

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/01/2026 1:35 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]

Comments Details

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

Reasons for comment:

Comments:	<p>Downs Road is at the bottom of a valley and is likely to be significantly at risk of flooding as it has been increasing over the years that I have resided here. The water builds up in several areas along the length of the road at times of heavy rainfall - this is probably only going to get worse with the proposed additional housing.</p> <p>Traffic is at the highest rate I have ever known in the 34 years I have resided in Downs Road. The road is now used as overflow parking for local residents and the volume of vehicles, especially at night, require navigation. At peak school times the volume of traffic is extremely high and parking becomes a free for all. To have a junction close to the school will be extremely hazardous not only for walking to and from school but also for the amount of cars in the one area at the same time.</p> <p>The entrance and exits from Istead Rise have become congested and the additional traffic created by an additional 154 properties will severely add to the burden at these points.</p> <p>Due to the lack of infrastructure and very limited public transport the area is very car dependent and this only results further in the traffic issues as cited above. Pollution and noise will be increased especially around the school area due to the proposed access to the new estate.</p> <p>Secondary school and college places will be reduced locally with the need to travel further afield for appropriate education.</p> <p>Added pressure will be placed upon local hospitals and GP surgeries catering for the area. It is extremely worrying how such fundamental services do not seem at</p>
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the fore at such times when additional communities are being proposed/built!
Istead Rise is a stand alone community but it will be at the mercy of urban sprawl
and the gap will be closing between ourselves and New Barn.
The loss of valuable greenbelt land and natural habitats will have long-term
environmental consequences being catastrophic for our wildlife, including
protected species currently living there.
All in all I deem this plan inappropriate and not benefitting or reflecting the needs
of local people.

Kind regards