

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 2:29 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] The Knole Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I am a resident of Istead Rise and strongly object to planning application 20260649 for the construction of 100 dwellings on land to the north of the village, accessed from The Drove Way. My objection concerns the scale, location and cumulative impact of this development, which I believe would cause significant harm to Istead Rise and the surrounding countryside. Traffic, highways and access Istead Rise has a constrained road network with limited routes into and out of the village. The Drove Way and surrounding roads already experience pressure from existing traffic and parking. Adding 100 homes would generate a substantial increase in vehicle movements, including commuting, school, shopping, deliveries and healthcare journeys. The site has limited access, and development of this scale would place additional pressure on roads not designed for such expansion. Construction traffic would also add disruption. The location would increase reliance on private vehicles, as many essential services are outside the village.
-----------	--

Local infrastructure and services

Istead Rise has limited amenities. Existing shops and the community hub already experience pressure, yet the proposal would add around 100 households without expanding facilities.

The local primary school is already at or near capacity, and additional housing would increase demand for places. There is no secondary school in the village, meaning further travel and traffic.

GP services are also under pressure, with residents already struggling to secure appointments and sometimes travelling to Bexley. Additional households would worsen this situation.

Flooding and drainage

Flooding is already an issue in parts of Istead Rise, particularly during heavy rainfall. The site's sloping nature and the increase in hard surfaces would likely increase surface water runoff and worsen existing drainage problems elsewhere in the village.

Water resources

Water supply is already under strain, with periodic restrictions in the wider area. Adding 100 households would increase demand in a location where resources are already limited, raising concerns about long-term sustainability.

Green Belt, countryside and landscape

The proposal would result in the loss of open countryside and further encroach on the rural setting of Istead Rise.

This land provides an important buffer between the village and surrounding countryside. Development would permanently alter the character of the area and contribute to urbanisation.

While the emerging Local Plan may consider some growth, this does not automatically justify development of this scale or at this specific location.

Wildlife and ecology

The surrounding countryside supports a range of wildlife including bats, badgers, deer, foxes, owls, newts and many bird species.

Development would result in habitat loss, fragmentation and increased disturbance from lighting, traffic and human activity.

Village character and design

Istead Rise is a small village with a strong rural identity. A 100-home development would represent a significant expansion and risk creating a separate estate rather than an integrated part of the village.

Cumulative impact

This application must be considered alongside other development pressures in the area. The combined effect of multiple schemes would significantly increase strain on infrastructure, services, countryside and village character.

Conclusion

I strongly object to application 20260649.

The proposal would place unsustainable pressure on roads, services, infrastructure, drainage and water resources, while also resulting in the loss of countryside and harm to wildlife and village character.

It is not simply opposition to housing, but concern that this scale of development is not appropriate for the location or existing infrastructure of Istead Rise.

For these reasons, I respectfully ask Gravesham Borough Council to refuse planning permission for application 20260649.

Kind regards