

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2026 9:10 AM 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]

## Comments Details

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

Reasons for comment:

Comments:	<p>Dear Sir or Madam,</p> <p>I wish to formally object to planning application 20251233, submitted by Esquire Developments, for the construction of 154 new houses on land behind Downs Road, Istead Rise.</p> <p>This site lies entirely within the designated Green Belt, and the proposal represents inappropriate development that would cause significant and irreversible harm, contrary to both local and national planning policy.</p> <p><b>Green Belt &amp; Landscape Impact</b> The development would result in the permanent loss of valuable Green Belt land, including open fields, hedgerows, orchard land and farmland. This area forms an important natural buffer and contributes significantly to the rural setting and special character of Istead Rise. The scale of this proposal would constitute urban sprawl and contribute to gap-closing with neighbouring settlements, fundamentally changing the character of the area.</p> <p><b>Flood Risk &amp; Drainage Concerns</b> Downs Road sits at the bottom of a valley and already experiences surface water and flood risk issues. The proposed development would significantly increase hard surfaces, placing additional strain on local drainage systems and increasing flood risk to existing homes. This concern has not been adequately addressed.</p>
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#### Traffic, Highway Safety & Accessibility

The development would generate a substantial increase in traffic along Downs Road and surrounding roads, including the A227 and New Barn Road. These roads are already congested at peak times. Increased traffic and parking pressures would make walking routes to local schools more dangerous, particularly for children crossing busy roads.

#### Pressure on Local Infrastructure & Services

Local GP surgeries and hospitals are already operating at or beyond capacity. Secondary schools and colleges in the area have limited availability. There is insufficient infrastructure to support an additional 154 households, and no clear evidence that services can be expanded to meet demand.

#### Lack of Sustainable Transport & Facilities

The area has very limited public transport provision, with buses not running daily or into the evenings, and there is no local train station. There are no safe walking or cycling routes to Gravesend or Meopham, making this a car-dependent development that conflicts with sustainability objectives.

#### Environmental & Ecological Harm

The site supports wildlife and natural habitats, including protected species. The loss of Green Belt land would have long-term ecological consequences and undermine biodiversity, contrary to environmental protection policies.

#### Impact on Residential Amenity

Existing residents would experience increased noise, pollution, traffic, and a loss of privacy, particularly for homes close to the site and near the primary school.

#### Conclusion

This proposal is inappropriate development within the Green Belt, fails to reflect the needs or capacity of the local area, and would cause significant harm to the environment, infrastructure, highway safety, and community character. For these reasons, I strongly urge the Council to refuse planning permission.



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Kind regards