

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 submit a formal objection to this planning application. In my view, the proposal represents an overdevelopment of an unsuitable site and the application does not demonstrate that the local area can safely or sustainably accommodate the scale of change being proposed. I am particularly concerned about the practical impacts on safety, flooding, congestion and local services.

Unsustainable and inappropriate location

This site is not supported by adequate public transport or sustainable travel options. There is no nearby train station and local bus services are limited, infrequent and do not operate consistently, particularly in the evenings or on all days. Walking and cycling routes to surrounding towns are not safe or realistic for many residents. As a result, the development is likely to increase reliance on private vehicles, adding further pressure to roads that are already heavily used.

Serious highways and pedestrian safety concerns

The surrounding road network is constrained and already experiences congestion and parking issues. The additional traffic created by the proposed development would worsen these conditions, increasing conflict between vehicles, pedestrians and parked cars. This would have an unacceptable impact on highway safety and general amenity for residents who rely on Downs Road and nearby routes on a daily basis.

Impact on primary school access and child safety

Downs Road is also the route used by families accessing the local primary school. The busiest periods coincide with school drop-off and collection times, when the road environment should prioritise visibility, safe crossing opportunities and reduced vehicle movements. Any increase in traffic volumes and turning movements along Downs Road would heighten risk to children and other vulnerable road users.

Construction impacts not adequately addressed

The construction phase would create significant disruption, including heavy vehicle movements, noise, dust and disturbance for residents. These impacts would be particularly concerning given the nearby primary school and the presence of children during the school day. The application does not provide sufficient reassurance about how construction traffic would be routed and controlled, or how disruption and safety risks would be minimised.

Flood risk and drainage concerns for Downs Road

Downs Road sits at the bottom of a valley and is vulnerable to surface water build-up. Developing open land in this location raises serious concerns regarding increased run-off and downstream flood impacts. The application does not clearly demonstrate that proposed drainage measures would prevent worsening flood risk during periods of intense or prolonged rainfall, which are becoming increasingly common.

Pressure on local infrastructure and essential services

Existing local services are already under strain and there is no evidence that sufficient upgrades will be delivered to support additional demand. In particular:

- **Healthcare provision:** GP surgeries and hospital services are already stretched. The development would increase demand for appointments and essential care with no clear plan for improved capacity.
- **Education capacity:** Local secondary schools and colleges already face limitations. Additional demand for places could disadvantage existing residents and create further pressure within the education system.

Loss of Green Belt and harm to the environment

The site currently contributes openness and acts as a buffer between built-up areas. Its development would represent a permanent loss of Green Belt land and would undermine the purposes it serves locally. In addition, the proposal risks damaging habitats and biodiversity that are difficult or impossible to replace once lost.

Harm to local character and settlement separation

The development would reduce the separation between Istead Rise and New Barn and contribute to creeping urbanisation of the area. This would harm the established character and setting of the locality and erode the distinct identity of neighbouring communities.

Cumulative impact has not been properly considered

This proposal should not be assessed in isolation. When combined with other development pressures in the area, the cumulative impact on traffic, services, infrastructure, flood risk and the environment becomes far more severe. The

application does not provide sufficient evidence that the area can absorb this level of growth without unacceptable harm.

Conclusion

For the reasons set out above, I believe the proposal fails to demonstrate that it can be delivered safely and sustainably, and that the impacts on highways, flood risk, local services, the Green Belt and the character of the area are unacceptable. I therefore respectfully request that planning permission is refused.

[REDACTED]
[REDACTED] Ascot Road, DA12 5AL
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