

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/08/2026 9:44 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Castlefields Istead Rise

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to planning application 20260649 for the proposed development of 100 homes on land to the rear of The Drove Way, Istead Rise.

The proposed site is Green Belt agricultural land, classified as ALC Grade 3. Development would result in the permanent loss of agricultural land and would significantly change the open and rural character of this part of Istead Rise. Once this land has been developed for housing, roads and associated infrastructure, that loss would be irreversible.

I am also concerned that this site was not identified for development in the Local Plan. This raises an important question as to why Green Belt agricultural land that was not allocated for housing through the local planning process should now be considered for a development of this scale. The Local Plan process exists to consider where development should appropriately take place alongside matters such as infrastructure, sustainability and the needs of existing communities. I believe significant weight should therefore be given to the fact that this land was not allocated for development.

My other major concern is that Istead Rise does not have the infrastructure or local services to support another 100 homes and the resulting increase in population.

Istead Rise Primary School was oversubscribed again this year. Families already living within the existing community, including residents of Worcester Close and roads closer to the school than The Drove Way, were unable to secure a place for their children. This demonstrates that pressure on school places is not a hypothetical future concern - it is happening now. Adding 100 new homes, many of which could be occupied by families with school-age children, would place further pressure on a school that is already unable to accommodate all children living locally.

There are equally serious concerns about healthcare provision. The local GP surgery has no additional capacity to accommodate a significant increase in the village population. Existing residents already depend on a limited local service, and 100 additional homes would inevitably create further demand. It is difficult to see how a development of this size can be considered sustainable without additional healthcare capacity.

Public transport in Istead Rise is also extremely poor. Bus services are infrequent and simply do not run often enough to provide a realistic alternative to travelling by car for work, education, healthcare, shopping and other everyday journeys. Istead Rise also has no railway station, further increasing reliance on private vehicles.

Consequently, residents of these 100 additional homes would inevitably generate a significant number of additional vehicle journeys. This would put further pressure on local roads and junctions and increase traffic through the existing village.

Taken together, these issues raise serious questions about whether this is an appropriate or sustainable location for a development of this scale. The proposal would mean the permanent development of Grade 3 agricultural land within the Green Belt, on a site that was not identified for development in the Local Plan, while adding substantial additional demand to a primary school that is already oversubscribed, a GP surgery with no additional capacity, inadequate public transport and local roads that would have to accommodate the resulting increase in car journeys.

I recognise that new housing is needed, but it must be built in appropriate locations with the infrastructure and services necessary to support it. I do not believe that has been demonstrated in this case.

For these reasons, I respectfully ask Gravesham Borough Council to refuse planning application 20260649.

Kind regards