

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/01/2026 7:10 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] Gravesend

## Comments Details

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

Reasons for comment:

Comments:

I wish to object to planning application 20251233, submitted by Esquire Developments, for the construction of 154 new houses on land behind Downs Road, Istead Rise.

- Loss of good arable farm land, which can never be replaced.
- The development site is within the greenbelt and forms an important buffer zone between settlements.
- The local medical centres have confirmed that they are running at full capacity, in contradiction to the developer, who has falsely claimed there is capacity.
- The proposed access is within a short distance from the primary school, which is already very congested in the morning and afternoons. We should be encouraging pupils to walk to school, but with an additional 300 cars, this will become a very dangerous junction.
- With a large area of additional hard surfaces, the additional flooding risk to Downs Road, which already suffers from surface water, will increase.
- Although there are no proven risks of living next to high voltage power lines, there is some research indicating higher cases of childhood leukaemia, and

some of the proposed houses will be directly under the high voltage cables.

- Downs Road is a busy road and does not have the capacity for a significant number of additional cars.

- Poor public transport links to local stations and the wider area will mean a car-dependent community.

- A significant amount of construction traffic over a possible 4-year period will cause congestion and a danger to pedestrians.

- This proposal is an inappropriate development within the Green Belt, fails to reflect the needs or capacity of the local area, and would cause significant harm to the environment, infrastructure and highway safety.

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Kind regards