

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:27 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] Downs Road Istead Rise Istead Rise, Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the above planning application and would like this letter to be taken into account by the Local Planning Authority and (if applicable) the Planning Inspectorate during any appeal process. 1. Loss of Countryside and Conflict with Policy The proposed development would result in the irreversible loss of valued English countryside and greenfield land, undermining the fundamental aims of protecting open rural landscapes and the character of our village. Policies such as those in the National Planning Policy Framework concerning green belt and countryside protection exist to safeguard these areas from encroachment and inappropriate development. 2. Severe Traffic and Highway Impact The development's scale - expected to generate an additional 200-300 cars, possibly more in time, will significantly increase traffic through narrow local roads, causing highway safety concerns, congestion, noise, air pollution, and pressure on local infrastructure (all recognised material planning considerations). Traffic generation and highway safety are relevant planning issues that must be taken into account when assessing a planning application. 3. Broken Promises by Councillors / Procedural Concerns Local residents were previously given assurances that planning permissions would not be granted on this site. I believe that any reversal of that stance, without transparent and clear justification, undermines community trust. Independent research has found that safeguards against impropriety in planning decisions are weak in many local authorities, with risks of secretive lobbying,
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conflicts of interest, and insufficient transparency in councillors' decision-making. While allegations of misconduct alone are not a planning reason, procedural transparency, conflicts of interest, and adherence to commitments made to the community are legitimate concerns that can justify closer scrutiny, external audit, or referral to relevant standards bodies.

4. Cumulative Impacts on Village Character and Amenity

The sheer volume of additional traffic and built form would alter the rural character and amenity of the village, detracting from the environment enjoyed by residents and visitors alike. Traffic-related impacts on health, air quality, and quality of life should be fully considered.

Conclusion

For the reasons above, I respectfully request that this application be refused or that, in the case of an appeal, the Inspector take these material planning considerations into account.

I trust that the planning authority will give due weight to the significant environmental, procedural and community impacts described.

Yours faithfully,

[Redacted signature]

Kind regards