

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 2:34 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:	[REDACTED] Downs Road Istead Rise Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	I wish to object to the planning application by Esquire Development for 154 new houses on greenbelt land behind Downs Road, Istead Rise for the following reasons: 1. The development will be detrimental to not only the outlook from my own property but also the overall special character of the Istead Rise community and privacy of some local residents 2. The proposed new access road junction onto Downs Road is located adjacent to Istead Rise Primary School, which is also home to Young Risers and Kiddicare, and would be extremely hazardous both during construction and following development. - Living in Downs Road I know that the traffic around the school area is already at capacity. The construction traffic, which would include heavy machinery, and also the additional residential traffic following the development would be extremely dangerous and impact on the safety of not only local residents but more importantly the young pupils and visitors to the school. 3. The additional noise, particularly during construction, could have further adverse effects on the education of the school pupils. 4. The local hospitals and GP surgeries are already struggling with capacity with long waits at A&E, for doctor's appointments and referrals. 5. The land is currently essential fertile farmland still being harvested. It is important that our agricultural land throughout the UK be protected for food security. 6. This is greenbelt land and natural habitat the loss of which would have long
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term environmental consequence catastrophic for the wildlife including protected species and many animals living and feeding there which include buzzards, herons, badgers, pheasants , partridges, rodent and many other birds and animals.

7. There is a lack of infrastructure in Istead Rise for a larger population. There is no train station and an extremely limited bus service. There is also no walking or cycling routes to Meopham, nearest train station, or Gravesend. The residents are therefore be car dependant.

The potentially 100s of additional vehicles would also have a significant impact on local already busy roads and parking.

8. The additional traffic both during construction and following development would also lead to increased pollution impacting on health in the area.

9. Downs Road is at the bottom of a valley and the development would result in a significant increase to the flood risk in this area

10. There is already significant development in the surrounding areas, particularly Ebbsfleet, to satisfy any housing issues and this is already having a detrimental effect on the roads and highlighting the lack of infrastructure in the local area

11. The plan is inappropriate and does not benefit or reflect the needs of local people

Kind regards