

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

Reference Number: 202 512 33

19th January 2026

I object to the proposed development on the grounds that the application fails to demonstrate that the impacts on highway safety, flood risk, infrastructure capacity and environmental constraints can be adequately mitigated.

Highways and access: The proposal would introduce additional vehicle movements onto a constrained local road network. The application does not provide sufficient evidence to demonstrate that traffic generation, junction impacts and parking pressures would not result in harm to highway safety or residential amenity.

Pedestrian safety / school impacts: Downs Road provides access to the local primary school and is heavily used by children and families, particularly during peak school times. The development would increase vehicle movements along this route and introduce increased risks to vulnerable road users. The application does not demonstrate that safe access arrangements would be maintained.

Construction management: The submitted information does not adequately address construction-phase impacts, including construction traffic routing, safety measures, noise, dust and disruption. Given the proximity of the school and residential properties, this is a significant failing.

Flood risk and drainage: Downs Road is situated at the bottom of a valley and is susceptible to surface water issues. The proposal would increase impermeable surfacing and the application does not sufficiently demonstrate that surface water drainage measures will prevent increased flood risk downstream, particularly during periods of intense rainfall.

Infrastructure and services: The application does not provide sufficient assurance that essential infrastructure is available to support additional demand, including healthcare provision and education capacity.

Green Belt / landscape impact: The proposal would result in the loss of Green Belt land and would reduce openness and settlement separation. This would contribute to urban sprawl and would harm the character and setting of the area.

When assessed in the round, the scale and impacts of the proposal are unacceptable and the evidence submitted does not justify approval. The application should therefore be refused.

[REDACTED]

[REDACTED] The Boathouse, Ocean Drive Gillingham Kent ME7 1FT

[REDACTED]