

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/08/2026 3:07 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 the proposal for up to 100 dwellings on land north of The Drove Way, Istead Rise.

Access, egress and cumulative impact

Istead Rise has only two principal routes in and out of the village: Downs Road and the route connecting to Wrotham Road. The existing road network, including the A227, New Barn Road and the A2, is already under considerable pressure and raises serious concerns about its capacity to accommodate further development.

This includes the four identified sites within Istead Rise in the Gravesham Local Plan:

- * Land west of A227 - around 60 dwellings
- * Rose Farm, Downs Road - around 150 dwellings
- * Willerby Farm - around 10 dwellings
- * Land at Longfield Avenue - around 30 dwellings

This represents around 250 proposed dwellings. This is significant when compared with the Council's 2017 Rural Housing Needs Survey for Istead Rise, which identified a need for up to 10 affordable homes for local households,

together with alternative housing requirements for 12 older households.

I accept that new homes are needed, but development must be based on up-to-date evidence of genuine local need and be appropriate in scale and location.

At present, our villages are being bombarded with applications for substantial new developments on agricultural and Green Belt land, while the capacity of roads and existing infrastructure - including the uncertainty around water supplies - is not increasing to match them.

Previous consideration and increasing scale

The land north of The Drove Way was previously considered for approximately 75 dwellings and rejected. The current proposal is for up to 100 dwellings - an increase of approximately 33%.

However, my concern is not simply the increase in numbers. I do not consider the site suitable for housing development, whether the proposal is for 75, 100 or any other number of dwellings.

There appears to have been no fundamental change to the constraints affecting the site. The main change appears to be the potential reclassification of Green Belt land as "Grey Belt". This does not, in itself, make the site suitable for development or overcome the reasons why it was previously considered unsuitable.

Brownfield first

A reasonable, albeit rhetorical, question is: how many of the developers promoting these speculative developments on agricultural or Green Belt land have themselves sought to bring forward suitable brownfield land within Gravesham?

The confidence of residents in the planning process is already fragile. The continual stream of applications for major development risks further undermining that confidence.

The Council should consider whether this proposal, together with those identified in the Local Plan for Istead Rise, is genuinely necessary, whether suitable brownfield opportunities have been fully explored, and whether the cumulative impact of development on Istead Rise and its infrastructure is acceptable.

In my view, it is not.

Thank you for taking the time to consider my views.

Kind regards