

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 8:53 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:	Biddenden Way Istead Rise

Comments Details

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

Reasons for comment:

Comments:

I wish to formally object to the above planning application due to the significant and harmful impact it will have on my family, particularly my son, and on the wider community. [REDACTED], and this proposal would seriously affect our quality of life and wellbeing.

[REDACTED] attends a school located immediately next to the proposed development site. The construction of 154 new homes directly beside his school is already causing distress and anxiety, and the prospect of prolonged construction activity, noise, dust and disruption raises serious concerns for his mental health, emotional wellbeing, and ability to learn. The close proximity of a large-scale development to an active school environment is wholly inappropriate and risks long-term negative effects on children's welfare and education.

Noise, air pollution and health impacts (including asthma)
The scale of the proposed development will inevitably result in increased construction noise, dust, and air pollution, followed by a significant rise in vehicle emissions once occupied. This is of particular concern to me as [REDACTED] which can be aggravated by poor air quality, dust, and pollution. The development would place residents and schoolchildren at increased health risk, which has not been adequately addressed.

Loss of farmland and environmental harm

The proposal involves the loss of valuable farmland, which contributes to the rural character of the area and provides environmental and ecological benefits. Replacing open farmland with 154 houses represents overdevelopment of the site and will permanently alter the character of the area, contrary to sustainable development principles.

Traffic, parking and pollution

An additional 154 homes will inevitably generate a substantial increase in car use, traffic congestion, and parking pressure. This will worsen air pollution, increase noise levels, and raise road safety concerns, particularly given the proximity to a school where children and families are regularly present.

Pressure on local services and inaccurate information

The application appears to rely on inaccurate or misleading information regarding the capacity of local services. It is stated that local GP surgeries have sufficient space; however, this does not reflect the reality experienced by residents, where doctors' services are already under strain and access to appointments is limited. The additional demand created by 154 new homes would place unacceptable pressure on already stretched healthcare and community services.

Impact on residential amenity and character of the area

As long-term residents, we have enjoyed a settled and established environment. This proposal would cause a significant loss of residential amenity through noise, disturbance, pollution, and overdevelopment, and would set an undesirable precedent for further expansion into green and agricultural land.

Conclusion

Given the severe impacts [REDACTED] mental health and schooling, risks to health (including asthma), loss of farmland, increased pollution and traffic, and the strain on local services, I strongly believe this application is unsustainable and unsuitable for this location. For these reasons, I respectfully request that planning application 20251233 be refused.

Kind regards