

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 12:23 PM 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] sheridan Road Bexleyheath

Comments Details

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

Reasons for comment:

Comments:	My objections to this planning application are supported by evidence and reference specific planning policies. The proposal raises serious concerns in the following areas: Impact on residential amenity - The development would result in loss of light, overshadowing, overlooking, and a loss of privacy, creating an overbearing sense of enclosure for existing residents. Design and appearance - The visual impact of the proposal, the suitability of materials, and the overall design are inappropriate and out of character with the surrounding area in terms of scale and appearance. Urban sprawl - The proposal represents overdevelopment of Istead Rise and would significantly reduce the gap between Istead Rise and New Barn. This would cause substantial harm to the setting and special character of the community. Highway and traffic safety - The development would generate a significant increase in traffic, with inadequate parking provision and poor road access. Downs Road in particular would experience greatly increased traffic volumes. This road is heavily used by school traffic, cyclists, and horse riders, placing them at serious risk. School-related parking could turn Downs Road into a rat run. It is estimated that the development would generate over 21,560 additional vehicle
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movements per year on an already congested road, significantly increasing the risk of accidents and potential fatalities, particularly for children walking to school.

Traffic congestion, noise, and pollution - Increased congestion at junctions in and out of Istead Rise is inevitable, especially when the A2 is closed, which already results in traffic being diverted through the area. This would lead to increased noise and air pollution, particularly around the school, and further loss of privacy for existing homes.

Environmental impact and flood risk - The development would adversely affect nature conservation, increase noise levels, involve hazardous materials, result in the loss of trees, and significantly increase flood risk. Downs Road lies at the bottom of a valley, and the surrounding fields currently act as a natural soakaway. Development on this land would remove this function, increasing surface water runoff and causing flooding to adjacent properties.

Loss of greenbelt land and habitats - The proposal would result in the permanent loss of valuable greenbelt land and natural habitats. The long-term environmental consequences would be severe, with catastrophic impacts on wildlife, including protected species known to inhabit the area.

Loss of agricultural land - The development would lead to the loss of fertile agricultural land, which is vital for food security. This would also negatively impact local farming businesses, resulting in job losses and financial hardship for the local workforce.

Planning policy compliance - The proposal conflicts with the local development plan, the National Planning Policy Framework (NPPF), and relevant conservation policies.

Infrastructure capacity - Existing infrastructure is already under significant strain. Darenth Valley Hospital has excessive waiting times, and local GP surgeries are oversubscribed. The addition of further housing would severely impact the delivery of NHS services in the local area.

Sustainable transport - There are no safe walking or cycling routes to Gravesend or Meopham, making the area heavily car-dependent.

Lack of local infrastructure - The area lacks sufficient infrastructure to support a larger population, including shops, shop parking, a train station, and reliable public transport. Bus services are extremely limited, do not operate daily, and do not run into the evenings.

Education provision - The development would likely reduce the availability of first-choice places at Istead Rise Primary School if the current Published Admission Number (PAN) and admissions criteria remain unchanged.

Construction impact - The noise, pollution, and disruption caused during the construction phase would result in significant and prolonged inconvenience to the local community.

In conclusion, this proposal is inappropriate, fails to meet the needs of local residents, and would cause substantial and lasting harm to the community. The planning application should therefore be refused in full, with no grounds for appeal.

Kind regards