

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 1:05 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] Lewis Road Istead Rise Northfleet

Comments Details

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

Reasons for comment:

Comments: I object to this application due to its cumulative impact on infrastructure, the environment, local services and the rural character of Istead Rise. Whilst the development may appear modest in isolation, it must be considered alongside existing and future development pressures across the area.

1. Scale of Growth

A development of 100+ homes represents a significant increase for a village the size of Istead Rise. It will generate hundreds of additional vehicle movements, increase demand for water and energy, and result in the permanent loss of green space. Development should prioritise previously developed brownfield land before productive countryside is sacrificed. With 100 plus homes comes average 2 cars per household (likely more here) so another burden of 2 - 300 cars adding to the busy roads.

2. Loss of Woodland and Wildlife Habitat

Istead Rise is surrounded by valuable woodland, hedgerows and wildlife corridors, including areas adjacent to ancient woodland. These habitats support birds, bats, mammals and other species that depend on uninterrupted countryside networks. Increased housing brings noise, lighting, pollution, litter, domestic predators and recreational pressure, all of which degrade sensitive

ecosystems. Habitat loss of this type is effectively irreversible.

3. Loss of Agricultural Land and Open Countryside

The surrounding countryside contributes to local food production and provides an important green buffer around the village. Once agricultural land is developed, it is lost permanently. Protecting productive land and open countryside should remain a priority given growing pressures on domestic food security and land use. The government are already sited as stating the country is close to conflict and as such do you want to be responsible for impacting future food supply and decimation of the Kent countryside that is so revered. Small villages should be left alone and whilst a handful of homes is acceptable by most, 100s is certainly not. I have said this previously but you as a council and the current government will be remembered for creating a concrete jungle not a healthy place to live for our future children.

4. Traffic and Highway Congestion

Istead Rise relies heavily on roads such as Downs Road, The Drove Way, the A227 and connections to the A2. These routes already experience congestion, delays and safety concerns during peak periods. Additional housing will inevitably increase traffic volumes on a network that was not designed for large-scale expansion, worsening congestion, emissions and road safety risks.

5. Water Supply, Drainage and Flood Risk

Kent is recognised as an area of serious water stress. Additional housing will place further demand on already stretched water resources. At the same time, replacing permeable land with roads, roofs and hardstanding reduces natural drainage, increasing surface water runoff and potential flood risk both on and beyond the development site.

6. Impact on Green Belt and Village Character

The countryside surrounding Istead Rise plays a vital role in maintaining the separation between neighbouring communities and preserving the village's distinct identity. Incremental development risks creating urban sprawl and eroding the character that attracts people to live in the area. Once these boundaries are lost, they cannot easily be restored.

7. Pressure on Local Services

Local GP surgeries, dentists, schools and other public services already operate under significant pressure. Additional housing will further increase demand. Unless clear, funded and deliverable improvements are secured in advance, existing residents are likely to experience reduced access to essential services. Government acknowledge there are not enough skilled professionals so building a surgery or school doesn't solve the issue.

8. Poor Public Transport Connectivity

Public transport options remain limited in comparison with larger towns and cities. As a result, most new residents will be dependent on private vehicles. This undermines sustainability objectives and places further pressure on already congested roads and commuter routes.

9. Cumulative Environmental Impact

Beyond the direct loss of land, the cumulative impact of development fragments habitats, removes hedgerows and trees, reduces biodiversity, and gradually changes the rural landscape. The long-term environmental cost is likely to

outweigh the short-term benefits of additional housing.

For these reasons, I request that the application be refused, or that substantially stronger evidence is provided demonstrating how the impacts on infrastructure, traffic, water resources, biodiversity and local services will be fully mitigated before development proceeds and that this isn't greed versus requirement by developers or individuals.

Kind regards