

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 5:05 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] Biddenden Way Gravesham

Comments Details

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

Reasons for comment:

Comments:	I wish to object to this planning application due to significant concerns regarding traffic congestion and highway safety on Downs Road. The road already experiences heavy traffic, particularly during school drop-off and pick-up times. Designating Downs Road as the sole access point for up to 154 new dwellings would result in a substantial increase in vehicle movements, creating an unacceptable risk to pedestrian safety, especially for children walking to Istead Rise Primary School and nearby pre-school facilities. Highway safety and traffic impact are recognised material considerations in the planning process. The proposal would also exacerbate car dependency. There is no safe or practical pedestrian route to Meopham Station, meaning future residents would be reliant on private vehicles. This would further increase traffic levels and conflicts with principles of sustainable transport, which is a valid planning consideration. Furthermore, local infrastructure and services, including the GP surgery, are already operating at capacity and would be unable to accommodate the additional demand generated by this development. The proposal would also result in the loss of valuable green land, causing harm to the character of the area and to local environmental quality, both of which are acknowledged material planning considerations. For the reasons outlined above, I respectfully request that the Council refuses this application
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Kind regards