

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 12:59 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: Planning reference:20251233
I object to the proposed housing development for the following reasons:
1. The increased traffic in the area. As the bus service in Istead Rise is very poor and the A227 has no pavement going towards Meopham, every new household will need at least one car and many will have 2 or 3. This will increase traffic on Downs Road and the other roads in Istead Rise as well the dangerous Wrotham Road. Downs Road is already heavily congested at the times children go into and leave school. The entrance to the proposed site would be adjacent to the primary school and would make the walk to school more hazardous, especially so while the houses were being constructed. The lorry movements next to the school during construction would also be noisy and polluting as well as adding to congestion and potential danger.
2. There is not sufficient infrastructure in Istead Rise or Meopham. The doctors' surgeries in both areas are full to capacity and the extra school places required put pressure on both the local primary school and secondary schools. The car park at the local shops has limited spaces with no room for expansion.
3. Downs Road is in a valley and liable to flood. The extension into Broad ditch Road is flooded at the moment with water covering almost the whole width of the road. Fields absorb water but water runs off built up areas onto roads..
4. The proposed site is Green Belt land, a designation that was intended to be permanent not changed by changing its name. The Green Belt protects the countryside by controlling urban growth and preventing urban sprawl and protecting biodiversity. It should not be built on.

5. There is a considerable amount of wildlife in the area, including a badger sett in the garden of 36 Downs Road, which is not limited by human boundaries. As the proposed houses would surround this garden the digging of their foundations would inevitably damage the sett and be a danger to the badgers themselves. The badgers were there before it was a human settlement and the sett should be protected.

6. The character of the village will be altered, making it less attractive. The present view from Upper Avenue and Arcadia Road as well as from many people's houses is of green fields. If the proposed housing goes ahead, the view will just be of houses.

are surrounded by countryside at the moment but the proposed housing would go right round our properties. We would lose privacy, being overlooked, and the rural nature of our homes would be lost.

7. The application has come from Esquire Developments, who pride themselves on building luxury houses. Gravesham needs affordable housing and, although some of the proposed houses would be affordable, most of them would not be. These houses would not benefit the people of Instead Rise. Few would benefit apart from Esquire Developments. The application is therefore about greed, not need.

Kind regards