

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 3:30 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] Lewis Road Istead Rise Gravesend

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 the above planning application. I am a local resident of the Istead Rise area, living nearby with my wife and our two young children. My objection is based on serious concerns regarding highway safety, traffic volumes, pressure on already strained public services, environmental harm, and the long-term impact on the character and sustainability of our community. Downs Road and the surrounding highway network are already operating beyond safe and reasonable capacity. Traffic congestion at peak times is severe, particularly at junctions in and out of Istead Rise, along the A227 and on New Barn Road. It regularly takes in excess of five minutes to safely turn onto the A227 due to high traffic volumes, queuing, and limited visibility. The addition of a large housing development will significantly worsen these conditions. The proposal introduces additional access points and a new, busy junction close to routes used by children walking to school. This will materially increase risk to pedestrians and cyclists, particularly young children, and will make walking to school more dangerous. Increased on-street parking pressures along Downs Road will further reduce road width, sight lines, and overall safety. Downs Road sits at the bottom of a valley and is already vulnerable to surface water run-off during periods of heavy rainfall. The scale of hardstanding and loss of natural drainage associated with this development presents a significant risk of increasing flood incidents for existing residents. The potential downstream impact
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on homes and infrastructure has not been adequately addressed.

Local hospitals and GP surgeries have stated they are already operating at or beyond maximum capacity. The additional population generated by this development will place further unsustainable pressure on healthcare provision, emergency services, and local schools. Secondary schools and colleges in the area already face limited capacity, and no credible mitigation has been provided.

The area lacks the infrastructure required to support such growth. There is no local train station, bus services are limited and do not operate reliably in the evenings or every day, and there are insufficient shops, parking facilities, and community services to support a larger population. The result will be an increasingly car-dependent community, exacerbating congestion, pollution, and social exclusion.

The site represents valuable green belt land, including fertile agricultural fields fundamental to food production. Its loss is unjustified and contrary to sustainable land-use principles. The development would also destroy natural habitats, with long-term and potentially irreversible consequences for wildlife, including protected species known to inhabit the area.

This proposal represents overdevelopment and urban sprawl, contributing to the erosion of the distinct separation between Istead Rise and New Barn. The scale and nature of the development would significantly harm the setting, identity, and special character of the community.

The proposal does not include affordable housing. Existing developments by the same developer are marketed at prices in excess of £600,000, placing them well beyond the reach of many local families and key workers. The developer Esquire market themselves as "Bespoke Luxury Homes", and thus scheme does not reflect or benefit the needs of local people.

For the reasons set out above, particularly the dangerous increase in traffic, inadequate road safety, flood risk, pressure on public services, loss of green belt land, and failure to meet local housing needs, I strongly object to this planning application and respectfully request that it be refused.

Kind regards