

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 8:56 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:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application.

This development would disturb the rural setting of the currently-pleasant village of Istead Rise. It would also completely surround the Grade II listed Downs Hall with a housing estate, spoiling its current green aspect to the rear, and would interfere with appreciation of its heritage and beauty.

This development would take away 9.6 hectares of valuable farmland (at a time when global instability makes the UK's ability to feed itself more crucial than ever). By comparison, Gravesham Borough Council has a list of brownfield sites which total 93.2882 hectares (I added it up). Build there instead. It may not make the developers as much money, but it would be preferable for the people who actually live around here.

The Green Belt exists for good reasons. We should not allow greed to overcome them. Permitting this development would add to urban sprawl. The intensification of the use of the land would be to everyone's detriment.

Other objections have mentioned the deleterious effect on local traffic, schools and health services. I agree with them.

The views towards Istead Rise from the farmland between New Barn Road and the north side of Longfield Avenue are very pretty, and make it a pleasant place

to walk. They would be ruined by the addition of another ugly housing estate.

Please keep me apprised of the progress of this application, as I would wish to register my objections at every possible stage, and with the benefit of further consideration when I have the time.

Kind regards