

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 8:05 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] Arcadia Road Gravesend

Comments Details

Commenter Type:	Consultee
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to the proposed housing development on the farm in Istead Rise. While I recognise the need for new housing I believe this particular development raises serious concerns that have not been adequately addressed and would have a detrimental effect on the area. Firstly, the infrastructure and traffic impact. The excess pressure of traffic on Arcadia Rd, Downs Road and surrounding areas would worsen the congestion. There is already congestion during school times and the flow of traffic will be doubled with the building of the new houses. It would increase accident risk, with public transport and emergency vehicles unable to get through. There is also a concern that has been raised by the National Highways agency that they would like more time to consider the impact of traffic flow on the A227/A2 with the extra housing. Additionally the pressure on local services. I feel that consideration should be given to the impact on the school which has clearly stated that it is one form entry and would not be able to accommodate more children. The local doctors surgery is also at full capacity. No clear or credible plan has been put forward by Esquire on how local services will cope. The individuals buying these houses should not be sold any false promises that
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they will have access to local schools and doctors and dentists.

Additionally there is the impact on the environment. The proposed site would result in the loss of green space that is valued by the community and supports local wildlife.

It is also important to consider damage and flood risk. There is already surface water that gathers on Downs Road and the A227 when there is excessive rainfall. Insufficient detail has been provided to reassure residents that the development will not increase flood risk.

For these reasons I respectfully request that the planning authority refuse the application or requires substantial revision and further consultation with local residents.

Kind regards