

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 4:49 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:	Clive Road Sittingbourne

Comments Details

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

Reasons for comment:

Comments: To: Gravesham Borough Council Planning Department Subject: Formal Objection to Planning Proposal [Insert Reference Number] - Istead Rise

I am writing as a regular visitor [REDACTED] who performs the daily school run to Istead Rise Primary School. [REDACTED] I spend a significant portion of my week here supporting my family, and I am deeply concerned that this proposal will make the area unsafe for my grandchildren and unmanageable for the community.

1. Direct Impact on School Children (Dust and Safety)

My primary concern is the health of the children at Istead Rise Primary. The proposed development sits dangerously close to the school grounds.

Construction Hazards: During the five-year build, children will be breathing in construction dust and silica particles daily. As someone who walks them to the gates, I am worried about the long-term respiratory impact on young lungs.

Traffic Danger: The plan to use the school's only access point as the sole entrance for 400+ new cars and heavy construction plant is a disaster waiting to happen. The school run is already a delicate balance; adding HGVs and hundreds of additional commuter cars to this specific bottleneck puts every child crossing that road at risk.

2. Deterioration of the Local "Village" Infrastructure

Through my frequent visits, I see firsthand that Istead Rise is already at a breaking point.

Medical Access: My family already struggles to get GP appointments. Adding 154 "executive" homes-likely housing hundreds of people-will make it impossible for the elderly or young children in this community to see a doctor when they are unwell.

Power and Utilities: I have personally experienced the unreliability of the local power grid while visiting. The town's infrastructure is clearly outdated; adding more large-scale housing without significant upgrades will only lead to more frequent power cuts for vulnerable residents.

3. Traffic and Local Services

Istead Rise is a small, quiet community, but the roads are already deteriorating.

Gridlock: Accessing the local shops or the hairdressers is becoming a struggle. There is no plan to widen roads or improve parking, and the influx of vehicles will turn a quick trip to support local businesses into a stressful ordeal.

Displaced Parking: The suggestion that work vans won't be allowed on the new site is highly cynical. These vans will simply park on the existing narrow streets of Istead Rise, creating more blind spots for children and blocking access for emergency vehicles.

4. Failure to Address Real Needs

From what I have observed, the village needs affordable options for the next generation. Instead, this proposal focuses on executive homes priced at £600k-£1m+. This does nothing for local families. It is a "land grab" that sacrifices the safety and light of existing homes (especially given the steep gradient of the site) for developer profit.

Conclusion As someone who sees the daily reality of the school run and the village's current struggles, I believe this development is entirely inappropriate. It places a massive burden on the school, the roads, and the utility grid without providing any benefit to the community. I urge the council to reject this proposal.

Kind regards