

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 31/08/2026 12:40 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] The Drove Way 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 up to 100 residential dwellings on land north of The Drove Way, Istead Rise. I recognise the need for new housing and the pressures facing Gravesham Borough Council. However, housing need does not mean that every site is suitable for development. The Council must balance the benefits of housing against the environmental, infrastructure, highway and community impacts of this particular proposal. 1. Loss of Green Belt and openness The site has been identified within Gravesham's Green Belt evidence as GB62 - Land north of The Drove Way. Developing up to 100 houses would permanently change an open area of countryside into a substantial residential development. The proposal would introduce houses, roads, pavements, parking, lighting, gardens and associated infrastructure onto land that currently contributes to the openness and rural character of Istead Rise. The National Planning Policy Framework requires substantial weight to be given to Green Belt harm. The applicant should therefore demonstrate clearly why the benefits of this development outweigh the harm to the Green Belt.
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2. Loss of agricultural land

The proposal would permanently remove agricultural land from agricultural use. Once developed, this land cannot realistically be returned to agriculture. The Council should therefore require the applicant to demonstrate the agricultural quality of the land and why development of this site is necessary when alternative previously developed or brownfield land may be available.

3. Excessive scale

Previous Gravesham planning evidence identified an indicative capacity of approximately 74 dwellings for this site. The current proposal seeks up to 100 homes, representing a substantial increase in scale.

A development of 100 houses would create a significant new residential estate and would substantially alter the northern edge of Istead Rise. The Council should require compelling evidence that this increased density can be accommodated without unacceptable impacts on the landscape, infrastructure, highways and character of the settlement.

4. Traffic and highway safety

The proposal would generate significant additional traffic.

The Drove Way and surrounding roads would have to accommodate additional vehicle movements from potentially several hundred new residents. Particular attention should be given to:

- peak-hour congestion;
- school-run traffic;
- junction capacity;
- visibility;
- pedestrian safety;
- cycling;
- parking;
- emergency access; and
- construction traffic.

The applicant must demonstrate that the existing highway network can safely accommodate the additional traffic.

5. Pressure on schools and healthcare

One hundred new homes could generate substantial additional demand for local schools, GP services, dentists and other community facilities. The Council should obtain clear evidence from the relevant authorities that there is sufficient capacity to accommodate the additional population. The existence of facilities nearby does not necessarily mean that they have capacity for several hundred additional residents.

6. Drainage and flooding

The conversion of open agricultural land into housing, roads and other hard surfaces could increase surface-water runoff. A robust drainage assessment is required to demonstrate that the development will not increase flood risk to existing homes or surrounding land. The applicant should also demonstrate that there is sufficient foul-water and sewerage capacity.

7. Landscape, ecology and biodiversity

The development would fundamentally alter the existing landscape. The site currently contributes to the open countryside around Istead Rise. The

introduction of 100 houses would result in a permanent urbanised settlement edge. Existing hedgerows, trees, field margins and habitats should be protected wherever possible. The ecological assessment should properly consider habitat loss, wildlife corridors, disturbance, lighting and increased human activity.

8. Impact on the character of Istead Rise

Istead Rise has developed as a distinct settlement surrounded by countryside. The proposal would extend the built-up area into open land and change the relationship between the settlement and its rural surroundings. The issue is not simply whether the individual houses could be attractively designed. The Council must consider whether 100 houses in this particular location are appropriate. I believe the scale of development would result in unacceptable urbanisation and encroachment into the countryside.

9. Cumulative impact

The proposal must be considered alongside other existing, approved and proposed developments in the area.

The combined effects on:

- traffic;
- schools;
- healthcare;
- drainage;
- sewerage;
- public transport;
- recreation;
- landscape; and
- biodiversity

could be considerably greater than the impact of this application considered in isolation.

Kind regards