

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:	[REDACTED]	
My address & postcode:	[REDACTED] THE DRIVE WAY ISTAD RISE DA 13 9JY	

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

LOSS OF GRADE THREE AGRICULTURAL FARM LAND

LOSS OF VALUABLE GREEN BELT LAND

LACK OF INFRASTRUCTURE TO MEET THE NEEDS OF DEVELOPMENT

POOR PUBLIC TRANSPORT PROVISION TO GRAVESEND

URBAN SPRAWL LEADING TO THE OVERCROWDING OF ISTAD RISE
ISTAD RISE INFANT AND PRIMARY SCHOOL IS OVERSUBSCRIBED

SIGNIFICANT INCREASE TO FLOOD RISK ALONG DOWNS ROAD

THE AVERAGE PRICE OF A DETACHED PROPERTY IN ISTAD RISE IS
£546,818 - AFFORDABLE HOUSING WILL NOT BE "AFFORDABLE"

THE DEVELOPMENT WILL CREATE A JUNCTION ONTO DOWNS ROAD CLOSE
TO A LARGE SCHOOL AND TWO INFANT NURSERIES CAUSING DANGER TO CHILDREN.

THE PROPOSED DEVELOPMENT WILL LEAD TO BETWEEN AN ADDITIONAL
300 - 400 VEHICLES USING ISTAD RISE.

MISUSE OF THE INTENTION OF THE GREEN BELT TO PREVENT
URBAN SPRAWL

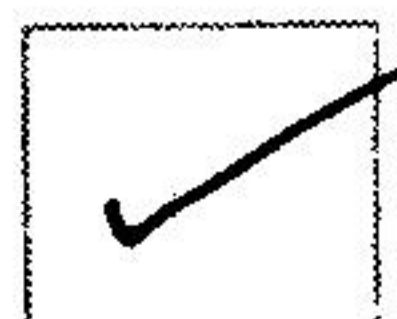
LOSS OF HABITAT FOR BIRDS AND WILDLIFE

CONSTRUCTION TRAFFIC ACCESSING THE SITE DURING TIMES WHEN
CHILDREN ARE TAKEN AND COLLECTED FROM SCHOOLS AND NURSERIES

(4)

Deadline for objections: 26/1/26

Comments continued overleaf



[REDACTED]
[REDACTED]

THE NATIONAL PLANNING POLICY FRAMEWORK STRONGLY PROTECTS GREEN BELT LAND TO PREVENT URBAN SPRAWL WITH A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT UNLESS "VERY SPECIAL CIRCUMSTANCES" EXIST. AS YOU ARE AWARE LOCAL PLANNING AUTHORITIES DEFINE BOUNDARIES AND ASSESS NEEDS, BUT CHANGES REQUIRE EXCEPTIONAL JUSTIFICATION AND MUST MEET SPECIFIC CRITERIA BALANCING DEVELOPMENT NEEDS WITH ENVIRONMENTAL PROTECTION.

ALSO AS I HAVE PREVIOUSLY STATED THE FARMLAND IN QUESTION HAS BEEN GRADED AS AGRICULTURAL LAND CLASSIFICATION 3a/3b WHICH IS OF GOOD TO MODERATE QUALITY THUS RECEIVING STRONG PROTECTION. THE DEVELOPMENT PROPOSALS SUBMITTED BY ESQUIRE SHOULD THEREFORE BE REFUSED ON THESE GROUNDS.

DEVELOPERS SHOULD BE ENCOURAGED TO BUILD ON SITES IDENTIFIED IN THE ~~GOVERNMENT~~'S COUNCIL'S BROWNFIELD LAND REGISTER.

THE GOVERNMENT STRONGLY SUPPORTS DEVELOPMENT IN TOWN CENTRE LOCATIONS CLOSE TO STRONG TRANSPORT HUBS - THE FORMER SITE OF THE GRAVESEND POLICE STATION AND THE FORMER LORD STREET MULTI-STORY CAR PARK ARE PRIME SITES WHICH REMAIN UNDEVELOPED AND WOULD PROVIDE HOUSING IN A TOWN CENTRE LOCATION.

I STRONGLY RECOMMEND THAT GRAVESENHAM BOROUGH COUNCIL'S PLANNING COMMITTEE REFUSES THIS APPLICATION WHEN IT COMES BEFORE IT FOR DETERMINATION.