

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 3:19 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:	Long Walk Istead Rise

Comments Details

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

Reasons for comment:

Comments: Planning Objection: Proposed Development of 154 Dwellings on Green Belt Land and demolition of 32 and 64 Downs Road and Rose Farm.

I strongly object to the proposed development of 154 residential dwellings on this site for the following reasons:

Inappropriate Development on Green Belt Land

The proposed site is designated Green Belt land. The development of 154 houses constitutes inappropriate development that would result in the permanent loss of agricultural land. This land contributes to local food security & its loss cannot be justified, particularly when no exceptional circumstances have been clearly demonstrated to outweigh the harm to the Green Belt. The proposed development is also outside of the village envelope & leads to Urban Sprawl which Green Belt exists to protect.

Impact on Protected Species & Habitats

The site provides habitat for many protected species from owls, raptors, badgers, bats & birds. Development on this scale would lead to the irreversible destruction of trees, hedgerows & green fields all of which are paramount to our local protected wildlife & biodiversity. Insufficient evidence has been provided to demonstrate that protected species & their habitats will be adequately

safeguarded in accordance with national & local planning policy.

Inadequate Infrastructure and Drainage

Local infrastructure is already under significant strain & is insufficient to support an additional 154 dwellings. Of particular concern is surface water drainage. The area has a known history of flooding, further development will increase surface water runoff, raising the risk of flooding to existing homes & roads, bearing in mind that Downs Road was previously a riverbed. The drainage proposals are inadequate and do not provide confidence that flood risk will be effectively mitigated.

Lack of Capacity in Local GP and Health Services

Local GP surgeries, including Downsway Medical Practice & Meopham Medical Centre are already operating at or beyond capacity as proved by their responses discrediting the capacity claims of Esquire Developments. In addition the only hospital in North Kent, Darenth Valley Hospital is regularly proclaiming that they are at breaking point due to capacity. No firm or funded plans have been provided to demonstrate how additional demand from this development will be accommodated. This places unacceptable pressure on essential healthcare services.

Traffic Generation & Highway Safety

As Istead Rise is a car dependent community, the development will generate a significant increase in traffic, which local roads are not capable of accommodating. Roads in & around Istead Rise, including New Barn Road & the A227, already experience congestion & delays. The roads within Istead Rise are not built to withstand any further capacity considering they struggle already. Egress from the site will exacerbate existing traffic problems & increase the risk of accidents.

The proposed access road is in a dangerous location, particularly due to its proximity to a local school. Increased vehicle movements will pose a serious risk to pedestrian safety, especially children.

In addition to the access road next to the school, pedestrian & emergency access is marked for 2 locations, both unsuitable. One being off Downs Road near the junction of Upper Avenue which is narrow & between 2 private properties and the other being in Long Walk, the information suggests that pedestrian access will continue onto the footpaths of Long Walk - the top of Long Walk is not a footpath but road used for parking & turning in this cul-de-sac, Long Walk is also a narrow road, tight for parking & traffic movement which would not be appropriate for emergency vehicles. This contradicts sustainable development principles & will lead to increased car usage, congestion, and emissions.

Failure to Meet Local Housing Need

The proposed development does not adequately reflect local housing demand of Gravesham. There is insufficient evidence that the type, size, & affordability of the homes meet the genuine needs of the local community, rather than simply increasing housing numbers in an unsustainable location.

Conclusion

For the reasons outlined above - including harm to the Green Belt, loss of agricultural land, impact on protected species, inadequate infrastructure & drainage, pressure on healthcare services, increased flood risk, unsafe traffic conditions, & failure to meet local housing needs - this application should be refused.

Kind regards