

Supporting Information

Istead Rise is characterised by it's beautiful iconic view of the orchard, fields & hedgerow from Upper Avenue.

An almost identical image has been posted by Gravesham Borough Council as an illustration of Gravesham's countryside mentioning that 'damage to wildlife and the grassland habitats will not be tolerated' (see additional sheet for print out of post).

This is the area for which planning permission is being sought by Esquire to build this huge new housing Estate. It is totally inappropriate and would radically alter the character of the village, as well as destroying natural habitats.



The image below illustrates how the new view could look if this development were to go ahead



AI generated image for illustration only, not exact representation

FLOOD RISK TO DOWNS ROAD

Downs Road Istead Rise was built on an old riverbed with the land on both sides sloping down towards the road. Behind Downs Road the fields, trees & hedgerows act as a natural soakaway giving protection to the road from flash flooding during a torrential downpour.

If this area were to built over it would be catastrophic for Downs Road. Esquire have put two soakaway areas in their plans, which would work fine for parts of Downs Road in normal rain, but not during a torrential downpour. At this point the road would flood as the surface water would not be able to drain away quickly enough (in the same way Sainsbury’s in Pepper Hill gets flooded about once a year due to the slight gradient of their car park towards the store) There are **no** soakaway areas planned towards Long Walk or Istead Rise Primary School! Downs Road already has a problem with huge amounts of standing water after a downpour, which can be there for days. Paving over the fields sloping towards the road would completely flood the road!

Flooding of Downs Road would be disastrous for residents. As well as the damage to properties, there would be the high cost of repairs and house insurance prices would increase dramatically, with many insurance providers no longer offering insurance. This is completely unacceptable.



This is a photograph taken from one side of the valley towards the other side of the valley. Downs Road is at the bottom. The opposite side of the valley works perfectly as a natural soakaway, but if it were to be built over flood water would have nowhere to go except downwards into Downs Road!

Information below sourced from ‘The Flood Hub website

Flash Flooding

Flash flooding often happens without warning due to intense and heavy rainfall. Places that have gone through a long period of dry weather, as well as urban areas with a lot of hard surfaces, are at higher risk of flash flooding as the land can’t absorb the water. Locations situated near steep valleys are particularly vulnerable to this type of flooding.

The Environment Agency have put together some further information on flash flooding, click [here](#) to find out more.

The source of the flash flood will often determine who is responsible for managing the flood risk.

Developing this area of land would put existing homes along Downs Road in much higher risk of flooding and devaluing them in the process.

FLASH FLOODING

Flash floods are generally associated with short bursts of intense rainfall and are subject to location, ground conditions and the capacity of drainage infrastructure. They occur when the ground cannot absorb the water quickly enough, which can lead to drainage systems becoming overwhelmed. Some of the causes are outlined below:

Built Environment

In urban areas, hard surfaces prevent surface water from naturally infiltrating into the ground. Features such as driveways, car parks and housing estates use impermeable materials, leading to increased surface water runoff because the water cannot seep into the ground.

Drainage

After a heavy rainfall event, drains can become inundated by large amounts of water in a short period of time and might not have the capacity to cope with such large volumes. Roadside gullies are designed to keep roads free from surface water but can become covered with leaves and litter, preventing water from entering sewer systems.

Ground Conditions

When lawns and fields have been dry for long periods, the ground becomes hard, preventing surface water from percolating and causing it to run off overland. On the other hand, if the ground is saturated from previous wet weather, it cannot absorb more water, leading to significant surface water runoff.

Topography

A large area might receive the same amount of rainfall, but flooding will occur only in specific places. This happens because water runs downhill to lower ground, where it collects and pools. This rise and fall of the land, known as topography, determines how water flows and where it accumulates, guiding drainage to common outlets.

CASE STUDY: Poynton, Cheshire

On the 31st July 2019, numerous homes and businesses were affected by flash flooding in Poynton as heavy and intense rainfall hit the area, overwhelming drains which caused Poynton Brook to overtop. Homes, businesses and infrastructure were flooded and damaged by the floodwater. A major incident was declared and many homes were evacuated as nearly a month's worth of rain (~2 inches) fell in just 24 hours. Poynton Fire Station responded to more than 20 incidents over a four hour stretch including rescuing at least 11 people from floodwater. Roads were closed, including the new £290 million A555 dual carriageway, where two cars were abandoned and 800,000 litres of water had to be pumped away.

Supplementary Information - Lack of Infrastructure in Istead Rise

Istead Rise as a community is very poorly provided for in terms of infrastructure and what infrastructure we do have is already pushed to its limits with our current population.

GP Provision Esquire stated in their presentation that Downs Way Medical Practice in Istead Rise has capacity for 7,740 new patients. This is absolutely **untrue**. See additional letter from the Managing Partner at Downs Way for complete clarification on this. The surgery say it has **NO** capacity for additional patients and has a daily fight to meet the excessive demand they are currently under. Meopham surgery have said that they are in the same situation and has sought legal advice about Esquire's untrue claims regarding this.

Any new residents of Istead would have to find a surgery some distance out of area. The local hospitals are also massively over stretched in comparison to other parts of Kent & waiting lists are longer.

Public Transport There is none to speak of! We have **no** train station and a very **limited** bus service, which does not run on Sundays or after 5.40pm coming from Gravesend. There isn't a bus service to Bluewater, Longfield or Dartford either. School buses should be excluded from bus service figures. Istead Rise residents are 100% car dependant. So development could easily add another 400 cars onto our already very busy congested roads.

