

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 4:11 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to formally object to the proposed building development in Istead Rise on the following grounds.

It has been confirmed by Downs Medical Practice that they have no capacity to accept additional patients. Approving a development of this scale would place unacceptable strain on already overstretched local healthcare services and poses a risk to residents from a public health and safety perspective.

Istead Rise is already heavily used as a "rat-run" by motorists seeking to avoid congestion on the A2. This issue is well documented and was particularly evident recently, with significant traffic congestion on Arcadia Road and Upper Avenue, for which photographic evidence exists. The addition of an estimated 300-400 vehicles associated with this development would significantly worsen traffic conditions. The existing road infrastructure is not designed to accommodate this increase and would be unable to cope safely.

The proposed development is in close proximity to school access points. Increased traffic, on-street parking, and construction activity would create additional blind spots and hazards for children crossing the road. I have personally witnessed a near-miss incident during school hours, and I firmly believe the risk of serious accidents would increase if this development proceeds. The presence of heavy construction vehicles would further endanger children and pedestrians. As a parent of a child attending the local school, this is

a matter of deep concern.

The development would result in the loss of valued greenbelt land, causing harm to local wildlife, including potentially protected species. It would also increase air and noise pollution, negatively affecting local residents and school children who are particularly vulnerable to poor air quality.

This development would fundamentally alter the character of Istead Rise, eroding its village identity and negatively impacting the established community. The scale and nature of the proposal appear to prioritise commercial gain over the wellbeing of residents.

Kind regards