

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 4:58 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Fairthorne Road London

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally lodge my objection to the proposed development of 154 homes in Istead Rise. As a frequent visitor to the village to support my partner's family and assist with the school run, I have a clear view of how detrimental this project will be to the safety and functionality of the area. 1. Child Safety and Air Quality The most significant issue is the location of the development's sole access point right next to Istead Rise Primary School. Pollution: Introducing 400+ additional commuter vehicles, plus years of heavy HGV construction traffic, directly onto the school's doorstep is a massive risk to air quality. Dust: The construction dust generated over a five-year period so close to school playgrounds is unacceptable. We are talking about the daily health and respiratory safety of hundreds of children. 2. Failure of Local Infrastructure Istead Rise is a small town with infrastructure that is already failing. It cannot absorb a development of this scale. Power & Utilities: The village is already prone to frequent power cuts. Adding 154 large households will place an impossible load on a grid that is clearly at its limit.
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Healthcare: Local GP surgeries and dentists are already oversubscribed. This development will make it even harder for families and the elderly to access basic medical care.

Flooding: Replacing natural, sloping arable land with non-porous concrete will create significant surface water runoff, worsening the existing flood risks on Downs Road.

3. Traffic and Parking Mismanagement

The road network in Istead Rise is simply not built for this volume of traffic.

Bottlenecks: Downs Road will become a permanent bottleneck, making it difficult for residents to reach local shops or services.

Parking Displacement: The developers' claim that work vans will be restricted on-site is completely unrealistic. These vehicles will end up parked on existing residential roads, creating safety hazards and blocking access for emergency services.

4. Lack of Value for the Community

This proposal is a "land grab" for high-end executive homes (\$600k-\$1m+) and blocks of flats that do not meet the actual housing needs of local people. Because the site is on a gradient, these buildings will tower over existing homes, resulting in a total loss of privacy and natural light for current residents.

Conclusion This development prioritizes developer profit over the health of school children and the stability of the village's power and medical services. I strongly urge the Council to refuse this application.

Kind regards