

# 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 3:10 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                                                                                                                                                                                                                               |

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## Customer Details

|          |                                                |
|----------|------------------------------------------------|
| Name:    | [REDACTED]                                     |
| Email:   | [REDACTED]                                     |
| Address: | [REDACTED] Lyndhurst Way Istead Rise Gravesend |

## Comments Details

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

Reasons for comment:

Comments: Re: Objection to Planning Application for 154 Homes at Downs Road, Istead Rise

I am writing to register my strong objection to the proposed development of 154 new homes at Downs Road, Istead Rise. This development would take place on land that forms part of the Green Belt, an area intended to prevent urban sprawl and protect the character of our rural communities.

The proposed site falls within the Green Belt, and national policy makes clear that such land should remain protected unless very special circumstances can be demonstrated. Local authorities have confirmed that many such sites across Gravesham-including those in Istead Rise-are being put forward by private developers and landowners, and that these areas are not allocated for approved development under current plans.

Furthermore, recent national planning guidance reiterates that Green Belt development is considered inappropriate unless specific exceptions are met, The development would place unsustainable pressure on already stretched local services. Issues have been raised in similar local applications-such as insufficient public transport links, limited road connectivity, and inadequate local facilities-which councillors have previously criticised when considering other Istead Rise developments.

Istead Rise is a village with limited infrastructure capacity. Introducing 154 homes-far exceeding the scale of typical rural growth and would negatively impact:

- Traffic levels on Downs Road and surrounding routes

- Local school capacity
- Healthcare services
- Utilities and drainage systems
- Safety of Children attending the school, with the one proposed road right next to the school.
- Local resident's views of the countryside, many people bought houses in Istead rise because of the views
- No existing public transport infrastructure (the bus service in Istead is non-existent)
- The existing roads & paths are already in a bad state of repair, adding more cars will have even more impact on these.

The proposed site includes arable land and open countryside that contributes to the rural character of the village. Loss of this land would diminish green space, wildlife habitats, and the environmental buffer between Istead Rise and surrounding settlements. Even Esquire Developments' own consultation materials confirm that the land consists of farmland and paddocks forming part of the village's natural setting.

Large-scale construction would fundamentally change the landscape and erode the village identity that the residents highly value.

Residents have already expressed significant concern about similar developments in Istead Rise.

Given the scale, location, and impact of this planned development, it is clear that it does not align with local sentiment, local policy, or the long-term interests of the community.

For these reasons, I urge the Council to reject the planning application for 154 homes at Downs Road. The proposal conflicts with established Green Belt principles, threatens the character and sustainability of the village, and lacks the exceptional justification required for such a development.

Thank you for considering my objection.

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Kind regards