

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/01/2026 10:06 PM from 

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:	
Email:	
Address:	

Comments Details

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

Reasons for comment:

Comments:	<p>I strongly object to this inappropriate development of the greenbelt. The council itself recognised this by posting a photo of the exact area that the proposal relates to on its Facebook page on 29 April 2025 stating: "Do you like visiting Gravesham's countryside? It's great, isn't it? But it is also vulnerable to damage if it is not looked after and treated with respect"</p> <p>Outside of this, and practically speaking, there are only three roads into and out of Istead Rise, at peak times, it is impossible to turn right from Istead Rise or Arcadia Road due to the volume of traffic on Wrotham Road. On days, like today, when there are problems on the A2, Istead Rise is used as a cut through and becomes gridlocked; as I write this, there is a queue of solid traffic snaking the length of Istead Rise, Arcadia Road and along Lewis Road. This development proposes 154 new homes; they are large and they are expensive, so it can reasonably be assumed that they will be 2,3,4 car households. Especially when considering the virtually non existent public transport links (no train station, infrequent and irregular bus services, with regular breakdowns) and lack of safe footpaths into Gravesend and Meopham. There is simply not the infrastructure to accommodate that volume of additional traffic. The car parks of the shops, community centre and doctors surgery are already regularly full. Although, distance wise, it is not that far from the proposed development to these amenities, realistically it involves traversing an incredibly steep hill and lots of people simply opt to drive instead. In addition, the proposed development is directly next to the school, so any increase in traffic poses a significant risk to safety, as well as air quality. It is also unclear whether there are sufficient schools</p>
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places to accommodate this number of additional residents. Likewise, currently there is a window of approximately half an hour when you are able to submit an e-consult before it has to be closed as the doctors surgery is so oversubscribed. I doubt it would even be worth attempting to join the dentist. Broadditch Road, the third route out of Istead Rise, is regularly flooded, meaning traffic has to swerve onto the wrong side of the road, on a blind corner, to pass. This existing flooding is on the exact same plane as the proposed development. The proposed development would also result in a significant loss of habitat for local wildlife, and of green space for local people. In conclusion it is simply out of character and an of an unacceptable scale for the local area.

Kind regards