

9 January 2026

Adeoye Lawal

Planning Officer

Gravesend Borough Council

Planning Department

Civic Centre

Windmill street,

Gravesend

Kent DA12 1AU

RE: Reference number : 20251233

Objection to Proposed High-Density Housing Development at Istead Rise

Dear Adeoye Lawal,

I am writing to formally express my objection to the proposed development of 154 new homes on farmland in Istead Rise. While I understand the need for housing provision across the borough, I have significant concerns regarding the scale, density, and infrastructure implications of this proposal.

Infrastructure and Road Capacity

The proposed development would create substantial pressure on existing local infrastructure that is already inadequate to meet current demand. The local road network consists of rural two-lane carriageways, and current capacity has been demonstrably insufficient for several years. Peak-hour congestion during school opening and closing times is already a persistent problem, comparable to traffic congestion around Bluewater shopping centre. Unless accompanied by substantial road widening and capacity improvements, a 154-unit development would exacerbate this critical bottleneck.

Local Services and Amenities

Existing local services—including shops, school places, activity centres, leisure facilities, and restaurants—are already operating at or near capacity. A high-density development of this scale would place immense additional pressure on these facilities without corresponding expansion or investment. The absence of adequate supporting infrastructure would diminish the quality of life for both new and existing residents.

Community Character and Residential Wellbeing

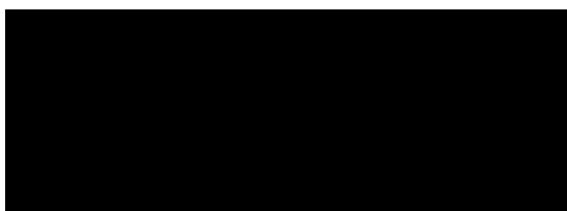
Istead Rise is valued by its residents for the peace, safety, and psychological wellbeing that the community provides. The local environment and topography contribute meaningfully to

residents' mental and physical health. A high-density development would fundamentally alter the character of the area, transforming it from a low-density, tranquil residential community into an overcrowded settlement. This change would likely generate significant resentment among both new and existing residents forced to live in an environment lacking adequate infrastructure and community space.

Recommendation

I would support a carefully planned, low-density housing development that is proportionate to existing infrastructure capacity and preserves the community character of Istead Rise. Such an approach would allow housing provision whilst maintaining the psychological balance and wellbeing that residents currently enjoy.

I respectfully request that this objection be formally recorded in the planning file and considered as part of the consultation process.



PS. I do not support creating a high-density development in Istead Rise, because 154 new homes would need very strong supporting facilities to cope with the community's ability to function well, both psychologically and visually. At present the roads are rural in nature, with a two-lane single carriageway in each direction, and unless the roads are widened, the existing capacity of shops, school places, activity and leisure areas, and restaurants will come under immense pressure. In recent years there has been persistent congestion at school start and finish times, and, as with the traffic flow around Bluewater, everyone already knows that the capacity of the road network is becoming inadequate.

Living in Istead Rise is something to be grateful for, because it offers a sense of peace and safety amid busy lives, and the local topography helps residents maintain a psychologically balanced and healthy state. I would support a low-density development; otherwise, residents will be forced to live with resentment.