



Gravesham Borough
Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU

25 June 2026

Planning Portal Reference:
PP-14962937

Our Reference: 293601

Dear Sir/Madam,

**Re: Land North of The Drove Way, Istead Rise, Gravesham
Outline Planning Application**

On behalf of Ptarmigan Land A Ltd ('the applicant'), we hereby submit an outline application under Section 92 of the Town and Country Planning Act 1990 (as amended) seeking planning permission for residential development up to 100 dwellings on Land to the North of The Drove Way, Istead Rise. All matters are reserved except for site access.

The description of development is as follows:

"Development for up to 100 residential dwellings (Class C3), including the formation of new accesses from The Drove Way, the provision of new areas of public open space and all other associated infrastructure and ancillary works (all detailed matters reserved other than means of access)".

This proposal for residential development comes forward on a site that has been identified by Gravesham Borough Council (GBC) as being available and developable with very few constraints, leading to a draft housing allocation (GB62).

The site is in a sustainable location close to local services, schools, public transport and the A2 to the north which forms part of the strategic road network. The site benefits from excellent accessibility and represents a logical and well-related extension to the existing village.

The site has been classified as 'Grey Belt' under the adopted NPPF definition. The proposed development presents an excellent opportunity to significantly contribute towards the current housing shortfall in Gravesham, by bringing forward up to 100 new homes, including up to 50 affordable homes, that the area desperately needs.

Our supporting evidence calculates a very substantial housing supply shortfall over the five year period of 2,691 homes which only equates to a deliverable supply of 1.2 years at the current time.

The residential development is proposed to be accompanied by a substantial offering of publicly accessible open space and play features, including biodiversity and ecological enhancements,

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improvements to the existing woodland and footpaths, as well as other pedestrian and cycle connectivity improvements. Taken together, the scheme offers very substantial planning benefits that weigh heavily in support of the proposed development.

In terms of community engagement, a letter including details of the proposed masterplan was distributed to approximately 630 residential addresses within the local area to seek feedback on the emerging proposals which have been duly considered and taken into account in informing the indicative masterplan and final proposals.

Requests to engage with GBC and Kent Count Council (KCC) Highways were submitted in February and April 2026 respectively, but despite following up numerous times, no response has been provided. The applicant continues to be willing to engage during the statutory determination period.

The requisite application fee payable of £22,654.00 (inclusive of Planning Portal admin fee) has been paid via the Planning Portal.

The application comprises a suite of plans and documents that are submitted in support of the outline planning application which demonstrate overall compliance with the relevant planning policies:

Document / Drawing Title	Reference
Application form and Ownership Certificates	-
Design and Access Statement	1509 V2
Planning Statement (including Statement of Community Involvement, Affordable Housing Statement and Draft Heads of Terms)	260610
Ecological Impact Assessment	16611A-30-R03-03-F
Habitats Regulation Assessment – Screening Report	16611A-30-R05-02-F
Bat Report	16611A-30-R08-02-F
Badger Report	16611A-30-R07-02-F
Breeding Bird Report	16611A-30-R04-01-F
Biodiversity Net Gain Assessment (including relevant metric – 4.0 or later and condition assessments)	16611A-30-R02-02-F & 16611A-30-R02-01-F
Tree Survey and Arboricultural Impact Assessment	SHA 1969
Energy and Sustainability Statement	3490
Flood Risk Assessment and Drainage Strategy	16611A-30-R06-02-F-FRA 16611A-30-C001-01 16611A-30-C002-01 & 16611A-30-C003-01
Utilities Report	CCE ZG211 UWA-02
Historic Environment Desk Based Assessment	1408
Landscape Visual Impact Assessment	293601/DocL1
Grey Belt Appraisal	239113/RB

Transport Assessment	D001 V1.3
Travel Plan	D003 V1.2
Land Contamination Phase 1 Desk Study	74169/R/001
Noise Assessment	16611A-20-R01-02-F
Air Quality Assessment	16611-10-R01-02-F
Socio-Economic Benefits Statement	293601
Housing Land Supply Review Report	090626
Illustrative Masterplan	1509-006 Rev V3

The following plans are submitted for approval:

Document / Drawing Title	Reference
Site Location Plan	001B
Parameter Plan	1509-004 Rev D
Proposed Access Arrangement	25-305-T-002-A

We trust that this comprehensive submission is sufficient to enable the application to be registered, validated and determined favourably without delay.

Should you require any further information and / or clarification on any matter, please do not hesitate to contact either myself or my colleague Greg Smith and we would be happy to assist.

Yours sincerely,



Ailsa Goudie MRTPI
Senior Planner