

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 5:21 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] Biddenden way Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I am formally objecting to the above planning application. My objection is based on the following planning grounds. 1. Traffic& highway safety. The proposed development would result in a significant increase in traffic movements on the local roads,which are already busy&can get congested easily. The surrounding road network lacks the capacity to safely accommodate the additional vehicles generated by the development, leading to increased congestion, longer journey times and potential safety risks. 2. Inadequate public transport provisions. The area is not served by a sufficient or reliable public transport network. As a result future residents would be heavily reliant on private vehicles. Which is contrary to sustainable development principles and would worsen traffic & environment impacts. 3. Lack of school capacity. Local schools already operating at or near full capacity. The proposal does not adequately demonstrate how additional demand for school places generated by the development would be met, placing further strain on existing educational infrastructure. 4. Insufficient GP & Healthcare provisions. Local GP surgeries& medical facilities are currently oversubscribed, with long waiting lists for appointments. There is no clear or deliverable plan within the application to address the increased pressure the development would place on already buckling local healthcare services. 5. Development on Green Belt Land. The proposed development is inappropriate development within the Green Belt. Building on Green Belt undermines its purpose of preventing urban sprawl, protecting the countryside & preserving the character of the area. No special circumstances have been demonstrated to
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justify this development, contrary to national & local planning policy.

For the reasons outlined above, I believe the proposal is unsubstantiated & would cause unacceptable harm to local infrastructure, services & Green Belt. I therefore respectfully request that the local Planning Authority refuse this application.

Thank you for considering my objections

Regards

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Kind regards