

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 10:50 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] Dover Road Northfleet

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally record my strong opposition to planning proposal 20260649 for the land situated north of The Drove Way, Istead Rise, DA13 9JY. My objections are based on the following vital considerations: Incompatibility with the Gravesham Local Plan: This parcel of land sits outside the established settlement boundary for Istead Rise. Granting permission for non-allocated rural development is both premature and unnecessary. Green Belt Protection & Landscape Harm: In line with Section 13 of the National Planning Policy Framework (NPPF), Green Belt policy aims to maintain permanent openness and curb urban sprawl. A 100-dwelling estate would encroach heavily into the countryside, destroying the crucial green buffer separating Istead Rise from Gravesend and permanently degrading the village's semi-rural identity. Depletion of Farmland & Ecological Impact: Converting greenfield agricultural land to housing causes the direct loss of natural habitats, putting local biodiversity and protected species at risk. Strain on Healthcare Provision: Local GP surgeries are already overstretched, while emergency care at nearby Darent Valley Hospital is operating above capacity with extended wait times. An influx of residents from 100 additional homes will worsen these acute healthcare pressures. Pressure on Schooling & Increased Risk on Roads: Primary schools in the Istead Rise and Meopham catchments routinely run at or near max capacity. New residents will face difficulties finding local school places, forcing extra vehicle
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trips that will increase traffic, worsen air quality, and compromise road safety for existing residents.

Construction-Phase Air, Water, and Noise Pollution: Excavation and site preparation will generate harmful dust and particulate matter, requiring on-site water suppression to protect workers and neighbours. Equipment running continuously, coupled with heavy goods vehicles (HGVs) delivering materials, will generate significant noise and exhaust emissions while placing early demands on local water supplies.

Environmental Disruption from Noise: Ongoing noise pollution will disturb both adjacent households and native fauna.

Substandard Road Network & Congestion: Istead Rise is served by narrow rural lanes ill-suited for high traffic volumes, and the nearby A227 suffers from routine peak-hour gridlock. Due to limited and irregular public transport options, 100 new homes will drive up vehicle numbers and severely worsen local traffic congestion.

Dangers for Vulnerable Road Users: Increased vehicular traffic poses direct hazards to elderly residents and school children walking to local stops.

Furthermore, the lack of designated cycle routes and the absence of a safe walking route to Meopham station will compel residents to rely heavily on cars.

Increased Flood & Drainage Risks: Replacing absorbent farmland with impermeable concrete, tarmac, and roofing will accelerate surface water runoff. Local areas already experience drainage difficulties during severe rainfall, which will become more frequent and acute.

Threats to Water Resources & Regional Security: Given Kent's ongoing drought challenges, 100 new households will place unsustainable demands on vulnerable regional aquifers, risking reduced water pressure for nearby homes and threatening regional water security during both construction and long-term occupancy.

Failure to Use Brownfield Land First: Housing needs across Gravesham should be met by regenerating underused urban brownfield and industrial sites rather than building on untouched greenfield space.

Dangerous Planning Precedent: Allowing this scale of development on the edge of the village sets a risky precedent, exposing neighboring fields to future speculative building proposals.

Permanent Loss of Natural Heritage: If Green Belt land is built on before brownfield options are fully utilized, these natural landscapes are permanently lost, negatively impacting local generations for years to come.

Kind regards