

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 10:06 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]

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application

### Reasons for comment:

Comments:	<p>I am writing to register a strong objection to the above planning application. The proposal would result in significant and demonstrable harm to existing residents and represents unsustainable development in Istead Rise for the following material planning reasons.</p> <p>1. Confirmed and Critical Lack of NHS Healthcare Capacity. Local healthcare services are already operating beyond sustainable limits. Both the local GP surgery and NHS dental practices have confirmed that they are currently at maximum capacity.</p> <p>NHS England guidance is clear that new residential development must be supported by sufficient primary medical and dental care capacity to ensure safe and timely access for patients. This is not the case in Istead Rise.</p> <p>As a local resident, I already struggle to secure GP appointments. More critically, when attempting to access urgent NHS dental treatment for my Dad, who required care due to cracked teeth following time on a ventilator, I was informed by the dental practice receptionist that they were not accepting NHS patients and doubted they would ever be able to do so due to capacity constraints.</p> <p>This demonstrates an existing and serious failure of access to essential NHS services. The addition of a significant number of new dwellings, without secured</p>
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healthcare infrastructure or mitigation, would further worsen this situation and place residents at risk.

2. Insufficient Primary School Capacity and Existing Displacement of Children. Local primary schools are already full. As a result, families living in Istead Rise are being forced to send their children outside the area, including commuting daily to Dartford, due to a lack of available school places locally. This development would exacerbate an existing and acknowledged shortfall in education provision, increasing travel demand, congestion and environmental impact while placing further strain on families.

3. Increased Flood Risk.

The proposed development site lies above Downs Road, which is located at the bottom of a valley and is already vulnerable to surface water flooding. The loss of permeable greenfield land and the introduction of additional hard surfaces would significantly increase flood risk to existing properties, contrary to sustainable drainage and flood risk management principles.

4. Traffic Congestion and Road Safety.

The development would lead to a significant increase in traffic along Downs Road and surrounding residential streets, which are already heavily congested at peak times. Increased roadside parking and the creation of a new busy junction would make walking to school more dangerous, particularly for children.

Further congestion would also occur at already pressured access points to Istead Rise, including along the A227 and New Barn Road.

5. Unsustainable Location and Poor Transport Infrastructure.

Istead Rise lacks the infrastructure necessary to support large-scale residential development. There is no train station, bus services are limited and do not operate daily or into the evenings and there are no safe walking or cycling routes to Gravesend or Meopham. The proposal would therefore create an inherently car-dependent development, contrary to national sustainability and climate objectives.

6. Loss of Greenbelt Land, Agricultural Land and Wildlife Habitat.

The proposal would result in the permanent loss of valuable greenbelt land, fertile agricultural soil and established natural habitats supporting wildlife, including protected species. These environmental impacts would be irreversible.

7. Noise, Pollution and Loss of Residential Amenity.

Increased traffic would lead to higher noise and air pollution levels, particularly around the school area and result in a loss of privacy and amenity for existing homes.

#### Conclusion

This proposal would exacerbate existing, documented failures in access to NHS healthcare and education, increase flood and traffic risks, and cause lasting environmental and community harm. In the absence of secured, deliverable infrastructure solutions, I respectfully request that planning permission for application 20251233 be refused.



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Kind regards