

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 2:36 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:	The Knole Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I wish to lodge a formal objection to the proposed development of 154 dwellings on the land directly overlooking my home. I am a neighbouring resident with a clear and direct outlook over this site, and the development would fundamentally change the character of the area and significantly harm residential amenity. My objections relate to the following material planning considerations: 1) Highway safety and severe traffic impacts The proposal would introduce a substantial increase in daily vehicle movements onto an already constrained road network, particularly around Downs Road and surrounding junctions, including access points around Istead Rise, the A227 and New Barn Road. Existing congestion and queuing would be worsened, creating increased risk at peak times. Of particular concern is the safety of children walking to and from schools: additional traffic and the introduction of new junctions/turning movements will make crossing and walking routes more hazardous. 2) Unsustainable location / lack of public transport infrastructure The area lacks adequate sustainable transport provision to support a development of this scale. There is no train station nearby and bus services are limited, including poor evening coverage. As a result, the proposal would create a car-dependent community, contrary to sustainable development objectives and transport policies intended to reduce reliance on private cars. Without safe and
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continuous walking and cycling routes to key destinations such as Gravesend and Meopham, the scheme is not appropriate for the location.

3) Pressure on local services and infrastructure

Local GP surgeries and hospitals are already operating at or near capacity. Local schools and colleges also have limited space. A development of 154 dwellings would place unacceptable additional strain on healthcare, education and community infrastructure. This infrastructure deficit is a major concern and has not been convincingly mitigated.

4) Loss of countryside/greenbelt function, landscape character and coalescence

The site forms part of a valuable open green area which contributes to the local setting, landscape character, and the separation between communities. Developing this land would represent harmful urban sprawl and would erode the gap between Istead Rise and New Barn, permanently altering the rural edge and the special character of the locality. Once lost, this open land cannot be replaced.

5) Harm to ecology and biodiversity

The land supports wildlife and natural habitats, potentially including protected species, and its loss would have long-term environmental consequences. The proposal would cause significant habitat loss and fragmentation, contrary to biodiversity objectives.

6) Impact on residential amenity of neighbouring properties

As a resident directly overlooking the site, I would experience a significant loss of outlook and an overbearing change from open fields to dense housing, alongside increased noise, disturbance and air pollution. The proposal would materially harm the living conditions of existing residents and is disproportionate in scale relative to its surroundings.

Conclusion

For the reasons above, the application represents inappropriate overdevelopment of sensitive land, would create unacceptable highway and safety impacts, place undue pressure on already stretched local services, and would result in long-term harm to the environment and character of the area. I respectfully request that the Local Planning Authority refuses this application.

Kind regards