

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 11:34 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:	Objection to the Proposed Development at Istead Rise I strongly object to the proposed planning application for development at Istead Rise. The proposed development is inappropriate for this location and would cause significant and lasting harm to the community. It fails to reflect the needs of local people and conflicts with fundamental planning principles. My objections are based on the following key issues: - Loss of Residential Amenity - The development would result in unacceptable loss of privacy, light and outlook for existing residents, together with an overbearing sense of enclosure. - Out-of-Character Design and Overdevelopment - The scale, density and design are not in keeping with the established character of Istead Rise and represent clear overdevelopment of the site. - Urban Sprawl and Settlement Coalescence - The proposal would erode the countryside gap between Istead Rise and New Barn, leading to urban sprawl and the loss of the distinct identity and setting of both communities.
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- Highway Safety Risks - The development would significantly increase traffic on already congested roads, particularly Downs Road, which is heavily used by school children, pedestrians, cyclists and horse riders. This would greatly increase the risk of accidents.

- Traffic Congestion, Noise and Pollution - Increased vehicle movements would worsen congestion, raise noise levels and increase air pollution, especially around the school and residential areas.

- Increased Flood Risk - The site currently acts as a natural soakaway. Development would increase surface water runoff and flood risk to Downs Road and nearby properties located at the bottom of the valley.

- Environmental and Wildlife Harm - The proposal would lead to the loss of greenbelt land, trees and natural habitats, causing irreversible damage to wildlife, including protected species.

- Loss of Agricultural Land - Valuable fertile farmland would be permanently lost, undermining local food security and the rural economy.

- Inadequate Infrastructure - Local GP surgeries, schools and Darent Valley Hospital are already under severe pressure. The development provides no credible solutions to address increased demand on public services.

- Unsustainable Location - The area is highly car-dependent, with no safe walking or cycling routes to Gravesend or Meopham and very limited public transport provision.

For these reasons, I believe the proposed development is unsustainable, contrary to planning policy, and would cause unacceptable harm to the community and environment.

I therefore call on the Local Planning Authority to refuse this planning application.

Kind regards