

# RESIDENTIAL DEVELOPMENT OF LAND AT ISTEAD RISE

## **Design & Access Statement**

**Proposed Residential Development**  
Land at Rose Farm, Downs Road, Istead Rise  
November 2025

CLAGUE ARCHITECTS

  
**ESQUIRE**  
DEVELOPMENTS



PROJECT TEAM

Applicant
Esquire Developments
Architect
Clague Architects
Landscape Architect
Stantec
Ecology
Aspect Ecology
Arboricultural
Down to Earth Arboricultural Consultant
Flood Risk & Drainage
Ardent Consulting Engineers
Highways
DHA Highways
Heritage & Archaeology
HCUK group
Noise
SLR Consulting

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INTRODUCTION01

1.1INTRODUCTION

This Design and Access Statement has been prepared to support an Outline Planning Application for “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.”

The main purpose of this Design & Access Statement is to explain the design process and strategic objectives that have led to the overall vision for the proposed development. This document establishes that the proposals provide a suitable, sustainable and deliverable plan for developing the site.

This Statement has been prepared to be compliant with the Development Management Procedure (England) Order 2021 and Planning Practice Guidance (2021) PPG.

This document follows the guidance published by CABE “Design and Access Statements: How to write, read and use them” (2006).

KEY SITE DETAILS

Site Location:

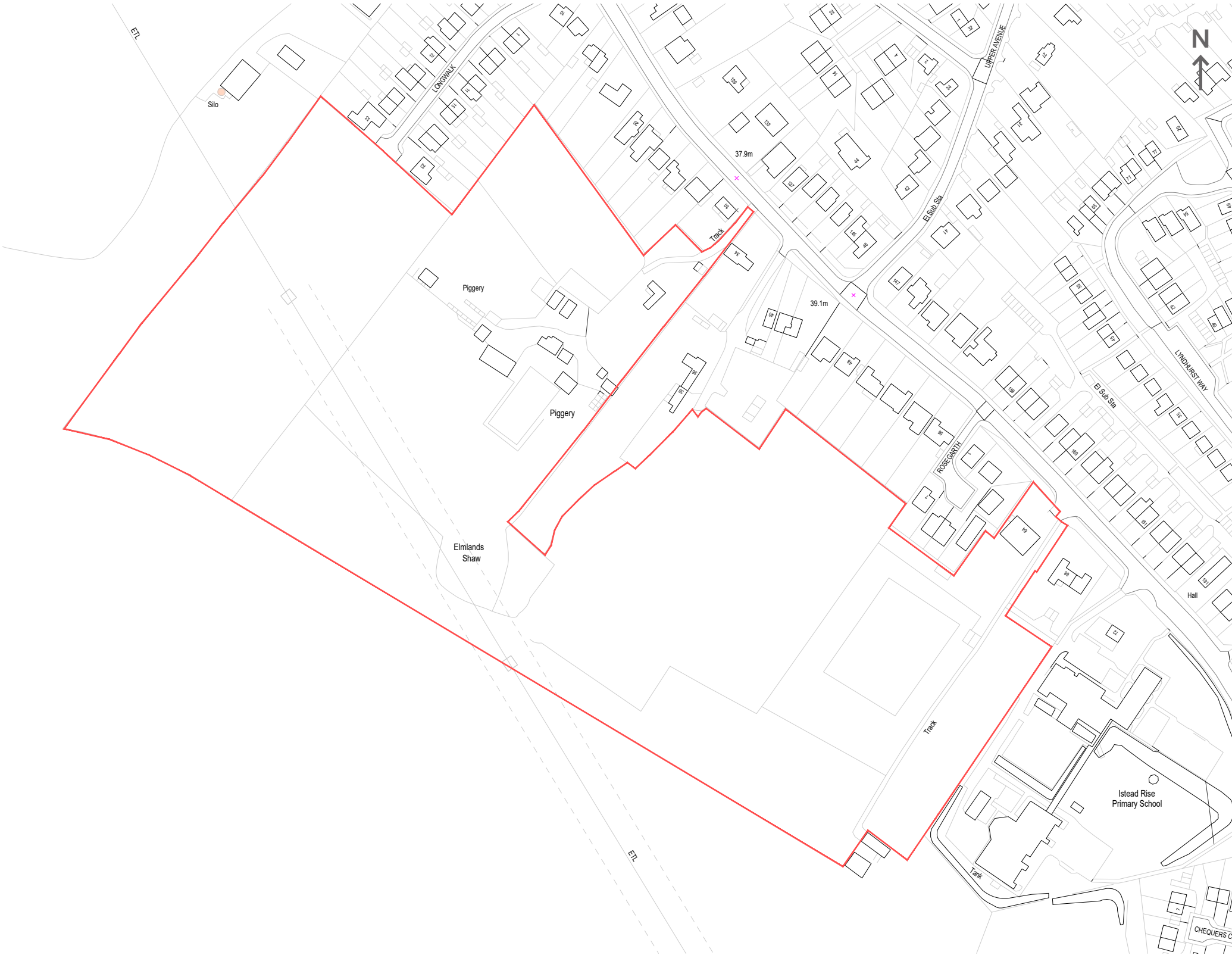
Land at Rose Farm, Downs Road, Istead Rise

Application Description:

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.

Site Area:

9.6 Hectares





INTRODUCTION01

1.2 ABOUT OUTLINE APPLICATIONS

This application is an “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.” This means that only the principle of development and the access are to be considered for approval at this stage.

The exact location, siting and design of the homes would be subject to a subsequent Reserved Matters application. However, as part of the consideration of the proposals, an illustrative layout has been prepared to demonstrate how that scheme could look and feel with up to 154 dwellings.

The design process has nevertheless followed local and national design guidance and illustrates how the proposals could come forward in the future.

The application is accompanied by a parameter plan that establishes parameters that future developments must accord by. This is then supported by a series of illustrative plans that demonstrate how the proposals could come forward and how technical standards could be met on the site.





INTRODUCTION01

1.3GRAVESHAM DESIGN CODE

This document follows the guidance set out in the Design for Gravesham Design Code - May 2024.

The design process has followed the mandatory guidance set out for medium size sites (10 to 150 dwellings).

The methodology for preparing the planning application has followed the adjacent flow diagram informed by the design code document.

