

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/08/2026 1:56 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:	The Knole Istead Rise

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the above application for the following reasons:

1. Increase in traffic along Drove Way. It is unacceptable to add cars from 100 dwellings (likely 200 or more vehicles) to all have to exit at the junction of the Drove Way and Istead Rise near the shops. This junction already gets immensely busy, especially during mornings and evenings. I know the industry standard is to take an average over a 24-hour period which reduces the theoretical impact. This with not be the case in practice.

2. Road safety with additional traffic flow. The meandering roads around Istead Rise already make crossing roads as a pedestrian very challenging at busy times when there is limited sight lines. It is widely documented by road safety experts through extensive research that increased traffic flow and delays has a strong correlation to a more aggressive driving style and more risky driving behaviour. There are lots of younger people and older residents in Istead Rise. Difficulty crossing the roads can be witnessed on a daily basis around the village. This will also cause increased congestion at the Istead Rise junction with Wrotham Road and difficulty getting along Lewis Road as drivers try to exit Istead Rise along Arcadia and Lewis Roads. The Upper Avenue junction with Downs Road is also very busy already. There is also another proposed development to the west of Downs Road.

3. Traffic Cutting Through. Istead Rise is already used regularly for traffic to cut through. The A2 is congested virtually every day during school term times. Increased traffic flow coming out onto Upper Avenue/ Istead Rise will also lead to further congestion and difficulty turning out of the cul-de-sac roads such as Haven Close and Brookside Road. This will cause chaos for emergency service access.

4. Access to healthcare. It is already very difficult to access GP appointments at Downsway Medical Practice. Just last week, my wife was sent by the 111 service to the local (and already overwhelmed) A&E department at Darent Valley Hospital where she had a 14 hour wait because there were no appointments available at Downsway Medical Practice. This was despite them being instructed to see her as urgent by a London Hospital.

5. Access to Education. For the 2026-27 academic year, Istead Rise Primary School has not been able to offer placements to all children living in Istead Rise based on distance after going through other access categories. Additional households with children who are not looked after children, do not currently have siblings at the school or do not have needs that would place them at the school would unlikely have a place. This would place additional traffic on the roads as this is the only school in safe walking distance. Whilst your proposed walking distances on your documentation give walking routes many of these are across fields with no lighting and unmade paths. These are highly unlikely to be used in the middle of winter.

6. Loss of open space and strain on utilities and infrastructure through cumulative development in the local area.

There are several proposed developments in the local area through both Gravesham Borough Council and Dartford Borough Council that all impact the immediate surrounding area of Istead Rise, including the proposal of a Data Centre adjacent to New Barn Road to the north of Northfleet Green. Whilst documentation of all of these developments offer interpretation of impact across many areas such as traffic, sustainability, healthcare etc., these are all as the situation is now. None of them including this one offer any impact statements of all of the other proposed developments going ahead. The compounded effect would be catastrophic to the local area across all areas (traffic, healthcare, utilities, safety etc) and should be considered. The cumulative effect of these need to be considered over the course of the daytime, particularly the morning and evening rush hours, and not an average over a 24 hour period.

Kind regards