

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/08/2026 11:13 AM from [REDACTED]

Application Summary

Address:	Land North Of The Drove Way Istead Rise Gravesend Kent DA13 9JY
Proposal:	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).
Case Officer:	Ms Rebecca Harrison

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Fairview Road Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	OBJECTION TO PLANNING APPLICATION 20260649

Proposed development of up to 100 residential dwellings - Land North of The Drove Way, Istead Rise, Gravesend, Kent DA13 9JY

Dear Sir/Madam,

I am writing to formally object to planning application 20260649, which proposes the development of up to 100 new residential dwellings on land north of The Drove Way, Istead Rise.

I have significant concerns about the scale and location of this development and, in particular, the effect it would have on the existing community, local infrastructure, roads, healthcare services and the surrounding Green Belt countryside.

1. Pressure on local healthcare services

The local Downs Way Medical Practice is already under considerable pressure, and I am concerned that it does not have sufficient capacity to accommodate the substantial population increase that a development of 100 additional homes would create.

This would inevitably mean additional demand for GP appointments, nursing services and other primary healthcare provision.

There would also be an inevitable knock-on effect on local hospitals and other healthcare services. Before approving a development of this scale, I believe the Council should have clear evidence that the necessary healthcare infrastructure and capacity will be available to support the additional population.

2. Unsuitable and inadequate road infrastructure

I am extremely concerned about the effect that 100 new homes would have on The Drove Way and the surrounding local road network.

The existing roads are already busy, particularly when the A2 is blocked, which is on a regular basis, and I do not believe they have the capacity to safely and efficiently accommodate the significant increase in vehicle movements that 100 new homes would generate.

The proposal itself includes the formation of new accesses from The Drove Way. This raises serious concerns about highway safety, congestion and the cumulative impact of additional traffic on the existing road network.

There is a real risk of increased congestion, particularly during morning and evening peak periods, with residents already using the local roads to access work, schools, shops and other facilities.

The Council should require a robust and independently assessed traffic and highway impact assessment which considers not only the proposed development in isolation but also the cumulative impact of other existing and proposed developments in the surrounding area.

3. Green Belt and loss of open countryside

I strongly object to the development of this land because of its location within the Green Belt and its relationship with the surrounding open fields and countryside.

The site currently forms part of an open landscape between fields. It contributes to the rural character and openness of Istead Rise and provides an important separation between existing built-up areas and the surrounding countryside.

Building up to 100 houses on this land would permanently change the character of the area.

The loss of this open land should not simply be viewed as the development of an unused piece of land. It is part of a wider countryside setting which contributes to the character, appearance and openness of the area.

I am particularly concerned that approving development on this site could create a precedent for further encroachment into the surrounding Green Belt.

4. Lack of adequate public transport

I am also concerned that the existing public transport provision is not sufficient to support a development of this scale.

A development of 100 homes in this location is likely to result in a high level of car dependency because residents will need to travel to access employment, education, healthcare, shopping and other services.

Rather than reducing reliance on private vehicles, the development could

therefore significantly increase traffic on roads which are already under pressure.

5. Lack of supporting infrastructure

The development should not be considered simply in terms of whether 100 houses can physically be built on the site.

The Council must also consider whether the surrounding infrastructure can support an additional population of this size.

There are already concerns about the capacity of local healthcare services, roads and public transport. Additional pressure will also be placed on schools, drainage, utilities, emergency services and other community facilities.

It is not reasonable to build a substantial number of additional homes without ensuring that the infrastructure required to support those residents is available.

6. Impact on the existing community

I am concerned that the proposal is simply too large for this location.

Istead Rise is an established community, but it has finite infrastructure and services. Adding up to 100 dwellings would represent a significant increase in the local population and have a considerable cumulative impact.

The character of the village and surrounding countryside should not be sacrificed simply to accommodate additional housing numbers where the necessary infrastructure has not been demonstrated.

7. Cumulative impact

I would also ask the Planning Authority to consider the cumulative impact of this proposal alongside other developments and housing proposals in and around Istead Rise.

The question should not simply be whether this individual application can theoretically be accommodated. The Council should consider the combined effect of additional housing on roads, healthcare, hospitals, public transport, schools, utilities, drainage and the character of the wider area.

In my view, the cumulative impact would place an unacceptable strain on an area which is already experiencing pressure on its infrastructure.

Conclusion

For the reasons outlined above, I strongly object to planning application 20260649.

My principal concerns are:

- * The existing capacity pressures on Downs Way Medical Practice.
- * Increased pressure on local hospitals and healthcare services.
- * The inadequacy of the existing road infrastructure.
- * Increased traffic and congestion on The Drove Way and surrounding roads.
- * The lack of sufficient public transport.
- * Increased reliance on private vehicles.
- * The lack of adequate supporting infrastructure.
- * The loss of open countryside and the impact on the Green Belt.
- * The detrimental effect on the rural character and openness of the area.
- * The potential precedent for further development of surrounding Green Belt land.
- * The cumulative impact of this and other developments on the existing

community.

I respectfully ask Gravesham Borough Council to refuse planning application 20260649 unless it can be clearly demonstrated that the development would not cause unacceptable harm to highway safety, local infrastructure, healthcare provision, the Green Belt, the character of Istead Rise and the quality of life of existing residents.

I would ask that this letter be recorded as a formal objection to the application and that all of the concerns raised above be given full consideration when the application is determined.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Date: 28th August 2026

Kind regards