

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 10:48 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:	Castlefields Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I wish to formally register my objection to planning application 20260649 regarding the proposed development on land north of The Drove Way, Istead Rise (DA13 9JY). My grounds for objection are outlined below: Conflict with the Local Plan & Settlement Boundary: The site lies outside the designated settlement boundary for Istead Rise within the Gravesham Local Plan. Approving unallocated rural sites is both premature and unwarranted. Green Belt & Encroachment: Paragraph 13 of the National Planning Policy Framework (NPPF) highlights that the essential purpose of Green Belt policy is to keep land permanently open and prevent urban sprawl. Erecting 100 suburban dwellings here constitutes a major intrusion into the countryside, eroding the essential rural buffer between Istead Rise and Gravesend while permanently compromising the village's open character. Loss of Agricultural Land & Biodiversity: Developing greenfield agricultural land will destroy valuable natural habitats and threaten local wildlife, including protected species. Overburdened Healthcare Services: The local doctor's surgery is already under severe pressure, and acute services at Darent Valley Hospital consistently run over capacity with lengthy emergency wait times. Adding residents from a 100-home development will worsen an already critical healthcare situation. Impact on Local Schools, Roads, and Safety: Local primary schools across Istead Rise and Meopham consistently operate near full capacity. New families
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will struggle to secure local places, resulting in longer school runs that will escalate traffic congestion, increase emissions, and compromise road safety for existing residents.

Air, Water, and Noise Pollution During Construction: Construction will cause significant air pollution through site clearance, excavation, and airborne dust generation. Dust-suppression techniques, alongside continuous machine operations and heavy goods vehicle (HGV) movements, will generate emissions, noise, and localized health risks while further depleting local water supplies.

Disruption from Noise: Increased noise levels during and after construction will negatively impact both nearby residents and local wildlife.

Inadequate Road Infrastructure & Traffic: The village relies on narrow rural roads ill-equipped for high traffic volumes. The A227 is already heavily congested, particularly during peak hours. Given the unreliable and limited public transport options, 100 new households will rely heavily on private vehicles, worsening congestion.

Pedestrian & Cyclist Hazards: Higher traffic levels create increased risks for vulnerable road users, including children walking to school or bus stops, and elderly residents. The absence of dedicated cycle lanes and safe footpaths to Meopham train station will force more people onto already hazardous roads.

Surface Water Runoff & Drainage Risks: Replacing natural, absorbent fields with impermeable surfaces (roofing, tarmac, and concrete) will significantly increase surface water runoff. Parts of the local area already face drainage issues during heavy rain, which will only increase in frequency and severity.

Water Scarcity & Aquifer Strain: With Kent under drought conditions, adding 100 households will place unsustainable demands on fragile regional aquifers, risking lower local water pressure and threatening regional water security during both the construction phase and long-term occupancy.

Failure to Prioritise Brownfield Land: Planning policy should prioritize the redevelopment of underutilised urban brownfield and industrial sites across Gravesham before approving the destruction of untouched rural land.

Harmful Planning Precedent: Allowing a large-scale project on the periphery of the village risks setting a precedent that leaves surrounding fields vulnerable to further speculative developments.

Irreversible Loss: Once Green Belt land is lost to development before brownfield options are exhausted, it is gone forever, permanently diminishing the quality of life for current and future generations.

Kind regards