

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:24 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:	[REDACTED] Wrotham Road Gravesend

Comments Details

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

Reasons for comment:

Comments:	I object to the planning application for 154 new houses and a new access road at Istead Rise school. The proposal would have an unacceptable impact on highway safety, the local school, and the rural character of the area. It would significantly increase traffic on narrow rural roads, particularly during school drop-off and pick-up times at [name of school], creating serious concerns for child safety and congestion. The site is currently quiet farmland, and this large-scale development would result in the loss of agricultural land and urbanise a countryside area that is wholly unsuited to this level of development. Due to the rural location, future residents would be heavily reliant on private vehicles, increasing traffic, noise, and air pollution close to the school and nearby homes. The application fails to demonstrate adequate mitigation for these impacts and is therefore contrary to planning policies relating to highway safety, protection of educational environments, countryside character, and sustainable development. I respectfully request that this application be refused. It ruins the beauty of the rise.
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Kind regards