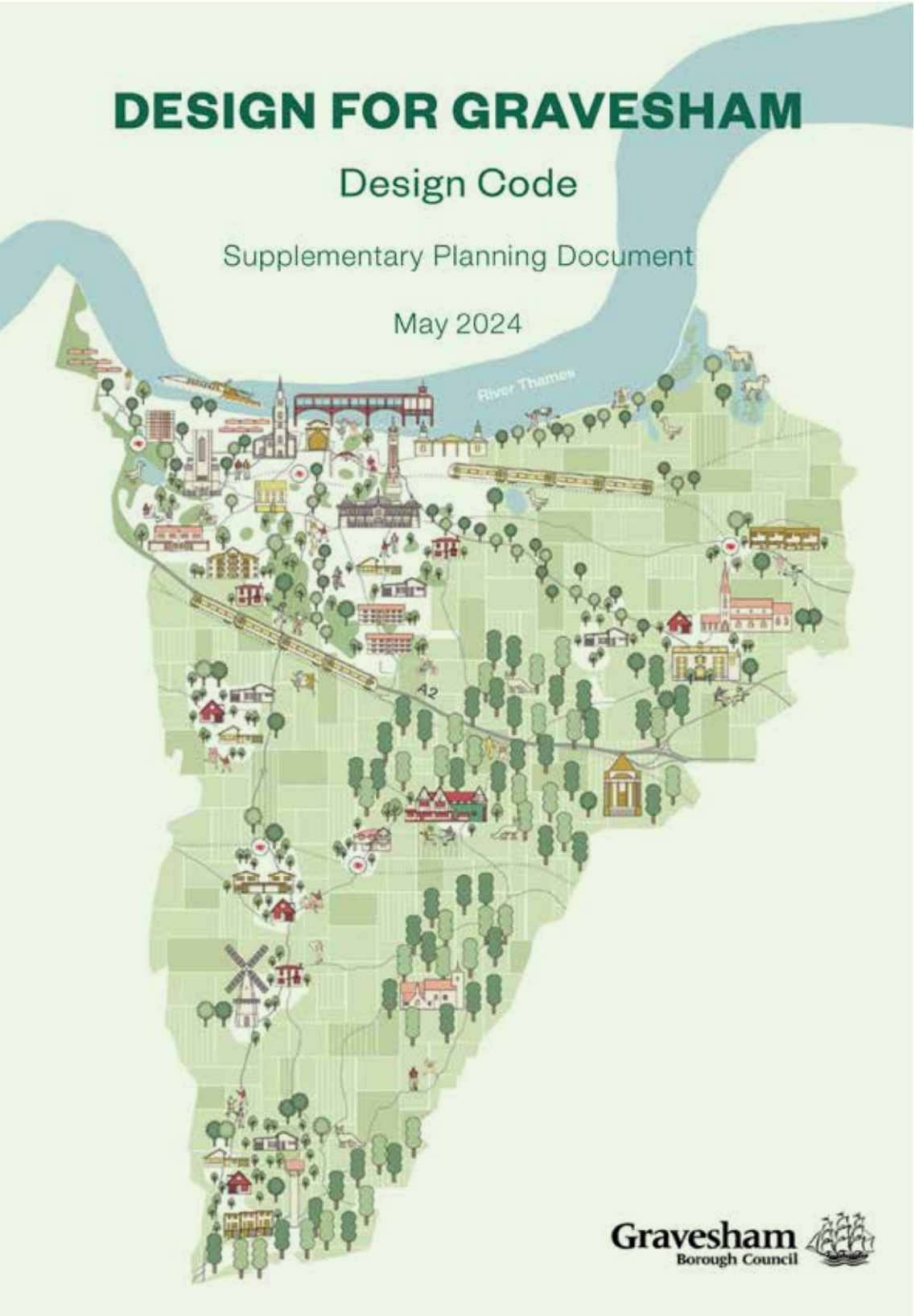
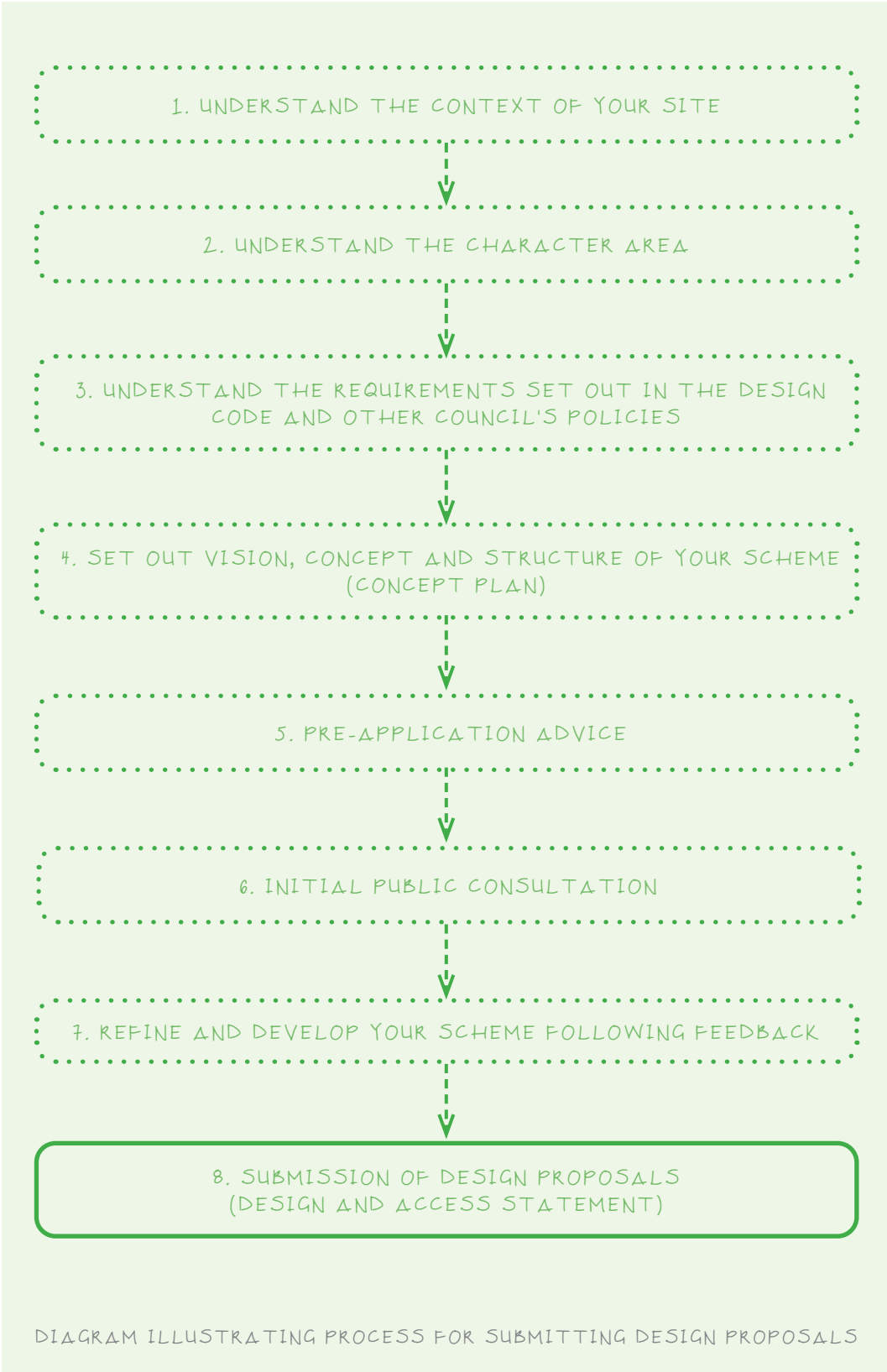
Section 2 of this document - Site Context and Analysis - covers stages 1 to 3 as defined on the adjacent diagram.

Section 3 of this document - Design Process - covers stages 4 to 6.

Section 4 of this document - The Proposals - covers Stage 7 and cumulates in the Stage 8, the submission of the final design proposals.

A checklist is provided at the end of this document demonstrating compliance with the mandatory sections of the Design Code for developments of this size.

Esquire at Woodlands, Cliffe Woods, as featured in the Gravesham Design Code as an example of sustainable materials used in a countryside setting (Page 124).





INTRODUCTION01

1.4EXECUTIVE SUMMARY & VISION

Esquire Developments have set about creating a strong vision for the proposals that responds to the sites unique setting and location in Istead Rise

- The proposals have been carefully considered against all technical requirements and respond to the site’s unique location and setting.
- The Design requirements of Gravesham Design Code have been carefully considered and the proposals have been shaped by this guidance.
- The new residential dwellings have been designed to be architecturally unique and respond to the local palette of materials.
- The proposals provide up to 154 new family dwellings with a minimum of 50% affordable dwellings.
- The proposals aim to respect the existing trees hedgerows and site ecology. The proposed development will deliver 10% biodiversity net gain.
- The proposals provide over 3.4 Hectares of accessible open space and incorporate areas for natural play.
- The vision is to create a strong sense of place and community set within the existing village.
- The scheme seeks to pro actively respond to the challenges of climate change with Air Source Heat Pumps providing heating and hot water (i.e. no gas boilers).
- All new dwellings have been designed to meet the latest guidance on space standards and accessibility.
- The proposals have evolved and responded to informal comments received during the pre-applcation process and considered comments received during the community engagement event.





154  
DWELLINGS



OVER 3.4 HECTARES  
OPEN SPACE



NATURAL PLAY  
AREAS



BIODIVERSITY  
NET GAIN



INTRODUCTION01

1.5PROJECT TEAM  
ESQUIRE & CLAGUE

Esquire Developments, who are a multi award-winning developer delivering bespoke luxury homes throughout Kent and the South East of England from their base in Longfield. Esquire Developments have forged a reputation for combining innovative design with skilled craftsmanship to provide lifetime family homes. With a meticulous attention to detail and superior materials. Esquire produce beautifully designed homes that are built to the highest standards, specification and finish.

At the very heart of Esquire's aspirations is the delivery of an outstanding quality of life to new homeowners. This is reinforced by a sympathetic understanding of ever-changing modern living standards combined with timeless design and high-quality craftsmanship.

Esquire Developments have worked closely with Canterbury-based Clague Architects for a number of years, successfully delivering several award-winning developments across Kent.

Clague Architects are an award-winning multi-disciplinary practice of architects, urban designers and historic building specialists with design studios in Canterbury, London and Harpenden.

The sympathetic and sensitive design of new places is the driving force behind all of Clague's work, with a focus on understanding and complementing local vernacular architecture.

Both Esquire Developments and Clague Architects recognise the very fine architectural character of the locality and the sympathetic approach required to deliver new homes in the area. The project design team have demonstrated a proven track-record of delivering sensitive residential developments in areas of high architectural character, and have endeavoured to bring to bear their significant relevant expertise in the field.



