

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 3:11 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]

Comments Details

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

Reasons for comment:

Comments:

Planning Objection

I am writing to object to this planning application. As a resident of Downs Road, I believe the proposal would introduce impacts that are harmful, avoidable, and out of proportion with what the local area and infrastructure can reasonably accommodate.

While I understand the need for housing, development must be delivered in locations where it can be supported safely and sustainably. In my view, this scheme fails that test for the reasons set out below.

A) Safety and Everyday Practical Impacts

1. Road safety and pedestrian risk

The local roads are already under pressure. Introducing additional traffic and parking demand would reduce safety for residents, pedestrians and drivers. Downs Road and its connecting routes are not suitable for a significant increase in vehicle movements, and this would inevitably increase conflict between vehicles, pedestrians and parked cars.

2. Particular concern due to the primary school on Downs Road

A key issue is that Downs Road is home to the local primary school and is used by children and families every day. The road is busiest during school-run periods, and additional traffic linked to the development would introduce unacceptable risks at the very times when the area needs to be at its safest.

B) Flooding, Drainage and Resilience

3. Increased surface water flooding risk

Downs Road sits at the bottom of a valley and is already vulnerable during heavy rainfall. Building on open land in this location is likely to increase surface water run-off, making matters worse. I do not believe the application provides enough confidence that drainage measures would prevent negative impacts to existing roads and homes downhill from the development.

4. Insufficient information and reassurance

The application should be required to demonstrate, in clear and detailed terms, how run-off will be controlled during extreme weather events. Without that, it is not possible to conclude the development can proceed without unacceptable risk.

C) Strain on Infrastructure and Public Services

5. Local healthcare is already stretched

GP services and hospitals locally are already difficult to access in a timely way. Additional homes will increase demand further, yet there is no credible evidence that healthcare capacity will expand to match the increase in population.

6. Education capacity concerns

There is also ongoing pressure on school places in the area, particularly at secondary and post-16 levels. Approving a development that increases demand without secured additional provision would leave existing and future residents competing for already limited places.

D) Wider Highway and Network Impact

7. Congestion beyond the immediate site

Traffic impacts would not be confined to Downs Road. Additional movements would affect key routes in and out of Istead Rise and nearby junctions, including New Barn Road and the A227. Increased congestion would worsen delays, reduce journey reliability, and create further safety concerns across the local network.

8. Construction impacts cannot be ignored

Even before any homes are occupied, construction activity would bring heavy vehicles, noise and dust to the area. In a location used daily by schoolchildren and local residents, the disruption and safety risks during the build period are a serious concern. The application does not clearly set out how construction traffic would be controlled or restricted to minimise danger.

E) Harm to the Environment and the Character of the Area

9. Loss of openness and Green Belt impact

This development would reduce the openness currently provided by the site and would contribute to the gradual erosion of the Green Belt and countryside setting. Once this land is developed, the change is permanent and cannot be reversed.

10. Increased urbanisation and coalescence

The proposal would push the area towards greater urban sprawl and reduce the separation between nearby settlements, including Istead Rise and New Barn. This would fundamentally alter the character and identity of the area.

F) Sustainability Concerns

11. Car dependency is unavoidable in this location

Public transport is limited, there is no local train station, and bus services are not frequent or reliable enough for many residents to depend on-particularly outside standard daytime hours. Walking and cycling routes to nearby towns are not practical for many. As a result, residents of the proposed development would be reliant on cars, increasing traffic impacts further and undermining sustainable transport objectives.

Overall Planning Balance / Request

Taking all of the above into account, I do not believe the application demonstrates that this development can be delivered safely, without worsening flood risk, or without placing unacceptable strain on local infrastructure. The harm to the Green Belt setting and the character of the area adds further weight

against the proposal.

For these reasons, I respectfully request that the council refuses

Kind regards