

20 JAN 2026

PLANNING OBJECTION FROM KEVIN & ELAINE O'REILLY

Submitted in respect of

**PROPOSED NEW-BUILD HOUSING DEVELOPMENT OF 154
HOUSES TO UNDEVELOPED GREENFIELD LAND AT ROSE FARM
TO REAR OF No. 64 DOWNS ROAD, ISTEAD RISE. DA13.**

SITE &/OR PLANNING REFERENCE NUMBER: 20251233

DATE: 19 JANUARY 2026.

As residents of Istead Rise we both absolutely oppose and object to any residential buildings &/or residential construction on this farmland (Rose Farm) - which wholly comprises greenfield farmland to the rear of Downs Road, Istead Rise - and we set out our principal & initial points of objection here:

1. GREENFIELD SITE: PLANNING REFERENCE NUMBER: 20251233

1.1 The proposed new-build housing development location is a greenfield site forming part of Rose Farm, Istead Rise that primarily comprises active and fertile farmland.

2. PLANNING PRECEDENT RISK (Town Planning.)

2.1 If planning consent for this proposed housing development is granted by Gravesham Borough Council (Gravesham) for the greenfield land on Rose Farm (Istead Rise) this would create a dangerous and very repeatable local town planning precedent potentially resulting in the destruction and permanent loss of many greenfield sites across Gravesham and beyond.

2.2 Gravesham must additionally commit and confirm how it will restrict urban sprawl to prevent the loss of greenfield land between existing urban settlements?

2.3 Gravesham are requested to promptly provide written and widely publicised assurances – including on the Gravesham website - that this will not be the case and confirm the length of time these assurances will remain extant and in place.

3. DEVELOPMENT APPRAISAL RISK ASSESSMENTS FOR THE PROPOSED DEVELOPMENT.

3.1 Management of drainage & surface water.

3.2 For the proposed greenfield development at Rose Farm, Istead Rise, it has been recently confirmed that all surface water drainage completely relies on infiltration basins and soakaway systems. Additionally, it is reported that the drainage network drawings explicitly acknowledge the risk of water ingress into foul sewers where pipes run adjacent to infiltration features.

3.3 Locally to Istead Rise, it is noted that surface water management strategies are heavily dependent on long-term infiltration performance and adequate maintenance of private sustainable drainage systems (SuDS), while foul and potable water networks are already being reported as constrained in various locations.

3.4 Our collective concern is whether the combined effect of hundreds of proposed and nearby new dwellings (*current planning applications for new housing development amount to over 800+ units*) locally discharging to the same sewer catchments, pumping systems and water supply zones has been properly assessed &/or planned for.

3.5 *Gravesham are kindly requested to confirm the response to this question - around drainage capacity in and around Istead Rise - in writing.*

3.6 *Additionally, Gravesham are asked to post their full written responses to this and all other questions here on the Gravesham website at least until the end of January 2027.*

4. INCREASED TRAFFIC HEALTH & SAFETY RISKS FROM ADDITIONAL CAR & VEHICULAR TRAFFIC .

4.1 Please publish & publicise (via the Gravesham website) the project specific and detailed health & safety risk assessments undertaken by Gravesham &/or its consultants - *until the end of January 2027* - to fully address and meet the risks presented by the dramatic increases in car ownership and road traffic in and close to Istead Rise should this development go ahead.

4.2 *Can Gravesham additionally confirm in writing, by return, that the most current version of this risk assessment includes both the full construction phase (incorporating on and off-site enabling works) and the post-completion phase together with the subsequent phased occupation of proposed dwellings.*

4.3 It should also be noted that Istead Rise does not have a train station. The current bus service is also very limited and unpredictable.

- 4.4 Taking a nominal average of 2 vehicles per dwelling (net of delivery vehicles, visitor's vehicles, etc) this proposed development would add 300+ additional vehicles &/or cars to the roads of Istead Rise and surrounding areas. The proposed cul-de-sac development would only have one access & exit road and its proximity to the Istead Rise primary school will clearly create hazards for pedestrians – and children - on the busy pavements and roads.
- 4.5 Within Istead Rise there is a long established and very regular use of Downs Road together with other adjacent roads by horses with riders. The combination of horse riding and a substantial increase in road traffic presents very real safety risks which need to be addressed as a priority.
- 4.6 Factor in that this route (Downs Road) is also very regularly used by many walkers (of all ages) - some of whom may have children &/or pet dogs joining them on their walk. Kindly acknowledge that you have also included the safe use of this route by those with any form of mobility impairment.
- 4.7 There are currently no meaningful &/or effective traffic controls in place within Downs Road (and adjoining roads) to limit either the number &/or speed of vehicles travelling along it.
- 4.8 As some evidence of current driving patterns on Downs Road it is noted that earlier this month (January 2026) a large SUV hit a parked car at sufficient speed to end up on its roof (overturned.) Fortunately, the family in the SUV managed to get out with help of the emergency services. It is noted that the length of Downs Road has a 30mph road speed limit.
- 4.9 ***Can Gravesham please confirm in writing how these increased risks will be managed through traffic control measures? This written response from Gravesham BC to be promptly publicised and shared via the Gravesham's website - until the end of January 2027 - to enable full access to residents of Istead Rise and surrounding areas.***

5. PROPOSED GREENFIELD DEVELOPMENT (part of Rose Farm, Istead Rise) OPTION APPRAISAL & RISK ASSESSMENT.

- 5.1 In the spirit of public openness & transparency, we ask that Gravesham publish via their own website (in the Consultations section) - *until the end of January 2027* - the following in respect of this proposed residential development:

a) GBC development project full option appraisal; and,

b) GBC development project full risk assessment.

- 5.2 This should additionally be publicised/issued to all Istead Rise & GBC residents including those that have submitted objections to this planning application &/or contacted Gravesham in respect of the proposed greenfield development project (Rose Farm.)

6. CAPACITY & ACCESSIBILITY OF EXISTING ISTEAD RISE AND LOCALLY ACCESSIBLE PUBLIC SERVICES.

6.1 Can Gravesham please confirm in writing how they have assessed and confirmed the current and ongoing capacity of all local public services (especially those listed below as they are each presently reporting at full capacity) to meet the needs of the occupants and families for the proposed development:

6.2 Primary School(s)

6.3 Secondary school(s)

6.4 GP surgery

6.5 Dentists

6.6 Hospital(s)

6.7 *These increased demands on local public services will present new and additional burdens at a time when they are reportedly already at capacity.*

6.8 *This written response to be promptly publicised and shared via the Gravesham's website - **until the end of January 2027** - to enable full access to the documents for all residents of Istead Rise and surrounding areas.*

7. CONFIRMATION OF THE EXTENT OF GRAVESHAM'S INVOLVEMENT IN THE PROPOSED PROJECT BOTH DURING THE PRE-CONSTRUCTION PHASE AND POST COMPLETION.

7.1 *Whilst it is collectively understood that Gravesham BC are the planning authority for this proposed housing project Gravesham BC are asked to confirm the extent of their involvement with this proposed housing project before, during and after the construction phase?*

7.2 *This written response to be promptly publicised and shared via the Gravesham's website - **until the end of January 2027** - to enable full access to residents of Istead Rise and surrounding areas.*

----- Ends -----

OBJECTION TO PLANNING APPLICATION REFERENCE: 20251233.

Completed by & submitted from:

[REDACTED]

[REDACTED] Downs Road, Istead Rise.
Kent. DA13 9HD.

Signatures:

	[REDACTED]		
NAME:	[REDACTED]		
DATE:	20/1/26		20/1/26