

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 9:36 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] Downs Road Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I lodge a formal objection to the proposed development of 154 residential dwellings on the agricultural field located at Istead Rise, Gravesend. I strongly believe that it represents an inappropriate, unsustainable, and harmful form of development. My key grounds for objection are set out below:

The development would encroach on our countryside and walkable space. We must protect the setting and character of community.

The development would be out of keeping with the rural character surrounding Istead Rise. The massing, layout, and visual intrusion of the scheme would fundamentally alter the landscape, diminishing the area's countryside setting and harming views enjoyed by residents and visitors - of which Gravesham used photos of that exact field to advertise the beauty of the area just recently.

A development of 154 houses, along with associated roads, parking, lighting, and infrastructure, would cause significant spatial and visual harm. It would represent a major encroachment onto open countryside and permanently erode the openness our green space provides.

This proposal would contribute to the gradual merging of Istead Rise, Meopham, New Barn and surrounding settlements - undermining what the strategic gap is explicitly intended to maintain.

Loss of habitats, increased pollution (air/water), habitat fragmentation, more

resource consumption.

Local roads, particularly around Istead Rise and the A227 corridor, are already subject to congestion and safety concerns. An additional 154 dwellings would substantially increase traffic volume.

Local services are already operating at or near capacity. The development would place unsustainable pressure on schools, healthcare services, and other community facilities. Especially with a known elderly population who need additional care and already struggle to get it.

Public transport provision is limited, and it's impossible for the existing residents of Istead Rise to walk safely out of Istead Rise, with the need to cross the A2 slip road junction or walk on the road through New Barn. The site location would result in car-dependent living, directly contradicting sustainable development principles outlined in national policy.

The field contributes to wildlife habitat connectivity across the area. The development poses risks including; destruction of natural habitats, increased flood risk due to significant hard-surfacing and drainage changes. Downs Road is a huge flood hazard already, are you aware of this? Please visit when we have days of rain.

With all of this in mind, I respectfully request that the Council refuses this planning application in full.

Kind regards