

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 7:27 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] HAGELSTOWE AVENUE HIGH HALSTOW ROCHESTER

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing to formally object to Planning Application Ref: 20251233, submitted by Esquire Developments, for the construction of 154 new dwellings on land behind Downs Road, Istead Rise. This proposed development is located entirely within designated Green Belt land, currently comprising open fields, hedgerows, orchard, woodland and active farmland extending from Istead Rise Primary School to Long Walk. The proposal would result in substantial and irreversible harm to the character, function and openness of the Green Belt and sets a dangerous precedent for further development in this protected area. My objections are as follows: 1. Loss of Green Belt Land and Natural Habitats The site is valuable Green Belt land that provides essential environmental, agricultural and visual benefits. Its loss would lead to long-term environmental damage, destruction of natural habitats and severe consequences for local wildlife, including protected species. Such harm is contrary to the fundamental purpose of Green Belt protection. 2. Flood Risk
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Downs Road lies at the bottom of a valley. A development of this scale would significantly increase surface water runoff, heightening flood risk for existing residents. The loss of permeable farmland further exacerbates this risk.

3. Traffic, Highway Safety and Congestion

The proposal would generate a substantial increase in traffic along Downs Road and surrounding routes, including Istead Rise, the A227 and New Barn Road. Increased congestion and on-street parking would create unsafe conditions, particularly for children walking to Istead Rise Primary School. The introduction of additional busy junctions would significantly increase risk to pedestrians.

4. Inadequate Infrastructure Capacity

Local infrastructure is already under severe strain. Local hospitals and GP surgeries have stated they are operating at maximum capacity. Secondary schools and colleges have limited availability, and the proposal would worsen shortages in education provision.

5. Poor Public Transport and Unsustainable Location

Istead Rise has no train station, very limited bus services and no buses operating daily or into the evenings. There are no safe walking or cycling routes to Gravesend or Meopham. This proposal would create a car-dependent community, contrary to sustainable development.

6. Harm to Community Character and Residential Amenity

The scale and nature of the proposal would cause significant harm to the setting, character and special qualities of Istead Rise. Existing residents would suffer loss of privacy, increased noise and pollution, particularly near the school and established homes.

Conclusion

For the reasons outlined above, I strongly urge Gravesham Borough Council to refuse Planning Application 20251233. The significant environmental, social and infrastructure harms clearly outweigh any perceived benefits, and the proposal conflicts with the fundamental principles of Green Belt protection and sustainable development.

Yours faithfully,

Kind regards