

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 11:23 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:	# Executive Summary Objection to Planning Application - Istead Rise ## Overview This document provides a concise summary of objections to the proposed development at Istead Rise. The objections are based on material planning considerations and demonstrate that the proposal would cause significant harm when assessed against local and national planning policy. ## Key Planning Harms ### 1. Residential Amenity The proposal would result in loss of privacy, light and outlook for neighbouring residents, together with an overbearing sense of enclosure. These impacts would unacceptably harm living conditions. ### 2. Character, Design and Scale The development is out of character with Istead Rise in terms of scale, density and form. It represents overdevelopment and fails to respect the established settlement pattern and rural edge character.
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3. Urban Sprawl and Settlement Coalescence

The proposal would erode the countryside gap between Istead Rise and New Barn, contributing to urban sprawl and the loss of the distinct identity and setting of both settlements.

4. Highway Safety and Traffic

The development would generate a substantial increase in traffic on Downs Road and surrounding streets, which are already congested and heavily used by school children, pedestrians, cyclists and horse riders. Highway safety would be materially compromised.

5. Congestion, Noise and Air Quality

Increased traffic would worsen congestion, particularly during A2 closures, leading to higher noise levels and air pollution, especially around the school and residential areas.

6. Flood Risk and Drainage

The site currently functions as a natural soakaway. Its development would increase surface water runoff, significantly raising flood risk on Downs Road and to nearby properties located at the bottom of the valley.

7. Environmental and Biodiversity Harm

The proposal would lead to the loss of greenbelt land, trees and wildlife habitats, including those supporting protected species. The environmental harm would be long-term and irreversible.

8. Loss of Agricultural Land

The development would permanently remove fertile agricultural land, undermining local food security and harming the rural economy.

9. Infrastructure Deficiencies

Local infrastructure, including GP surgeries and Darent Valley Hospital, is already under severe pressure. The proposal provides no realistic mitigation for the increased demand on health and public services.

10. Unsustainable Location

The site is highly car-dependent, with no safe walking or cycling routes to Gravesend or Meopham and very limited public transport provision. This conflicts with sustainable development objectives.

11. Education Impact

Additional housing would place further pressure on local schools and may reduce first-choice allocations at Istead Rise Primary School for existing residents' children.

Conclusion

The proposed development fails to comply with key principles of sustainable development. The cumulative harm to residential amenity, character, highway safety, the environment and infrastructure significantly outweighs any perceived benefits.

For these reasons, the planning application should be refused.

Kind regards