

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/09/2026 9:43 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] he Drove Way, Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to object to the proposed development of 100 dwellings on the land immediately adjoining the rear of my property. Whilst I recognise the need for new housing, I do not believe that this development can be accommodated without causing significant harm to the local area, existing residents and already overstretched infrastructure. My principal concern is the impact that a development of this scale will have on the local road network. Roads serving Istead Rise are already heavily congested during peak periods, with regular delays experienced by residents travelling to and from work, schools and local services. An additional 100 dwellings will inevitably generate a substantial increase in vehicle movements, placing further pressure on roads that are already operating at or near capacity. I am concerned that the cumulative impact on traffic congestion, road safety and access for emergency services has not been adequately addressed. I also have serious concerns regarding the capacity of local infrastructure to support this level of growth. Local GP surgeries are already experiencing significant demand, with residents often facing lengthy waits for appointments. Similarly, local schools are under increasing pressure, and it is unclear how sufficient school places will be provided for the families likely to occupy these new homes. Existing residents should not be expected to absorb the
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consequences of development where the necessary community infrastructure is not in place.

Another significant concern is flood risk and surface water drainage. The site currently forms a large area of undeveloped green space which absorbs rainfall and contributes to natural drainage. Replacing this land with roads, driveways, roofs and other hard surfaces will inevitably increase surface water run-off. Given the increasing frequency of extreme weather events, there is a real risk that development could exacerbate local flooding issues both on-site and in surrounding residential areas. Any drainage proposals would need to provide clear evidence that flood risk will not increase for existing residents, and I remain unconvinced that this can be achieved.

The proposal would also result in the loss of a valuable area of green space that currently provides an important buffer between Northfleet and Istead Rise. This open land contributes significantly to the character of the area and helps maintain the distinction between the two communities. Development of the site would erode this separation and contribute to urban sprawl, gradually diminishing the unique identity of both settlements.

In addition, the site supports wildlife and biodiversity. The loss of habitat resulting from the development is likely to have a detrimental impact on local species and further reduce the availability of natural green space within the area.

Finally, the development would have a detrimental impact on neighbouring residents through increased overlooking, loss of privacy, noise and general disturbance. Residents whose properties back directly onto the site would experience a significant change in their living environment and residential amenity.

For these reasons, I strongly object to the proposal and respectfully request that the Local Planning Authority refuses planning permission.

Kind regards