

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 12:09 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:	Arcadia road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I wish to raise a formal objection to the proposed development in Istead Rise. Local healthcare provision is already operating at full capacity. Downs Medical Practice has confirmed that it is unable to take on additional patients, and approving a development of this size would place further pressure on essential services, creating potential risks to community health and safety. Traffic levels in Istead Rise are already excessive, with the area regularly used by drivers seeking to avoid delays on the A2. This has resulted in persistent congestion, particularly on Arcadia Road and Upper Avenue, where recent disruption has been well evidenced. Additional traffic generated by this development would significantly worsen these conditions. The development site is situated near school access points. Increased vehicle movements, parking demand, and construction activity would reduce visibility and increase danger for children crossing nearby roads. I have personally observed a serious near-miss during school hours, and I believe the likelihood of an accident would rise considerably if this proposal were approved. Construction vehicles would further compound these risks. As a parent of a child at the local school, this issue is of great personal concern. The proposal would result in the permanent loss of greenbelt land and would adversely affect local wildlife, including species that may be protected. It would also contribute to higher levels of noise and air pollution, impacting residents and children who are particularly sensitive to poor air quality. The scale and nature of the development are incompatible with the existing character of Istead Rise and would erode its village atmosphere, to the detriment
-----------	--

of the established community. The proposal appears driven by commercial interests rather than local need.

Existing infrastructure is insufficient to support further development. The local road network is vulnerable to flooding due to inadequate drainage in the valley, and additional building would increase the risk of flooding and related damage. For the reasons outlined above, this development is not appropriate for this location and should be refused, as it would place undue strain on services, increase safety risks, harm the environment, and undermine the character and wellbeing of the community.

Kind regards