

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 8:59 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 am writing to object to the above planning application due to the serious impact it would have on my family, my child, and the local area. Our family has lived in this community for over [REDACTED] years, and we have strong concerns about the suitability and scale of this proposal.

Impact on children's wellbeing and education

The proposed development of 154 new homes is located directly next to my son's school. The scale and duration of construction, followed by the long-term increase in activity, traffic and noise, is inappropriate in such close proximity to a school environment. This has already caused anxiety and concern for my [REDACTED] and I believe the development would have a negative effect on his wellbeing, concentration, and overall school experience.

Construction disturbance and air quality

A development of this size will inevitably generate sustained noise, dust, and disruption over a prolonged period. This raises concerns not only for nearby residents but also for children and staff at the neighbouring school, who will be exposed to construction activity throughout the school day.

Loss of agricultural land and overdevelopment

The proposal would result in the permanent loss of open farmland, which currently contributes to the character, openness, and environmental value of the area. The replacement of this land with 154 houses represents a significant level

of overdevelopment and an unsustainable expansion into green and agricultural land.

Traffic generation and pollution

An increase of 154 households will bring a substantial rise in vehicle movements. This will worsen traffic congestion, increase air and noise pollution, and raise safety concerns, particularly given the volume of pedestrians and children accessing the nearby school.

Impact on local services and accuracy of information provided

The application suggests that local healthcare services, including GP surgeries, are able to accommodate the increased demand. This does not reflect the lived experience of residents, where access to doctors is already limited and services are under pressure. The additional strain created by a development of this scale has not been adequately or realistically addressed.

Residential amenity and character of the area

As long-standing residents, we value the established residential nature of this area. The proposed development would significantly harm local amenity through increased disturbance, traffic, and environmental impact, and would fundamentally change the character of the neighbourhood.

Kind regards