

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/09/2026 9:26 AM 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] Long Walk, Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I object to the planning proposal of upto 100 dwellings on land off of the Drove Way, please take the following points into consideration stating why this development is inappropriate & fundamentally flawed. 1. Inappropriate development on Green Belt, this development lies entirely within the Green Belt and outside the defined village boundary. This fundamentally undermines the purpose of Greenbelt. a. The purpose of Greenbelt is to prevent urban sprawl & merging - this development would take Istead Rise boundary closer to the A2 and Gravesend. b. Istead Rise area is surrounded by countryside as claimed & promoted by GBC, therefore this development encroaches onto the countryside. 2. As published in 'Your Borough', Gravesham Council & the most recent draft Local Plan say that priority for housing developments will be on brownfield sites first - there are many brownfield sites around Gravesham that have been left undeveloped. 3. This is 5.7 Ha of agricultural land which is actively being used, we cannot afford to lose our farmland - it would result in the loss of food security, biodiversity & climate goals. With food security being in the national press on a weekly basis we cannot afford to lose this agricultural land. 4. There are many protected species that live on and use this land: SkyLarks, Barn Owls, Tawny Owls, Little Owls, Red Kites, Sparrowhawks, Kestrels, Buzzards, Adders, bats, & badgers. 5. The site currently supports many mature trees & hedgerows that are
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paramount for the area & the habitats they provide for our wildlife.

6. Access points are dangerous & inappropriate:

a. The main access to the proposed development is off of a windy road which is unsuitable for an increase in traffic- this will impact everyone both during development & once the development is completed.

b. The extra traffic will increase air & noise pollution affecting the health of residents.

c. The egress of traffic onto Istead Rise from the Droveaway is already busy & often blocked by cars using the shops, extra traffic from this new development would cause traffic jams & then in turn further impact the traffic turning onto the Wrotham road which already struggles.

7. This development does not meet the housing need of Gravesham.

8. The NHS - GPs & Darenth Valley Hospital have not been considered appropriately in this proposal. Darenth Valley is struggling already & cannot cope with current demand. The GP surgery in Istead Rise have confirmed in writing that they are at capacity already and cannot meet the need of any new residents. Meopham medical centre is in the same position.

9. There are a number of planning applications in the local area including Istead Rise & Meopham, all of these applications need to be considered for their cumulative effect.

10. Istead Rise Primary school is already operating a waitlist for new students proving their lack of capacity.

11. Local secondary schools are also already oversubscribed with no additional capacity.

12. The traffic along Downs Road & throughout Istead Rise is already an issue. It is regularly used as a rat run when there are issues on the A2, the roads in Istead Rise are too small to deal with the quantity of traffic already let alone any increase.

13. There are only 3 entrance/exit points into Istead Rise. Downs Road to Broadditch road - a non-curbed road that is narrow turning onto New Barn Road - these are country lanes and not suitable for further traffic. The exits onto the A227 are also extremely busy & dangerous.

14. The residents of Istead Rise are a car dependent community with many houses having more than 2 cars due to the lack of infrastructure with regards to public transport.

a. Meopham, Longfield or Gravesend stations are not accessible by foot.

b. There is no safe cycling route to anywhere as both New Barn Road and the A227 are not safe for cyclists due to speed and sheer weight of traffic.

c. The bus service is not a reliable form of transport to access employment, education or training.

15. There is no safe walking route into Gravesend town as you have to cross multiple A2 slip roads which are dangerous. There are also no safe walking routes to Meopham or Longfield due to no footpaths.

16. The Post-16 NEET figures in Gravesham are already high and the addition of new residents is likely to increase the figure further due to the lack of Post-16 provision. Both Gravesend & Dartford College are not accessible by public transport & there are no other options for the less academic students who cannot access A-Levels.

I do not believe national or local policies have been considered in this application: NPPF & Gravesham. There are no special circumstances or justification that exist within this proposal to warrant destroying Green belt land.

Kind regards