

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/01/2026 11:40 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]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>- The area is already flooded with estate properties that spread from Dartford, surrounding Bluewater and Ebbsfleet and building continues at pace. Some of the newer properties look to be in a state of disrepair; if this discourages buyers/renters to the area building yet more properties of the same ilk won't solve the problem. The location may be more attractive to some, at the moment, but once one developer is allowed to build another will soon follow.</p> <p>- Local traffic has increased considerably; it only takes an issue on the A2 and the whole area on and around Istead Rise becomes gridlocked. It could be presumed that 154 houses would bring at least an additional 154 vehicles to local roads assuming one car per household (although parking is being considered for many more).</p> <p>- Local health services, schools and utilities will struggle to support any more building. Unless these homes are for single occupancy, 154 houses will mean an increase of at least 308 adults plus children. The local GP practice may appear to have sufficient headcount to cope but actual FTE and location across their multiple practices is a different thing; being open to accept patients newly arrived to the area as someone else has left is not the same as taking on the occupants of a whole new estate.</p> <p>- Building on greenbelt land that is known to be suitable for food production should not be allowed, particularly in the current unstable global climate. The country needs to ensure that we can feed ourselves should the need arise.</p> <p>- The local primary school is within walking distance for many of the children attending from Istead Rise. An additional, busy junction will discourage parents</p>

from allowing their children to walk to school and cause more traffic/parking issues along the road at peak times.

Kind regards