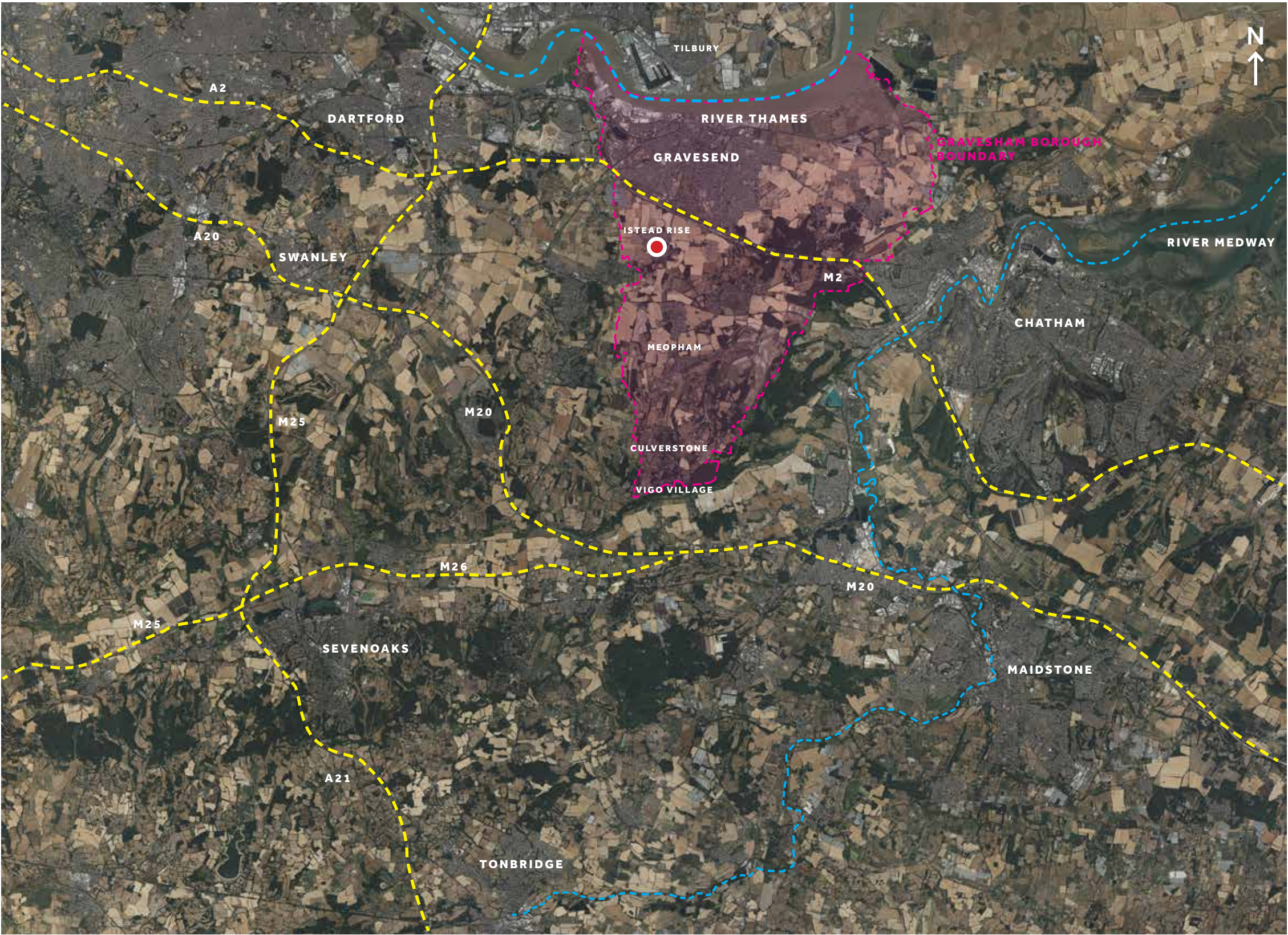


SITE CONTEXT AND ANALYSIS02

2.1LOCAL CONTEXT

The site is located within Istead Rise, within the borough of Gravesham, between the M20 to the south and the M2 to the north.

The site is well connected to the local network of highways, being in close proximity to both the M2 and the M20. The nearest train station is in Meopham to the south, which provides train services to London Victoria and Dover, along with local services. There are also nearby stations in Gravesend and Ebbsfleet International.





SITE CONTEXT AND ANALYSIS02

2.2IMMEDIATE CONTEXT

The site is located to the south of Istead Rise, lying to the south of Downs Road. It is currently used as farmland and a disused piggery. Access is located to the north of the site onto Downs Road. There are additional pedestrian access points in the western half of the site onto Downs Road and Long Walk.

The site is screened by existing vegetation. Residential properties lie along the northern boundary of the site. Istead Rise Primary School is located to the immediate east of the site.

The site is within walking distance of a number of local facilities, as identified by the adjacent diagram. A number of key local services are located just over a 5 minute walk from the centre of the site.

KEY

Bus Stop

Primary School

Local Shop

Community Building

Playing Fields

Public Footpath

Promoted Route

Restricted Byway

Public Bridleway





SITE CONTEXT AND ANALYSIS

02

2.3 GREEN BELT & PLANNING CONTEXT

We are in the midst of a National Housing crisis. Put simply not enough homes are being built across the Country. Both the current and former Government committed to improving housing delivery and placed requirements on Local Planning Authorities to demonstrate they have at least 5 years' worth of housing land supply. Unfortunately, due to some significant constraints in Gravesham, including Green Belt designations and complicated unviable Brownfield sites not being delivered, Gravesham Borough Council can only demonstrate 3 years worth of housing – a shortfall of 1,603 homes. This is exacerbating the housing crisis locally and results in unaffordability in the area.

In December 2024, responding to the housing challenges facing the Country, the Labour Government introduced a new national planning concept, known as 'Grey Belt'. This has been introduced to try and deliver more homes in sustainable locations which due to very strict Green Belt policy, have not previously been possible.

A Grey Belt site must meet certain criteria, including satisfying that it does not undermine certain 'functions' of the Green Belt and that any development coming forward meets the 'Golden Rules'.

Accordingly, the purpose of the guidance is to loosen Green Belt planning policy to enable Councils such as Gravesham to support appropriate 'Grey Belt' development and help the Council achieve its housing targets to meet local needs.

This site is considered to meet the requirements of the Grey Belt tests and proposes to accord with the Golden Rules – crucially delivering 50% of the development as Affordable Housing.

Gravesham Stage 2 Green Belt Study (2020) includes this Site as GBS - L and concludes that it has limited or no contribution to Green Belt purposes a, b or d in relation to the Grey Belt.

The Site was identified as a proposed allocation for 165 dwellings (ref: GBS-L) within the emerging Reg 18 Stage 2 Consultation of the Part 1: Local Plan Core Strategy partial review and site allocations (October 2020)

13. Protecting Green Belt land

142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves five purposes:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b. There is a demonstrable unmet need for the type of development proposed<sup>16</sup>;

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework<sup>17</sup>; and

An aerial photograph of a rural area with green fields and some buildings. A specific area is highlighted in green and outlined with a red border. The label 'GBS-L' is visible within the green area.

A large aerial photograph showing a vast green area labeled 'GREEN BELT' in white capital letters. A small area within the green belt is outlined in red and labeled 'Istead Rise'. Another area to the right is outlined in orange and labeled 'Settlement Edge'. A north arrow is in the top right corner.

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ISTEAD RISE - 22628B - NOVEMBER 2025



SITE CONTEXT AND  
ANALYSIS02

2.4SITE PHOTOGRAPHY

As part of the initial approach to understanding the site and its existing condition and character, a site visit was undertaken with the application team. A photographic survey of the site and surrounding area was also completed as part of this initial study.

The photographs on this page illustrate the existing site condition and surrounding area as observed at the time of the site visit.



KEY PLAN





SITE CONTEXT AND ANALYSIS02

2.4SITE PHOTOGRAPHY

In addition to the traditional site photographic survey, Drone photography has also been undertaken to fully appreciate the site and its surrounding context.

The photographs on this page illustrate the existing site condition and surrounding area as captured by drone.

KEY PLAN





SITE CONTEXT AND ANALYSIS02

2.5 TOPOGRAPHICAL SURVEY

A detailed topographical survey of the site has been carried out by Hook Survey Partnership.

The site is separated roughly into two separate parcels. Each having a slightly different topography.

