

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 9:43 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 Gravesend

Comments Details

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

Reasons for comment:

Comments:	The proposed single access road is too close in proximity to Istead Rise Primary School. This creates a dangerous new junction in an area with heavy school-time traffic. This conflicts with highway safety principles and increases risk to children, parents, and pedestrians. The development will place unsustainable pressure on education, healthcare, and community facilities without guaranteed mitigation. The site sits very close to the primary school, young risers pre-school, and kiddiecare nursery, all of which may already be near capacity. GP and dental services in the area are oversubscribed. It is already hard to get appointments. The application does not demonstrate that local infrastructure can accommodate the population increase associated with 154 dwellings. The site forms part of Rose Farm, which is productive farmland. Farm land all over is under threat and is needed for food supply, development risks villages merging and eroding rural character. At a time of national uncertainty we should be preserving farm land not building on it.
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154 homes represent a major expansion of Istead Rise, which has limited infrastructure and a strong village identity. The proposal is out of character, contributes to urban sprawl, and conflicts with the rural setting.

Gravesham has poor public transport links and insufficient infrastructure, this directly applies to Istead Rise. Istead Rise has a high car dependency due to limited bus services, lack of rail access and poor walk ability to key services.

As someone who is partially sighted i rely heavily on predictable, low-risk walking routes. The proposal increases vehicle movements, more turning traffic, higher noise and visual clutter, reduced predictability of crossing points.

The proposal fails to demonstrate inclusive and accessible design for people who are partially sighted or severely sight-impaired. Increased traffic, unsafe crossing points, and inadequate pedestrian infrastructure create significant barriers to safe movement. If the area becomes harder to navigate safely, people with sight impairments may avoid walking independently, rely more on carers or transport, become socially isolated.

Kind regards