

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 5:13 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] the driveway Istead rise

Comments Details

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

Reasons for comment:

Comments:	This proposal raises serious concerns regarding highway safety, environmental impact, and, most significantly, the prolonged disruption and distress it would cause to children attending the nearby school and two neighbouring nurseries during the construction phase. Construction Disruption and Impact on Children The scale of this development will result in years of heavy construction activity immediately adjacent to educational settings used by young children. Continuous exposure to loud construction noise, heavy machinery, vibration, dust, and frequent delivery vehicles will be extremely disruptive. Such conditions are wholly unsuitable next to a school and nurseries, where calm, safe, and stable environments are essential. There is a genuine concern that loud and unpredictable noises will cause distress and anxiety to children, particularly those of nursery age. Traffic, Access, and Safety Concerns The proposed new access from Downs Road will significantly increase construction and residential traffic on a road already heavily used during school and nursery drop-off and collection times. The introduction of large construction vehicles alongside pedestrians, parents with pushchairs, and young children presents an unacceptable safety risk. This congestion will continue long after construction is complete due to the volume of new households accessing the site.
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Air Quality and Health Risks

Dust, emissions from construction vehicles, and increased traffic will worsen local air quality. Young children are particularly vulnerable to the health effects of poor air quality, and exposing them to sustained pollution levels near places of education is deeply concerning.

Loss of Green Space and Wildlife

The demolition and redevelopment of this site will result in the loss of green space that currently supports local wildlife and provides an important buffer between residential areas and the school environment. The removal of this land will have a lasting negative impact on biodiversity and the character of the area.

Unsustainable Scale of Development

A development of up to 154 dwellings represents a substantial intensification of use that is out of keeping with the surrounding area and places unreasonable pressure on existing infrastructure, with no clear evidence that these impacts can be adequately mitigated.

Given the proximity of this site to a school and two nurseries, I believe this proposal fails to give sufficient weight to child safety, wellbeing, and educational disruption. I respectfully urge the planning authority to refuse this application.

Kind regards