

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 6:17 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]

Comments Details

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

Reasons for comment:

Comments: I write to formally object to the above planning application for the outline development of up to 154 residential dwellings on land at Rose Farm, Downs Road, Istead Rise, with all matters reserved except access.

My objection is based on the following material planning considerations:

1. Overdevelopment and Inappropriate Scale

The proposed development of up to 154 dwellings represents a significant overdevelopment of the site that is out of keeping with the character, density, and scale of existing residential development in Istead Rise. The surrounding area is predominantly low-density suburban housing, and the intensity of development proposed would fundamentally alter the established character of the locality.

2. Impact on Highway Safety and Traffic Congestion

Downs Road is already subject to congestion, particularly during peak hours. The creation of a single new access point serving up to 154 dwellings will inevitably lead to a substantial increase in vehicle movements, exacerbating existing traffic problems and creating potential highway safety risks for pedestrians, cyclists, and other road users. The application does not demonstrate that the local road network can safely accommodate this increase.

3. Insufficient Infrastructure and Local Services

The proposal places undue pressure on existing local infrastructure, including schools, GP surgeries, dental services, public transport, and community facilities. There is insufficient evidence that local services have the capacity to absorb the level of population growth arising from this development, contrary to the principles of sustainable development.

4. Loss of Open Land and Harm to Local Character

The site currently contributes to the semi-rural setting and openness of the area. Its development would result in the permanent loss of open land that acts as a visual buffer and contributes positively to the character of Istead Rise. This loss would be detrimental to the appearance of the area and local residents' amenity.

5. Environmental and Ecological Concerns

The application lacks sufficient detail to demonstrate that potential impacts on wildlife, habitats, and biodiversity can be adequately mitigated. The loss of green space may harm protected species and local ecosystems, and there is insufficient reassurance that biodiversity net gain can be properly achieved.

6. Noise, Disturbance, and Amenity Impact

Both the construction phase and the long-term occupation of the site would result in increased noise, light pollution, and general disturbance to nearby residents. The scale of the proposed development raises serious concerns regarding loss of residential amenity.

7. Outline Application with Key Matters Reserved

While access is considered at this stage, all other matters are reserved, meaning the full impacts of layout, scale, appearance, landscaping, and drainage cannot be properly assessed. Given the scale of development proposed, this lack of detail is inappropriate and prevents meaningful public scrutiny.

Conclusion

For the reasons outlined above, I respectfully request that this application be refused. The proposal represents an unsustainable and inappropriate form of development that would cause significant harm to highway safety, local infrastructure, environmental assets, and the character and amenity of Istead Rise.

Kind regards