

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 4:57 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:	Fairthorn Road London

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 [Reference Number] - 154 Dwellings at Istead Rise

I am writing to formally object to the planning application for 154 dwellings in Istead Rise. Although I do not live in the village, I visit my family here several times a week to assist with childcare and support. I am deeply concerned that this development will fundamentally break the infrastructure of what is currently a safe, family-oriented community.

1. Unacceptable Impact on the School Environment
My sister's children attend Istead Rise Primary, and I frequently assist with the school run. The proposal to place the sole access point for 400+ vehicles directly next to the school is reckless.

Health Risks: The "five-year build" will subject young children to constant construction dust and heavy plant emissions. For a school so close to the boundary, this is a significant respiratory health risk.

Road Safety: The junction at Downs Road is already a struggle during drop-off. Adding hundreds of commuter vehicles and HGVs into that specific bottleneck creates a high-risk environment for pupils and parents alike.

2. Infrastructure at Breaking Point

During my frequent visits, it is clear that Istead Rise is already struggling to cope with its current population.

GP and Dental Access: My sister already finds it nearly impossible to get urgent medical appointments for her children. Adding 154 large households without expanding the local surgery is an invitation for a healthcare crisis.

Utilities: I have been present during several power cuts in the village. The local grid is clearly at capacity; adding an entire new estate will only worsen the frequency of these outages for existing residents.

Surface Water: Converting arable land to concrete on a gradient will inevitably lead to flooding on Downs Road, which already experiences significant drainage issues.

3. Traffic and Local Amenity

The village roads are not designed for this volume of traffic.

Gridlock: Increased traffic will make it harder for visitors and residents to access local shops and the hairdressers, stifling the local economy.

Parking Overflow: The developer's claim that branded vans will not be allowed on-site is a transparent attempt to bypass planning concerns. Those vans will simply be displaced onto the surrounding narrow streets, making them less safe for children and harder for visitors like myself to park safely.

4. Not for Local Need

This development is a clear "land grab" for profit. These £600k-£1m+ executive homes and blocks of flats are not aimed at local young people or families looking to downsize. Furthermore, the gradient of the site means these new builds will loom over existing properties, invading the privacy of families who have lived here for decades.

Conclusion The proposed development is unsustainable and poses a direct threat to the safety and health of the primary school children. I urge the council to reject this application in its entirety.

Kind regards