

Please post to: Adeoye Lawal, Planning Officer, Civic Centre, Gravesend, Kent DA12 1AU (stamp required)
(or can be left in secure drop box in Reception at Istead Rise Community Centre, Worcester Close, Istead Rise.)

Application Reference: 20251233		Case Officer: Adeoye Lawal	
Location:	Land at Rose Farm, Downs Road, Istead Rise, Gravesend, Kent		
Proposal:	Outline planning application for the demolition of 64 Downs Road & erection of up to 154 residential dwellings & creation of a new access from Downs Road (Full details on Gravesham's Council's Website)		
I am:	Member of the Public (Age 18 or above)	☒	Other:
My Title & Full Name:			
My address & postcode:		FAIRVIEW Road Istead Rise DA13 9DP	

I wish to **object** to planning application number **20251233** for the reasons stated below:

As per Attached Sheet

Signed:

Deadline for objections: 26/1/26

Comments continued overleaf

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Environmental and Wildlife Impact

- Green belt was intended to protect semi-rural and rural areas from overdevelopment
- Approving development near Istead Rise risks opening all surrounding areas to future building most of which is prime agricultural land
- the land would be best used to improve food security for the local community and the country as a whole
- Area supports wildlife: badgers, falcons, buzzards, owls, bats plus many other birds and mammals
- Households with farmland views will lose them; new homes gain the better views for profit
- Profit made at the expense of existing residents' outlook and environment
- The development will add pollution during construction and on-going pollution in an area right next to the school

Overdevelopment and Community Strain

- Overdevelopment in Gravesend & Northfleet is leading to pollution, gridlock, parking issues, and antisocial behaviour, we recently moved back to Istead Rise to get away from these issues
- Allowing this development risks spreading these problems into the countryside
- New housing could add probably in excess of 200 vehicles (1–2 cars per household)

Traffic and Road Safety

- Istead Rise is used as a rat run during A2/M20 issues; Jan 2026 accident on A2 caused total gridlock in Istead Rise
- Downs Road and Broad Ditch prone to flooding; Jan 2026 Downs Road accident caused by frozen surface water and or possible driver error
- Extreme weather expected due to climate change; In the past snow often cut off access routes and most likely will return as the climate changes
- Downs Road suffers from parking congestion especially at school times, reduced to single lane:
- Parking restrictions will cause residents to remove more front gardens to provide additional parking thus adding to potential flood risk
- New Barn Road still has pinch points causing congestion especially when meeting on coming HGV's busses or coaches
- A227 and New Barn Road already suffer from traffic tailbacks and are beyond capacity at peak times

Infrastructure and Services

- Shops struggle to meet demand, especially during extreme weather
- Medical practice only just meets current population needs
- No local secondary school increases car travel
- Bus service is overcrowded, unsafe at school times and does not serve all schools all the time (NFSG and NTC being the two which are usually not served)
- Bus service is unreliable running late, frequently cancelled or no service