

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 1:43 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to formally object to the above planning application for residential development at Istead Rise. While I recognise the wider need for housing, this proposal is wholly unsuitable for this location and would cause significant harm that outweighs any perceived benefits. Firstly, I have serious concerns regarding the accuracy of information submitted by Esquire Estates. Claims relating to average vehicle speeds on Downs Road, traffic capacity, availability of school places, and GP surgery provision do not reflect the lived experience of local residents. Any assessment based on inaccurate or misleading data cannot be relied upon and undermines the validity of the application. Downs Road is already heavily used as a cut-through when congestion occurs on the A2. The road struggles to cope with existing traffic levels and is not designed to accommodate additional volumes. The proposed development would generate at least 308 additional vehicle movements per day (based on two cars per dwelling), not including visitors, deliveries, or peak-time congestion. This would significantly worsen traffic conditions and road safety. Vehicle speeds on Downs Road are already excessive and dangerous. A serious accident occurred only recently, resulting in a vehicle overturning. Increasing traffic levels will inevitably heighten the risk of further accidents. Downs Road is unsuitable to absorb this level of additional pressure.
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Flooding is already an issue along Downs Road, including on a poorly lit bend that poses a serious hazard. Further development will increase surface water runoff and exacerbate flood risk. The application does not adequately demonstrate how this will be mitigated.

The proposal would result in the permanent loss of Green Belt and agricultural land, harming wildlife, biodiversity, and food security. Green Belt land exists to protect natural environments and prevent overdevelopment. This area has already suffered from excessive development, and once lost, such land cannot be replaced. Brownfield sites, such as the former Gravesend Hospital or the Tollgate area, would be far more appropriate locations for housing, particularly affordable homes.

Public transport provision in Istead Rise is already inadequate. Buses are infrequent, overcrowded, and polluting. Children regularly have to stand due to lack of capacity. This development would increase car dependency and worsen air quality, contrary to sustainable planning principles.

The proposal would fundamentally alter the character of Istead Rise, eroding its identity as a small community surrounded by nature. There are no safe pedestrian routes from Istead Rise to Meopham or Gravesend, making walking and cycling unsafe and unrealistic.

Local infrastructure is already at capacity. GP surgeries, dentists, schools, and roads cannot cope with additional demand. There is no demonstrated local need for this development, and it would bring harm rather than benefit to existing residents.

Traffic congestion already exists on New Barn Road and the A227, and this will worsen further with the future Thames River Crossing, as traffic diverts away from the M25. The road network is unable to accommodate further growth.

The development would also lead to a loss of privacy for existing homes, and the proposed access points to the site are unsafe and impractical.

In conclusion, this application represents overdevelopment in an unsuitable location. It would damage the environment, overburden infrastructure, increase traffic danger, and permanently harm the character of Istead Rise. There are far more appropriate sites for housing development. For these reasons, I strongly urge the planning authority to refuse this application.

Kind regards