

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 9:10 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Westwood Road Southfleet, Dartford

Comments Details

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

Reasons for comment:

Comments: I wish to formally object to this planning application by Esquire Developments.

Although I live in Southfleet, my village directly borders the proposed development site and this scheme would have a clear and direct impact on where I live. I also have close friends and family members, who live in various properties, in Istead Rise, and [REDACTED] school and nursery immediately next to the site.

This proposal is on designated Green Belt land. Under the National Planning Policy Framework (NPPF), inappropriate development in the Green Belt is considered harmful by definition and should not be approved except in very special circumstances. No such circumstances have been clearly demonstrated in this application. Allowing this development would undermine the purpose of the Green Belt, which is to prevent urban sprawl, protect open countryside and stop neighbouring settlements from merging, and it would risk opening the door to further development on surrounding Green Belt land.

The proposal would result in a significant increase in traffic. Roads in Istead Rise and surrounding villages including Southfleet, Betsham, New Barn, Longfield and Bean already struggle to cope with existing traffic levels at peak times. These roads are frequently congested, and the additional traffic from new residents, together with workmen and large construction vehicles during the build phase, would further worsen congestion, reduce road safety and negatively affect local

communities. This is contrary to national planning policy, which requires development to ensure safe and suitable access and to avoid severe impacts on the local road network.

There is also no adequate provision for essential infrastructure and services. Local hospitals, particularly Darent Valley Hospital, including its already extremely stretched A&E department, and Gravesend Hospital, are under significant pressure. The application does not clearly show how additional demand on healthcare services, as well as schools, nurseries and public transport, would be met. This is inconsistent with national planning policy, which requires development to be supported by appropriate and timely infrastructure.

Flooding remains a serious concern. Downs Road and nearby roads already experience surface water flooding, and the proposed drainage ponds do not provide sufficient reassurance that flood risk would be properly managed, particularly during periods of heavy rainfall. This raises concern under national policy, which seeks to avoid development that increases flood risk elsewhere.

While the application refers to affordable housing, Esquire Developments' previous schemes in areas such as Medway and Cliffe Woods delivered homes that were not genuinely affordable for local people. Based on this track record, there is little confidence that the affordable housing proposed here would meet local housing needs.

For all of these reasons, this application represents inappropriate development on Green Belt land, would place unacceptable pressure on local roads, services and infrastructure, and fails to demonstrate that the harm caused would be outweighed by any benefits. I therefore strongly urge Gravesham Borough Council to refuse this application.

Kind regards