

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/01/2026 12:38 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesham

Comments Details

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

Reasons for comment:

Comments:	<p>I strongly object to the proposed housing development in my village. I have lived here for 37 years and during that time this village has been my home, my community, and the place where I have built my life. My objection is not based on a general resistance to change or development, but on the clear belief that this proposal is entirely inappropriate for the location and would cause permanent and unacceptable harm to the village, its residents, and my own quality of life. The scale and nature of this development would fundamentally alter the character of the village and would turn it into a place that is no longer recognisable as the community it has been for decades. The village has always been defined by its small size, its rural surroundings, its sense of peace and openness, and the strong social bonds between residents. This proposal would destroy that balance and replace it with an overdeveloped, congested and urbanised environment that the village is simply not designed to accommodate.</p> <p>Having lived here for nearly four decades, I have first-hand knowledge of how limited the village's infrastructure already is. Roads are narrow and unsuitable for large volumes of traffic, public transport is limited and unreliable, local services are already under strain, and the village relies heavily on surrounding countryside to maintain its identity and environmental health. Any claim that this development can be absorbed without serious consequences does not reflect the reality experienced by residents on a daily basis. Increased traffic would be unavoidable, leading to congestion, noise, air pollution and significant safety concerns, particularly for pedestrians, cyclists, children and elderly residents.</p>
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Rural roads that already struggle to cope with current usage would become dangerous and unpleasant, fundamentally changing everyday life in the village.

The pressure on local services would also be severe. Healthcare provision is already stretched, with GP services struggling to meet existing demand. Additional housing would only worsen this situation, making it harder for long-standing residents to access essential medical care. Schools are similarly limited, and an influx of new families would place further strain on educational provision, potentially forcing children to travel outside the village and increasing traffic levels even further. Promises that infrastructure will improve at some point in the future are not reassuring, as experience shows that such improvements are often delayed, reduced or never fully delivered, leaving residents to deal with the consequences long after development has taken place.

The environmental impact of this proposal is another major concern. The loss of open land around the village would result in irreversible damage to the rural setting, landscape character and local wildlife. Green spaces are not empty or unused; they play a vital role in supporting biodiversity, managing surface water, reducing flood risk and contributing to the mental wellbeing of residents. Once these spaces are built over, they are gone forever. Landscaping proposals cannot replace what is lost, and newly planted vegetation takes decades to mature, if it survives at all. In the meantime, residents are left with permanent visual and environmental harm.

Drainage and flooding risks must also be taken seriously. Many villages already suffer from drainage issues, and increased development places additional strain on systems that were never designed for higher population density. With climate change leading to more frequent and intense rainfall, building on open land increases surface water runoff and raises the risk of flooding for existing homes. These risks are often underestimated at the planning stage, but residents are the ones who live with the consequences when systems fail.

The construction phase alone would cause years of disruption, including constant noise, dust, heavy vehicle movements and damage to local roads. For those living nearby, this would significantly affect daily life and wellbeing. Even once construction is complete, the permanent increase in activity, traffic, noise and light pollution would destroy the peace and quiet that is central to village living. This represents a serious loss of residential amenity, which should be given significant weight in planning decisions.

Perhaps most importantly, this development would have a profound emotional and psychological impact on long-term residents. Watching the place you have called home for 37 years be fundamentally changed against your wishes is deeply distressing. The cumulative effects of congestion, noise, loss of countryside, pressure on services and the erosion of community spirit would make the village an awful place to live compared to what it has always been. I do not say this lightly, but this development would force me to consider leaving the village altogether, something I never imagined I would face after spending most of my life here. Planning decisions should not result in the displacement of long-standing residents or the destruction of established communities.

Approving this development would also set a dangerous precedent. Once land is built on, it becomes far easier to justify further expansion, leading to cumulative harm that gradually but permanently erodes the village's identity. Development should enhance and support communities, not overwhelm and dismantle them. Housing need should be met in locations with appropriate infrastructure, transport links and services, not by imposing large-scale growth on villages that cannot sustain it.

In conclusion, this proposal is wholly unsuitable for the village and fails to respect its character, capacity and community. The harm caused by this development

would be permanent and far-reaching, affecting traffic, safety, services, the environment, mental wellbeing and the very identity of the village. After 37 years of living here, I strongly urge the planning authority to refuse this application and protect the village and its residents from irreversible damage.

Kind regards