

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 8:22 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                                                                                                                                                                                                                               |

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## Customer Details

|          |                                                                |
|----------|----------------------------------------------------------------|
| Name:    | [REDACTED]                                                     |
| Email:   | [REDACTED]                                                     |
| Address: | Flowerhill Way, Istead Rise, Istead Rise Istead Rise GRAVESEND |

## Comments Details

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

Reasons for comment:

Comments: Dear Sir/Madam,

Re: Planning Application 20251233 - Land at Rose Farm, Downs Road, Istead Rise

I am writing to formally object to the above outline planning application for up to 154 residential dwellings on land at Rose Farm, Downs Road, Istead Rise.

While I recognise the need for new housing, I strongly believe that this proposed development is unsuitable for this location and would have a harmful impact on highway safety, local infrastructure and the wellbeing of existing residents, including my own family.

Traffic Volume, Speeding and Highway Safety

Traffic levels on Downs Road and surrounding roads are already high, particularly during peak commuting hours. Downs Road is subject to a 30mph speed limit, however vehicles frequently travel well in excess of this limit. This is a long-standing and well-known issue for local residents.

There are no effective traffic-calming measures along this stretch of road, and enforcement of the speed limit appears limited. As a result, vehicle speeds regularly exceed safe levels for a residential road that is used by pedestrians,

families and school children.

The introduction of traffic associated with up to 154 additional homes will inevitably increase vehicle movements along Downs Road. Increased traffic volumes combined with existing speeding behaviour will significantly elevate the risk of accidents. This represents a clear highway safety concern that, in my view, has not been adequately addressed.

#### Impact on Children and the Local School

On a personal level, I am extremely concerned about road safety [REDACTED]  
[REDACTED] School drop-off and pick-up times already coincide with peak traffic periods, and the presence of speeding vehicles makes this particularly worrying.

Additional development traffic will increase danger to children and families walking to and from school. Without meaningful traffic-calming measures or proven enforcement, I do not believe the road network can safely accommodate this level of additional use.

#### Pressure on Local Amenities and Parking

The local shops already suffer from limited parking capacity, and it is often difficult to find a space. An influx of new residents will place further pressure on this car park, making it increasingly inaccessible for existing residents and undermining the viability and convenience of local services.

#### Insufficient Capacity in Health Services

Access to healthcare locally is already problematic. GP appointments are difficult to obtain, and the local dental practice is operating at maximum capacity and is not accepting new patients. The proposed development offers no certainty that additional healthcare provision will be delivered to meet the increased demand, making the proposal unsustainable.

#### Unsuitable Location and Loss of Local Character

Istead Rise is valued for its semi-rural character and limited scale. Development of this size represents further encroachment into open countryside and places pressure on infrastructure that is already stretched. New housing should be prioritised in locations with existing capacity and services, including brownfield sites, rather than villages such as Istead Rise.

#### Conclusion

For the reasons outlined above - particularly the clear highway safety risks arising from increased traffic, speeding on Downs Road, danger to school children, lack of parking, and inadequate healthcare capacity - I respectfully request that Gravesham Borough Council refuses this planning application.

Thank you for considering my objection.

Yours faithfully,

[REDACTED]

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Kind regards