

Downs Road Istead Rise Gravesend Kent DA13 9HG

25th January 2026

Attn: Adeoye Lawal
Application # 20251233

Please find enclosed hard copies of emails sent in respect of the above application which I have printed out at the request of the following to ensure that you receive them safely

Downs Road

Downs Road

Downs Road

BIDDEN PEN WAY

20251233 - Attention of Adeoye Lawal

Fri 23 Jan at 09:01

To: <planning.reps@gravesham.gov.uk>

Esquire Developments have obviously invested a great deal of time and effort in preparing their proposal, and money in purchasing options over the land.

However, it seems an ill considered plans with only one access into Downs Road, just beside the Infant and Primary school. The proposal is for 154 houses and given that all houses these days have more than one car, and most have two or sometimes more, you are proposing to channel an additional 300 plus cars into an already busy road in close proximity to a busy infant and primary school. The area around the school already suffers from painful congestion at school times and the increased traffic will pose a real danger and increased air pollution to the young and vulnerable pupils. The plan does not show garages for a fair proportion of the houses so parking on the proposed estate will immediately become an issue and almost certainly overflow onto Downs Road.

Downs Road is in a valley and the fields behind it are currently in use for food production which provide natural drainage. Building on these will create a flood risk and food production should not be sacrificed for profit.

The Developers claim to have calculated the availability of GP care and say that between Downs Way Medical practice and Meopham GP practice there would be adequate capacity. We would disagree. The Downs Way Medical Practice currently struggles to meet the demand for appointments and adding an addition 300 - 400 patients will increase the pressure. Meopham will be confronting a much larger problem with the number of homes proposed for their village so the suggestion that they could absorb overflow from Istead Rise is at best disingenuous and at worst deliberately specious.

The plan includes the removal of the wooded area between Rosegarth. This is not shrub scrubland as suggested by the developers, it is a woodland. The area is a nesting site for crows and pigeons and currently a pair of herons, which are a protected species, and home to foxes and a variety of small animals whose habitat should be protected.

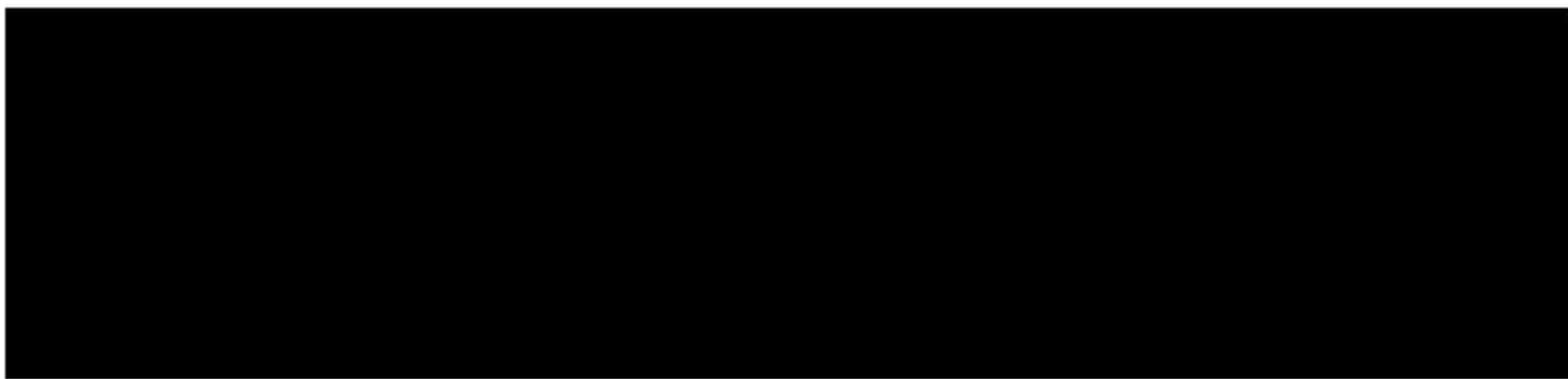
At present Istead Rise has one bus per hour during only part of the day and not in the evenings. This means that any new residents will need to have cars which will increase pressure and congestion on the junctions onto thr A227, Wrotham Road, and onto New Barn Road.

The Council should be concentrating on their brown field sites for both affordable and general housing with better public transport access. They should be ensuring that the vacant town centre sites, where there are transport links and job opportunities, are actually built on.

Most of the residents of Istead Rise chose to live here specifically because it was surrounded by green belt, and paid a premium for their homes because of that.

We moved to Istead Rise in 1977 when we first got married and chose it because it was a village surrounded by green belt. When we moved house it was within Istead Rise, we brought up our family here and have stayed into retirement because of the peaceful surroundings.

We actively oppose this planning application at every level and are taking professional advice on how best to contest it up to and including Ministerial Review.



20251233 Attention Adeoye Lawal

Sun 25 Jan at 15:20

Dear Adeoye Lawal

I want to object to the application to build 154 houses in the fields behind Downs Road.

