

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 7:14 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 strongly object to this planning application as a lifelong resident of the village of over 40 years.

Local services are already overstretched. Bus services are infrequent and unreliable, and GP and dental services are under severe pressure. Despite repeated assurances linked to previous developments, both Gravesham Borough Council and Kent County Council have failed to deliver the infrastructure needed to support the local population. This proposal appears to be another example of development coming forward without credible or enforceable service provision.

The proposed development offers no confirmed support or commitment from the relevant highway authority or Kent County Council to improve the road network or public transport provision. Without such investment, the development cannot be considered sustainable.

I am particularly concerned about road safety, especially for children. Local roads are narrow, heavily used by pedestrians and schoolchildren, and increased traffic would significantly increase the risk of accidents.

This proposal conflicts with the National Planning Policy Framework, which requires development to be supported by adequate infrastructure and to provide safe and inclusive places. For these reasons, the application should be refused.

Kind regards