

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 12:59 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] Cottages Downs Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:

I strongly and unequivocally object to the proposed planning application, as the development would have profoundly damaging and entirely unacceptable consequences for the Istead Rise community, our local services, and the already strained road and traffic network.

Local infrastructure is already operating at full capacity. GP surgeries, dental practices, and schools are struggling to meet current demand. Adding 154 homes-potentially bringing around 500 additional residents and 250-300+ more vehicles-would overwhelm these essential services beyond breaking point. It is simply unrealistic to suggest that our local GP, for example, could cope with such a drastic increase in patient numbers.

The proposed location would also double the traffic burden on Downs Road, a route that is already heavily congested during peak hours such as school runs and early mornings. This would worsen daily travel for existing residents and raise significant safety concerns.

This issue extends far beyond Istead Rise alone. Numerous developments are already underway or in planning across the borough. Over the past decade-the period in which I have lived here-the traffic around the A2 has intensified dramatically, clearly compounded by large-scale builds at Ebbsfleet and Springhead. If further developments proceed in Meopham and Istead Rise, the accumulated pressure on services, roads, and residents' quality of life will

become intolerable.

I vehemently oppose this application and the wider approach to development in this area. Developers and landowners should prioritise building on land outside the greenbelt that will not inflict such irreversible harm on established communities and their residents.

Kind regards