

[REDACTED]
[REDACTED] The Drove Way,
Istead Rise,
Gravesend,
Kent.
DA13 9JZ
[REDACTED]

31st. August 2026.

Adeoye Lawal,
Planning Officer,
Gravesham Borough Council,
Civic Centre,
Gravesend,
Kent.
DA12 1AU

OBJECTION: Planning application reference: 20251233

PROPOSED DEVELOPMENT: Erection of 154 residential dwellings with associated infrastructure

SITE ADDRESS: Rose Farm, Downs Road, Istead Rise.

Dear Adeoye,

I am writing to formally object to the planning application referenced above for the proposed development of 154 residential houses. As a local resident, I strongly believe that this represents inappropriate, unsustainable and disproportionate overdevelopment that will cause severe harm to Istead Rise and its infrastructure.

The application fails to align with key material planning considerations, the National Planning Policy Framework [NPPF] and local planning guidelines. I therefore urge the planning committee to refuse permission based on the following substantial grounds:-

1. Conflict with the Council's own Local Development Plan and Lack of Community Benefit:-

Whilst the proposed site may be allocated for residential development within Gravesham Borough Council's Local Plan. The scale of 154 homes does not reflect the identified organic growth needs or housing mix required by the local population. The development appears to be entirely speculative and, it gives no tangible benefits to the existing community, undermining the principles of planned sustainable development.

2. Severe Traffic Congestion and Highway Safety Hazards:-

The addition of 154 households will generate significant vehicular movements every day. Istead Rise's access points and surrounding roads are already heavily congested, particularly during peak hours. Furthermore, local roads are in a poor state of repair, plagued by potholes and structural deterioration, while the connecting major roads [A227, Wrotham Road and New Barn Road] and the A2 both London and coast bound are already operating at near full capacity. This development will exacerbate these issues, cause severe delays and will compromise highway safety still further.

3. Unsustainable Transport Infrastructure and Environmental Pollution:-

Istead Rise suffers from a total lack of reliable, frequent and accessible public transport, forcing future occupiers to rely entirely on private car use. This directly conflicts with NPPF policies promoting sustainable transport and will significantly increase carbon emissions and local air pollution, directly harming the health and well-being of the community.

4. Absence of Safe Walking and Cycling Routes:-

There are no continuous footpaths or dedicated cycle routes connecting Istead Rise to essential facilities such as the local railway station at Meopham or to the farm shop at Broadditch Farm. Forcing pedestrians and cyclists onto narrow, poorly lit and dangerously congested roads creates an unacceptable safety risk and completely fails to promote active, sustainable travel.

5. Overwhelming Strain on Local Infrastructure and Public Services:-

Our local infrastructure is completely unequipped to support a larger population. Istead Rise lacks sufficient shopping facilities and necessary car parking spaces, everyday services and commercial amenities. Critically, the local doctor's surgery and local hospitals are already stretched to full capacity with long waiting lists and queues to get an appointment to see a GP. There is also an absolute lack of NHS dental availability in the area.

6. Deficit in Education and School Places :-

The local education system in Istead Rise would be unable to absorb the influx of children this and other developments in the area would bring. There has been a recent, documented reduction of available places at schools, meaning new families would face a lack of local provision forcing unsustainable school commutes to schools away from the area and once again adding to further traffic congestion at peak times.

7. Unresolved Utilities and Water Scarcity Concerns:-

There is severe uncertainty regarding whether the local water infrastructure has sufficient capacity to provide an uninterrupted supply of fresh water to 100 additional homes. Proceeding without guaranteed water security creates an unacceptable risk of low pressure and supply issues to the whole of Istead Rise and the surrounding area.

8. Irreversible Loss of Greenbelt Land, Farmland and Natural Habitats:-

The development seeks to build on important Greenbelt land and greenfield areas, destroying essential natural habitats and disrupting local biodiversity. Furthermore, this proposal results in the irreversible loss of quality, productive agricultural land. At a time when national food security should be prioritised and protected, converting active farmland into housing is entirely counterproductive.

For the reasons outlined above, the proposal represents an unsustainable and detrimental overdevelopment of Istead Rise. I respectfully request that the Planning Department and Committee reject this application.

Please keep me informed of the progress of this application, including any amendments, the date of the committee meeting and the final decision.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.