

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 7:26 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:	Long Walk Istead Rise GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	I am writing to object to the proposed demolition of 64 Downs Road and the development of approximately 154 residential dwellings on the site. While I understand the need for housing, this particular proposal raises significant concerns regarding safety, infrastructure, environmental impact, and the overall suitability of the location for a development of this scale. The proposed development will substantially increase traffic on Downs Road, the A227, and New Barn Road. These routes are already heavily congested, particularly during peak hours, and additional vehicle movements from 154 new households will exacerbate this problem. Of particular concern is the primary school located directly next to the proposed estate. Increased traffic near a school entrance significantly raises safety risks for children, parents, and staff. The narrowness of Downs Road and the limited visibility in some areas mean the increased flow of vehicles would greatly heighten the likelihood of accidents. The natural land contours currently direct surface water toward Downs Road. The planning documents' proposed mitigation measures appear insufficient to address this existing issue, let alone the increased runoff that would result from replacing permeable green areas with hard surfaces. This raises the real possibility of heightened flood risk for homes on and around Downs Road. Without substantial and reliable flood-prevention measures, the development poses an unacceptable risk to current residents. Our local doctors' surgery is already operating at or beyond capacity. Securing an appointment is increasingly difficult, and patient waiting times have risen. The
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addition of up to 154 new households-potentially several hundred new residents-will place further strain not only on our GP practice but also on neighbouring surgeries and already overstretched local hospitals.

This level of growth is unsustainable without a clear and guaranteed plan for expanding local healthcare provision.

Local secondary schools and colleges are already at full capacity. Adding a large new development without sufficient educational infrastructure will worsen the shortage of school places and put further pressure on institutions struggling to meet current demand.

No evidence has been provided to demonstrate that additional school places will be available or that local educational facilities can expand to support the proposed population increase.

This development represents yet another loss of green belt land and natural habitats. The proposed site is home to various species-some potentially protected-and the removal of natural habitats will have long-term environmental consequences.

The irreversible loss of green space contradicts national and local commitments to biodiversity, carbon reduction, and environmental protection.

The local area does not have the infrastructure to support a significant population increase:

- No train station within walking distance
- A very limited bus service, unsuitable for a large new community
- Restricted parking at shops and businesses on The Rise, already struggling to accommodate existing demand

A development of this scale is entirely inappropriate without meaningful investment in transport infrastructure and community facilities.

For the reasons outlined above-traffic and safety concerns, flood risk, pressure on healthcare and education, loss of green belt, and inadequate infrastructure-I strongly object to this planning application.

I respectfully request that the planning authority reject the proposal in its current form.

Kind regards