Both parcels fall towards Downs Road, with the lowest point of the site on the northern boundary and the highest point on the southern boundary.

There is approximatively a 17m level change across the site as illustrated on the adjacent plan.



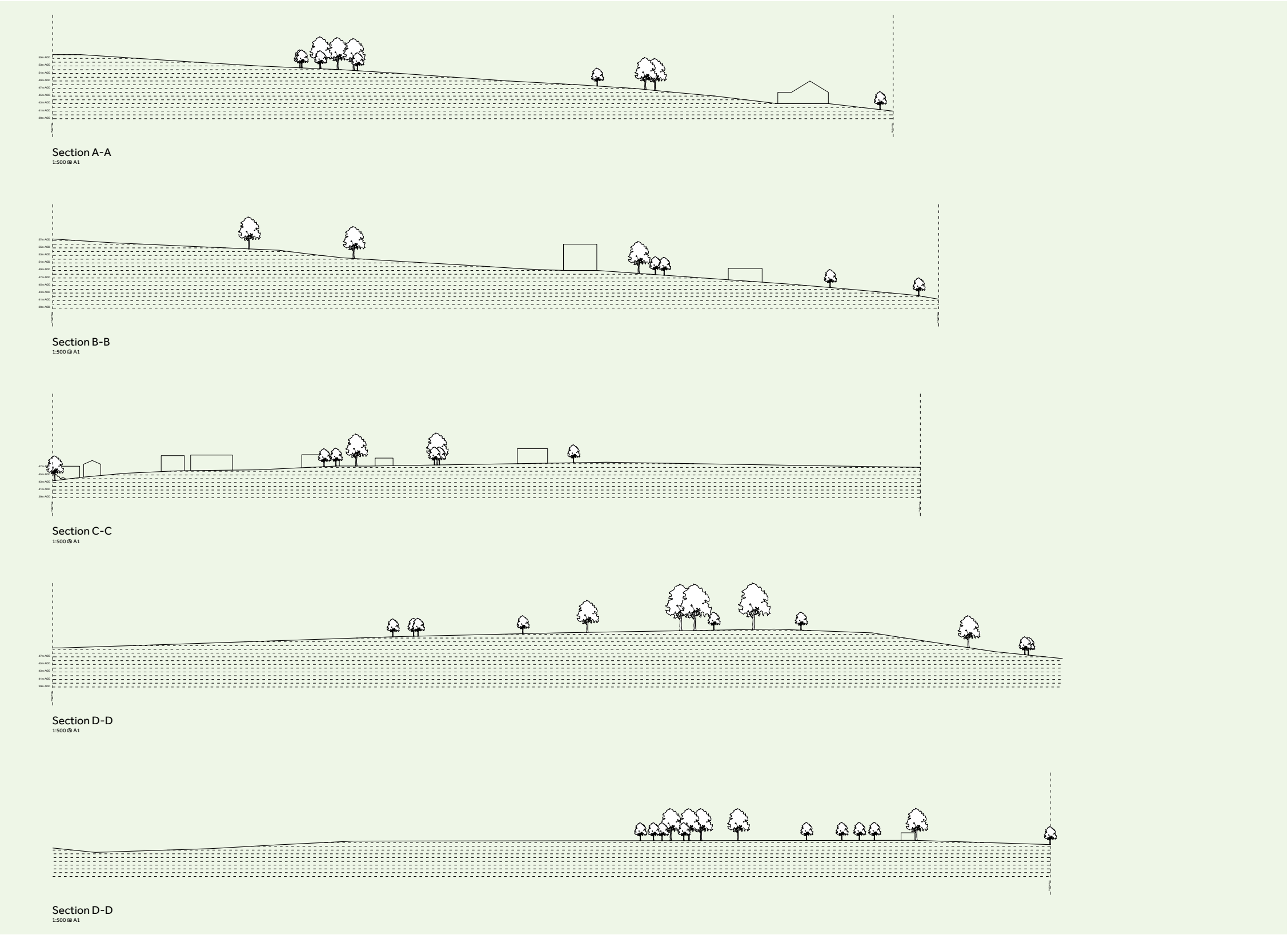
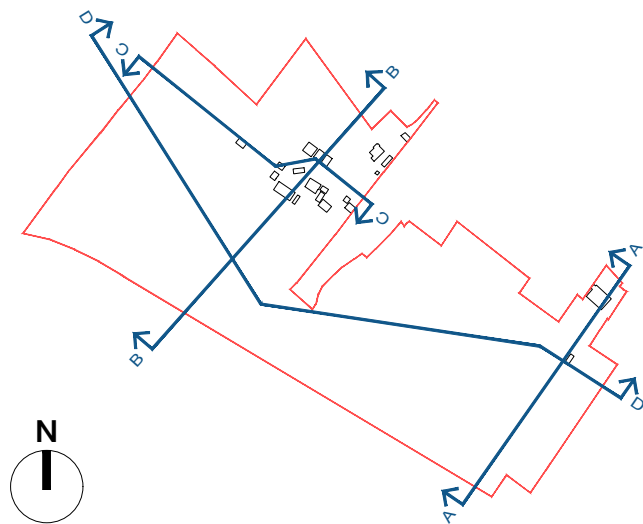


SITE CONTEXT AND ANALYSIS02

2.6EXISTING SITE SECTION

Based upon the aforementioned topographical survey, a series of site sections have been prepared to illustrate and understand the site.