Walking & cycling There are **no** safe walking or cycling routes to Gravesend or any other towns or villages. Development is not close enough to walk to local shops either & would additionally involve climbing a very steep hill to get to them.

Local Shops Istead Rise only has a few local shops with a small car park. Already traffic queues to get in and out of the car park and accidents are frequent. More infrastructure is already needed here and could not accommodate a larger population.

Schools & Colleges In this area there are not enough secondary school or college places for our existing population and there is a great deal of competition for places. Children can end up being placed in a school from outside their local area and put on a waiting list for their preferred local school. This number of new houses would drastically add to this problem.

Roads & Village Access Points Development could easily add around 400 new cars onto our existing busy roads. Already traffic queues to get out of Istead Rise onto the Wrotham Road A227 and New Barn Road and if an accident occurs on the A2 traffic sometimes detours right through the village. There is only one planned vehicular access point to the proposed development and this is right next to Istead Rise Primary school, where Downs Road is already completely congested at school drop off time.

New Traffic Junction Development would see the creation of a new hazardous traffic junction, which would be located adjacent to the primary school. Children walking to school would have to navigate their way across this. Accidents and possibly deaths will likely occur. This junction would be exceptionally dangerous located where it is planned to be.

Parking & Child Safety Many developments have restrictions on parking and rules regarding the types of vehicles that can park there. Therefore roads around the development would house the overflow of the development's parking needs, causing the nearby roads around the school to be even more full up with parked cars, increasing the danger for school children crossing and making driving more hazardous. These parking problems would greatly increase the risk of accidents.

Emergency Access Points The two smaller access points designated for emergency services are completely unsuitable for being used in that way, being way too small & restrictive.

Planned
Development
Zone



Church

Upper Avenue

Shops

School





Istead Rise

Shops

Church

Downs Road

School

GREENBELT

Planned Development Zone

New Barn

Proposed location for
new housing estate of
154 houses.
Planning Application
Ref: 20251233

Istead Rise



Proposed
Development
Zone

Greenbelt

New Barn

Wrotham Rd

New Barn Rd





Parking along Downs Road where proposed new road would be located





Lack of privacy between 38 Downs Road and field proposed for development & showing field gradient downwards towards property which would be at much greater flood risk. Property would be very overlooked.



Photos show sloping gradient of the field down towards 36 Downs Road and Downs Road. The arable land acts as essential soil away protecting 36 Downs Road and Downs Road from flash flooding.





Drone photograph showing existing orchard, trees & hedgerow, which would be destroyed for proposed development. Mature trees for tiny saplings are not a like for like exchange.

Right side of photo shows the school, that the proposed development would be sharing a boundary line with.

Area is Greenbelt, fertile farming land and natural habitats to owls, birds of prey adders and badgers and bats, among others. These areas are irreplaceable.



Whole of the green area in the right of the photo above would be the new road and small part of new development right up against Istead Rise Primary School



Another view showing proximity of site to Istead Rise Primary School, Young Risers Pre-School & Kiddiecare



House & garden of 38 Downs Road & 36 Downs Road

36 Downs Road would be surrounded on 3 sides by this development, with no privacy, no security, being overlooked in every part of the garden and into the windows of the property.

The developer also plans a public footpath around the perimeter of the property of 36 Downs Road, to insure maximum views inside for all pedestrians walking in, out and around the development.

Property would be completely hemmed and encroached upon in the maximum possible way.

Developer informed residents, that they do not do fencing, so residence would be 100% exposed.

Istead Rise

School

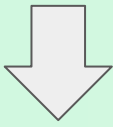
Downs Road

Small part of planned
Development area

Blue arrow shows the entrance to Istead Rise Primary School, Young Risers & Kiddiecare. Yellow arrow shows location for the proposed new road to access the planned new housing estate (154 houses and sole vehicular access point!)



Planned
Development
Zone



Istead Rise



iddiecare Kindergarten

Downs Rd



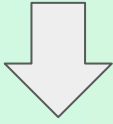
SW

Nash Bank

NASH STREET



Planned
Development
Zone



Istead Rise



iddiecare Kindergarten

Downs Rd



SW

Nash Bank

NASH STREET





Another view of part of the site from above Downs Road looking towards the school.



Shows views of proposed development site from the end of the garden of 36 Downs Road showing how open an exposed it would be, over-looked in all directions. Residents would not be able to use garden or feel secure, would be completely hemmed in and surrounded by development, with a viewing footpath going around the boundary of the house and garden spanning about 245 metres round distance of exposure on three sides.





Above, security & privacy at the front of 36 Downs Road.

Below, security and privacy on one side of the back of the property. Fence like this spans about 245 metre distance and a public footpath is planned all the way around it up against it, so people can look straight into the garden from every direction and into the windows of the house too. Fence and path would be very close to bee hive also.





36 Downs Road has 74 trees along what would be the shared boundary with the new development. Some are trees of significant size and developer plans to put houses directly next to then when the roots would be damaged and the trees could die and fall on the houses or footpath.

For a 100ft tree, building should be placed 100ft away, not 10ft!!

Running a new footpath around a 240 metre perimeter of somebody's home where there are 74 trees, creates an unfair liability to the owner of those trees. Some of these trees are over 70 years old.

Branches could fall on the footpath or houses. Liability placed on 36 Downs Road, would be grossly unfair.