

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 7:40 PM from Mr David McNeilly.

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:	Fairview road Istead rise Gravesend Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Formal Objection to Planning Application 20251233 - Proposed Housing Development Near Istead Rise, Gravesend

To whom it may concern,
I am writing to submit a formal objection to Planning Application 20251233, concerning the proposed housing development near Istead Rise, Gravesend. This proposal presents significant and unacceptable risks to the local community, essential public services, and the surrounding environment.

1. Unsustainable Pressure on Local Healthcare Services
Healthcare provision in the area is already stretched to its limits. The Istead Rise GP surgery and Darent Valley Hospital are operating at maximum capacity and struggling to meet current demand. Increasing the local population without expanding medical infrastructure will place residents at risk and further compromise the quality and accessibility of healthcare.

2. Irreversible Loss of Green Belt Land
The development would result in the destruction of valuable Green Belt land and established natural habitats. This loss would have long-term environmental consequences, including reduced biodiversity and permanent damage to the ecological balance of the area. Once this land is lost, it cannot be recovered.

3. Increased Congestion, Pollution, and Safety Risks

Traffic congestion in and around Istead Rise is already a serious concern, particularly during school hours. Additional housing will significantly increase vehicle numbers, worsen air pollution, and heighten safety risks for pedestrians- especially children travelling to and from school. The existing road network is not designed to accommodate the increased traffic this development would generate.

4. Lack of Supporting Infrastructure

There is no plan to provide the essential infrastructure required to support a substantial increase in population. Schools, healthcare facilities, public transport, and community services are already under strain. Approving this development without major infrastructure investment would be irresponsible and detrimental to both current and future residents.

5. Inappropriate Urban Sprawl

The proposal represents unnecessary and inappropriate urban expansion. It is entirely out of character with the existing community and threatens the rural identity of the area. Allowing this development would set a damaging precedent for further encroachment on protected land.

For these reasons, I strongly urge the planning authority to reject Planning Application 20251233. The long-term harm to the community, environment, and public services far outweighs any perceived short-term benefits.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Kind regards