

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/08/2026 12:36 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] Northumberland Road 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 formally object to the proposed development of approx 100 houses. My main concern is the significant additional pressure this development would place on an infrastructure that is already struggling to cope, particularly the local road network and essential services. The village effectively relies on the A227 as its main route, with limited access in and out at either side of the village. Traffic on this route is already extremely heavy, and congestion has increased significantly as further housing developments have been built in the surrounding villages, all of which rely on the A227 as a key connecting road. During peak periods, particularly the morning and afternoon rush hours and school run times, traffic regularly moves at a crawl. It can take approximately 15-20 minutes to travel just one mile towards the A2, which is itself already heavily congested and frequently at a standstill. Adding the potential traffic generated by around 100 additional homes would place even greater pressure on a road network that is already unable to cope effectively. It is the existing residents of the village who are already paying the price for the continued expansion of housing in the area through increasing congestion, longer journey times and daily delays. The cumulative impact of all recent and
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ongoing development along the villages served by the A227 must be properly considered, rather than assessing this proposal in isolation.

Local roads within Istead Rise are also already under considerable pressure. Many residential roads have significant levels of on-street parking, leaving roads busy and restricted. Additional housing and vehicle ownership will inevitably increase traffic movements and parking pressures within the village.

There are also serious concerns regarding the capacity of local services. The village has only one small primary school, and there is already a lack of available places. Local GP services are also struggling to meet demand, with appointments difficult to obtain. It is unclear how these essential services could accommodate the additional residents generated by a development of this size without substantial improvements and additional provision.

Public transport cannot reasonably be relied upon to reduce the impact of additional vehicle use. The local bus service is extremely poor, with no early or late services and no Sunday service. When buses do operate, they generally run only once an hour and, when running late, can sometimes miss the village altogether. This limited and unreliable service means many residents have little realistic alternative to using private vehicles.

For these reasons, I strongly object to this proposed development.

Kind regards