

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 12:06 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:	Flowerhill way Istead Rise

Comments Details

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

Reasons for comment:

Comments: I am writing to formally submit my objection to the proposed development of 154 dwellings in Istead Rise. While I recognize the need for housing, this specific proposal represents an unsustainable "land grab" that ignores the National Planning Policy Framework (NPPF) regarding local needs and threatens the health, safety, and infrastructure of our community.

1. Risk to Public Health: Dust and Air Quality

The proximity of this development to Istead Rise Primary School is deeply alarming. During the projected five-year construction phase, children will be exposed to significant levels of construction dust and particulate matter.

For developing lungs, this is not merely an inconvenience; it is a health hazard. Furthermore, the 400+ additional vehicles generated by this site will funnel past the school gates-the development's sole access point-permanently increasing NO2 levels where our children play and learn.

2. Critical Infrastructure: Power, Water, and Medical Access

Istead Rise is a small town already struggling with a fragile utility grid. We frequently experience power cuts and fluctuating water pressure; adding 154 large households will push this "stressed" infrastructure to a breaking point.

Furthermore, the impact on local services will be catastrophic:

Healthcare: GP surgeries and dental practices in the area are already at full capacity. This development could add over 500 new residents, making it virtually impossible for existing locals to secure timely appointments.

Education: The primary school cannot absorb the resulting surge in pupil numbers without compromising the quality of education.

3. Traffic and Highway Safety

The proposed major junction on Downs Road is a recipe for gridlock.

Congestion: Downs Road is already narrow and congested. There are no plans for road widening or new parking restrictions to offset the influx of 400+ vehicles.

The "Van" Issue: Developers have suggested a ban on branded work vans within the site. This is unenforceable and unrealistic. These vehicles will inevitably overflow onto existing residential streets, further restricting access for emergency services and local residents.

Local Economy: Increased traffic will make accessing local shops and services, such as the hairdressers, significantly harder, potentially damaging our local small businesses.

4. Environmental Impact: Flooding and Light

The transition from natural arable land to concrete "hardstanding" will significantly increase surface water runoff.

Flood Risk: Downs Road already suffers from drainage issues. Removing the natural absorption of this land will exacerbate flood risks for all properties further down the gradient.

Privacy and Light: Because the site sits on a gradient, the proposed height of these buildings-including two blocks of flats-will create a "looming" effect. This will result in a total loss of natural light for existing residents and a severe invasion of privacy.

5. Failure to Meet Local Housing Need

This proposal ignores the mandate for "local housing for local need." With estimated price points between £600k and £1m+, these executive homes are not designed for local first-time buyers or young families from Istead Rise. This is a profit-driven expansion that provides no tangible benefit to the people who actually live here.

Conclusion The cumulative impact of construction dust on school children, the strain on our failing power grid and medical services, and the inevitable traffic chaos make this proposal entirely unsuitable for Istead Rise. I urge the planning committee to refuse this application.

Kind regards