

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 11:22 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:	Downs Road Istead Rise Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I oppose the application for the following reasons

Traffic - The entrance to this site is only yards from the school and it will create a very dangerous road space, especially in busy school drop off and collections times.

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.

I think the developer underestimates the level of traffic movements leaving and entering the site, especially at peak times. They understand the level of traffic movement, not only on Downs Road but in the rest of the community, especially Upper Avenue, The Rise and Arcadia. There seems to be no recognition for other who may need to enter the site such as delivery and service vehicles

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.

At the Developers display we were told that vans would not be parked on site. This will create a further issue with parking on Downs, which is now a single

carriageway due to parked cars

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.

Doctors - it is very difficult to get a doctor's appointment and on a daily basis there is a rush to get the only available appointments.

Greenbelt - The proposed development is on the current greenbelt. I oppose any further incursion onto the valuable land. We cannot afford to keep losing farm and other green space. This will affect biodiversity and wild life, which cannot be recovered.

Kind regards