

Consilium

Town Planning Services Ltd

12 September 2025

Head of Planning
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent DA12 1AU

For the Attention of: Richard Hart

Dear Sir/ Madam

Town and Country Planning Act 1990 (As Amended)
Proposed Erection of detached Residential Property and Garage.
Side Garden Of 90 Downs Road, Istead Rise, Gravesend, Kent DA13

We are acting on behalf of the applicant Alder Homes Limited in connection with the above.

We hereby submit a planning application for a proposed detached dwelling. The proposal is an 'infill site' adjacent to the boundary of Istead Rise situated between existing residential properties that front onto Downs Road.

The site area is approximately 0.1 hectares and currently exists as a residential side garden to the side of 90 Downs Road. The existing site is well screened by mature trees and vegetation on the western boundary. Vehicle and pedestrian access is obtained from Downs Road.

We enclose the following drawings and documents for approval

- 90-DRG-1001 B Site Location Plan
- 90-DRG-001 Proposed Plans
- 90-DRG-002 Proposed Elevations
- 90-DRG-003 Proposed Garage and Floor Plans
- 90-DRG-010 B Site Layout Plan with Topographic Survey
- 90-DRG-011 B Site Layout Plan
- Biodiversity Report
- Preliminary Ecology Report
- Planning Statement

Andrew Street BSc (Hons) Dip TP MRTPI
Planning Consultant

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Registered in England and Wales Company No 9233890
Registered Office: Northdown House, Lower Street, Leeds, Maidstone, Kent ME171RJ

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- Design and Access Statement

The site is situated on the edge of the Istead Rise village boundary within the metropolitan greenbelt. The site, however, is considered to be a grey belt location in line with recent National Planning Policy Guidance issued in December 2024.

The site is a sustainable location with local bus services available nearby on Downs Road offering regular services to Gravesend, Blue-water and Sevenoaks. The nearest bus stops are located on Downs Road served by bus routes 308 and 418.

Istead Rise village has a number of local amenities including a church, doctors, dentist, post office, a community centre and a number of local shops. There is a primary school in Istead Rise and a number of secondary schools within a five mile radius of the site, mostly located in the nearby town of Gravesend.

For these reasons Istead Rise can therefore be considered a wholly sustainable location by virtue of its facilities and its connectivity both locally and to the wider region

We trust this information is acceptable and we respectfully request the proposal is approved by the Local Planning Authority.

Should you have any queries give me a call on 07415 688319. We look forward to hearing from you.

With Regards

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