

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 1:30 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Downs Rd Istead Rise

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to formally object to the proposed development of up to 100 residential dwellings, including new access arrangements from The Drove Way and associated infrastructure. My objection is based on the significant and detrimental impact this development would have on an area that is already operating under considerable pressure in terms of traffic, public services, and local infrastructure. Highway and Traffic Impact: The roads in and around Istead Rise are already heavily congested, particularly during peak commuting hours, school drop-off and collection times, and weekends. Residents regularly experience delays on local roads and at key junctions, and traffic volumes have steadily increased in recent years due to existing housing growth. Introducing up to 100 additional homes is likely to generate a substantial increase in vehicle movements, placing further strain on an already overloaded road network. The proposed development risks worsening congestion, increasing journey times, reducing road safety, and creating additional difficulties for emergency service access. The cumulative impact of this development, when considered alongside existing
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and approved developments in the wider area, appears to have been underestimated.

Pressure on Local Services and Infrastructure:

The local infrastructure simply does not have the capacity to accommodate the additional population that a development of this scale would bring.

Residents already experience challenges accessing essential services, including:

Local GP surgeries that struggle to provide timely appointments.

Hospitals and healthcare facilities that are under significant pressure and facing increasing demand.

Schools that are already operating at or near capacity, with many parents finding it difficult to secure places at their preferred schools.

Local shops and community facilities that serve a growing population and are becoming increasingly stretched.

There is little evidence that the necessary infrastructure improvements will be delivered in advance of, or alongside, the proposed housing development. Without substantial investment in healthcare, education, transport, and community facilities, the quality of life for both existing and future residents will inevitably decline.

Impact on Residents and Community Character

The proposed development represents a significant increase in housing density within an area that is already experiencing considerable growth. The resulting pressure on roads, public services, and amenities would fundamentally alter the character of the local community and place an unacceptable burden on existing residents.

Planning decisions should be based not only on the need for additional housing but also on whether the local area can sustainably support that growth. In this case, the supporting infrastructure has not kept pace with existing development, and approving a further 100 dwellings would worsen these problems considerably.

I strongly urge the Council to refuse this planning application.

The existing infrastructure is already under severe strain, and the addition of up to 100 new dwellings would place an unsustainable burden on local roads, public services, and community facilities, to the detriment of both current and future residents.

Kind regards