

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 10:50 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:

My objections to this planning application are backed by evidence and refer to specific planning policies:

- Impact on amenity - This includes loss of light/overshadowing/overlooking/loss of privacy, and an overbearing sense of enclosure.
- Design and appearance - The visual impact, suitability of materials, and whether the design is out of character or scale with the area.
- Urban sprawl - overdevelopment of Istead Rise and the gap closing between Istead Rise and New Barn. Significant change and harm to the setting and special character of our community.
- Highway and traffic safety - Concerns about increased traffic generation, inadequate parking and poor road access are valid planning considerations. Greatly increased traffic volumes on Istead Rise, in particular Downs Rd. School Parking will become a rat run, many cyclists and horses use Downs Rd putting their safety at great risk. There is likely to be over 21,560 additional car movements per year on an already busy, congested road. This will significantly increase the risk of accidents and fatalities. Children walking to school will be at greater risk.
- More traffic congestion at junctions in and out of Istead Rise, when the A2 closed, always has a knock-on effect of traffic volumes on the rise. More pollution and noise, especially around the school area and loss of privacy for existing homes.
- Environmental impact - effects on nature conversation, flood risk, loss of tress,

noise and hazardous materials are important considerations. Significant, increase to flood risk of Downs Rd which is at the bottom of a valley. The fields act as a soakaway, building on these will remove this causing the water to end up in adjacent properties.

- Loss of valuable greenbelt land and natural habitats with long term environmental consequences being catastrophic for our wildlife, including protected species living there.
- Loss of valuable fertile farming land which is fundamental to food security. Local businesses and workforce will suffer loss of jobs and financial hardship.
- Planning policy compliance - whether the proposal contradicts the local development plan, national planning policy framework (NPPF) or conservation area rules.
- Infrastructure - adequacy of public services and utilities to support the development. Hospital waiting times are already out of control at Darenth Valley, Local GP surgeries are oversubscribed. Building additional housing will greatly affect delivery of all NHS provision in the local area.
- No safe walking or cycling routes to Gravesend or Meopham, car dependent community.
- Lack of infrastructure for a larger population e.g. shops, parking for shops, no train station and very limited bus provision. Buses not running every day or into the evenings.
- Reduction of first place choice at Istead Rise Primary School if the PAN remains the same as it is now with the existing admissions criteria.
- The noise and pollution created by building the houses will cause untold inconvenience to the community.

The plan is inappropriate and does not benefit or reflect the needs of local people.

The proposed planning application should be rejected with no room for appeal.

Kind regards