

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 10:58 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Durndale Lane Northfleet

Comments Details

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

Reasons for comment:

Comments:	Dear Mr Adeoye Lawal (Planning Officer) Re : Application: 20251233 Outline planning application for the demolition of 64 Downs Road and erection of up to 154 No. residential dwellings I am writing to set out my strong objections to the above application that has been submitted to the Council. The application will have a profound impact on local community and also the character of the area, the farm land and the Green Belt. The development will have severe impact on already stretched and over-capacity community infrastructure & Primary Health Care facilities in particular. There will be a cumulative adverse impact on local highways through the generation of additional traffic generated by this development & other nearby proposals in an area where bus services are facing continuing commercial viability challenges. The fact that there have been continuing delays in publishing an updated Local Plan for the Borough has exacerbated the issue. We now have various applicants jockeying for position and seeking to take advantage of an outdated plan and the under-delivery and supply of housing. The result is an unplanned series of proposals that have come forward without an
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established and properly planned spatial development strategy for Gravesham being in place.

The proposed Rose Farm development will have a profound and lasting impact on the community at Istead Rise, in particular on existing community facilities as well as its infrastructure.

It is common knowledge that the local doctors' surgery in Istead Rise has patient lists that exceed their capacity and will be unable to cope with the additional patients generated by this development, the Istead Rise surgery has publicly confirmed this is the case despite the applicant's contention that capacity does exist.

Kent County Council documents clearly indicate that demand for 43 primary school and 31 secondary school pupil places is likely to be generated by this development that cannot be accommodated.

As a resident for 27 years living at 34 Downs Road I attended the nursery, and the infant & primary schools and know that on a daily basis the existing School drop-off and pick-up times already cause significant additional traffic and problems. The stretch of road 300 yards either side of the school is chaos between 8.15am - 9am every school day and in the afternoon as well.

The addition of a substantial number of extra houses will only add to the chaos. Lots of parents taking their children to a secondary school in either Meopham or Gravesend every morning or leaving for work from the proposed new estate into a road that is already chaos will put small children and their parents in danger.

Also, the number of construction vehicles entering / exiting for a few years with deliveries of building materials will create additional chaos, dirt and dust right next to a school for small children. This is likely to happen despite any measures that will be put in place by the developer to try and curtail this. Also the trades vans will need to park on the roads all around Istead Rise as I know they are not normally allowed on site during the working day.

There are limited routes into and out of Istead Rise that can be taken by traffic, so those that are available are already congested in the morning and evening. Wider afield, the A2 junctions that these routes lead into are also subject to very lengthy queues.

I note that National Highways have formally requested that the Council should not grant planning permission until April 16 as there are a number of outstanding concerns and a lack of sufficient information for them to properly assess the implications of the development on the A2/A227 junction. This only serves to reinforce my concerns about the impact of the development on the local road network.

The applicants have made no mention in their submission regarding the potential additional impacts arising from the development on The Thames Estuary and Marshes Special Protection Area and Ramsar site. This is an internationally important landscape for nature conservation and wintering wildfowl.

The site lies within the 6km zone of this protected area. Therefore the application should, but has not, provided sufficient information to enable the Council to undertake an Appropriate Assessment under the Habitat Regulations and to determine whether there would be an impact, alone and in-combination with other projects, on this Protected Area.

I am aware that there is a mitigation scheme in place whereby applicants can make an appropriate (per additional dwelling) contribution to projects that off-set this impact, but the applicant has not committed, as far as I can ascertain, to

making a payment and it is not even referred to in the suggested Heads of Terms for any legal agreement related to the application that may be entered into (para 6.157 of their Planning Statement).

I am also aware that Planning Permission is regularly refused by the Council where no such contributions have been secured. There should be no difference in respect of this application.

I share the concerns expressed by many of the residents of Istead Rise regarding Foul and Surface Water drainage for the development, including in particular, the lack of capacity to deal with foul waste water and concerns that the serious problems of water supply being experienced elsewhere in the County will soon be happening in Istead Rise due to a lack of investment by the Utility Companies coupled with the substantial increase in demand that will take place.

The application proposals for surface water rely entirely on SuDS infrastructure using infiltration basins and soakaways. I am concerned that future lack of or insufficient maintenance of these features will result in an increased risk of Surface Water flooding especially as my parents' property sits lower on the valley side than the application site. The applicant's own drainage consultants have highlighted the potential risk of surface water entering the foul sewer system which will lead to overloading and potential discharges with accompanying health and safety risks and issues. This concern has, I note, been picked-up in the 20 January letter from the County Council's Flood Team.

The proposed layout places foul sewer infrastructure very close to the basins. Foul sewers should normally be separated from infiltration features to meet with statutory undertaker adoption requirements and reduce risk of future settlement or damage. This may need to be reviewed in line with the undertakers' requirements.'

Further information and assurances on this must be requested from the applicant at the outline planning stage as the issue of whether the scheme is capable of being safely and adequately drained in terms of both foul and surface water is a fundamental requirement in assessing the acceptability of the scheme as a whole.

On a more personal note, my parents' house lies immediately adjacent to the proposed footpath & emergency vehicle access route from the site onto Downs Road between numbers 30 and 34.

I am concerned that this track will be secluded & not be in view from any of the new properties and could potentially give rise to loitering & anti-social behaviour next to the boundary of my parents' house and the entire length of their rear garden fence line as well as now being overlooked from the new development, The provision of the walkway will also decrease the level of security and privacy they currently have. This part of the application site through which it passes is also not wide enough to provide for any meaningful additional landscaping or screening.

I can't believe that the developer believes that it is acceptable to create a new entrance for 300 plus cars a day to exit & enter the new development 50 metres from a busy school and whilst construction is being carried out over a period of several years the schools will be subjected to noise pollution in the classroom learning environment and dust, dirt and diesel fumes polluting the air in the school playground and class rooms. Also the fact that the doctors surgery have confirmed that they can't cope with their existing patient list not alone another 500 new patients, the lack of local public transport services, no safe cycle routes or pedestrian routes to Gravesend or Meopham and the existing roads leading out of Istead Rise are grid locked at peak times, for all of the above reasons it should be obvious the Gravesham Council that this is not a suitable location to

build additional housing.



Kind regards