

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 10:24 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] Flowerhill Way Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

Dear Sir or Madam,

I am writing to formally object to the proposed development of 154 new residential dwellings in the local area.

I have serious concerns regarding the suitability of this location for a development of this scale, particularly in relation to infrastructure capacity, highway safety, environmental impact, and the long-term wellbeing of the existing community.

Firstly, the current infrastructure is wholly inadequate to support an additional 154 households. Access to the site via Downs Way is already problematic and presents significant safety concerns. Downs Way is regularly used by children walking to and from school, and the introduction of heavy construction traffic, followed by a substantial increase in daily vehicular movements, would pose an unacceptable risk to pedestrian safety. Furthermore, the road itself is not designed to accommodate the size and volume of vehicles required during the construction phase, raising concerns about congestion, damage to the highway, and emergency access.

Secondly, this area is designated as green belt land and has long been valued for its open, rural character and sense of community. My family and I chose to purchase our home here specifically because it is a safe, peaceful, and family-friendly environment in which to raise our children. A development of this magnitude would fundamentally alter the character of the area and the value of our properties. The inevitable influx of residents from outside the community risks placing pressure on social cohesion and could lead to an increase in crime and

anti-social behaviour, thereby undermining the safety and quality of life of existing residents.

In addition, the proposed development would result in irreversible damage to local wildlife habitats. This green belt land supports a variety of wildlife, and its loss would represent a permanent and detrimental impact on the natural environment. Such environmental harm is inconsistent with the principles of sustainable development and environmental stewardship that planning authorities are expected to uphold.

There is also significant concern regarding the capacity of local services. GP surgeries and healthcare services in the area are already overstretched, and the addition of a large number of new residents would place further strain on services that are currently struggling to meet demand. Similarly, local roads are not designed to accommodate the increased traffic levels that would inevitably result from this development, leading to congestion, reduced road safety, and further deterioration of infrastructure.

In summary, I believe the proposed development is inappropriate for this location and would have far-reaching negative consequences for infrastructure, safety, the environment, and the wellbeing of the existing community. I respectfully urge the planning authority to give full consideration to these concerns and to reconsider approval of this proposal.

Thank you for taking the time to consider my objection.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards