

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 10:53 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 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. Housing needs across Gravesend should be met by regenerating underused urban brownfield and industrial sites rather than building on untouched greenfield space. This parcel of land sits outside the established settlement boundary for Istead Rise within the Gravesend Local Plan, making the release of non-allocated rural development premature and unnecessary. 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 open, semi-rural identity. Converting greenfield agricultural land to housing will also cause the direct loss of natural habitats, putting local biodiversity and protected species at risk. Once 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. Furthermore, allowing this scale of development on the edge of the village sets a dangerous precedent, exposing neighboring fields to future speculative building proposals. The existing local infrastructure is ill-equipped to absorb a development of this size. 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
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irregular public transport options, 100 new homes will drive up vehicle numbers and severely worsen local traffic congestion. This increased vehicular traffic poses direct hazards to elderly residents and school children walking to local stops. The lack of designated cycle routes and the absence of a safe walking route to Meopham station will compel residents to rely even more heavily on cars.

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 trips that will increase traffic, worsen air quality, and compromise road safety. Meanwhile, local GP surgeries are already overstretched, and emergency care at nearby Darent Valley Hospital is operating above capacity with extended wait times. An influx of residents from 100 additional homes will significantly worsen these acute healthcare pressures. Environmental and utility capacity present further major concerns. 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. 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.

Finally, the construction phase itself will bring substantial disruption. Excavation and site preparation will generate harmful dust and particulate matter, requiring on-site water suppression to protect workers and neighbours, further stressing local water supplies. Equipment running continuously, coupled with heavy goods vehicles delivering materials, will generate significant noise and exhaust emissions, disrupting both nearby households and native fauna.

Kind regards