

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 7:16 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]

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing as a local resident to formally object to planning application 20251233. My objection is based on the following material planning considerations: 1. Insufficient Local Infrastructure (Health and Education) The application site is located in an area where local infrastructure is already under significant pressure. GP surgeries and school places are already oversubscribed. Approving development without sufficient supporting infrastructure would be contrary to the principles of sustainable development. 2. Traffic Congestion and Highway Impact The local road network is already heavily congested, particularly at peak times. Existing traffic conditions are poor, with frequent delays and congestion affecting residents on a daily basis. The additional traffic generated by this development would further exacerbate these problems, worsening journey times, increasing pollution, and reducing overall road safety. The application does not adequately demonstrate that the surrounding highway network can safely or efficiently accommodate the increased vehicle movements. 3. Highway Safety and Risk to School Children
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The proposal relies on a single point of access located close to a school. This raises serious concerns regarding highway safety, especially during school drop-off and pick-up times when traffic levels and pedestrian activity are already high. Residents are particularly concerned that increased vehicle movements at this access point would pose an unacceptable risk to school children and other pedestrians. These safety concerns have not been sufficiently addressed or mitigated within the application.

4. Unsustainable Site Selection and Loss of Green Space

While the council may need to meet housing delivery targets, this should not justify development on sites that lack appropriate infrastructure or compromise valuable green space. There are alternative brownfield and previously developed sites within Gravesham - such as the former Gravesend Hospital site and the Tollgate Hotel - which are well connected and suitable for redevelopment without the loss of green space. Prioritising such sites would be more environmentally responsible and better aligned with national and local planning policy.

5. Environmental Considerations

The loss of green space associated with this proposal is environmentally harmful and unnecessary given the availability of previously developed land. Development on brownfield sites would represent a more sustainable approach, reducing environmental impact while supporting regeneration.

For the reasons outlined above, the proposal would have an unacceptable impact on local infrastructure, traffic conditions, highway safety, and the environment. I therefore respectfully request that planning application 20251233 be refused.

Thank you for taking my comments into consideration.

Kind regards