

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 10:51 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] Hadley Close Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:

This site comprises of large, valuable farmland used to grow food. To allow this proposed development this prime agricultural land will be lost which is scandalous and irreversible. In the light of current world political situations, it is incredible that we would consider causing the UK to be vulnerable, by forcing us to rely on food produced outside of the UK, because we have turned valuable farmland over to building land.

Additionally, the proposed development would place additional strains on the already stretched GP surgery as well as the NHS and emergency services. Both local GP surgeries have publicly stated that they are already operating greatly over capacity and are unable to sustain or support an increase in the community.

The proposed site and the surrounding area is very poorly served by public transport. There is no railway station within safe walking or cycling distance and the bus service is sparse or at some times, non-existent. Therefore the existing Istead Rise community as well as the proposed new community will be wholly dependent on car travel, either for commuting, shopping or leisure. This would increase the traffic on both the A227 and the New Barn Road for access to the A2, M20 and in the future the new Thames Crossing. The local roads would also suffer increased traffic, creating hazardous situations for the neighbouring primary school as well as the existing road junctions.

The Wrotham Road (A227) and New Barn Road are both very busy particularly at

peak times and cannot support any additional traffic. This proposed development could increase the traffic by over 300 cars as well as delivery and service traffic. This is not sustainable on already busy roads and particularly considering the increased traffic accessing the railway station.

Access to this proposed development would be especially dangerous being adjacent to Istead Rise Primary School.

When any disruptions occur, affecting the traffic along the Wrotham Road (eg flooding due to weather conditions, road closures or temporary traffic lights) traffic is forced onto the local country lanes, which become gridlocked and dangerous. Additional traffic which would be generated by this proposed development would place an intolerable strain on the already very busy A227 and New Barn Road.

The A227 and New Barn Road are used as a cut through for all traffic when there are accidents or issues on other local major roads, such as the M20/M26/M25 , making the road hazardous for both pedestrians and other local traffic. This will increase when the Lower Thames Crossing opens.

Kind regards