

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 7:32 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] Rosegarth Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: I strongly oppose this application. I have lived in Istead Rise for over 30 years, the last 32 years at Rosegarth.

Rosegarth backs onto Rose Farm and has always been a quiet close. In recent years I have worked from home and my outlook is over the fields at the back of Downs Road. The rear of my property is very close to Downs Road, which is a through road from Istead Rise to the A2 and local shops. There is also a school nearby, and at school start and finish times this section of Downs Road is already heavily congested with parked cars, including vehicles that ignore the no-parking zigzags outside the school.

Due to school-related parking issues, yellow lines were added to Rosegarth a few years ago after cars were parking on the kerbs and blocking pedestrian access. The proposed entrance to the development of 154 new houses would be immediately adjacent to Rosegarth and only a few metres from the school entrance. Creating another junction off Downs Road so close to a school will significantly increase traffic, parking problems and, most importantly, danger to school children. The development could result in an additional 200 or more vehicle movements per day using this junction.

There is also concern that if parking within the new estate is restricted, residents and visitors would park on Downs Road and in Rosegarth, worsening congestion and making school drop-off and pick-up times even more chaotic.

Downs Road is situated in a valley and already suffers from flooding. There are numerous drains within my property, which I have been told is due to water run-off from the surrounding hills and fields behind Rosegarth. If this farmland is developed, it is unclear where this water would go. Flooding already occurs regularly, particularly on the bend between Downs Road and Broadditch Road, where surface water runs across the road causing vehicles to cross onto the wrong side on a blind bend. Flooding is also an issue at the Flower Hill Way junction with Downs Road. Further development would almost certainly worsen this dangerous situation.

The addition of 154 houses could also mean over 400 new residents needing to register with local GP services. Istead Rise surgery is already extremely difficult to obtain appointments from, and this development would place further strain on already stretched services.

Istead Rise has changed very little during the time I have lived here. This development would significantly alter the character of the area and permanently remove the views across the valley that hundreds of residents currently enjoy. Construction would also bring prolonged noise, disruption and mess to Downs Road and surrounding streets.

There are large mature trees at the rear and side of Rosegarth that provide an important privacy buffer between Rosegarth and Downs Road. Previous owners of my property were refused permission by Gravesham Council to purchase land behind the house because these trees were specifically maintained to preserve privacy. Any removal of these trees to facilitate the proposed access road would undermine the very reason they were planted.

Finally, Rose Farm supports a wide range of wildlife that regularly visits my garden and neighbouring properties, including badgers, foxes, rabbits, pheasants and sparrow hawks. Development of this farmland would destroy valuable habitat and negatively impact local wildlife.

Kind regards