

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/08/2026 12:22 PM 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Drove Way Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to object to planning application 20260649 for up to 100 residential dwellings on land north of The Drove Way, Istead Rise. I appreciate the need for new housing, but I have concerns that this proposal is too large for this site and would have an unacceptable impact on the local area. The scale of the development is a particular concern. The Council's previous assessment of the site indicated a capacity of around 75 dwellings, whereas this application proposes up to 100. This is a significant increase and I am concerned that trying to accommodate this number of homes will put pressure on open space, landscaping, parking, drainage and infrastructure and lead to a development which is too dense for its surroundings. I am also concerned about the effect on traffic and highway safety. Up to 100 homes would generate a substantial increase in vehicle movements on The Drove Way and surrounding roads, including cars, deliveries, visitors, refuse vehicles and construction traffic. The Drove Way is an established residential road and the Council should carefully consider whether the existing road network and proposed access can safely accommodate this additional traffic. Particular attention should be given to visibility, pedestrian safety, parking, vehicle speeds and peak-time congestion.
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The site is currently open land on the edge of Istead Rise and its development would substantially change the character and appearance of this part of the village. I am concerned that 100 homes would have an urbanising effect and reduce the distinction between the existing settlement and the surrounding countryside. The Council should ensure that the scale and density of any development is appropriate to the character of Istead Rise rather than simply maximising the number of dwellings that can be built.

There are also important environmental considerations. The Council's own assessment of the site identifies ecological constraints, including traditional orchard and deciduous woodland habitats, as well as other habitat along the site boundaries. Existing trees, hedgerows and wildlife habitats should be properly surveyed and protected. Any claimed biodiversity net gain should not simply be used to justify the loss of established habitats which already have local ecological value.

I am concerned about drainage and surface water as well. Developing open/agricultural land with houses, roads, driveways and other hard surfaces will increase the amount of surface water that needs to be managed. The Council should be satisfied, based on proper evidence, that the drainage system can cope with heavy rainfall and that the development will not increase the risk of flooding or drainage problems for existing residents.

The development would also place additional pressure on local infrastructure and services, including roads, schools, healthcare, utilities and community facilities. Appropriate contributions should be secured to address the impact of the development rather than leaving existing residents to deal with increased pressure on already limited services.

I also have concerns about the fact that this is an outline application, with most matters reserved. At this stage it is difficult to establish exactly how a development of 100 homes could be laid out while protecting neighbouring amenity, landscape, ecology, drainage and the character of the area. The Council should therefore be satisfied that the proposed number of homes can genuinely be accommodated to an acceptable standard before approving the principle of development.

I understand that Gravesham has housing targets to meet, but housing need does not mean that the constraints of an individual site can be overlooked. The Council should consider whether the benefits of the proposal outweigh its environmental, highway, infrastructure and landscape impacts and whether a lower number of dwellings would be more appropriate.

For these reasons, I respectfully ask Gravesham Borough Council to refuse application 20260649. If the Council is minded to approve the proposal, I ask that the number of dwellings is reconsidered and reduced to a level properly supported by evidence, and that robust measures are secured to protect highway safety, drainage, biodiversity, landscape and the amenities of existing residents.

Kind regards