

Adeoye Lawal, Planning Officer
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend DA12 1AU

Reference Number: 202 512 33

19th January 2026

Planning Objection

I wish to formally object to the above planning application. I am extremely concerned that the proposed development would result in significant and unacceptable harm to the local area, infrastructure, environment and community.

Highway Safety and Traffic Impact

The proposal would lead to a substantial increase in traffic volumes and on-street parking along Downs Road and surrounding residential streets. This would significantly worsen highway safety conditions, particularly for pedestrians, and would create additional hazardous junction movements. The increased traffic would make walking routes less safe and would negatively affect residents' day-to-day use of the road network.

Impact on School Safety

Downs Road is also the location of the local primary school and is heavily used by children, parents and staff during daily drop-off and pick-up periods. The proposed development would increase traffic movements along this route, creating unacceptable risks to child safety. The application fails to demonstrate how these risks would be mitigated or how safe access for vulnerable road users would be maintained.

Construction Traffic and Disruption

The construction phase would involve heavy goods vehicles, increased noise, dust and general disruption along Downs Road and nearby residential streets. Given the presence of the primary school, these impacts would pose further safety concerns. The application does not provide sufficient detail to demonstrate how construction traffic would be managed to protect residents and school users.

Flood Risk and Surface Water Drainage

Downs Road lies at the bottom of a valley and is already vulnerable to surface water flooding. I am deeply concerned that the proposed development would increase surface water run-off and exacerbate flood risk in the area. The application does not provide adequate evidence to demonstrate that drainage and surface water management measures would be sufficient, particularly during periods of heavy rainfall.

Traffic Congestion

The development would worsen congestion at key junctions in and out of Istead Rise, including along the A227 and New Barn Road. This would have a detrimental impact on residents, commuters and emergency vehicle movements, further reducing the suitability of the local road network to accommodate additional development.

Pressure on Health Services

Local hospitals and GP surgeries are already operating at or beyond capacity. The additional population arising from this development would place further unsustainable pressure on essential healthcare services relied upon by existing residents.

Education Capacity

Local secondary schools and colleges already face capacity constraints. The proposed development would increase demand for school places without clear evidence that sufficient educational provision is available or planned.

Loss of Green Belt Land and Biodiversity

The proposal would result in the loss of Green Belt land and natural habitats, causing long-term environmental harm and adverse impacts on wildlife. This loss would undermine the purpose of the Green Belt in preventing urban sprawl and safeguarding the countryside.

Urban Sprawl and Loss of Character

The scale and nature of the development would contribute to overdevelopment in the area and reduce the separation between Istead Rise and New Barn. This would lead to unacceptable urban sprawl and harm the character, setting and distinct identity of the local community.

Inadequate Infrastructure and Unsustainable Location

The area lacks sufficient infrastructure to support a development of this scale, including shops, parking and public transport. There is no local train station, and bus services are limited, infrequent and do not operate daily or in the evenings. There are no safe or direct walking or cycling routes to nearby towns such as Gravesend or

Meopham, resulting in increased car dependency contrary to sustainable planning principles.

Cumulative Impact

When considered alongside other existing and proposed developments in and around Istead Rise, the cumulative impact of this proposal would place unacceptable pressure on local infrastructure, highways, services and the environment.

Conclusion

For the reasons outlined above, the proposed development is inappropriate for this location and fails to adequately address the impacts on highway safety, flood risk, infrastructure, the Green Belt and the character of the area. I respectfully request that the application be refused.


 Edgewater St. Marys Island ME4 3AS
