

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/09/2026 11:52 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 Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	My Objections (submitted) after considering all 56 Documents attached to the proposal:

FORMAL OBJECTION - APPLICATION 20260649, LAND NORTH OF THE DROVE WAY, ISTEAD RISE

I strongly object to this application for up to 100 dwellings.

1. THIS IS NOT A GENUINELY SUSTAINABLE LOCATION

The applicant describes the site as highly accessible, yet its own Transport Assessment shows the main 308 bus operates only around seven times per day in each direction. Several other services operate just once per day with no weekend service. Meopham Station is approximately 3.1km away - a 39-minute walk which the applicant acknowledges is beyond the standard walking threshold. Future residents would therefore remain heavily dependent on cars. This directly questions whether the NPPF sustainable-location test is met.

2. TRAFFIC IMPACT

The development is forecast to generate about 102 person trips in the AM peak and 84 in the PM peak. Even after adjustment, up to 49 AM and 47 PM peak-hour vehicle movements are predicted. Crucially, these figures rely on a targeted 10% reduction in vehicle trips through a Travel Plan and assumed changes in residents' behaviour. Given the weak public transport provision, that assumption

requires rigorous testing by KCC Highways. All normal traffic would feed through The Drove Way and the existing Istead Rise/Wrotham Road network. The cumulative effects on congestion, school traffic and the A227/A2 corridor must be properly assessed.

3. INFRASTRUCTURE AND SAFETY REMAIN UNRESOLVED

When submitted, formal pre-application responses from Gravesham Borough Council and KCC Highways were still awaited. Southern Water has also required network modelling before giving its substantive response. The application should not be determined until wastewater and highway capacity are established.

HSE has identified two major accident-hazard gas pipelines close to the development and requested use of its formal planning advice process. Overhead electricity infrastructure is also immediately adjacent. These matters must be fully resolved before residential development is considered.

CONCLUSION

Housing need and affordable housing are important, but they do not make every Green Belt field suitable for development. The applicant's own evidence demonstrates limited public transport, reliance on assumed reductions in car use, unresolved highway, wastewater and safety matters, further drainage and ground investigations, ecological value and archaeological potential.

The development would also place additional pressure on local infrastructure, including schools, GP services, dentistry and community facilities. Before approving another 100 homes, potentially around 300 residents, the Council should be satisfied that sufficient capacity exists or can be secured.

Taken cumulatively, the applicant has not demonstrated that this is the right or most sustainable location for 100 homes. I respectfully request that Gravesham Borough Council REFUSE application 20260649.

Kind regards