

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 12:06 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 Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: The application makes provision for a single road access onto Downs Road, adjacent to a primary school. There are 150 households in the plan, a conservative estimate would put the additional vehicle volume at circa 225+ vehicles. As with all new developments there will be restricted parking at each household which will almost certainly impact onto the existing houses in Istead Rise. As mentioned the access and egress emerges adjacent to the school which will raise the risk of incident. Currently there are minimal parking restrictions in Istead Rise as well as only 3 real exit points out of Istead Rise with a further two along narrow country lanes. The 3 exit junctions are increasingly busy and an increase in vehicular traffic of this magnitude would necessitate the inclusion of a traffic light controlled junction at at least two of these to avoid major congestion given the extra vehicles - i.e. Istead Rise (the road) onto Wrotham Road and Lewis Road onto Wrotham Road. There would also need to be further junction parking restrictions to reduce collision risk.

The development proposed is on Greenbelt land and should NOT be considered further. Ascetically it would spoil views across farmland.

The local GP service at Worcester close (contrary to the developers figures) runs close to capacity. Residents all know that it is nigh on impossible to get appointments. The addition of some 350+ residents would overload the service and could not fulfill their needs.

Istead Rise is currently served by a small collection of retail shops with limited parking. The addition of these residents would mean more vehicles would park on istead rise itself causing danger to pedestrians who do not have crossing facilities.

Services such as waste would need to be incorporated by the council who are already themselves under pressure to provide a sevice fit for purpose - does this mean a further increase in spending and thus passed on to the residents through tax?

Any planning application should have all the local infrastructure at the forefront of consideration which this clearly does not. No consideration is given to the impact this will have on the local area.

This application should be refused.

Kind regards