

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 10:44 AM 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 Istead Rise Gravesham

Comments Details

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

Reasons for comment:

Comments: I wish to oppose the application for the following reasons

Gravesham housing need - I do not feel that this development will fulfil Gravesham's housing need as there is no guarantee that the houses will be purchased by people from within the borough.

Traffic - The developments is advertised as have 354 car parking places. In many cases those spaces will be filled and may be exceeded. The Developer clearly told the local residents that work vans would not be allowed on site. This means that they would park on Downs Road. Downs Road already has a parking issue due to the number of dropped access kerbs. Due to the number of parked cars at most times of the day the road effectively becomes single carriageway.

The entrance to the site is close to the school entrance, vehicles leaving and entering the site will effectively be doing so from and onto a single carriageway.

Local residents know the issues with traffic at school times, both morning and afternoon. Traffic movements can be described as dangerous and a risk to safety. There is not a light controlled crossing point and pavements which have not been adapted with disabled crossing points. This mean parents with push chairs or wheel chair users have to cross the road in less safe crossing points

I do not accept the developer estimate of traffic movements leaving and entering

the site, especially at peak times. As the proposed development is in the lower part of Istead and access to the shops are in the higher part, vehicles will be used instead of walking up the very steep hill. The North end of the site is also some distance from the school and vehicles will be used to drop children off at the school.

Recent studies have shown that each household has around 140 online shopping deliveries per year. There would also be other deliveries and service vehicles entering and leaving the site.

This would be a one entrance exit site. I believe this would create a dangerous junction and create a real safety issue for motorists, pedestrians, cyclists and horse riders travelling along Downs Road.

The roads Upper Avenue and The Rise are now extremely busy, with the Istead Rise becoming a cut through for traffic leaving the A227 to access the A2 at Pepperhill. There is always a number of parked cars on Upper Avenue, thus creating a single carriage way. This causes issues for vehicles turning off Downs Road and going up Upper Avenue. Some vehicles leaving the A227 and going over the Rise and onto Upper Avenue are causing a real safety issue due to the speed they travel. There is no safe or controlled pedestrian crossing point from Lewis Road to the shops.

There is an increasing problem leaving and accessing Istead Rise onto and from the A227. This road is increasingly busy and accessing the road from either The Rise or Lewis Road can mean a significant wait whilst there is a break in traffic. There is also increasing traffic issues at the Tollgate roundabouts, which National Highways have stated needs further checks before any planning permission is granted. An additional 350 plus vehicles will only add to ever increasing traffic issues.

Doctors - The development creates space for over 550 new residents. The Downs Road medical practice is at capacity. The practice has 3 sites, but it would be the Istead Rise surgery that would have to deal with the influx of new residents. There is already difficulty getting appointment and the daily scramble for an appointment can close very quickly.

Greenbelt - This application is on currently designated green belt land. Some of which is arable land producing crops. We cannot continue to lose our valuable green space and crop growing land.

The proposed development is on greenbelt land which divides Istead Rise and New Barn. This creates urban crawl and the eventual meeting up of the 2 communities.

Flooding - Local residents know that this land collects water from the rolling landscape that leads to it. Downs Road itself is an ancient riverbed and parts of the road are prone to flooding. Placing houses on this land will inevitably divert water. I do not feel the developers plan to collect water in SUDs is sufficient.

Kind regards