

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 6:25 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Flowerhill Way Istead Rise Kent

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing to formally object to the proposed development of 150 residential properties at Rose Farm, Istead Rise, including 50 social housing units. My objection is based on the following serious and material planning concerns: 1. Development on Green Belt Land This proposal involves building on designated Green Belt land. Residents have repeatedly been assured that brownfield sites would be prioritised before any Green Belt development. Allowing this proposal would undermine those assurances and set a worrying precedent for future development. 2. Significant Flood Risk The proposed site already experiences flooding. Local residents have firsthand knowledge of regular surface water issues in this area. Building a large housing development on land with known flood risk poses a serious threat to future residents, neighbouring properties, and local infrastructure. 3. Severe Parking and Traffic Problems Istead Rise already suffers from serious parking congestion. The addition of 150 households will significantly worsen traffic flow and parking availability, particularly at peak times. This is especially concerning given the proximity to a primary school. 4. Proximity to a Primary School The development is proposed immediately next to a primary school. This raises concerns around road safety, congestion, noise, air quality, and safeguarding, particularly during school drop-off and pick-up times.
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5. Lack of Capacity in Local Services - Doctors and Schools

Local services are already overstretched.

Our GP surgery has confirmed in writing that the population figures provided by the developer (Esquire) are incorrect and that they have no further capacity to accommodate additional patients. This raises serious concerns about the accuracy and honesty of the information submitted with the application.

Local schools are also at full capacity and cannot support an influx of new pupils.

[REDACTED] we already struggle to access medical appointments. Any further strain on local healthcare services would have a direct and harmful impact on our child's wellbeing.

6. Developer Conduct and Lack of Community Engagement

At the Esquire open day, the land and planning director demonstrated a complete lack of empathy toward residents' concerns, stating "got to build them somewhere." This comment was heard by multiple witnesses and reinforces the impression that this development is driven by profit rather than community need or suitability of the site.

Furthermore, the offer of a new swimming pool to the nearby school gives the appearance of attempting to offset or distract from the wider harm caused by this development, rather than addressing the fundamental planning issues.

Conclusion

Taken together - the loss of Green Belt land, flood risk, pressure on already overburdened services, inaccurate data, traffic and parking dangers, and lack of genuine engagement - this proposal is wholly unsuitable for the location.

I respectfully request that the council rejects this application.

Thank you for considering my objection.

Yours faithfully,

[REDACTED]

Kind regards