

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 1:21 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] Upper Avenue Istead Rise

Comments Details

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

Reasons for comment:

Comments: Highways and Transportation.

The planning submission grossly under estimates the impact that the development will have on the roads and traffic levels in and out of Istead Rise -

1. Existing roads through Istead Rise - which will be the ones that any new residents of the proposed development will need to use, particularly Upper Avenue and Flowerhill Way are Roads are made of concrete. The roads were laid in the 1960's with a projected lifespan of 40 years before resurfacing would be required. These roads were designed for traffic levels in the 1960's which are now (as recognized by the National Highways Agency) being subjected to use far exceeding their original planned parameters. There has been no resurfacing of these roads, there are multiple pot holes, significant cracking and failed and failing expansion points. These roads are already dangerous and adding to their use increases the risk to road users, pedestrians and the local community. Further as the years have progressed and utility companies have dug across these roads the integrity of individual concrete sections in the road are failing. There are sections of the road in Upper Avenue that literally move up and down and can then be felt by properties all along Upper Avenue. By adding traffic there will be an increase in this movement and undoubtedly legal implications for the council, KCC and road agencies as they continue to not only ignore this issue but in fact knowingly make it worse by adding more traffic.
2. Over 60% of the properties that are on Flowerhill Way and Upper Avenue do

not have channel drains (ACOs) fitted. Gravesham Council have neglected their responsibility to regulate this. Through the neglect of their statutory obligations more surface water than ever is being directed across these broken roads further exacerbating those issues raised in point 1.

3. Existing traffic levels in Istead Rise are increasing daily - even without the new proposed build.

a. Upper Avenue has now become an over flow car park for Biddenden Way. 'Parking Wars' on Biddenden Way now mean that cars are parked right on the dangerous corner in front of St Barnabas Church. Meaning an already blind corner also now regularly has parked cars to add to the jeopardy of driving around that bend. The jeopardy is not just limited to drivers but also pedestrians. You should note that St Barnabas has a number of youth and elderly groups that are in and out of that facility regularly - there is already a significant risk of a serious accident at that spot and by approving the planning proposal the increased traffic will make that possibility even more real. I am sure that you will use the data available from the government that shows accidents - but as you know that is floored as it only captures specific events. I can tell you that I have seen 2 cars that have crashed into my neighbours garden on that corner. If that had happened when say the Brownies were coming out of St Barnabas Church then you would have been dealing with more than just a few flattened Daffodils. Add to this daily updates from neighbours of family pets killed and maimed by traffic I would say the warning signs are very much obvious and cannot be ignored. By sharing this you now know the risk and so if there is an accident that causes a serious injury or death then it will be your neglect in adding further traffic to increase this risk. Perhaps you will consider this - if you do please don't waste your time by sending the planning committee out on a field trip during the day to assess these points. You need to come during the evening when all residents are home with all of their cars, the parking wars of Biddenden are over and the unlucky losers are parked on Upper Avenue. (For note the Parking Wars also include Flowerhill Way - those ones even made the Daily Mirror a couple of years ago). Also don't bother coming to look on a lovely summers evening - come when it is raining, when the water is pouring from unregulated driveways onto broken outdated over used roads in desperate need of repair and when the Brownies or Old Folks are coming out of the Church. Further....

b. Why don't you also come on your field trip when there is an issue on the A2? This of course happens regularly. The residents of Istead Rise know when there is a problem because traffic apps like Waze and others all send drivers through Istead Rise as a short cut. So now we have poor roads, lots of surface water, excessive amounts of traffic (including lorries that divert on occasion) all whizzing through our community. Adding more traffic to that mix by approving a development would simply add to the risks that are already being forced on our community with no support from Gravesham Council to resolve these issues.

The above issues could and should all be resolved first before considering a development.

Capacity of local Medical Practice - Esquire in their submission are using data that is out of date. The Downsway medical Practice does not have capacity to add more patients to its list. Esquires statement is factually incorrect as confirmed by the practice itself.

Downsway Medical Practice has over the last few years already expanded its coverage which has negatively impacted the local Istead Rise community already - try calling to get an appointment....The practice has not had a full Care Quality Commission assessment since 2016. Any assumption of capacity and or quality levels based on data that is 10 years old would be non sensical.

Social and Economic Cleansing/ Reengineering

The suggestion that 50% of the housing under the new scheme should be affordable is nothing more than an attempt by Esquire to gain favour with Gravesham Planning team. It is quite a tempting offer. However why should

Istead Rise absorb such a high percentage of affordable homes? By agreeing to such a high number of affordable homes you will be directly and knowingly re-engineering the community demographic - political/ financial. Perhaps that is something that certain political parties within Gravesham will support - it is not however something that the Istead residents themselves support. Any development should protect and enhance a community not to attempt to deliberately re-engineer it.

Environment -

Gravesham are keen to fight the scourge of fly tipping across the Borough. They have done a fairly decent job but of course it is a continuous fight. Gravesham Council therefore make great strides to engage with the local community in the hope that if we all buy in to 'Protect[ing] Our Beautiful Countryside'. Interestingly that headline was posted (see attached) by the Council with a wonderful picture of the land that is being suggested should now be used for development.

If the development goes ahead then any future attempts by Gravesham Council to 'Protect Our Beautiful Countryside' will simply be laughed at by the whole of Gravesham. You could have chosen lots of places to take your picture of the countryside we should 'Protect' - you chose the Istead view as it is really nice. But really what you are saying it that it is nice - but not so nice when we want to flytip a housing development on it.

Although I acknowledge this is not a material point - it will lose you so much trust with the wider Gravesham community. If you can post something as worth protecting one minute then build on it the next then serious questions of Gravesham Council's competence and integrity will be raised. Dare I say it the Council will look like total fools locally and nationally when folks start to share this.

Red kites are regular visitors to Istead Rise - perhaps in part because of the large amount of carrion that can be found on the roads here .(Perhaps that is a reason to do nothing with the roads and actually approve the development so we can have more traffic and therefore accidents to kill and maim more animals for them to feed on). That aside the Kites themselves do appear on the land proposed for development regularly, making the most of the crows and wood pigeons that frequent those areas. The development will push those food sources away and therefore the Red Kites.

Kind regards