

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 12:42 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 proposed development of 160 new homes on designated Greenbelt land. This proposal raises serious concerns regarding flooding risk, traffic congestion, public health, access to essential services, and the accuracy of information provided by the developer. Flooding Risk The proposed site is located in an area already known to experience flooding. Downs Road in particular has a history of surface water issues, and the addition of a large housing development will significantly increase hardstanding and water runoff. This raises a real and unacceptable risk of worsening flood conditions for existing residents, local infrastructure, and road safety. Traffic Impact on Downs Road Downs Road is already heavily congested, especially during peak hours. An additional 160 homes will substantially increase traffic volumes, leading to further delays, reduced road safety, and difficulties for emergency vehicles. The current road network is not suitable for this level of increased use. Pollution and Health Concerns Near a Primary School The development is in close proximity to a primary school. Increased traffic will lead to higher levels of air pollution and noise, directly affecting children's health and wellbeing. This is particularly concerning given the well-documented risks of poor air quality on young children's respiratory development. Pressure on GP and Health Services Local GP surgeries have publicly stated that they have no capacity to accept new
-----------	---

patients. Despite this, the developer's submission appears to suggest that existing healthcare provision can accommodate the increased population. This directly contradicts statements made by local GPs and raises serious concerns about access to primary healthcare for both existing and future residents.

Misrepresentation of Housing Numbers and Impact

There are concerns that the developer has not been transparent about the true scale and impact of the development. The figures presented underestimate the number of residents and the resulting strain on infrastructure, roads, schools, and health services. Decisions based on inaccurate or misleading information cannot lead to a sound planning outcome.

This proposal represents inappropriate development on protected Greenbelt land and fails to adequately address flooding risk, traffic congestion, pollution, public health, and service capacity. For these reasons, I strongly urge the planning authority to refuse this application.

Kind regards