I was born here and went to the infant and primary school. We used to walk to school but over the years the number of cars driving children to school has steadily increased, making it riskier for the children walking, arriving and leaving. The concept of having the entrance to a new estate right beside the school seems dangerous and the possibility of a further 300 cars coming and going poses a real danger in terms of traffic and pollution. The actual building process will be unbelievably disruptive and create more hazards and pollution, particularly for the children.

The land is a mix of agricultural and woodland which provide natural drainage in the valley and these additional houses will raise the flood risk, reduce necessary food production and damage the environment. There are currently a pair of herons, a protected species, nesting in the woodland together with crows, pigeons and assorted small birds. It is also home to badgers, foxes and a wide variety of small animals. We should be protecting this natural environment not sacrificing it to housing.

Istead Rise has a very limited bus service so any new residents will have to travel to work using their own cars, this will increase congestion on an already busy road and at the junctions onto New Barn Road and Wrotham Road.

Our local medical practice is already stretched and appointments are hard to come by, the addition of another 300 -400 people will simply add to the problem.

Gravesham has a variety of brownfield site which offer better access to transport and job opportunities and surely the Council should be focusing on those, and getting the town centre sites, which are currently boarded up, actually built.

I am of the generation who are fighting to protect the environment, we need to preserve the green belt as green. It is not right to turn it "grey" when brown field land is available and a more sensible alternative. This may be less profitable for developers but profit should not be the deciding factor.

I am now at university in London but come home at weekends for the peaceful, quiet surroundings and clean air which allow me to focus on my studies. The thought of this being disrupted with the noise and pollution of a construction site fills me with horror.

I repeat that I object to this development



Downs Road

Planning Application 20251233. Attention Adeoye Lawal

Sun 25 Jan at 17:01

To: planning.reps@gravesham.gov.uk <planning.reps@gravesham.gov.uk>

We strongly object to the plan to build 154 houses in the fields to the south of Downs Road.

Our family of three generations moved out of London to enjoy the countryside, green fields and cleaner air. We bought our house particularly because it backed onto green belt land and allowed peace and quiet after the noise and pollution of London.

Gravesham has a variety of brownfield site which it is failing to develop and use, surely these should be your priority and not the change of green belt to grey.

The development itself puts the only access road next to the infant and primary school and the nursery. The road is already too busy with congestion at school times. There is very little public transport so anyone moving to the new development would need a car. We cannot believe that you would consider approving an additional 300 or so cars exiting right beside the school with the noise, traffic and pollution this would generate, endangering the health of the children. These cars would also make getting onto and off Istead Rise more difficult.

Our Medical centre is already over stretched and appointments are difficult to get. If you add a further 3-400 people this will add to the pressure and stretch the service even further.

We have badgers, foxes and small animals in the woodland behind us. There are crows, pigeons and herons nesting in the woodland. The herons are a protected species so the woodland must be preserved. We should not be losing agricultural land with its natural drainage and food production just to make a profit for the developers.

Yours sincerely


Downs Road

20251233 - Attention of Adeoye Lawal

Sun 25 Jan at 11:18

to: <planning.reps@gravesham.gov.uk>

Sent from my iPad

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> Dear Adwoye Lawal

> I am writing to strongly oppose the plan for the construction of 154 houses in the farmland behind Downs plans with the only access into Downs Road, beside the Infant and Primary school.

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> These days most houses have two cars or sometimes more, so you are proposing to channel an additional 300 plus cars into an already busy road in close proximity to a busy infant and primary school. The area around the school is already horribly congested at school times and the increased traffic will pose a real danger and increased air pollution to the young and vulnerable pupils. Parking on the proposed estate will immediately become an issue, as not all the houses have garages, and surplus cars certainly overflow onto Downs Road.

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> The actual process of construction would cause havoc on this already busy road and further aggravate the risk to the health of the residents and more particularly the children.

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> Istead Rise currently has only one bus per hour, and that only during parts of the day. New residents will therefore be using their cars to access Wrotham Road and New Barn Road, causing additional congestion.

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> Downs Road is in a valley and the increased housing will create a flood risk as the fields behind provide natural drainage. Of equal importance is that the fields behind it are currently in use for food production and this should not be compromised.

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> I am 89 and the Downs Way Medical Practice currently struggles to meet the demand for appointments so adding an additional 300 - 400 patients will increase the pressure. The developers suggest that overflow could be absorbed by Meopham but they will be confronting a much larger problem with the number of homes proposed for their village so the suggestion that they could absorb overflow from Istead Rise is ridiculous.

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> The wooded area between Rosegarth is not shrub scrubland as suggested by the developers, it is a woodland. The area is a nesting site for crows and pigeons and

currently a pair of herons, which are a protected species, and home to foxes and a variety of small animals whose habitat should not be compromised.

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> The Council should be concentrating on their brown field sites for both affordable and general housing with better public transport access. They should be ensuring that the vacant town centre sites, where there are transport links and job opportunities, are actually built on rather than left with hoardings around them.

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> My husband and I moved to Istead Rise in 1972 from Crayford and chose it because it was a village surrounded by green belt and our house overlooked farmland. We stayed for more than 50 years because it is a vibrant community in its own right and surrounded by fields.

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