

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 11:12 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]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	# Formal Objection to Planning Application - Istead Rise ## Introduction I submit this formal objection to the proposed planning application on the basis of material planning considerations. The objections set out below are supported by evidence and relate directly to local and national planning policy. Taken individually and cumulatively, the impacts of the proposal would cause significant and demonstrable harm that outweighs any claimed benefits. ## 1. Impact on Residential Amenity The development would result in unacceptable harm to residential amenity, including loss of light, overshadowing, overlooking, loss of privacy, and an overbearing sense of enclosure. These impacts would materially reduce the quality of life for existing residents and conflict with established planning principles that seek to protect neighbouring amenity. ## 2. Design and Appearance The scale, massing, layout and visual impact of the proposal are inappropriate for this location. The development would be out of character with the established form, density and appearance of Istead Rise. The proposal represents
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overdevelopment and fails to demonstrate high-quality, context-led design.

3. Urban Sprawl and Coalescence

The proposal would contribute to urban sprawl and the gradual closing of the gap between Istead Rise and New Barn. This would cause significant harm to the setting, identity and special character of the local community and undermine the clear separation between settlements.

4. Highway Safety and Traffic Impact

The development would generate a substantial increase in traffic, estimated at over 21,560 additional vehicle movements per year, on an already congested and constrained road network. Downs Road is heavily used by pedestrians, school children, cyclists and horse riders. Increased traffic volumes would significantly increase the risk of accidents and compromise highway safety.

School-related parking pressures would be exacerbated, encouraging rat-running through residential roads and further endangering vulnerable road users, including children walking to school.

5. Traffic Congestion, Noise and Air Pollution

Additional traffic would worsen congestion at junctions in and out of Istead Rise, particularly during periods when the A2 is closed or restricted, which already diverts traffic through the village. This would lead to increased noise and air pollution, especially around the school and nearby homes, causing harm to 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 flooding. The application site currently functions as a natural soakaway. Development would remove permeable land, increasing surface water runoff and flood risk to Downs Road and adjacent properties, contrary to sustainable drainage principles.

7. Environmental Impact and Biodiversity

The proposal would result in the loss of valuable greenbelt land, mature trees and natural habitats. This would have severe and irreversible consequences for local wildlife, including protected species. The development fails to adequately protect biodiversity and would not deliver meaningful biodiversity net gain.

8. Loss of Agricultural Land and Rural Economy

The site comprises fertile agricultural land that contributes to local food security. Its loss would undermine sustainable farming and negatively impact local agricultural businesses, potentially resulting in job losses and financial hardship.

9. Conflict with Planning Policy

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

10. Infrastructure Capacity

Local infrastructure is already under significant strain. Darent Valley Hospital

experiences excessive waiting times, and local GP surgeries are oversubscribed. The development would increase demand on already stretched NHS services, with no credible or secured mitigation proposed.

11. Sustainable Transport and Accessibility

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

12. Local Services and Facilities

Istead Rise lacks sufficient infrastructure to support further population growth, including shops, parking, public transport and rail access. Existing facilities are already inadequate to meet current demand.

13. Education Impact

The development would place additional pressure on local schools. If the Published Admission Number at Istead Rise Primary School remains unchanged, local children may lose first-choice school places under the existing admissions criteria.

14. Construction Impacts

The construction phase would generate significant noise, dust, pollution and disruption over a prolonged period, causing harm to residents' health, wellbeing and daily lives.

Conclusion

The proposed development is inappropriate for this location and does not reflect or benefit the needs of the local community. The cumulative impacts on residential amenity, character, highway safety, environment, infrastructure and sustainability are severe and unacceptable.

For these reasons, the planning application should be refused.

Kind regards