable to create a new entrance for 300 plus cars a day to exit & enter the new development 50 metres from a busy school, this development isn't about creating houses for young couples & families that need somewhere to live as the houses will be priced way out of most peoples budget, if the council let this move forward it will show a complete lack of integrity & understanding.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.

Kind regards