KEY PLAN





SITE CONTEXT AND ANALYSIS02

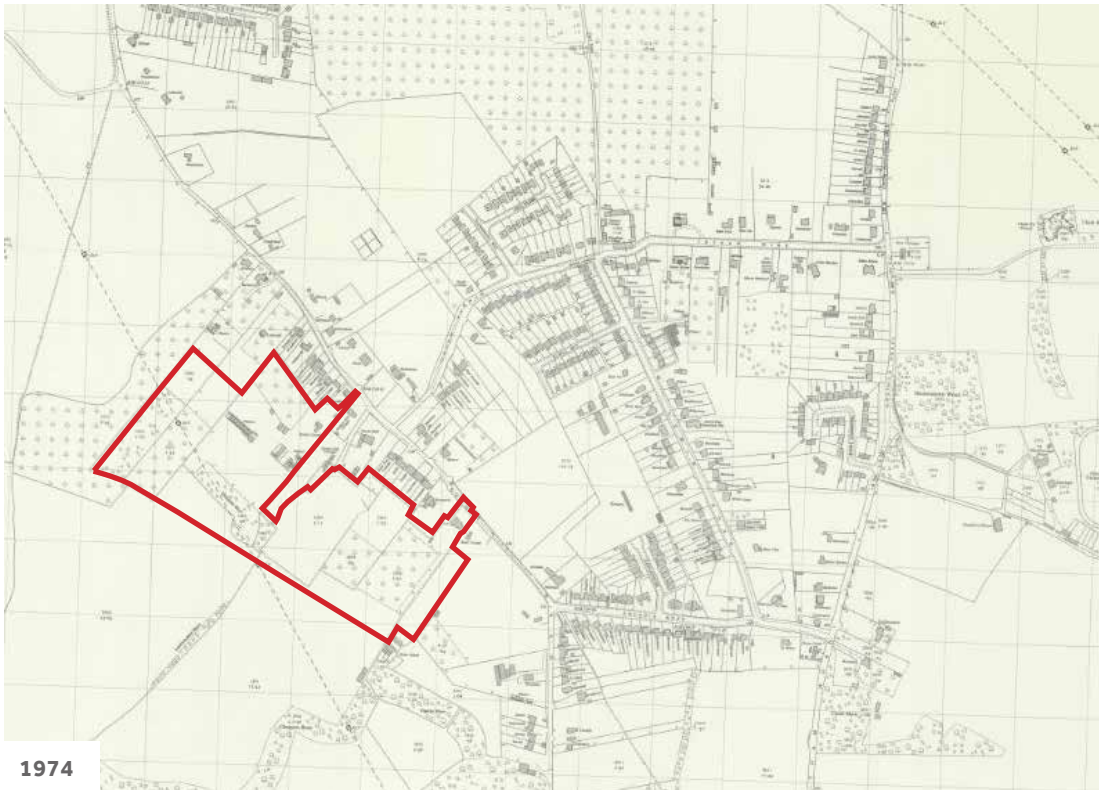
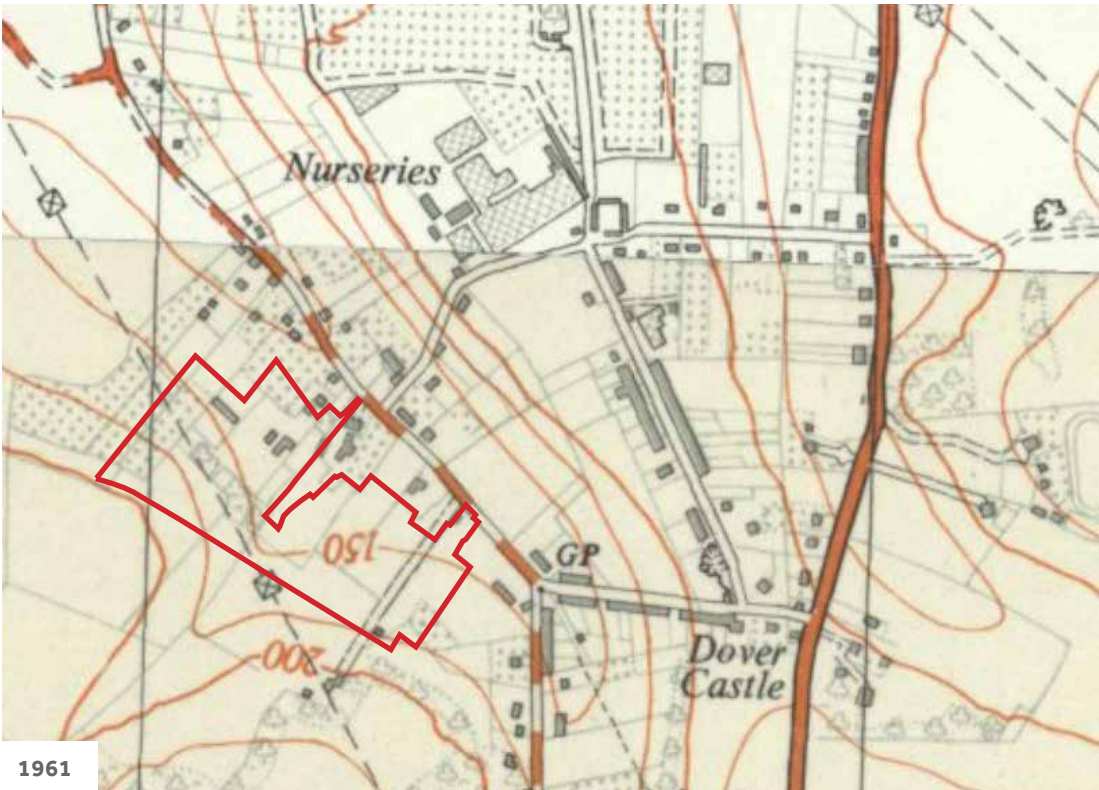
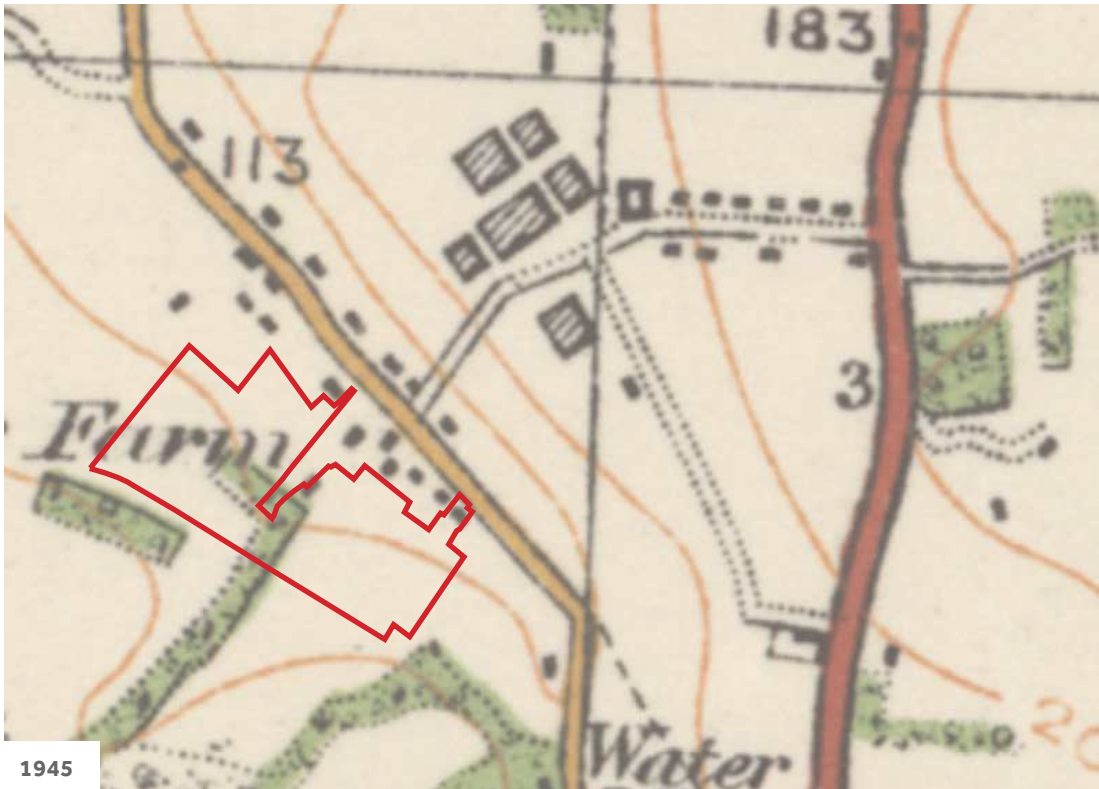
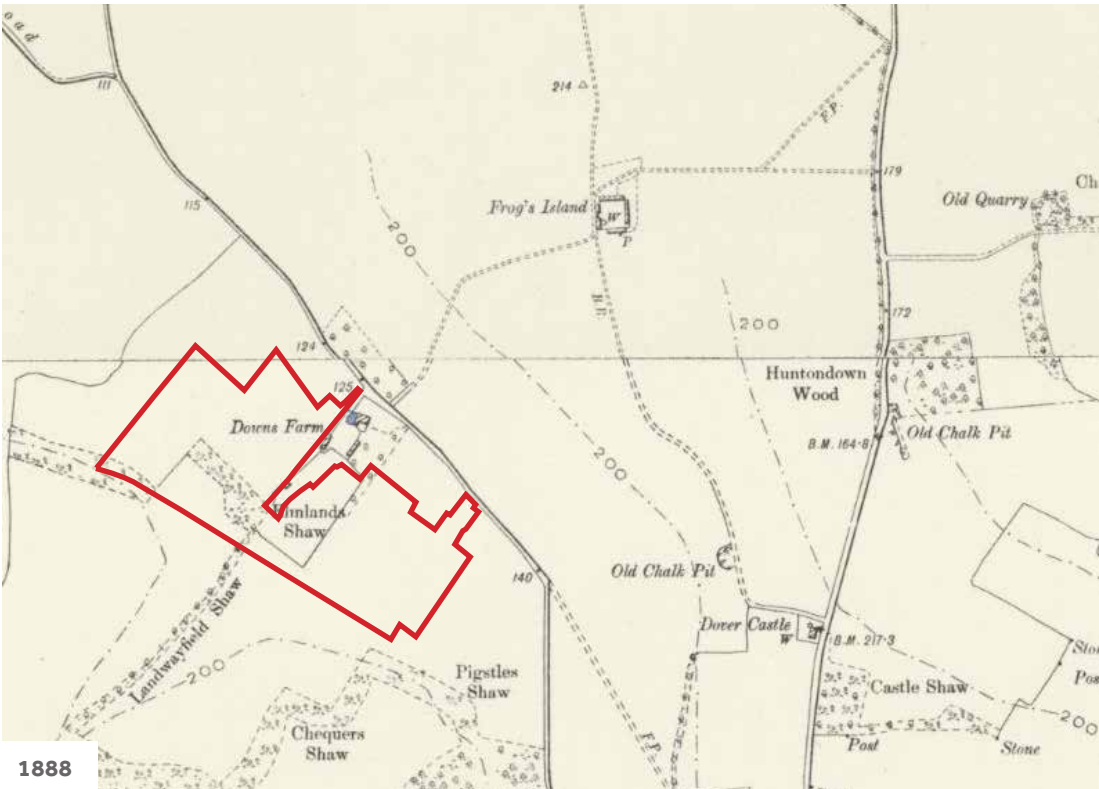
2.7HISTORIC MAPS & HERITAGE

As part of the analysis of the site, a review of the available historic maps has been undertaken. A selection of these is illustrated on this page (1888, 1945, 1961 & 1974).

