

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

Reference Number: 202 512 33

19th January 2026

Planning Objection / Representation

I am writing to object to this planning application. Although I am no longer living in Istead Rise, I have strong personal connections to the area. My elderly father has lived in Istead Rise for over 50 years and continues to reside on **Arcadia Road**. I am therefore very familiar with the daily conditions in the area and the pressures already faced by residents.

In my view, this proposed development would add unacceptable impacts to an area that is already experiencing significant strain in terms of traffic, disturbance and access to essential services.

1) Traffic levels are already excessive on Arcadia Road and surrounding streets

Arcadia Road & Downs Road is already exceptionally busy and regularly experiences high traffic volumes. The road is frequently used by larger vehicles such as buses and delivery lorries, and due to the steep hill, vehicles often create substantial noise as they travel through the area. This is particularly noticeable early in the morning and during peak times.

Introducing additional housing and the traffic that comes with it would significantly worsen the situation, increasing congestion and creating further disruption for residents who are already impacted on a daily basis.

2) Noise and disturbance would increase, affecting residents' quality of life

The current noise levels on Arcadia Road can already be very loud when buses and lorries come down the hill. The proposal would create even more traffic movement

through the local network, which would likely increase noise, vibration and general disturbance.

This is a serious concern for residents who are older or vulnerable, including my father, as increased disturbance affects wellbeing, comfort, and the ability to enjoy and live peacefully in one's own home.

3) Highway safety and access issues

Additional traffic does not only increase noise and congestion, but also increases the risk of road safety incidents. The area includes narrow residential streets, frequent parked vehicles, and reduced visibility at certain points. An increase in vehicles travelling through and around Istead Rise will inevitably make the road environment less safe for pedestrians and residents.

4) The development would worsen pressure on already stretched local services

It is widely known by residents that local healthcare services are under strain. GP access is difficult and local hospitals are already heavily relied upon. Adding a significant number of new households without confirmed improvements to service capacity will inevitably place additional pressure on services that the existing population depends on.

5) Infrastructure and public transport limitations

The area is not well served by sustainable transport options. Public transport is limited and there is no local train station. This will likely result in further reliance on private vehicles, which will increase traffic levels and worsen the problems already experienced by residents on roads such as Arcadia Road.

6) Harm to the character of the area and loss of open land

This proposal would result in further urbanisation and the loss of open land that contributes to the character and setting of Istead Rise and the surrounding area. For long-standing residents such as my father, who has lived locally for over five decades, this represents a significant and permanent change to the identity and environment of the community.

Conclusion

For the reasons above, I strongly object to this planning application. The proposal would worsen traffic congestion, increase noise and disturbance, reduce safety, and add pressure to local services and infrastructure that are already struggling to cope.

I respectfully request that the council refuses the application.

[REDACTED]

[REDACTED] Cottall Ave ME4 6HG

[REDACTED]