

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/08/2026 7:27 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Swanscombe

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to strongly object to the above mentioned planning application for several reasons stated below:

1. My parents live on the road backing onto the proposed development site and would be adversely affected by both the building work and the influx of several hundred additional residents to the village which lacks the infrastructure to cope with this.
2. Loss of privacy. The proposed development would have a significant impact on the privacy of existing neighbouring properties.
3. Increased noise and light pollution from the residential activities of an additional 100 dwellings so close to existing properties and on land that is currently green belt/ completely unoccupied.
4. Increased traffic and environmental impact. The village is not well served by public transport, nor does it have enough amenities in the village itself to support a car free lifestyle. The current roads already struggle to deal with the number of cars per house (on average at least 2 cars per household, but often more). Significant additional pressure would be placed on the roads leading into the proposed development, as well as the wider road network surrounding the village. Wrotham road, and new barn road and both junctions going onto the A2 already suffer from significant congestion on a regular basis, which will only be worsened due to the additional cars of new residents and will also impact pollution in the area. The current plans also do not show much room on the roads

for on street parking, and minimal driveway space for individual dwellings. In my own experience living on a new development I see this leads to tensions between residents, and irresponsible parking behaviours due to lack of suitable space, which overall decreases the safety of roads for all users. If 50% of the dwellings are proposed to be affordable housing, then it has to be questioned how suitable the location is, given the lack of frequent public transport or easy access to amenities locally without a car.

5. Inadequate sewerage and drainage infrastructure. There are already recurring problems with the drains in the area, where there have been several instances of blockages which required intervention. Connecting an additional 100 dwellings to the existing infrastructure would only increase the risk of future recurring issues.

6. Loss of greenbelt and agricultural land.

7. Impact on wildlife and biodiversity. The undeveloped land provides and important development for local wildlife, including bats which frequently fly in the garden of my parents house which backs onto the location of the proposed development.

8. Insufficient local services/infrastructure.

Istead Rise has limited local shopping, recreational and community facilities. The current development only proposes residential buildings, with no provision of commercial/community/healthcare buildings to help support the additional influx of residents and create jobs for local residents. The local GP surgery, and schools are already under significant pressure, without the addition of several hundred more residents. The existing services in Istead Rise are not sufficient to support a development of this scale without significant additional provision.

9. The scale of development is inappropriate for Istead Rise. The proposed size of the development and percentage of proposed housing is not suited to the size and character of Istead Rise and does not adequately address the needs or infrastructure capacity of the existing community. The cumulative effect of additional housing on traffic, local services, sewerage network, and loss of green belt land needs to be reconsidered.

In conclusion, I believe that the proposed development would have a detrimental impact on existing residents, and on the character, infrastructure and environment of Istead Rise and I respectfully request that the planning application be refused. Gravesend council's efforts would be better focused on regeneration of the town centre.

Kind regards