

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 9:38 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:	Biddenden Way Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the proposed housing development in Istead Rise. The development would have a significant negative impact on the local area, including increased pollution levels and the loss of natural habitat and designated green belt land. Such environmental impacts would fundamentally alter the character of the area and lead to a reduction in local biodiversity. The proposed development is located in very close proximity to the local primary school. This raises serious concerns regarding pupil safety, wellbeing, and air quality, particularly as a result of construction activity and the long-term increase in traffic volumes and associated pollutants. Due to the location and relative remoteness of Istead Rise, reliance on private transport is already high, which places additional pressure on local roads, especially those surrounding the school. The further increase in vehicle movements generated by the proposed development would significantly exacerbate these issues and increase risks during peak school hours. In addition, the proposal fails to adequately address the limited capacity of local healthcare services, which are already under considerable strain. This includes not only GP surgeries, but also hospital services and dental practices, all of which are currently struggling to meet existing demand. Furthermore, the proposal suggests that local primary and secondary schools
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have sufficient capacity to accommodate the increased demand generated by the development. However, this position is contradicted by the Kent County Council report, which identifies the need for additional investment to manage increased pressures on both mainstream education and Special Educational Needs and Disabilities (SEND) provision.

Kind regards