

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 9:30 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] Brookside Road Istead rise

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 residential development at Istead Rise, DA13. My objection is based on conflicts with established national and local planning policies and the demonstrable harm the development would cause to highway safety, flood risk, infrastructure capacity, environmental sustainability, and the health and wellbeing of local residents, particularly children. 1. Highway Safety and Traffic Impact The proposed development would lead to a significant increase in traffic on local roads that are already under strain. Istead Rise is served by narrow residential roads with limited capacity and restricted visibility at key junctions. Similar concerns were recently upheld in a refused and appealed road-use proposal within the Gravesham area, demonstrating that the highway network cannot safely absorb additional traffic. This proposal conflicts with: National Planning Policy Framework (NPPF) Paragraphs 110 and 111, which require developments to ensure safe and suitable access for all users and prevent unacceptable impacts on highway safety. Gravesham Local Plan Policy CS11 (Transport), which requires development to be located and designed to minimise traffic generation and congestion. No adequate evidence has been provided to demonstrate that traffic impacts can be safely mitigated. 2. Sewerage Capacity and Flood Risk The area is already subject to surface water flooding during periods of heavy
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rainfall, and local sewer infrastructure frequently struggles to cope. Adding further residential development will exacerbate these problems, increasing the risk of foul and surface water flooding to existing homes.

This is contrary to:

NPPF Paragraphs 159 and 167, which require development to avoid areas at risk of flooding and ensure that flood risk is not increased elsewhere.

Gravesham Local Plan Policy CS02 (Climate Change and Sustainable Design), which requires development to incorporate effective drainage solutions and climate-resilient design.

Without clear evidence that the sewer network and drainage systems can cope, the proposal is unsound.

3. Impact on Wildlife and Biodiversity

The development would result in the loss of green space and habitat used by local wildlife. This would reduce biodiversity and disrupt established ecosystems in the area.

This directly conflicts with:

NPPF Paragraph 174, which requires planning decisions to protect and enhance biodiversity.

Gravesham Local Plan Policy CS12 (Green Infrastructure), which seeks to safeguard natural habitats and ecological networks.

The proposal fails to demonstrate any meaningful biodiversity net gain or long-term environmental protection.

4. Air Pollution and Impact on Children's Health

Increased traffic will lead to higher levels of air and noise pollution in a predominantly residential area where many children live and attend nearby schools. This is particularly concerning given the established links between vehicle emissions and childhood respiratory conditions.

This conflicts with:

NPPF Paragraph 185, which requires development to mitigate and reduce pollution and adverse impacts on health.

Gravesham Local Plan Policy CS14 (Health and Wellbeing), which prioritises healthy living environments and protection from pollution.

Conclusion

For the reasons outlined above, the proposed development is contrary to both national and local planning policy and would result in demonstrable harm to highway safety, flood risk, environmental sustainability, and public health. I respectfully request that Gravesham Borough Council refuse this application.

Kind regards