

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 4:08 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] Lyndhurst Way Istead Rise GRAVESEND

Comments Details

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

Reasons for comment:

Comments:

I strongly object to the housing development that has been submitted by Esquire Developments within the green belt area of Istead Rise. Why is the council even considering building on green belt land? I do NOT want our green belt land built on! Use brown belt areas first, especially near Gravesend.

Reasons for my objections:

- Nature: My family moved to Istead Rise to live surrounded by fields, woodlands, farmlands and nature - This should NOT be taken away from us without our approval or consent!
- Doctors at full capacity: Downs Way Medical Practice is often overwhelmed. At present, patients can be refused an on the day appointment due to the doctors being at full capacity. There is a 3 week waiting list to see a familiar GP. Recently I have needed to contact 111 and attend Gravesend hospital for appointments that should have been managed by our GP surgery [REDACTED]. However, due to 'no capacity' I have had to go elsewhere. Test results and ongoing treatment management are also sometimes overlooked. Downs Way Medical Practice is in no way capable to take on hundreds of new patients. This would cause a real health and safety issue and a danger to the health of patients.
- Hospital (Darent Valley): This hospital is already completely overwhelmed - waiting lists for procedures have reached over a year and initial consultant appointments can take 4-5 months. The hospital has seen a huge jump in patient demands from all other housing developments in the area (Ebbsfleet, Dartford, Gravesend...). The hospital bid for funding to expand, but the council rejected this - so how does the council expect the hospital to just simply 'cope' with

thousands of new patients? The A&E system is overwhelmed and often there is only one doctor on duty for an entire region. This is an extreme health and safety risk and a danger to life!

- Traffic (A227 and Downs Road): Traffic has increased substantially over the past five years. The roads are not as safe and there is frequent congestion at the A2 roundabout and Morrisons. There is also congestion along Downs Road, especially around school times. A residents front wall was recently knocked down by a car. There have been two accidents along Downs Road within the past month. The proposed development, with one access point in Downs Road, would make the road even more dangerous for residents and children.

- Parking: At present, cars block pavements by parking over curbs making it dangerous for prams, wheel chairs and mobility scooters. I have personally had to walk out into roads with our baby and now toddler in a pram and neighbours have struggled to manoeuvre mobility scooters across the road. The local shops car park is overcrowded daily and cars park along the road and on green spaces. Gravesham and Kent council do not have the capacity to deal with more parking issues.

- School (Istead Rise Primary School): The new proposed housing development is directly next to the school - the children will be breathing in the fumes from construction vehicles, and construction materials for years. This is extremely dangerous to the health of the children at the school. I do NOT want my son breathing in any fumes or construction material dust! What plans are in place to protect our children's lungs? Breathing chemicals, construction dust and fumes would have long term health implications for our children - this is not acceptable - and should be considered as one of the key health and safety issues to object to this development proposal.

At present Istead Rise Primary School (IRPS) is a one form entry village primary school. We want the school to remain a small one form entry village primary school, not be overwhelmed, cramped and crowded by extending. The school currently has green space, a library room, a sensory room and other areas that are crucial for the positive and good education of our children. If the school were to expand those areas would be lost - which would be extremely detrimental to the education and wellbeing of the children. This development will also significantly impact further out Istead Rise houses for gaining a school place.

- House values and Council resources: Many residents bought their houses for the quiet back gardens and beautiful views of the countryside. It would completely change the area in a negative way. Finally, Gravesham and Kent council are already struggling to maintain the areas they have. I recently had an apology from Gravesham Council after three reports of unsafe public stairways were ignored and a serious accident occurred. Hedgerows are not maintained and road pot holes and parking issues are left unchecked.

This proposal does not benefit the residents or children of Istead Rise. It causes health and safety issues in an overcrowded place to live. I truly hope that my objections will be viewed with the utmost urgency and that the proposal will be rejected. The health and safety of our families and children should come first!

Kind regards