The earliest available detailed map of the site is from 1888, which illustrates that the site and the surrounding area was predominantly open countryside. Downs Hall, one of the few historic buildings in Istead Rise, is illustrated on the 1888 map.

The subsequent maps show the evolution of Istead Rise from open countryside to a village by 1961. Each subsequent year shows further expansion of the village.

The nearest Listed building is located to the north of the site at Downs Hall and is one of the few historic buildings in Istead Rise.





# SITE CONTEXT AND ANALYSIS

02

## 2.8 LOCAL CHARACTER

A study of local architectural character has been undertaken to ensure that proposals are suitable within their context and setting. This took the form of a tour of the local area, with particular attention paid to defining architectural styles and materials.

Some of the more architecturally distinct historical examples have a character defined by their particular era. Although, it is not always practical to implement some of the more distinctive elements of historical architectural styles given that they are often defined by the dominant construction methods and materials available at the time of their construction. By carefully considering the local architecture there are opportunities to propose designs influenced by the rich local architectural style.

It has always been the applicant's aspirations to deliver proposals befitting of the architectural character in Istead Rise and its locality, as well as suitable in the context of contemporary living patterns and modern habitable standards. Accordingly the design, form and detail of the scheme has been principally informed by the architectural vernacular of the area.

Notable local architectural features include:

- Generally red and yellow brick can be found throughout Gravesham's historic towns and villages with distinctive detailing around windows and door frames.
- Clay tile hanging to upper stories.
- Occasional use of white and black weatherboarding.
- Brick chimneys
- Tiled roofs in a variety of different colours and pitches, often with brick chimneys. Predominantly red and brown in colour with very occasional use of slate.
- A mixture of two storey with bungalows and chalet bungalows.





SITE CONTEXT AND ANALYSIS02

2.9CHARACTER - URBAN GRAIN

In addition to the study of local character, an urban grain study has also been undertaken. This was undertaken alongside the historic map regression and illustrates how Istead Rise has evolved. The urban grain can be characterised by 3 different distinct zones each with their own distinct development pattern. These are summarised as follows:

Linear Development Pattern

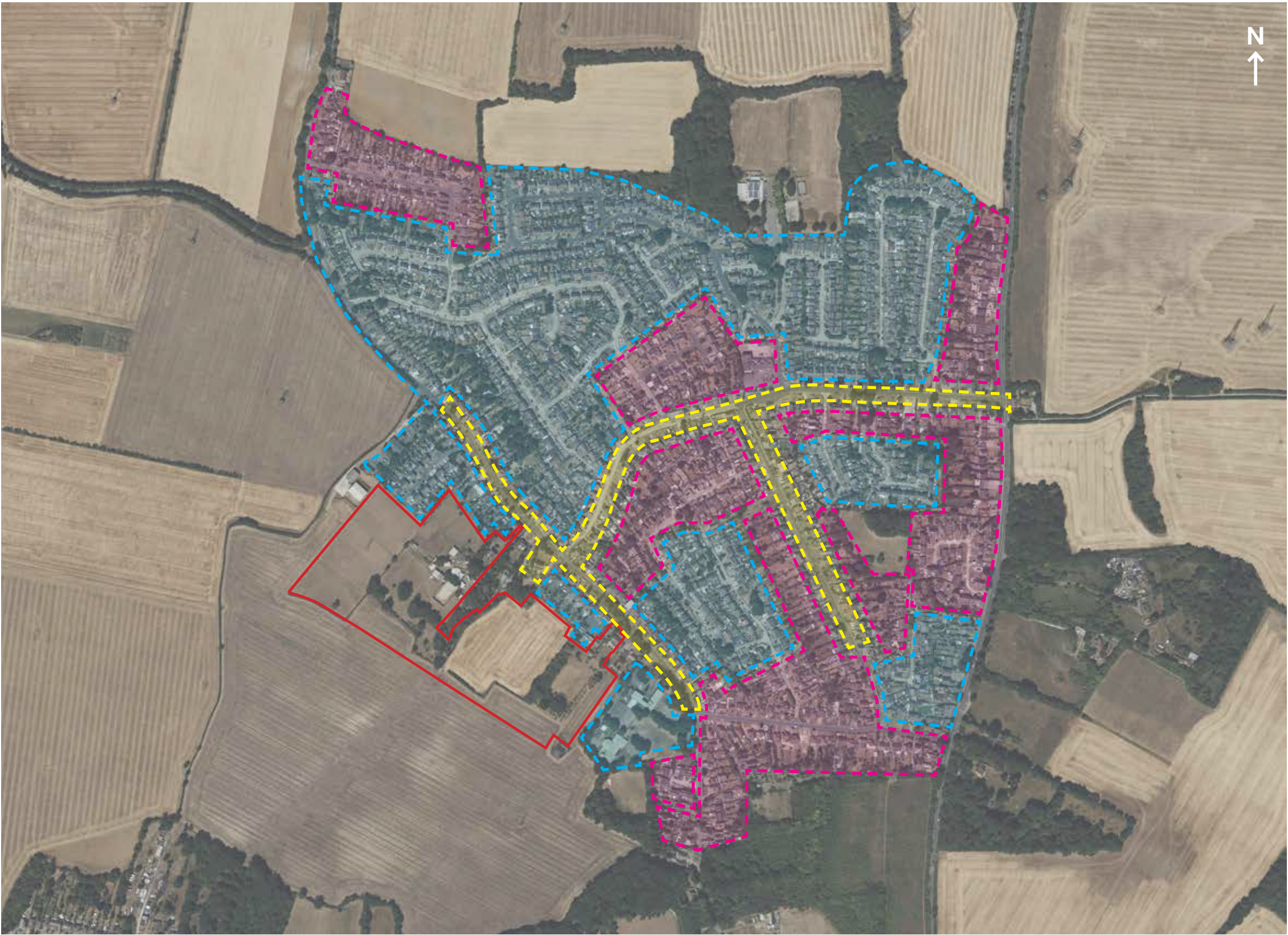
The historic route through the village, running along Downs Road, follows a distinct Ribbon development pattern. The dwellings are predominantly arranged in a linear fashion with a relatively consistent building line. Occasionally development is restricted to one side of the road, fronting small areas of undeveloped land. Dwellings are a mixture of detached and semi detached, mostly two storey with occasional bungalow and chalet bungalow. There are very occasional side streets acting as branches from the main ribbon development, Arcadia Road to the south for example, where the ribbon development continues in a similar form.

Post War Suburban Pattern

Branching off from the ribbon development on Downs Road is an area of Post War Suburban development including Fairview Road and part of Flowerhill Way. The development is closer knit in nature, with dwellings typically arranged in looped streets and cul-de-sacs with on plot parking. Dwellings are typically bungalows and two storey with the occasional chalet bungalow.

Infill Pattern

The majority of the development in the village falls into this development pattern. These have been developed to infill between the original historic routes and the more recent Post War Suburban development. The density of development in the infill is slightly higher than the other development patterns in the village.





SITE CONTEXT AND ANALYSIS02

2.10FLOOD RISK & DRAINAGE ASSESSMENT

The Environment Agency mapping indicates that the site is within Flood Zone 1 and has a low risk of fluvial flooding. All sources of flooding including surface water, groundwater and reservoir flood risk have been investigated and shown to be low risk.

FLOOD MAP KEY

Site Boundary

Flood Zone 2

Flood Zone 3

Surface Water Risk (1:100 Annual Likelihood)





SITE CONTEXT AND ANALYSIS02

2.11 ECOLOGICAL ASSESSMENT

An Outline Ecology Impact Assessment (OEIA) has been prepared by EPR and submitted to inform the application submission, alongside Breeding Bird and Reptile Survey Reports. These provide information about the on-site habitats and other Important Ecological Features (IEFs) within the Zone of Influence of the proposed development.

Further surveys were also conducted in relation to habitats, vegetation communities, and flora, as well as for bats. The associated information associated with these surveys is currently being analysed and reviewed, after which they will be submitted alongside a detailed Ecological Impact Assessment. The breeding bird assemblage is not considered to be of ecological importance and reptiles are likely absent. There are bat roosts within the on-site buildings, but these are of low conservation value.

