

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2026 1:25 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] Downs Road Gravesend

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 dwellings on land north of The Drove Way, Istead Rise.

My principal concern is that this proposes substantial additional development in a village where essential infrastructure is already struggling to meet the needs of existing residents.

Education: There are already insufficient places at the village primary school for all children living in Istead Rise who require one. My family has a young child and another on the way, so this is a very real concern. Up to 100 additional homes will generate further demand for school places. Major housing development should not be approved without clear evidence of where the additional educational capacity will be provided. Existing village children should not find it increasingly difficult to attend their local school because housing growth has been permitted without the necessary infrastructure.

Healthcare: The local GP surgery is already extremely busy. Another 100 homes could mean hundreds of additional patients requiring access to the same local healthcare provision. The impact upon GP capacity should be properly assessed and additional provision secured before development occurs, rather than expecting an already stretched service to absorb further demand.

Water and wastewater: Kent has experienced serious and repeated problems with water supply and resilience. This is particularly concerning when considering another significant residential development. The Council should require robust evidence that sufficient water and wastewater capacity exists and that supplying this development will not further reduce resilience for existing residents. A theoretical obligation upon a water company to connect new homes is not the same as demonstrating that the existing network can sustainably accommodate them.

Traffic and transport: Istead Rise is heavily dependent upon private vehicles. Residents routinely need to travel outside the village for employment, railway stations, secondary education, healthcare and shopping. It is therefore unrealistic to assume that residents of 100 new homes will substantially reduce car use through a Travel Plan.

The additional traffic would affect not only The Drove Way but the wider village road network and routes towards the A227 and A2. The cumulative impact must be considered on the basis of realistic car ownership and usage.

Taken together, these issues demonstrate a fundamental problem: Istead Rise does not currently have the infrastructure necessary to sustainably absorb development of this scale.

This is not opposition to new housing in principle. New homes must, however, be provided alongside the schools, healthcare, utilities and transport infrastructure required to support the people living in them.

Existing residents should not have to accept reduced access to essential services as the consequence of development.

I therefore strongly request that Gravesham Borough Council refuse planning application 20260649 unless it can be demonstrated that sufficient education, healthcare, water, wastewater and highway capacity exists to accommodate the development without materially worsening provision for the existing community.

Kind regards