

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 ☒	Other:	
(Age 18 or above)			
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:

- Istead Rise has a significantly ageing population, with over 31% 65 years and older (2021 census), far higher than national average. Many rely on local infrastructure such as shops, limited public transport and the single GP surgery (surgery already at max capacity and difficult to book appointments). 154 new homes increase demand on these services, creating long waiting times and reduced accessibility.
- This development would disproportionately impact older residents and those with disability, by overwhelming existing infrastructure and services. This 154 home development will, therefore, diminish the quality of life for the entire community.
- The proposed development will significantly increase traffic in and around Istead Rise. This surge in vehicle numbers will make local roads more congested and dangerous, particularly near the Primary School. Higher-traffic volume raises the risk of accidents and creates unsafe conditions for cyclists, pedestrians and other road users. Compromises safety for entire village.
- Existing roads such as Flowerhill Way are already busy, particularly at peak times. This development will dramatically increase congestion on village roads that are not designed to deal with this much traffic.
- Increased air, noise, and light pollution due to more vehicles on the road. Increased emissions will generate dust and noise, reducing air quality and posing health risks. The development will disrupt the natural environment that define Istead Rise.
- Loss of Greenbelt and irreplaceable countryside - this development results in destruction of Greenbelt, which is intended to preserve open countryside and prevent urban sprawl. These natural wildlife landscapes cannot be recovered once lost.
- Istead Rise is a small, close-knit rural community, with a unique identity and charm. Introducing 154 new houses would dramatically alter the scale and feel of the village. This development would erode the countryside appeal, large housing estates will dominate the landscape. Replacing open areas and green spaces will diminish the rural aesthetic.
- The development represents a short-sighted approach that sacrifices the village character, environment, and residents' quality of life for unsustainable growth. Once this land is lost, the damage is permanent.
- Adding 154 new homes could increase the population by 30-40%, overwhelming healthcare, utilities and public transport.
- Decline in quality of life - overcrowding, traffic and loss of green space will diminish the village's character and wellbeing, property values may fall as rural appeal disappears. Overall it will damage the mental health of residents.
- The vehicle access point to this 154 housing development creates a bottleneck, causing an overflow of vehicles into neighbouring roads. Given this access point is next to the school, it poses a significant health hazard to children.
- We often get flooding at the bottom of Istead Rise (bottom of the hill) due to rainwater - the new builds increase surface runoff, which poses a greater risk of flooding.

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Signed:

Deadline for objections: 26/1/26 Comments continued overleaf