HABITAT KEY

Site boundary

Cereal crops

Modified grassland

Other neutral grassland

Mixed scrub

Ruderal/Ephemeral

Tall forbs

Allotments

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Vegetated garden

Other woodland; broadleaved





SITE CONTEXT AND ANALYSIS02

2.12TREE SURVEY

Down to Earth Trees have assessed the trees on and adjacent to the site. Trees were assessed in accordance with the recommendations set out in BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

A copy of the Tree location plan is shown adjacent and identifies the trees and vegetation that were surveyed.

The submitted tree report grades all trees according to their overall value as:

U – trees that are dead or unsuitable for retention for more than 10 years

A – trees of high quality and value, effective for more than 40 years

B – trees of moderate quality and value and/or those estimated to be suitably retained for more than 20 years

C – trees of lower quality and value and/or those estimated to be suitably retained for more than 10 years and trees with a stem diameter <150mm

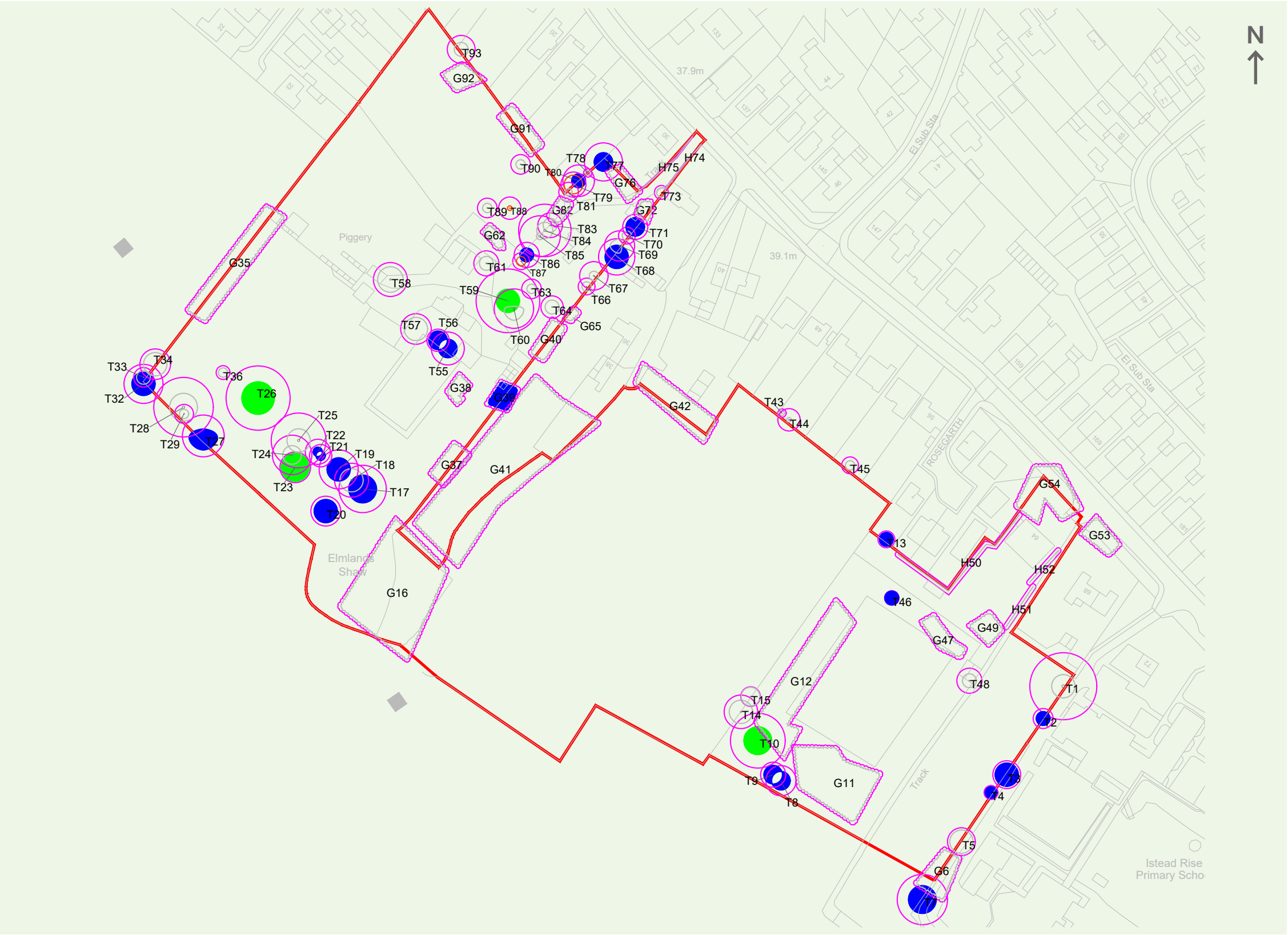
The proposed scheme has evolved by following the principles set out in BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. This involves using the findings of the tree survey to identify the above and below ground constraints posed to the development of this site, and where trees are removed an evaluation will be made on the impact on the local landscape.

The proposed layout has considered at all stages of design process the importance of incorporating as many of the existing trees as possible and by doing so has created a sustainable relationship between the built form and the tree stock, therefore allowing them to continue to grow and contribute to the character of the local landscape and bring the environmental and well-being benefits to the residents.

TREE SURVEY KEY

Category A - Trees of high quality

Category B - Trees of moderate quality





DESIGN PROCESS03

3.1 OPPORTUNITIES & CONSTRAINTS

Following an analysis of the site context and history, a number of key opportunities and constraints have been established. These are illustrated on the adjacent diagram and summarised below:

- The site has a number of existing trees along the southern boundary and sporadically throughout the site.
- Vehicular access to the site is achievable from Downs Road.
- Additional pedestrian and cycle access is possible within the western parcel from Downs Road and Long Walk.
- Surface water flood areas appear in small pockets across the centre of the site.
- Downs Hall, Listed building, is located to the north of the site.
- The natural topography of the site falls from the high point in the south to the lowest in the north on Downs Road
- There are a number of existing residential properties around the northern perimeter of the site and the Primary School to the East.
- Overhead power cables and pylons run across the south western corner of the site.
- There are views to the open countryside to the south.





DESIGN PROCESS

03

3.2

PRE-APPLICATION ADVICE

In April 2025 a Pre-application meeting was held and the following informal feedback was received at the meeting:

- The local authority confirmed that the site is Grey belt.
- The landscape sensitivity should be considered as part of the proposals.
- The location of children's play areas should be carefully considered.

At the time of submission, formal written feedback from the local authority had not been provided.





3.3

PUBLIC CONSULTATION

A public exhibition was held on the 2nd June 2025 (1pm – 7pm) at Istead Rise Scout Hut. Approximately 250 individuals attended the exhibition, representing circa 15% turnout of approximately 1600 residencies who received an invite .

A copy of the consultation boards was also made available on the Esquire Consultation Website (<https://www.consult-esquire.com/>) with a comment box requesting feedback. A consultation feedback form was available to fill in on the day of the event with 5 questions. A total of 36 responses were received to the consultation representing a 14% response rate of those that attended the exhibition. Of the responses received 29 were collected as paper feedback forms on the day of the exhibition, and 7 via email.

The responses received have been reviewed and analysed and are summarised adjacent.

A copy of the exhibition boards can be found adjacent and on the following page.

