

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 4:50 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] - 154 Dwellings in Istead Rise

I am writing to express my strong opposition to the proposed development of 154 homes in Istead Rise. As a grandparent who is heavily involved in the daily life of my family here-specifically in providing childcare and managing the school run-I am shocked by the lack of consideration for the safety and well-being of the current community.

1. Environmental Hazards to Young Children

The proximity of this massive construction site to Istead Rise Primary School is unacceptable.

Air Quality and Dust: For the duration of the build, our children will be playing and learning in the shadow of heavy machinery. The sheer volume of construction dust and vehicle emissions is a major health concern. We should be protecting the air quality around our schools, not introducing five years of industrial pollution.

Noise Pollution: The constant noise from a site of this scale will be incredibly disruptive to a primary school learning environment.

2. Traffic Chaos and Pedestrian Safety

The choice of Downs Road as the primary access point is dangerous.

The School Run: I already find the traffic around the school challenging. Adding over 400 vehicles to this exact location-which is the only access point-will create a permanent bottleneck.

Safety Risks: More cars mean more danger for children walking to school. The proposed major junction will fundamentally change the character of this quiet road and increase the risk of accidents for the most vulnerable pedestrians.

3. Strain on Failing Infrastructure

Istead Rise feels like a village that has already reached its limit.

Utilities: It is common knowledge that the local power grid is unstable, with frequent power cuts. Adding 154 large "executive" homes to a system that already struggles is negligent.

Healthcare Crisis: Trying to get an appointment at the local GP or dentist is already a battle. This development brings no new medical facilities, meaning wait times for my grandchildren and the elderly will only get worse.

4. Overdevelopment and Loss of Privacy

This proposal is clearly a "land grab" rather than a project designed for the local community.

Gradient and Light: Because the site is on a steep slope, these houses (and the planned flats) will tower over existing homes. This will block natural light and allow new residents to look directly into the private gardens and windows of long-term residents.

Lack of Affordability: With homes priced between £600k and £1m, this does nothing to help local young people stay in the area. It simply adds more "executive" housing to an area that cannot support the extra traffic or the loss of its green arable land.

Conclusion As a grandparent concerned for the future of this village, I believe the impact of this development on school safety, air quality, and local services is too high a price to pay. I strongly urge the planning department to refuse this application.

Kind regards