

# 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 5:09 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] Gravesend

## Comments Details

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

Reasons for comment:

Comments:

- Increase in pressure on local hospitals, GP surgeries and dentists, which are at maximum capacity now. Local doctors/dentists are already difficult to get appointments at and will not be able to meet the needs of another 154 HOUSEHOLDS.
- Increased traffic and parking along Downs Road & surrounding area, making walking to school more dangerous with an additional, hazardous and busy new junction for children to cross.
- Loss of essential fertile farming land, which we can never replace and is essential for food production.
- Increased traffic congestion at junctions in and out of Istead Rise, along the A227 & on New Barn Rd. At peak morning times, there is already queuing for the A2, with traffic backing up to Istead Rise itself on the A227 and almost to Southfleet on the New Barn Rd!
- Local primary and secondary schools are very popular and always oversubscribed. Where will the spaces for these extra pupils be found?!
- Valuable greenbelt land, designed to stop urban sprawl, should be protected. There are plenty of brownfield sites within the Borough, which can be utilised.

The loss of wildlife habitat, which can never be underestimated, will have a devastating effect on the area. Protected species have been sited on this land.

- It will increase the flood risk along Downs Road, which is at the bottom of a natural valley, so will only get worse.

- Lack of infrastructure for a larger population, eg shops, parking for shops, no train station and a very limited bus provision, with buses not running every day or into the evenings. Villagers are already a car dependant community and adding around 300 extra cars to the area is overwhelming.

- A development of this sort is not appropriate to the area and is NOT NEEDED by local people.

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Kind regards