

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/01/2026 10:10 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:	<p>I wish to object to the above outline planning application for the demolition of 64 Downs Road and the erection of up to 154 residential dwellings, with all matters reserved except access.</p> <p>Unsuitable Highway Conditions and Access Constraints A significant portion of Downs Road is a single-track road with limited passing places, which already operates under constrained conditions. It is regularly used as a rat run to access the A2 during peak morning periods and experiences congestion, vehicle conflict and safety issues as a result.</p> <p>The addition of traffic generated by up to 154 dwellings would be wholly incompatible with the physical limitations of the road. Increased vehicle movements would significantly worsen congestion, increase the likelihood of conflict between vehicles, and create unsafe conditions for pedestrians, cyclists and other road users.</p> <p>Impact on Pedestrians and Recreational Use Downs Road is regularly used by pedestrians and runners, including myself, as part of established recreational routes. Increased traffic volumes on a narrow, single-track road with passing points would make the road less safe and less accessible for non-motorised users, contrary to sustainable transport and public safety objectives.</p>
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Landscape Character and Loss of Greenery

The site contributes to the green and semi-rural character of the area. The scale and density of the proposed development would result in a substantial loss of greenery and openness, causing harm to the visual amenity and character of Downs Road and its surroundings.

Pressure on Local Infrastructure

Local schools and GP practices are already under pressure, and the application fails to demonstrate that sufficient infrastructure capacity exists or will be delivered to meet the needs of future residents without adverse impacts on existing communities.

Given the single-track nature of a significant portion of Downs Road, existing traffic problems, highway safety concerns, harm to landscape character, and inadequate supporting infrastructure, the proposal represents an unsustainable form of development in this location. I therefore respectfully request that planning permission be refused.

Kind regards