

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:25 AM 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] Red street Gravesend

Comments Details

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

Reasons for comment:

Comments: To whom it may concern,

I am writing to formally object to the proposed development of 154 homes on land to the rear of Downs Road by Esquire Developments.

This proposal would result in the irreversible loss of valuable Green Belt land and natural habitats, with severe long-term environmental consequences. The site supports wildlife, including protected species, and its development would significantly harm local biodiversity. In addition, the loss of fertile agricultural land is of serious concern, particularly given its importance to long-term food security.

The proposed development would substantially increase flood risk along Downs Road, which is located at the bottom of a valley. The addition of hard surfaces and inadequate drainage would heighten the risk of surface water flooding for existing residents.

There would also be a significant negative impact on highway safety. Increased traffic and parking pressures on Downs Road, Downs Way and surrounding streets would make walking routes to local schools far more dangerous. The introduction of an additional busy and hazardous junction would pose a particular risk to children. Traffic congestion would inevitably worsen at key junctions in and out of Istead Rise, along the A227 and on New Barn Road.

Local services are already under considerable strain. Our hospital and GP surgeries have stated they are operating at full capacity. There is also an existing shortage of places at local nurseries, primary schools, secondary schools and colleges. This development would place unacceptable additional pressure on already overstretched services.

The area lacks the necessary infrastructure to support a larger population. There are limited local shops and insufficient parking, no train station, and a very limited bus service, which does not operate daily or into the evenings. This makes the site unsuitable for a development of this scale.

Furthermore, the proposal represents urban sprawl and overdevelopment, contributing to the coalescence of Istead Rise and New Barn. This would cause significant harm to the setting, special character and natural beauty of the area. Existing residents would also experience increased noise, air pollution, traffic levels and loss of privacy.

For these reasons, this development is inappropriate, unsustainable and does not reflect or benefit the needs of the local community. I strongly urge the council to refuse this application.



Kind regards