

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 5:38 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] The Droveaway Istead Rise Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I would like to appeal against the building of 154 houses on the land at Rose Farm, Downs Road I have lived in Istead Rise since [REDACTED] and I have watched the area become unbearably busy and saturated to the point where it is no longer a nice place to live and will only worsen. Every morning, I sit in traffic on the Wrotham Road (A227) as I try to join the A2 towards London. Often, I have to take an alternative route through the back of Istead Rise, past the duck pond, to join the A2 at a different junction. What should be a 25-minute journey to work on the A2 frequently takes me over an hour, both in the morning and on my way home. Public transport is not an option for me, as there isn't a suitable service available. The A2, between the M25 turn-off and the Gravesend turn-off, is notorious for daily accidents, making it an extremely dangerous stretch of road. With the addition of new housing, the number of car drivers will rise, exacerbating the current congestion. After work, attempting to visit Sainsbury's is a nightmare due to the car park and roundabout being consistently gridlocked from the sheer volume of traffic. The local doctor's surgery is already at capacity, making it difficult to get timely appointments. This situation will only worsen if the new development and
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surrounding developments proceed.

Downs Road, particularly at the corner leading to New Barn Road, frequently floods during rain, as do the surrounding fields. This raises concerns about the feasibility of building on such boggy land. Additionally, the parking situation outside the primary school is already horrendous during pick-up and drop-off times, and it will only deteriorate further with the addition of new housing.

I believe this development is not feasible, as the area lacks the necessary infrastructure to support such a substantial increase in housing, population, and vehicles. Without additional infrastructure to accommodate the influx of new residents, this project is simply not a viable option.

I question why this area has been chosen when there are ample locations in Gravesend that could accommodate this development. The high street currently has no-go areas after dark, and revitalising this space with new housing could address these issues. Additionally, there are good transport links and infrastructure in place that could support such an expansion.

Kind regards