

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:	FLOWERHILL WAY, ISTEAD RISE, GRAVESEND, KENT, DA13 9DS		

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

- Traffic and Safety Concerns • The single access road would exit near a primary school, creating dangerous conditions for school drop offs • Existing congestion on Downs Road would worsen, especially during peak times
- Increased traffic from 154 homes in a car-dependent area with no train station or regular bus service will drastically increase road traffic
 - I already cycle to/from work and find the roads already to be unsafe, particularly at peak times and school runs. I fear for my safety and overall road safety if we encourage more traffic to Istead Rise
 - Loss of green fields will reduce natural drainage, increasing flood risk on Downs Road, which already suffers from standing water several days after rainfall
 - Construction over several years will cause dust, noise and air pollution, raising health concerns for the village, especially children from the Primary School. In particular those with asthma and other respiratory conditions
 - Destruction of wildlife habitats, threatening protected species like barn owls, badgers, bats and other rare birds
 - The entire site falls within green belt land, reducing open space and biodiversity. Loss of farmland undermines food security and sustainability
 - Existing infrastructure in Istead Rise is already operating at its limit and was never designed to accommodate an additional 140+ homes, specific concerns include:
 - Under pressure utilities, with Downs Road recently undergoing 10 weeks of repairs for aging water mains and new gas mains, highlighting the fragility of current systems
 - Adding 154 homes will significantly increase demand on water, gas, electricity, and sewage networks, risking frequent outages and costly upgrades.
 - The local GP Istead Rise has confirmed it is at max capacity, meaning hundreds of new residents will overwhelm healthcare provision, and make it even harder to get medical care and medical appointments
 - Local Istead Rise Primary School is already full, even with developer contribution, expanding Istead Rise Primary will not meet long term demand
 - Downs Road is a narrow minor road that already faces significant congestion during school drop off and pickup times. Increased traffic from new homes will exacerbate gridlock, worsen air quality and create safety hazards for children

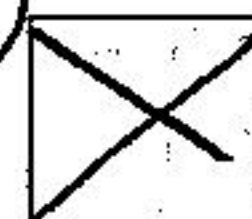
Signed:



Deadline for objections: 26/1/26

Comments continued overleaf

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- Downs Road already suffers from standing water after heavy rain due to its location on an old river bed. Removing natural soak-away fields and replacing them with concrete will increase surface water runoff. The developer has not made any provision for who will be responsible for maintaining any SuDS long-term, or at what cost.
- Istead Rise is a small, close-knit, rural community with a unique identity and lovely views of surrounding orchards and farmlands. Introducing 154 new homes will dramatically increase the population, changing the village from a semi-rural settlement into suburban sprawl. It will permanently damage the character and nature of the village.
- The development will significantly reduce the green belt buffer between Istead Rise and neighbouring areas like New Barn and Southfleet. This risks merging into one continuous urban area eroding their individuality.
- The current landscape of open fields, hedgerows, and farmland provides a rural backdrop that defines Istead Rise. Replacing this with ~~housing~~ dense housing will permanently alter the visual character and rural charm of the area.