

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/08/2026 12:52 AM 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] haven close Istead rise Gravesend |

### Comments Details

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

Reasons for comment:

Comments:

I object to this planning application on the grounds that it represents inappropriate and unsustainable development in Istead Rise. The site is not allocated in the emerging Gravesham Local Plan 2042 and there is no clear, up-to-date evidence that the proposal is required to meet local housing need.

#### 1. Not allocated in the emerging Local Plan

The emerging Local Plan (Regulation 19) identifies four housing sites in and around Istead Rise, providing approximately 250 homes in total. This site is not included. The Local Plan represents the Council's most up-to-date strategy for growth and already plans significant development in the settlement. Any additional unallocated housing requires strong justification, which has not been provided.

#### 2. No clear evidence of additional housing need

The 2017 Rural Housing Needs Survey identified a need for up to 22 affordable homes. Since then, 8 homes have been delivered at Worcester Close, and the emerging Local Plan already proposes around 250 further homes. There is therefore no clear, up-to-date evidence of additional local housing need beyond

what is already planned. Borough-wide housing targets do not justify further unallocated development in a settlement already identified for substantial growth.

### 3. Cumulative infrastructure pressure

Istead Rise is already expected to accommodate significant growth. The Local Plan itself recognises that this will require improvements to transport, education and other infrastructure. The cumulative impact of existing and planned development must therefore be considered. Existing infrastructure is already under strain and not proven capable of supporting further growth.

### 4. Unsustainable transport

The site is poorly connected to sustainable transport. There are no safe or direct walking routes to railway stations and bus services are limited and infrequent. As a result, the development would be heavily car-dependent, contrary to national policy objectives to reduce reliance on private vehicles. The emerging Local Plan itself acknowledges the need for improved transport infrastructure, highlighting current deficiencies.

### 5. Highway capacity

The A227 and surrounding network already experience congestion, with significant disruption when incidents occur on the A2. Additional traffic from this development, combined with other planned growth, risks worsening congestion and reducing network resilience.

### 6. Pressure on school places

Istead Rise Primary School is already oversubscribed, with recent admissions data showing more applications than available places. The impact of this development must be assessed alongside the approximately 250 homes already proposed in the Local Plan. It has not been demonstrated that sufficient school capacity exists or can be delivered in time.

### 7. Pressure on healthcare services

Local GP and dental services are already under significant pressure, with limited appointment availability reported by residents. The additional population generated by this development will further increase demand. It has not been demonstrated that healthcare capacity exists to accommodate this growth.

### 8. Conflict with emerging strategy

The emerging Local Plan sets out a planned and coordinated approach to growth in Istead Rise. Allowing additional unallocated development risks undermining this strategy and outpacing infrastructure delivery.

### 9. Conclusion

This objection is not to housing in principle, but to unjustified additional development in a settlement already planned for significant growth.

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Kind regards