Issue Raised	Esquire Response
<u>Principle of Development and Housing Mix</u> <ul style="list-style-type: none"><li>Object to the development of this site</li><li>Need for housing which must be located somewhere</li><li>Other suitable sites</li><li>Brownfield sites within Gravesend should be built on first</li><li>The proposals look considered and attractive</li><li>Positive if technical matters are dealt with</li><li>Positive to see a mix of housing sizes</li><li>The houses will not be affordable for local people</li></ul>	The proposals include a range of 1-5 bed properties including 50% affordable housing. The mix of dwellings has been market led with the accommodation providing unit types to meet local needs. There are homes that are attractive as starter homes, for downsizers and for larger families.
<u>Highways</u> <ul style="list-style-type: none"><li>Highways concerns</li><li>Lack of public transport</li><li>Additional cars on Downs Way</li><li>Impact of additional cars on air quality</li><li>Lack of parking proposed</li><li>Access is not safe</li></ul>	<p>A Transport Statement has been provided with this application that confirms the forecasted trip rates and sets out that the proposed development will have a negligible impact on the surrounding highway network.</p> <p>A Road Safety Audit of the proposed access design has been undertaken. All matters raised have been fully addressed and therefore the access is confirmed to be safe and suitable.</p>
<u>Lack of Infrastructure</u> <ul style="list-style-type: none"><li>No capacity at local school</li><li>No capacity at GPs</li><li>Public services already stretched</li></ul>	<p>A S106 Agreement will be entered into to mitigate the impact of the development on local infrastructure.</p> <p>In discussions with the KCC Education team we have sought to understand the impact of any future development on the local primary and secondary schools. On this basis, the development of up to 160 dwellings would result in the requirement for an additional 45 primary school places and 32 secondary school places.</p> <p>There is presently capacity within the primary school provision. However, is expected to be operating over-capacity within the next three years based on forecasted population growth. This position continues to worsen across the next 5 years even without the development coming forward.</p> <p>The data indicates that there is currently a shortfall in capacity across the secondary school provision by a substantial amount and far greater than this development. This reflects a wider strategic matter and a position that KCC Education is required to address for both the shorter and longer term.</p> <p>If this proposal was to be granted planning permission, there would be a requirement for a contribution to KCC Education to ensure that the demand generated as part of this development can be accommodated within the local education provision.</p>
<u>Green Belt</u> <ul style="list-style-type: none"><li>Green Belt must be protected.</li><li>Site is not considered to be Grey Belt</li><li>Proposal contradicts the principles of the Green Belt</li><li>Provides a buffer between the villages of Istead Rise and New Barn</li><li>Green Belt plays a crucial role in tackling climate change and flooding</li></ul>	<p>This Planning Statement provides a full assessment of the Site against national Green Belt policy and confirms that the Site is Grey Belt land.</p> <p>The proposed development complies with Paragraph 155 of the NPPF and is therefore not considered inappropriate development in the Green Belt.</p>
<u>Biodiversity</u> <ul style="list-style-type: none"><li>Impact on wildlife</li><li>The ecology proposals are well planned</li></ul>	<p>A full suite of Ecology surveys will be submitted in support of the application.</p> <p>The proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in any significant harm.</p>



# The Site



The site (approximately 8ha) is located to the south west of Istead Rise, extending from the edge of the Primary School to the east, to Willerby Farm to the west and behind the residential close of Rosegarth and properties fronting Downs Road.

The site comprises 3 distinct parcels, comprising existing arable land, the rear garden of No.64 Downs Road and the former Piggery, now in use as a horse paddock.

There are existing accesses to the site adjacent to No. 64 Downs Road, and an access track to the piggery on the northern side of No. 34 Downs Road. The site slopes towards Downs Road, reflective of the undulating character of Istead Rise and comprises a number of trees and vegetation defining the boundary edges. National Grid Power lines run east west through part of the site and are a visually prominent feature.

The site is in close proximity to the services and facilities of Istead Rise - being located adjacent to the Primary School and Scout Hut and a short walk (>5 minutes) to shopping parade. Bus stops are located along Downs Road with the closest being next to the Primary School.



# Our Approach to Climate Change



We take a proactive approach to address the Climate Change emergency. We recognise that as an SME housebuilder, we have an impact on the environment and we wish to minimise this as best we can. In this regard, we have committed to deliver 'electric only' developments, meaning we no longer provide homes with traditional gas boilers. Instead, we are presently installing air source heat pumps and alongside a 'fabric first approach' we are achieving approximately a 50% carbon reduction in our homes over and above current building regulations.

The fabric first approach means that the improved efficiency of our dwellings is inherent within the build. This means that not only is it more efficient, but also that they are not features that can be easily (if at all) removed by future homeowners, resulting in the efficiency of the building being maintained for its lifetime. By way of example, we build our homes with greater cavity wall thickness allowing for increased thermal protection, higher specification glazed windows and greater base floor depths.

Coupled with the air source heat pumps and that all our homes come with rapid charge electric vehicle chargers, we feel that we are playing our part in trying to minimise the impacts of our developments on the environment and help accelerate the culture change in regard to greener living, reducing the amount of fossil fuels used by the home and vehicle.



# Local Infrastructure



**School Provision**

In discussion with KCC Education Team, we have sought to understand the impact of any future development on the local primary and secondary schools. On this basis, the development of up to 160 dwellings would result in the requirement for an additional 45 primary school places and 32 secondary school places.

An assessment of the current capacity of the local primary schools within the Gravesham Rural South Planning Group (which includes Istead Rise Primary School, Cobham Primary School, Culverstone Green Primary School, Meopham Community Academy, and Vigo Village School) has been undertaken by KCC Education. The table below sets out the current primary capacity across the Gravesham Rural South Planning Group, the expected pupil yield from this development, and the subsequent capacity.

Detail	2023/24 (A)	2024/25 (A)	2025/26 (F)	2026/27 (F)	2027/28 (F)	2028/29 (F)	2029/30 (F)	2030/31 (F)	2031/32 (F)	2032/33 (F)	2033/34 (F)
Current Capacity (no development)	55	67	13	-7	-26	-43	-54	-75	-61	-51	-20
Expected Pupil Yield from development	45	45	45	45	45	45	45	45	45	45	45
Expected capacity	10	22	-32	-52	-71	-88	-99	-120	-106	-96	-65

At present, there is capacity within the primary school provision. However, is expected to be operating over-capacity within the next two years based on forecasted population growth. This position continues to worsen across the next 5 years even without the development coming forward.

If this proposal was to be granted planning permission, there would be a requirement for a contribution to KCC Education to ensure that the demand generated as part of this development can be accommodated within the local education provision.

Istead Rise Primary School was previously a 1.5 Form-Entry primary school, however reduced to a 1 Form-Entry around 10 years ago. Istead Rise Primary School has the ability to become a 1.5 FE school again with investment from local developments. This will not only benefit residents of the future development, but existing residents within Istead Rise. A potential to expand back up to a 1.5FE or a 2FE as preferred by KCC Education. Section 106 contributions from this development could help deliver that.

When considering secondary school provision, as assessment has been undertaken to assess schools within the Gravesham and Longfield non-selective and selective Planning Groups. These Planning Groups include: Longfield Academy, Gravesham Grammar School, Mayfield Grammar School, Meopham School, Northfleet School for Girls, Northfleet Technology College, St George's CoE School, St John's Catholic Comprehensive School, and Thamesview School. The table below sets out the current secondary capacity across the Gravesham and Longfield non-selective and selective Planning Groups, the expected yield from this development, and the subsequent capacity.

Detail	2023/24 (A)	2024/25 (A)	2025/26 (F)	2026/27 (F)	2027/28 (F)	2028/29 (F)	2029/30 (F)	2030/31 (F)	2031/32 (F)	2032/33 (F)	2033/34 (F)
Current Capacity (no development)	-159	-70	-403	-531	-748	-897	-1039	-1100	-1181	-1187	-1197
Expected Pupil Yield from development	32	32	32	32	32	32	32	32	32	32	32
Expected capacity	-191	-102	-435	-563	-780	-929	-1071	-1132	-1213	-1219	-1229

The data indicates that there is currently a shortfall in capacity across the secondary school provision by a substantial amount and far greater than this development. This reflects a wider strategic matter and a position that KCC Education is required to address for both the shorter and longer term.

As set out previously, if the development were to be approved, there would be a requirement for a financial contribution to be made to KCC Education to ensure that the demand generated as part of this development can be accommodated within the local education provision.

This funding (circa £1.8m) will then be pooled together with contributions provided from other developments within the same Planning Group to provide improvements to existing provision or provide a new school.



# The Way Forward



We hope this exhibition has been useful to help explain the emerging proposals and to discuss any matters that you have. We would like to understand if our proposals could be further enhanced and welcome you to write to us either by completing a form here today or visit our website where you can submit comments online, or send directly to us at:

[isteadrise@esquiredevelopments.com](mailto:isteadrise@esquiredevelopments.com)

We are likely to be submitting the application in the next few months where the Council will consider the submitted material and obtain views from statutory consultees on the suitability of the proposals. It is unknown when the application may be determined. If however it is determined towards the end of the summer and approved, then a Reserved Matters application would be drawn up towards the end of the year. This is a further application and likely to be determined in Summer 2026. A start on site may occur in Winter 2026 and may take approximately 3-3.5yrs to complete.

Thank you for taking the time to come and see us.





THE PROPOSALS04

4.1PARAMETER PLAN

Taking account of the various constraints and opportunities detailed previously, the first part of the overall detailed design process was to incorporate all the relevant information into a Parameter Plan.

This parameter plan has been created to guide future development of the site. The concept plan and illustrative masterplan subsequently presented in this document, follow the principles set out by the Parameter Plan.

PARAMETER PLAN KEY

- Development Land  
Including houses, roads, emergency access,  
landscaping, open space etc
- Proposed Access
- Landscape Buffer
- Open Space

