

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/09/2026 10:00 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 am writing to object in the strongest possible terms to the proposed development of up to 100 dwellings north of The Drove Way. This application constitutes inappropriate and unsustainable overdevelopment that directly violates the Gravesham Local Plan Core Strategy, saved policies of the Gravesham Local Plan, and the National Planning Policy Framework (NPPF). 1. Severe Highway Safety Risks, Capacity Constraints, and Youth Vulnerability The choice of The Drove Way as the sole access point for 100 additional homes is fundamentally flawed and dangerous. The Drove Way is already a heavily utilised, single-access bottleneck that serves as the exclusive entry corridor to the village community centre, local shops, and the Istead Rise Surgery. Funnelling a substantial influx of residential traffic into this confined area will cause severe gridlock and a catastrophic drop in road safety. Crucially, this creates an unacceptable danger to local youths and children. Istead Rise is currently an ordinarily peaceful, safe, and family-oriented neighbourhood where children and young people walk or cycle to the community centre, sports fields, and local shops with a high degree of independence. Introducing excessive commuter vehicles onto this specific route will completely compromise this safe environment. The developer has failed to offer a safer, alternative strategic access route closer to the A227 Wrotham Road or the A2 junction, which would bypass the quiet residential heart of the village. 2. Critical Local Infrastructure Deficits (Health and Education) The existing village infrastructure is already operating at maximum capacity and
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cannot absorb the demands of approximately 250 to 300 new residents.

Healthcare: The Istead Rise Surgery is oversubscribed, with existing patients facing severe appointment delays. Adding 100 homes will push this vital medical service into a state of collapse.

Education: The local primary school is full, with zero surplus capacity. Forcing young children from this new development to commute out of the village to find school places directly contradicts sustainable development principles and increases regional peak-hour traffic.

3. Inappropriate Encroachment on the Green Belt

The 5.7-hectare site consists of open countryside and arable farmland. It serves as a vital buffer within the Green Belt, preventing the urban sprawl of Gravesend from merging into Istead Rise. The applicant has demonstrated no "Very Special Circumstances" to justify the permanent destruction of this protected land, failing the strict statutory tests set out in Chapter 13 of the NPPF.

4. Ecological Destruction and Habitat Fragmentation

Despite applicant descriptions to the contrary, this site is rich in biodiversity, bounded by mature trees, dense hedgerows, and natural field margins. These features form critical, unbroken ecological corridors for protected and priority species, including nesting birds, bats, hedgehogs, and reptiles. The proposed layout will cause irreversible habitat fragmentation and introduce severe light, noise, and urban pollution. It is highly improbable to achieve a genuine, permanent on-site 10% Biodiversity Net Gain (BNG) on a layout of this density.

Conclusion

This application fails on every pillar of sustainable planning. It introduces severe road safety hazards, endangers vulnerable youth, overwhelms saturated local medical and educational services, destroys the Green Belt, and compromises protected local wildlife. I urge the Planning Committee to refuse permission.

Kind regards