

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 3:55 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] Downs Road Gravesend

Comments Details

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

Reasons for comment:

Comments:

Hi,
Objection to the development of housing behind downs road.
154 homes - minimum of 2 cars per household and likely 3 to 4 vehicles.
Additional traffic on a very busy road. Especially early morning and evening, for those travelling to and from work. Road is heavily congested with school drop off/pickup. Especially at entrance to new development.
When any road traffic incidents in surrounding areas, downs road is a cut through, increasing congestion within the area.
Has any measurements of air pollution been taken. What will the additional development demands bring to the area?
Downs road seems to flood at the slightest hint of a rain. Where is the drainage for rainwater?
Broadditch end of downs road suffers flooding regularly. Will this be remediated?
Where and tear on roads from additional 300-400 vehicles daily. Istead rise has some of worst pot holed roads in the borough. Are we expecting all surrounding roads to be relaid.
Waste collections are becoming delayed more often.
Id presume that is due to demand.
Electricity demands, will ALL these properties have sustainable solar panels - unlikely as not aesthetically pleasing. So where will the demand for electricity be provided from?
Where will additional sewage be deposited? Drains are backed up to Downs Road.

Where will the additional capacity be for 300-400 people at local doctors.
Meopham/instead rise surgeries currently over subscribed with waiting times for appointments at 6 weeks.
Where will the children goto school. The local primary schools are heavily over subscribed.
If they cant attend locally, more car travel/traffic will be needed. Add that to the congestion co2 emissions.
Surely a more sensible location to build would be on the wrotham road close to the A2 and tollgate roundabouts. Infrastructure is already available , without causing more congestion in the village.
Istead Rise downs road is greenbelt and not a suitable location.

Kind regards