

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 8:26 AM 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] Orchard Lea, Westwood Road, Southfleet Kent

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 housing development submitted under the above application. My objection is based on serious and well-founded concerns regarding traffic, pollution, infrastructure capacity, flood risk, loss of amenity, and the failure of this proposal to meet local housing need in line with national planning guidance. Traffic, Access and Pollution The proposal will introduce an estimated additional 400+ vehicles using Downs Road, which is the only access route to the development. This road already serves Istead Rise Primary School, and the increase in traffic will significantly worsen congestion, air pollution, and road safety risks for children, parents, and residents. In addition, the plans include a major new junction directly affecting access to the school, further compounding safety concerns. This assessment does not appear to adequately consider the five years of construction activity, which will bring prolonged noise, dust, and vehicle pollution in close proximity to the school and existing homes. Parking and Road Infrastructure
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The development makes no provision for improvements to already deteriorating local roads. There is no proposed road widening, traffic calming, or parking controls.

Residents were previously told that work vans and branded vehicles would not be permitted on the development; however, it is unclear where these vehicles will realistically be parked, given the lack of infrastructure and enforcement.

Flood Risk and Environmental Impact

The proposed development involves concreting over existing arable land on Downs Road. This land currently provides natural drainage, and the area already suffers from surface water and flooding issues. The loss of permeable ground will inevitably increase flood risk for surrounding properties, with no convincing mitigation measures detailed.

Pressure on Local Services

Local infrastructure is already under significant strain. GP and dentist appointments are difficult to secure, school places are limited, and everyday access to local shops and services is increasingly challenging. This development offers no meaningful solutions to these pressures.

Housing Mix and Local Need

The majority of the proposed homes are described as executive housing, with values expected to range from approximately £600,000 to over £1 million. This does not reflect local housing need and directly contradicts the National Planning Policy Framework's emphasis on delivering genuinely affordable and locally appropriate housing.

The inclusion of two blocks of flats further intensifies density concerns without corresponding infrastructure investment.

Loss of Light, Privacy and Residential Amenity

The site sits on a gradient above existing homes. As proposed, the development will block natural light to current properties and allow overlooking, resulting in a significant loss of privacy and residential amenity for established residents.

Conclusion

This proposal appears to prioritise land value and developer profit over community wellbeing, safety, and sustainability. It fails to comply with national planning guidance on local housing need and places unacceptable pressure on an area already struggling with infrastructure capacity.

For these reasons, I strongly object to this application and urge the Planning Authority to refuse permission.



Kind regards