

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 am writing to register my objection to this proposed development. **As someone living on Arcadia Road**, I am concerned that the scale and location of the proposal would create serious negative impacts for local residents and would place further strain on already pressured services and infrastructure.

1. Road safety concerns and unsuitable access arrangements

The surrounding road network is not designed to accommodate the additional vehicle movements that would arise from this development. Downs Road and nearby routes already experience busy periods, and the proposal would increase congestion, reduce road safety, and worsen parking pressures. This would be particularly harmful in an area where residents and pedestrians regularly share limited road space.

2. Risk to children and vulnerable pedestrians near the primary school

Downs Road is used daily by families walking to and from the local primary school. Any increase in traffic and vehicle movements, including turning and parking activity, would create further hazards for children and other vulnerable road users. This is a key concern, as the area is already busiest at school drop-off and pick-up times, when safe crossing and clear visibility are essential.

3. Harm caused during the construction period

The construction phase of the development is likely to introduce significant disruption, including frequent HGV movements, noise, dust and disturbance. This would have a direct impact on residents along Downs Road and would also pose safety concerns for families and children accessing the primary school. In my view, the application does not provide enough detail to demonstrate how these construction impacts would be controlled or minimised.

4. Increased flood risk and inadequate surface water management

Downs Road is positioned at the bottom of a valley and is susceptible to surface water issues. I am concerned that building over open land in this location will increase run-off and worsen flood risk in the surrounding area. The application should be required to demonstrate, with clear evidence, how surface water will be managed safely during heavy rainfall events without causing increased risk to neighbouring roads and properties.

5. Additional congestion at surrounding junctions

The wider road network, including key routes in and out of Istead Rise such as New Barn Road and the A227, already experiences congestion. Additional traffic associated with this proposal would add further pressure to these junctions, causing delays, frustration for local residents, and potentially reducing the efficiency of emergency access.

6. Existing pressure on healthcare provision

Local GP services and hospitals are already heavily stretched. Adding a significant number of new homes in this area would increase demand for appointments and essential care, and it is unclear how the existing healthcare infrastructure would cope with the increased population.

7. Insufficient school places and education capacity

Schools and colleges in the local area are already limited in capacity. The development would increase demand for school places, yet there is no clear reassurance that educational provision would be expanded to match the additional need created by this proposal.

8. Loss of Green Belt and environmental harm

The development would lead to the loss of Green Belt land which currently provides openness, separation between settlements, and environmental value. Reducing this open land would undermine the purpose of the Green Belt and would result in a permanent change to the area. The proposal also risks damaging existing habitats and wildlife, which cannot easily be replaced once lost.

9. Erosion of local character and settlement separation

This proposal would contribute to the gradual overdevelopment of the area and would reduce the gap between Istead Rise and New Barn. This would change the character of the local environment and contribute towards unacceptable urbanisation of what is currently a more open setting.

10. Lack of sustainable transport options

The location is not well served by public transport. There is no local train station, and bus services are limited and not consistently available, particularly outside typical working hours. Walking and cycling routes to nearby towns are also not practical or

safe for many residents. As a result, future households would be heavily dependent on private cars, which conflicts with sustainability aims.

11. Cumulative impacts have not been properly addressed

When considered alongside other developments in the surrounding area, the combined effect on roads, public services, and the environment would be substantial. The application does not convincingly show how the area's infrastructure could absorb this additional demand.

Request to refuse

For the reasons outlined above, I believe the proposed development is inappropriate for this location and would result in unacceptable harm to highway safety, flood risk, infrastructure capacity, the Green Belt and the wider character of the area. I respectfully request that the application is refused.

[REDACTED]

[REDACTED] Arcadia Road DA13 9EH

[REDACTED]