

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 8:09 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] Rosegarth Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:

This road backs onto Rose Farm and has always been a quiet close. Downs Road is a busy through-route linking Istead Rise to the A2 and local shops, and it already experiences severe congestion at school drop-off and pick-up times. Parking regularly obstructs junctions and sightlines despite existing restrictions, making the area unsafe.

The proposed access road for 154 new homes would be located adjacent to Rosegarth and only a few metres from the school entrance. This would introduce a further junction in an already hazardous location, increase traffic by an estimated 200+ vehicles per day, worsen parking problems, and significantly increase risk to schoolchildren. Any overspill parking from the development would likely affect Downs Road and Rosegarth, further reducing safety.

Downs Road lies in a valley and already suffers from regular surface water flooding, particularly near Broadditch Road and Flower Hill Way, where runoff from surrounding fields flows across the road. My property contains multiple drains due to water flowing from Rose Farm land. Building on this farmland would reduce natural drainage and is likely to worsen existing flooding problems.

The development could introduce over 400 new residents, placing further pressure on local GP services, which are already difficult to access.

The scheme would also result in the loss of long-established views across the

valley, increased noise and disruption during construction, and prolonged dust and pollution close to the school.

Mature trees along Rosegarth and Downs Road were previously retained by the council to preserve privacy between properties. Their removal to facilitate this development would contradict previous decisions and significantly reduce residential amenity.

Finally, Rose Farm supports established wildlife including badgers, foxes, rabbits, pheasants, partridges and birds of prey. Development would result in the loss of habitat and local biodiversity.

Kind regards