

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 10:44 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] Castlefields Istead rise

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I would like to object against planning reference 20260649 for the land north of the Drive Way Istead Rise, DA13 9JY.

The reasons for my objection are:

The development sits outside the defined settlement boundary for Istead Rise in the Gravesham Local Plan. Releasing unallocated rural sites is premature and unnecessary.

Under Section 13 of the National Planning Policy Framework (NPPF), the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Constructing 100 suburban homes on this site would represent significant encroachment into open countryside, eroding the vital rural buffer separating Istead Rise from urban Gravesend and permanently eroding the village's open, semi-rural character.

There will be loss of Farmland & Biodiversity as Building on greenfield or agricultural sites leads to the loss of natural wildlife habitats (including habitats of protected species).

The local doctor surgery and medical services provided there, are already under strain and acute care at nearby Darent Valley Hospital is consistently operating over capacity with prolonged emergency wait times. An influx of new residents

from a 100-home estate would significantly exacerbate these healthcare. In a typical school year, local primary schools in and around the Meopham and Istead Rise areas operate at or near full capacity. Families moving into new developments often face difficulties securing local school placements, forcing longer daily commutes. This will increase traffic and make the roads less safe for the existing residents and increasing the pollution.

The development of 100 homes in Istead Rise will increase air pollution. The air quality will be affected by the site clearance and excavation I, generating fine material dust and airborne particles. The cutting of masonry and concrete blocks requires on-site suppression (such as water spraying) to prevent localized health risks for both workers and nearby residents. This will also affect the water supply, reducing the water levels in an already water stressed area. Additional heavy goods vehicles for the excavation and then the delivery of building materials as well as the vehicles for the workers will increase air pollution and emissions and put strain on the surrounding roads. The equipment on site will also generate emissions when they continuously run leading to air and noise pollution. The noise pollution will disrupt not only nearby households, but also local wildlife.

The access roads in Istead Rise are narrow rural routes not designed to absorb heavy volume. The A227 is always busy and heavily congested especially during peak times. The additional traffic created by 100 homes with school runs, due to an unreliable and very restricted public transport service, and commuter traffic will increase congestion.

This in turn will create additional hazards for children walking to local schools or bus stops and also for the elderly residents in the village. There are no dedicated cycle lanes in Istead Rise and there is no safe passage for foot traffic to get to the closest train station in Meopham which will cause increased traffic on already busy roads.

There are drainage concerns as converting natural, absorbent fields into impermeable surfaces (roofs, concrete driveways, and tarmac roads) increases surface water runoff. Parts of the area already experience surface water drainage challenges during heavy rainfall which will increase in frequency and severity if the development goes ahead.

As Kent is already under drought status, adding 100 households will place unsustainable demand on vulnerable regional aquifers, creating a high risk that local water pressure will drop and that a new development will strain regional water security further. The building process will also impact the local water supply, affecting the water scarcity even further.

As equally as important as the environmental impact housing developments should prioritise underutilised urban brownfield sites across Gravesham (such as regenerated town-centre or industrial plots) rather than consuming untouched rural land.

Large-scale developments on village outskirts risk setting a planning precedent, making adjacent fields vulnerable to further speculative building over time.

If the greenbelt is developed before brownfield sites, the greenbelt sites will be lost forever, impacting the lives of generations of local residents.

Kind regards