

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2026 1:27 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 Road 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 dwellings on land north of The Drove Way, Istead Rise. My concern is not simply that new houses are proposed, but that 100 additional homes is a major expansion for a village which does not have the infrastructure or transport links to support development on this scale. Istead Rise is already a largely car-dependent village. For many everyday needs, including commuting, railway travel, secondary schools, larger shops and some healthcare, residents have to leave the village. It is unrealistic to suggest that the occupants of up to 100 new homes would be significantly different. This development would inevitably result in a substantial number of additional vehicles using The Drove Way and the surrounding roads every day. The effect should be considered beyond the immediate entrance to the development. Those vehicles will travel through the existing village and onto an already busy wider road network, including the A227 and approaches to the A2. A Travel Plan does not change the fundamental fact that this is a location where owning and using a car is often necessary. I am equally concerned that local infrastructure is already struggling with the existing population.
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Our primary school does not have enough places for every child in the village who needs one. We have a young child and another on the way, so this is a particularly important issue for our family. Building another 100 homes without first ensuring sufficient local school capacity risks making an existing problem worse.

The same applies to healthcare. The local GP surgery is already extremely busy. Potentially adding hundreds more residents while relying on the same limited local provision cannot reasonably be regarded as sustainable growth.

There is also the question of water infrastructure. Kent has experienced repeated and serious water-supply problems. Before approving another significant development, the Council should be satisfied that there is sufficient resilient water and wastewater capacity to serve it without further pressure on existing households. It is difficult to accept continued housing growth without corresponding investment in the basic infrastructure required to support it.

I am also concerned about the permanent loss of currently undeveloped land on the edge of Istead Rise. Up to 100 houses, together with roads, parking, lighting and other infrastructure, would represent a substantial extension of the built environment into the countryside and fundamentally alter the character of this part of the village.

The ecological impact also requires proper consideration. The applicant's own surveys identify numerous bird and bat species using the site and its boundaries. Once developed, the site will experience traffic, artificial lighting, domestic activity and other disturbance that does not currently exist. Mitigation and landscaping cannot completely reproduce the environmental value of undeveloped countryside.

My wider concern is the cumulative effect on Istead Rise. If significant developments continue to be permitted around the edge of the village without equivalent improvements to schools, healthcare, roads, public transport and utilities, the population will continue to increase while the infrastructure deficit becomes progressively worse.

I support the provision of genuinely needed housing, but it needs to be built in appropriate locations with the infrastructure necessary to support it. Housing targets should not come at the expense of sustainable planning or the quality of life of existing and future residents.

For these reasons, I strongly urge Gravesham Borough Council to refuse planning application 20260649.

Kind regards