

[REDACTED]
[REDACTED] Downs Road

Istead Rise

Gravesend

Kent

DA139HW

2/9/26

Planning Application 20260649 - Land North of the Droeway, Istead Rise

I am writing to object to this application on planning grounds. Although I recognise the need for housing to be considered carefully, I do not believe this particular proposal is suitable for Istead Rise or for the land identified in the application.

The site forms part of the open countryside around the village and contributes to the separation between Istead Rise and the wider rural landscape. Building on this land would change that character permanently. It would also mean the loss of Green Belt and agricultural land, which should only be released in exceptional circumstances and where the harm has been properly justified.

I am also concerned that the proposal would put further pressure on local services and infrastructure. Roads through and around Istead Rise already experience regular pressure, and the village has limited realistic alternatives to car travel. Additional homes in this location would be likely to increase traffic movements, parking demand and congestion, particularly around local junctions, shops and routes linking to the A227 and A2.

The application does not, in my view, provide enough reassurance that schools, healthcare, public transport, water supply and other community facilities could accommodate the extra demand. These are practical planning matters that should be resolved before permission is granted, not left to future assumptions.

The environmental effects are another significant concern. The land supports the rural setting of the village and forms part of a wider network of fields, hedgerows and wildlife habitat. Development would introduce more activity, lighting, noise and disturbance, and any proposed mitigation would need to be clear, measurable and enforceable over the long term.

Water demand should also be treated as a serious issue. With increasing pressure on water resources and more frequent dry periods, new development should not proceed unless there is a robust and credible explanation of how additional demand will be managed without worsening local pressure.

It is important that this application is not looked at in isolation. Other development pressures in and around Istead Rise and Meopham would add to the same roads,

services, countryside and Green Belt. The cumulative impact could be substantial and should be given proper weight in the decision.

For these reasons, I respectfully ask that Planning Application **20260649** is refused. In my opinion, the harm to the Green Belt, countryside character, local infrastructure, traffic conditions, biodiversity and water resources would outweigh any benefit claimed by the proposal.