

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 10:01 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] Long Walk Istead Rise GRAVESEND

Comments Details

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

Reasons for comment:

Comments: I wish to formally object to the proposed development of additional residential properties in Istead Rise. My concerns are based on the cumulative impact that this development, particularly when considered alongside other proposed developments in the area, would have on traffic, infrastructure, local services, the environment, and the character of the village.

1. Increased traffic, congestion and pollution

The proposed development would inevitably result in additional vehicle movements in and around Istead Rise. The existing local road network is already under pressure, and additional traffic would increase congestion on roads including Wrotham Road and New Barn Road, as well as at surrounding junctions.

This concern is particularly significant when the proposal is considered alongside other housing developments in and around Istead Rise that are currently awaiting decisions by Gravesham Borough Council. The cumulative effect of multiple developments should be properly assessed rather than considering each proposal in isolation.

The resulting increase in vehicle movements would also contribute to increased noise and air pollution and would have a detrimental effect on the local

environment and quality of life for existing residents.

2. Inadequate public transport and reliance on private vehicles

Istead Rise has limited public transport provision, meaning that residents are heavily reliant on private vehicles for access to employment, shops, schools, healthcare and other essential services.

Increasing the local population without a corresponding improvement in public transport provision is likely to result in a substantial increase in car and other private vehicle use. This would further exacerbate congestion, parking pressures and pollution and is contrary to the principle of sustainable development.

3. Inadequate pedestrian and cycling infrastructure

There are significant limitations to safe pedestrian and cycling access to and from Istead Rise. In particular, there is a lack of continuous and safe pedestrian and cycle routes that allow residents to access surrounding areas without having to negotiate the A2 entry and exit junctions.

Additional housing should not be approved without appropriate consideration of whether the existing walking and cycling infrastructure is capable of safely accommodating the increased population. The development should not create greater reliance on cars simply because safe alternatives are unavailable.

4. Pressure on local schools, healthcare and other public services

Additional housing would inevitably increase demand for local public services, including GP and other healthcare provision, schools and other community facilities.

Existing services already have finite capacity. I am concerned that the cumulative effect of further residential development in Istead Rise and the surrounding area could place additional pressure on these services without sufficient additional capacity being provided.

The impact on local infrastructure and services should therefore be assessed cumulatively across all relevant proposed developments, rather than considering this application independently.

5. Loss of the character and identity of Istead Rise

I am also concerned about the continued erosion of the character and identity of Istead Rise through incremental residential development.

Istead Rise has historically had the character and identity of a distinct village community. Continued expansion risks gradually merging the village into the wider Gravesend/Northfleet urban area, resulting in the loss of its distinct character and the open and semi-rural setting that contributes to the area's appeal.

Development should take proper account of the existing settlement character and should not simply assume that the cumulative loss of open land and village character is acceptable because individual developments may appear relatively limited in isolation.

6. Additional pressure on utilities and infrastructure

The development would place additional demand on existing utility infrastructure, including water supply, wastewater infrastructure and telecommunications/broadband services.

Given the scale of development proposed in and around Istead Rise, it is important that the cumulative impact on existing infrastructure is properly assessed and that there is sufficient capacity to accommodate additional residents without adversely affecting existing households.

Conclusion

For these reasons, I believe the proposed development would have an unacceptable cumulative impact on Istead Rise. In particular, the proposal would increase traffic and pollution, place additional pressure on already limited infrastructure and public services, provide insufficient sustainable transport alternatives, and contribute to the gradual loss of the village's distinct character.

I therefore respectfully request that Gravesham Borough Council refuse the application

Kind regards