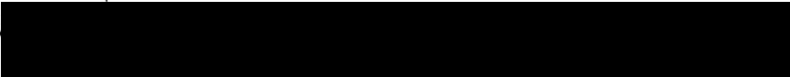
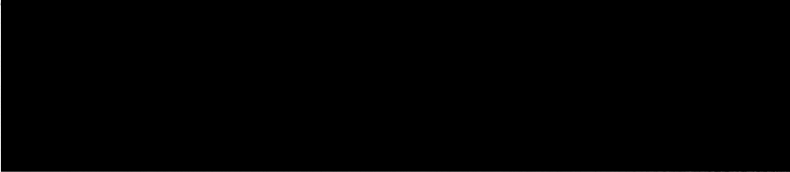


Please post to: Adeoye Lawal, Planning Officer, Civic Centre, Gravesend, Kent DA12 1AU (stamp required)
(or can be left in secure drop box in Reception at Istead Rise Community Centre, Worcester Close, Istead Rise.)

Application Reference: 20251233		Case Officer: Adeoye Lawal	
Location:	Land at Rose Farm, Downs Road, Istead Rise, Gravesend, Kent		
Proposal:	Outline planning application for the demolition of 64 Downs Road & erection of up to 154 residential dwellings & creation of a new access from Downs Road (Full details on Gravesham's Council's Website)		
I am:	Member of the Public (Age 18 or above)	☒	Other:
My Title & Full Name:			
My address & postcode:			

I wish to **object** to planning application number **20251233** for the reasons stated below:

I moved to Istead Rise due to its village feel and rural location, and formally object the planning for 160 new homes in our village. Firstly our GP is already operating at maximum capacity the developers submission contains misleading and INACCURATE information regarding the ability of the surgery to accomodate new patients, many residents already struggle to get appointments, any further strain on essential healthcare services would be unacceptable and irresponsible. Secondly I am surprised this application has even got this far, given a post by the council on facebook using a photo of the fields proposed for the housing estate stating "do you like visiting Gravesham's countryside? it's great isn't it? 😊" This undermines public trust and highlights hypocrisy since that countryside will

Signed:

Deadline for objections: 26/1/26

Comments continued overleaf



no longer be, and yes many of us do love our countryside, and enjoy the views of our village.

The development would significantly increase pollution levels, including air, noise and light pollution. This is particularly alarming given the site's proximity to the local primary school. Increased traffic, construction activity and long-term emissions pose CLEAR health and safety risks to young children, which should be a paramount consideration in any planning development.

Furthermore, the site is on designated greenbelt land. Allowing development on this land would set a dangerous precedent and directly contradict the purpose of greenbelt land protection, which exists to prevent urban sprawl, preserve countryside and maintain the distinct character of rural communities.

Traffic impact is another major concern. Our village already becomes a cut through route when the A2 is closed or blocked leading to severe congestion. The existing roads are narrow, poorly maintained and already heavily patched due to current traffic load. The additional vehicles generated by 160 new homes would significantly worsen congestion, accelerate road deterioration and create further safety hazards for residents, pedestrians and cyclists.

In summary this proposal fails to adequately address healthcare capacity, traffic infrastructure, environmental damage, green belt policy, child safety and the overall sustainability of the village.

The cumulative impact of these issues makes this development wholly unsuitable for our community.

I respectfully urge the council to reject this application.

Have your say about planning application for 154 new houses behind Downs Road

Dear neighbour,

As you may be aware, a number of development companies have plans to build hundreds of new homes within the green belt areas around **Istead Rise**.

Plans have just been submitted by Esquire Developments to build a new housing estate with 154 new houses in an area where there are currently fields, hedgerows, orchard, woodland and a farm at the back of Downs road. The site stretches from Istead Rise Primary School up to Long Walk and is all within our **greenbelt**.

If this application gets passed, it will set the precedent for the others that will follow...

Please go to Gravesham Borough Council's website to have your say:

www.gravesham.gov.uk/planning

Planning reference: **20251233**

Deadline for objections: 26/1/26!

(More details about how to do this overleaf)



Current iconic view from Upper Avenue



If planning permission is granted then the new housing estate could look something like this

(AI generated image for illustration only, not exact representation)

How could this affect us & why should we be concerned?

- Significant increase to flood risk along Downs Road, which is at the bottom of a valley
- Added pressure on local hospitals & GP surgery, who say they are at maximum capacity now
- Increased traffic & parking along Downs Road & surrounding area, making walking to school more dangerous with an additional, hazardous & busy new junction for children to cross
- Loss of essential fertile farming land, which is fundamental to food security
- More traffic congestion at junctions in & out of Istead Rise, along the A227 & on New Barn Rd
- Reduction of available spaces at local secondary schools & colleges
- Loss of valuable greenbelt land & natural habitats with long-term environmental consequences being catastrophic for our wildlife including protected species living there
- Urban sprawl, overdevelopment of Istead Rise & gap closing between us & New Barn
- Significant change & harm to the setting & special character of our community
- Lack of infrastructure for a larger population, eg shops, parking for shops, no train station & very limited bus provision. Buses not running every day or into the evenings.
- No safe walking or cycling routes to Gravesend or Meopham - car dependant community!
- More pollution & noise especially around the school area & loss of privacy for existing homes
- Plan is inappropriate & does not benefit or reflect the needs of local people

Preserve our Greenbelt! For more information visit: Facebook 'Green NOT GrEEd'

This is the layout submitted for planning permission on the back of Downs Road by Esquire



The only vehicular access point would be next to the school & development would be likely to have parking restrictions resulting in parking overflow around all the surrounding areas

Despite what Esquire might have said, this is **NOT** a done deal and valid planning objections such as those overleaf will be taken into account by the planning committee, as well as quantity. The more people who have their say, the stronger our collective voice will be.

Everyone in your household who is over the age of 18 can submit an individual objection, but please use your own wording. It's essential comments are not identical. Non-residents of Istead Rise are also welcome to have their say, such as friends & family.

It does not take long to do. Bullet point format works very well...

To have your say please go to Gravesham Borough Council's website:

www.gravesham.gov.uk/planning

Reference number 20251233

You can also write to: Adeoye Lawal, Planning Officer, Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU

(Remember to quote planning reference number in all correspondence)

Deadline for objections: 26th January 2026!

Further information about this proposed development and others within our local area including Meopham & Culverstone can be found on Facebook 'Green Not Gr££d'