

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 11:50 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:	The Drove Way Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to object to the planned development in Downs Road, Istead Rise on the following grounds:- 1. Traffic: The area is already struggling from the existing weight of traffic. The roads are in a terrible condition and being near to a school it is only a matter of time before a serious accident occurs. Any new development will make matters worse. 2. Local infrastructure: it is already nigh on impossible to get an appointment at the doctors surgery adding to the population will make matters worse. I believe Downs Way Medical Practic have already stated that they are struggling to cope with demand now, population from 154 new homes isn't going to help. Likewise it would seem doubtful that there would be sufficient spaces available at Istead Rise primary school to meet the additional demand. 3. Surrounding roads: Access to Istead Rise is via New Barn Road and Wrotham Road. Neither were built for the amount of traffic that already uses them. Rush hour period, particularly on Wrotham Road is already chaos with long queues often from the A2 junction back past Istead Rise. Further development will make matters far worse. 4. Loss of greenbelt and wildlife habitat: Kent used to be known as 'the garden of England' but its fast becoming a concrete jungle. Urban sprawl and removing green space between existing towns and villages seems to be the priority. How long before Gravesend and Istead Rise fall come under the rule of the Mayor of London? 5. Loss of farm land producing food: What happened to the UK trying to be self
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sufficient on food production?

6. Adverse impact on property prices: Existing property owners have paid a premium to live in semi-rural areas such as Istead Rise, over-development and the increase of property, devalues existing property values.

7. Public Transport: is nigh on non-existent at present which due to often severe traffic issues is just as well. Commuters to London will continue to be forced to drive either to their destination or to local stations where parking is totally insufficient for demand.

8. Utilities: The area is already occasionally blighted by outages on waterman electricity supply. 154 additional properties will add further pressure to networks already stretched to the limit.

There are, no doubt numerous other reasons why this application should be refused. The UK government have a lot to answer for giving councils totally unreasonable house building targets and as a consequence to the change in laws have given 'carte blanche' to developers to look at land, land which is often totally unsuitable for development, and see it as an opportunity to make money. In my view this development is one such development and as a result should be rejected.

Kind regards