

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/01/2026 9:17 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]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to the planning application for the proposed development of 160 new dwellings in our village.

Firstly, our local GP surgery is already operating at maximum capacity. The developer's submission contains misleading and inaccurate information regarding the ability of the doctors' surgery to accommodate new patients. This information has been challenged locally and does not reflect the reality faced by residents, many of whom already experience difficulty obtaining appointments, and even if they do get an appointment, have to travel to the Bexleyheath surgery as Istead rise do not have the space. Any further strain on essential healthcare services would be unacceptable and irresponsible.

Secondly, I'm surprised this application has even got this far given a recent post by Gravesham Borough Council on Facebook using a photo of the view from Upper Avenue showing our view of the proposed fields for the housing estate stating "Do you like visiting Graveshams Countryside?It's great isn't it? :-)"

This undermines public trust and highlights hypocrisy since that view of our countryside, and the countryside itself will no longer be there, and yes, many of us do love us to our countryside and enjoy the views of our village.

The proposed development would significantly increase pollution levels, including air, noise, and light pollution. This is particularly alarming given the site's

proximity to a primary school. Increased traffic, construction activity, and long-term vehicle emissions pose clear health and safety risks to young children, which should be a paramount consideration in any planning decision.

Furthermore, the site is on designated green belt land. Allowing development on this land would set a dangerous precedent and directly contradict the purpose of green belt protection, which exists to prevent urban sprawl, preserve countryside, and maintain the distinct character of rural communities.

Traffic impact is another major concern. Our village already becomes a cut-through route whenever there is an accident on the A2, leading to severe congestion. The existing roads are narrow, poorly maintained, and already heavily patched due to current traffic levels. The additional vehicles generated by 160 new homes would significantly worsen congestion, accelerate road deterioration, and create further safety hazards for residents, pedestrians, and cyclists.

In summary, this proposal fails to adequately address healthcare capacity, traffic infrastructure, environmental damage, green belt policy, child safety, and the overall sustainability of the village. The cumulative impact of these issues makes this development wholly unsuitable for our community.

I respectfully urge the council to reject this application.



Kind regards