

# 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 2:10 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                                                                                                                                                                                                                               |

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## Customer Details

|          |                                 |
|----------|---------------------------------|
| Name:    | [REDACTED]                      |
| Email:   | [REDACTED]                      |
| Address: | [REDACTED] Lewis Road Gravesend |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <ul style="list-style-type: none"><li>- Increased traffic to Istead Rise and surrounding areas:<ul style="list-style-type: none"><li>o The site is located directly next door to a school and the construction phase will cause unacceptable levels of construction traffic as well as noise and dust to travel in the air to affect the children at the school</li><li>o The plans allow for 363 spaces within the development which indicates the number of additional cars on the roads from those houses. There is a very limited bus service (7 per day), no stations within walking distance and unsafe roads for cyclists meaning that the residents will need to drive everywhere increasing traffic on the roads.</li><li>o Downs Road is a narrow road with a school directly next door, at school pick up at drop off times, the road becomes extremely crowded and unsafe for drivers and pedestrians which will be worse when you add the additional cars from the development</li><li>o Downs Road also experiences flooding at various points in heavy rainfall - building on fields will only make this worse</li><li>o The A227 already experiences high traffic levels which will only get worse with the development. It can take several minutes to turn right out of Lewis Road/Istead Rise at peak times which will only get worse with the Lower Thames Crossing but if you add the extra 100s of cars from the new occupiers of the development, it will become even more difficult. The A227 is almost certainly at capacity which is felt none more so than when the road is closed unexpectedly or for roadworks.</li><li>o New Barn Road is extremely narrow at places and traffic heading towards the</li></ul></li></ul> |
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A2 backs up at peak times. This is not a viable alternative to the A227.

- Loss of farmland

- o The land concerned is fertile farming land which is used for crops and is vital for food security.

- o How can building on farmland be justified when there is a ready supply of greenbelt land in Gravesend and the surrounding areas?

- o This is also valuable greenbelt land with lots of natural habitats, including barn owls, bats, badgers and birds of prey - all will be lost if built on

- o To build on this landscape will only cause more flooding problems on the local roads which are already evidenced on Downs Road

- The medical services including GPs and hospitals are already overwhelmed and this will only add to the problem

- o The GP practices at Istead Rise and Meopham have both confirmed that they are oversubscribed and do not have capacity for additional patients. If the practices are forced to take on additional patients, it will take even longer for those in need to get doctors appointments

- o The local urgent care centre in Gravesend town centre and Darent Valley hospital are both overwhelmed. The urgent care centre often turns people away because it has reached capacity and regularly, including a number of times over the past week, Darent Valley hospital has asked people to reconsider attending A&E - that is not a sign of a service that is coping with demand. When the hospital was built, there were already fewer beds than hospitals that were replaced by it. Since then, there has been large numbers of houses built in Dartford and Gravesend with little to no increased capacity at the hospital. It is overwhelmed and cannot cope with more people.

- To build on the proposed site will increase urban sprawl and close the gap between Istead Rise and New Barn, the greenbelt was intended to protect this

- Overdevelopment of Istead Rise

- o The current provision of shops and services is at best adequate for the population - there are shops but limited parking which quickly fills up leaving cars queuing.

- o There is no train station and no safe footpath to Meopham, limited bus service which does not run every day or into the evenings (many local people had to give up jobs at Bluewater when buses stopped earlier in the day), there is also no safe cycle route out of the development - the A227 and New Barn Road are too narrow and are unsafe for cyclists.

- o There are insufficient secondary school places and children risk being placed out of area or on waiting lists

- Esquire have said that there will be affordable houses but the lowest price point on Esquire's website is £600k, it is unlikely that this developer can deliver housing that is truly affordable

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Kind regards