

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 8:59 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 outline planning application for the development of up to 154 residential dwellings at 64 Downs Road. While I understand the need for housing, this proposal represents an unsustainable increase in population density without a corresponding investment in essential infrastructure. My objections are based on the following grounds: Unsustainable Pressure on Healthcare: The local healthcare infrastructure is already at a breaking point. Darenth Valley Hospital is currently overstretched; it frequently takes upwards of 45 minutes just to find a parking space, reflecting the sheer volume of patients the facility is struggling to manage. Adding 154 more households will exacerbate these delays and compromise patient safety. Primary Care Access: Our local GP surgeries are at capacity. Residents currently find it nearly impossible to secure timely appointments. Without a concrete plan for new medical facilities, this development will leave both existing and new residents without adequate access to healthcare. Educational Capacity: The local schools are already heavily subscribed. The influx of families associated with 154 new homes will place an unmanageable burden on school places, likely forcing children to travel further afield, increasing local traffic congestion. Loss of Character and Green Space: This area is valued for its wonderful countryside. The cumulative effect of recent developments is eroding the rural character of our community. This specific proposal contributes to "urban sprawl" and the loss of the green buffer that defines the local area.
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Inadequate Infrastructure Planning: In recent years, our area has seen significant residential growth without any meaningful upgrades to the road networks or public services. Continuing to approve high-density housing while ignoring the "infrastructure deficit" is irresponsible and contrary to the principles of sustainable development.

Kind regards