

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 12:56 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:	Chequers Close Gravesend

Comments Details

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

Reasons for comment:

Comments: The application is misconceived and highly detrimental to both the environment and the local community. My objections are as follows:-

1. There are significant health and safety risks associated with the siting of the access road so close to the school. Downs Road always has a substantial number of parked cars, particularly at those times when parents are dropping off or collecting their children. With additional vehicles entering and leaving the proposed development, there would be significant risk of children and/or parents being injured crossing the access road or Downs Road.
2. There would be a significant increase in the risk of flooding along Downs Road due to run off from the development as it is in a valley.
3. Loss of valuable green belt land and natural habitats with long-term environmental consequences being catastrophic for our wildlife, including protected species.
4. Unsustainable pressure on local amenities, particularly the GP surgery, schools, hospitals and shops. The GP surgery is unable to take new patients; there are only very limited local shops with extremely limited parking; and the local hospital is already overstretched.
5. The developers have suggested that the development would only result in an additional 70 cars in the area. Given that many households in the area have at least two cars, the likelihood is that there would be several hundred additional cars if the development proceeded, especially as Istead Rise residents are largely dependent on cars because of a poor and limited bus service and the

nearest railway station being two miles away. The increase in traffic would also put unsustainable pressure on the junctions out of the estate on to the A227 and the New Barn Road, which already experience high volumes of traffic.

6. Increased pollution and noise particularly in the area close to the school, and loss of privacy for existing residents.

7. Urban sprawl and the likelihood of pressure to close the gap between Istead Rise and New Barn.

8. The plan is inappropriate and does not benefit or reflect the needs of local people.

Kind regards