

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 1:07 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] Biddenden Way Istead Rise

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 above planning application. My concerns are based on material planning considerations, specifically relating to highway safety, traffic impact, sustainability, loss of green space, and pressure on local services, all which Gravesham Borough Council recognises as valid grounds for objection. 1. Highway Safety Risks and Severe Traffic Impact Downs Road is already a busy and congested route, particularly during school drop-off and pick-up times due to Istead Rise Primary School and nearby pre school facilities. Adding up to 154 new dwellings, with Downs Road proposed as the sole access point, would significantly increase traffic movements. This creates a serious safety risk for children and families who walk to and from the schools daily. Traffic generation, access issues and highway safety are specifically listed as legitimate material planning considerations by Gravesham Borough Council. 2. Car Dependent Development with No Safe Walking Route to Meopham Station The community is already heavily car dependent due to the lack of safe pedestrian routes to Meopham Station. Without safe pedestrian infrastructure, residents have no viable alternative to driving for commuting or essential trips. As a result, a development of this scale would generate a substantial and unavoidable increase in car usage, intensifying pressure on an already overburdened road network. Transport sustainability and traffic impacts are recognised as valid grounds for objection. 3. Additional Pressure on Local Services, Including the GP Surgery
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The local GP surgery is already under significant strain, with long waiting times and limited capacity. An increase of up to 154 new households would place further pressure on essential services, potentially reducing access and quality of care for existing residents.

The capacity of local infrastructure including healthcare is a material consideration when judging whether a development is sustainable and appropriately supported by community services.

4. Loss of Valuable Green Land

The proposed development would lead to the loss of a valued area of green land, which currently contributes to local character, biodiversity, and the environmental quality of the area. The protection of landscape character and natural assets is recognised by Gravesham Borough Council as a legitimate planning concern. Such loss would permanently alter the openness of the area and reduce natural green space that the community relies on for wellbeing and ecological value.

Conclusion

For the reasons outlined above - including significant highway safety risks, increased congestion, unsustainable car dependency, pressure on local services, and loss of valuable green space - I strongly urge the Council to refuse this application.

These concerns relate directly to established material planning considerations, and demonstrate that the proposed development would have a serious and harmful impact on the safety, sustainability, and character of the local area.

Thank you for considering my objection.

Kind regards