

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 5:12 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:

I object to this outline planning application for the following reasons;
The proposed access and egress route for this development will result in a significant number of additional vehicles emerging directly onto Downs Road adjacent to Istead Rise Primary School. This area is already extremely congested and hazardous, especially at drop off and collection times, for those attending the preschool and primary school. In addition there are frequent problems on the A227 resulting in drivers, of all size of vehicles, using Lewis Road and Arcadia to access Downs Road directly opposite the school. They then proceed along Downs Road and either go up Broadditch Road to access the New Barn Road or continue along Downs Road, which is a narrow country lane, to try and avoid the congestion which frequently occurs on the surrounding road network. Downs Road, which is part of the bus route, has over the years become congested with cars being parked in an inconsiderate manner causing vehicles to have limited visibility regarding oncoming traffic and also when vehicles are pulling off their driveways. I have been a resident in Downs Road for over 40 years and know first hand the potential hazards associated with this road. Traffic volume has definitely increased and unfortunately so has the speed of vehicles. An additional hazard for this junction is the glare from the sun especially in the autumn and winter months. When the sun is low it is blinding and obscures your vision when travelling east along Downs Road, especially between 8am and 10am. Over the years there have been a number of accidents along Downs Road directly related to this. The measures outlined in the Design and Access

statement will in my opinion exasperate the current problems, adding double yellow lines, therefore reducing available parking, will result in some irresponsible people blocking driveways and double parking to enable them to drop off or pick up their children. Although unmanned crossings are a definite advantage for the safety of all pedestrians this will also result in additional congestion and potentially more aggressive driving along Downs Road.

This proposed development will have an immense negative impact on Istead Rise and the surrounding area. There will be added pressure on our GP surgery and other local amenities which are already at maximum capacities. The loss of the green belt and valuable farming land will change the character and natural beauty of our community and also have a detrimental effect on our already dwindling wildlife.

However the biggest concern I have is the substantial increase in the risk of flooding. The natural contours of the site already channels the surface water towards Downs Road. Over the years the vast majority of trees within the orchard have died and been removed resulting in an increase of surface water flowing over the open grass field. With the obvious introduction of impervious hard surfaces across the development, coupled with our changing weather patterns and more intense rainfall there will be a significant increase in the volume of surface water being directed towards Downs Road. The Sustainable Drainage Systems (SuDS) proposed, detailed in the drainage strategy outlined in the Technical Matters 5.8, will not be able to cope with the inevitable increase in surface water discharge rates. The two detention basins planned within the open space and the surface water crates located to the rear of the existing properties in Long Walk will, at best, initially help to divert water into the deep bore soakaways but within a short period of time these provisions will become inadequate, even if they are maintained and cleaned regularly. With the size of this development there is definitely a greater risk of significant flooding, especially to the existing houses in Downs Road.

Kind regards