

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/01/2026 8:38 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:	[REDACTED] Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: My objection is based on the significant strain this development would place on already inadequate local infrastructure, particularly in relation to GP provision, traffic congestion around local schools, and the lack of reliable public transport serving the village.

Lack of GP Capacity

Local GP services are already operating at or beyond capacity, with residents experiencing increasing difficulty in securing timely appointments. There is no evidence within the application that additional GP provision, funding, or capacity will be delivered to support the increased population generated by this development. Without guaranteed and proportionate healthcare infrastructure, the proposal would materially worsen access to essential medical services for both existing and future residents.

Traffic Congestion and School Safety

Traffic congestion within the village is already severe, particularly during school drop-off and pick-up times. Roads surrounding local schools regularly become heavily congested, creating safety concerns for children, parents, and pedestrians. The additional vehicle movements generated by this development will inevitably exacerbate these conditions. The application does not demonstrate how this increased traffic will be safely or realistically accommodated, nor does it

adequately address the cumulative impact on road safety and congestion at peak times.

Inadequate Public Transport

The village is served by only a single bus route, which is infrequent and unreliable. This limited and erratic service does not provide a viable alternative to private car use for commuting, healthcare access, or school travel. In the absence of frequent, dependable public transport, the proposed development will increase car dependency and further intensify congestion, contrary to sustainable development principles.

Kind regards