

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/09/2026 4:26 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] Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to strongly object to planning application 20260649 for up to 100 new homes on Green Belt land to the rear of The Drove Way, Istead Rise. My principal objection is the cumulative impact of this proposal when considered alongside other existing and proposed developments in and around Istead Rise. I am concerned that the village is being considered as a series of individual planning applications rather than as one community with finite roads, infrastructure, services and environmental capacity. Cumulative development is the real issue. While I understand that each planning application must be considered on its own merits, the impact of development does not occur in isolation. If one development adds 100 homes, another adds 50, another 100 and another 150, the residents of Istead Rise do not experience these as separate developments. They experience the combined increase in population, traffic, vehicles, parking, school demand, GP demand, drainage and pressure on local services. This is particularly important in Istead Rise because the village has limited infrastructure and limited options for movement in and out of the area. There are already other proposals for development on Green Belt land around
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Istead Rise. The emerging Gravesham Local Plan also identifies a number of sites for potential housing development in and around the settlement.

It is therefore essential that the Planning Authority considers the total amount of development being proposed for this relatively small village and its surrounding area, rather than simply asking whether this particular development can theoretically be accommodated on its own.

Otherwise, there is a real risk of development being approved incrementally until the cumulative impact becomes unacceptable.

I therefore respectfully ask Gravesham Borough Council to undertake a proper assessment of the cumulative impact of application 20260649 alongside all other existing, committed and proposed housing developments in and around Istead Rise.

This assessment should specifically consider:

- The cumulative increase in vehicle movements.
- Capacity and safety of the A227 and New Barn Road.
- The effect of congestion and incidents on the A2 and Dartford Crossing.
- Cumulative parking demand.
- Availability and capacity of local schools.
- Capacity of GP and healthcare services.
- Access to Darent Valley Hospital.
- The adequacy of public transport.
- Cumulative drainage and surface-water impacts.
- Flood risk.
- The cumulative loss of Green Belt and countryside.
- The effect of development on the character and setting of Istead Rise.
- Whether the existing infrastructure can genuinely support the overall level of proposed growth.

I strongly object to this application because I believe it represents another significant step in the expansion of Istead Rise without sufficient consideration of the combined consequences of development already taking place or being proposed around the village.

The Planning Authority must look at the bigger picture.

One development may appear manageable when viewed in isolation. Multiple developments in a small village with constrained infrastructure can create an entirely different situation.

I therefore ask that application 20260649 be refused unless the Council can demonstrate that the cumulative impact of this proposal, together with other development in and around Istead Rise, would not result in unacceptable harm to highway safety, traffic congestion, local services, parking, drainage, flood risk, the Green Belt or the character and quality of life of the existing community.

Kind regards