

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 8:59 AM 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 Drove Way Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the proposed planning application for the construction of over 150 residential dwellings on land directly behind my child's school. I believe this development raises serious concerns regarding road safety, traffic congestion, air and noise pollution, and the potential loss of local wildlife habitat. In its current form, the proposal poses an unacceptable risk to children, families, and the wider community. Traffic and Road Safety The roads surrounding the school are already heavily congested during school drop-off and pick-up times. An additional development of this scale will significantly increase vehicle movements, placing further strain on an already overstretched road network. This will inevitably increase the risk of traffic accidents, particularly involving children who walk or cycle to school. The safety of pupils must be a primary consideration in any planning decision. Air and Noise Pollution Increased traffic will lead to higher levels of air pollution in close proximity to the school. Children are especially vulnerable to the health effects of poor air quality, including respiratory issues. In addition, prolonged construction activity and ongoing traffic noise will negatively impact the learning environment and overall wellbeing of pupils and staff.
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Impact on Local Wildlife and Green Space

The land in question currently supports local wildlife and acts as an important green buffer near the school. The loss of this habitat will have a detrimental impact on biodiversity and remove a valuable natural space that benefits both wildlife and the local community.

Cumulative Impact on Infrastructure

A development of over 150 homes will place significant additional pressure on local infrastructure, including roads, parking, and public services. There is no clear evidence that suitable mitigation measures are in place to address these impacts adequately.

For the reasons outlined above, I strongly urge the planning authority to refuse this application or require substantial revisions that properly address safety, environmental, and community concerns. The wellbeing and safety of children should not be compromised by inappropriate development.

Kind regards