

# 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 11:03 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] |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>Dear Sir/Madam,</p> <p>I wish to formally object to the above planning application. My objections are based on material planning considerations, supported by evidence, and directly relate to local and national planning policy.</p> <p>1. Impact on Residential Amenity<br/>The proposed development would result in an unacceptable loss of residential amenity for existing residents, including loss of light, increased overshadowing, overlooking, loss of privacy, and an overbearing sense of enclosure. These impacts would significantly harm the living conditions of neighbouring properties and are contrary to established planning principles that seek to protect residential amenity.</p> <p>2. Design and Appearance<br/>The scale, massing, layout and visual impact of the proposed development are inappropriate for this location. The design fails to respect the established character, density and appearance of Istead Rise and would appear out of keeping with the surrounding area. The proposal represents overdevelopment and does not demonstrate high-quality or context-sensitive design, contrary to local design policies and the National Planning Policy Framework (NPPF).</p> <p>3. Urban Sprawl and Coalescence</p> |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposal would contribute to urban sprawl and the gradual coalescence of Istead Rise and New Barn. This would cause significant harm to the setting, identity and special character of the local community. The erosion of the rural gap between settlements conflicts with strategic planning objectives aimed at preventing settlement coalescence and protecting countryside character.

#### 4. Highway Safety and Traffic Impact

The development would generate a significant increase in traffic movements, estimated to be in excess of 21,560 additional car movements per year, on an already busy and constrained local road network. Downs Road, in particular, is heavily used by school traffic, pedestrians, cyclists and horse riders. Increased traffic volumes would materially worsen highway safety, increase the risk of accidents and place children walking to school at greater risk. School parking pressures would encourage rat-running, further compounding safety concerns.

#### 5. Traffic Congestion, Noise and Air Pollution

There would be increased congestion at key junctions in and out of Istead Rise, particularly during periods when the A2 is closed or restricted, which already causes traffic displacement into the village. The resulting increase in vehicle emissions and noise would be especially harmful around the school and nearby homes, adversely affecting health, wellbeing and residential amenity.

#### 6. Flood Risk and Drainage

Downs Road lies at the bottom of a valley and is already susceptible to surface water issues. The application site currently functions as a natural soakaway. Developing this land would remove permeable surfaces, significantly increasing flood risk to Downs Road and adjacent properties. This is contrary to sustainable drainage principles and national policy requiring development to avoid increasing flood risk elsewhere.

#### 7. Environmental Impact and Biodiversity

The proposal would result in the loss of greenbelt land, mature trees and natural habitats, with severe long-term environmental consequences. The site supports wildlife, including protected species, and the development would cause irreversible harm to biodiversity, contrary to policies requiring biodiversity protection and net gain.

#### 8. Loss of Agricultural Land and Economic Impact

The development would lead to the loss of valuable fertile agricultural land, undermining local food security. It would also negatively impact local agricultural businesses, resulting in job losses and financial hardship within the rural economy.

#### 9. Planning Policy Conflict

The proposal conflicts with the Local Development Plan and the National Planning Policy Framework, particularly policies relating to sustainable development, protection of countryside, settlement separation, residential amenity, highway safety, flood risk and environmental protection.

#### 10. Infrastructure Capacity

Local infrastructure is already under severe strain. Darent Valley Hospital experiences excessive waiting times, and local GP surgeries are oversubscribed. The proposed development would exacerbate these issues, with no credible mitigation or infrastructure provision to support additional demand on NHS services.

#### 11. Sustainable Transport and Accessibility

There are no safe or practical walking or cycling routes to Gravesend or Meopham, making the area highly car-dependent. Public transport provision is extremely limited, with infrequent bus services that do not operate daily or into the evenings. The location is therefore unsustainable in transport terms.

#### 12. Local Services and Facilities

Istead Rise lacks the necessary infrastructure to support additional population growth, including adequate shops, parking, public transport and a railway station. Existing facilities are insufficient to meet current demand, let alone future growth.

#### 13. Education Impact

The development would likely reduce first-choice school allocations at Istead Rise Primary School if the Published Admission Number remains unchanged, disadvantaging local families under the current admissions criteria.

#### 14. Construction Impacts

The noise, pollution, dust and disruption arising from construction would cause significant and prolonged harm to the wellbeing and daily lives of residents.

#### Conclusion

This proposal represents inappropriate development that fails to reflect or benefit the needs of the local community. The cumulative harms - to amenity, character, safety, environment, infrastructure and sustainability - clearly outweigh any perceived benefits.

For the reasons set out above, the application should be refused. The identified harms are substantial, enduring and contrary to planning policy, leaving no justification for approval.

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Kind regards