

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/01/2026 6:42 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] Northfleet |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>I would like to say i fully OBJECT to this planning application on the basis of the following information.</p> <ol style="list-style-type: none"><li>1. Firstly Esquire are being inconsiderate of the needs of our future children. The building work within this area will cause huge disruptions to the children's education through the constant noise through construction.</li><li>2. This will also likely increase issues with the SAFETY of our children with limited access roads with increased traffic from contractors, builders and large construction vehicles.</li><li>3. There is absolutely no benefit to this proposed estate to the needs or benefit of local people or indeed within the local populas. This in my opinion is about money not need.</li><li>4. Downs road and linked roads to the area are already highly busy at numerous times through the day and the building of 154 new homes will likely, based on average homes increase vehicle footprint to the area by a minimum of 300 cars, adding to CONGESTION, increased localised pollution, increased impact to safety in a small sized area such as Istead Rise..</li><li>5. The building work will cause more damage to already fragile roads in the local area that were never designed for large levels of traffic - ARE ESQUIRE GOING TO PICK UP THE BILL FOR THE NEXT 10 YEARS FOR REGULAR ROAD MAINTENANCE TO THE AREA opposed to Tax payers?</li><li>6. The Doctors have already stated that they are maxed out, as is the local school. Contrary to suggestions by developers that there is capacity or increased investment. Paying KCC for extra places is unlikely to benefit children at schools</li></ol> |
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or the doctors where Starr across the country are stretched. Again, money isn't the answer.

7. Bus routes are already minimised or always late. How will the extra homes with decreased bus service benefit a greener world?

8. Istead rise is a lovely area, as are many areas around Kent. Why would you dismanttle an area of beauty?

9. With Global events, the future of farming is likely to be more important than has been seen since the 40s and 50s. Once you sacrifice fertile land for greed against reality of need, you end up compromising the future of the country through 2nd order and 3rd order effects.

10. Garden of England becomes the Concrete background of the UK. People live in Kent for its beauty and sensible dynamics. Do you want to be a council that is remembered as decimating Kent not improving it.

11. This build will end up setting precedence and should this be approved, what will be next? Before you know it the Green Belts will be no more. Yours and our children and grandchildren will not experience the beauty of the UK merely a concrete jungle.

12. The hospital as it stands can't sustain basic care at A&E in a timely manner. If you keep adding to the pressure of the NHS you will ruin it further. I have been to A&E previously and a wait of 12 hours for my partner is not acceptable and in laws waiting on the floor for care for 9 hours. This isn't the fault of the Doctors and Nurses, this is down to inconsiderate planning when approving more stress through extra un-needed housing in the incorrect area.

13. I have witnessed flooding in the local area many times regardless of the risk associated through assessments. Again, more houses, less land will equate to more flooding.

14. Money does not buy doctors, schools teachers, sensible class sizes or a decrease in hospital waiting lists.

FiNALLY this development should not be allowed to go ahead based on the above and other local concerns. If it does manage to get through the the developer should be help accountable for any road repairs, extra resource issues on the hospital, schools doctors and colleges.



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Kind regards