

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/09/2026 11:19 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Castlefields Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	Objection to Planning Application 20260649 - Land north of The Drove Way, Istead Rise I strongly object to this proposed development of up to 100 homes on the land to the north of The Drove Way. This is currently open agricultural Green Belt land which forms an important part of the countryside surrounding Istead Rise. Developing it would cause a permanent and irreversible loss of open land and would significantly change the rural character and setting of the village. Loss of Green Belt and countryside The Green Belt exists for an important reason. Building a substantial housing development on this site would permanently reduce its openness and introduce housing, roads, lighting, vehicles and associated infrastructure onto land which is currently undeveloped. National planning policy states that substantial weight should be given to harm to the Green Belt, including harm to its openness. I am concerned that allowing development of this scale would also set a damaging precedent for further development around Istead Rise.
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Wildlife, habitats and biodiversity

This land is not simply an empty field. The fields, trees, hedgerows and surrounding habitats support a wide range of wildlife. As a local resident, I regularly see wildlife in and around this countryside, including birds of prey, bats and numerous other bird species.

The loss and fragmentation of these habitats, together with increased traffic, noise, artificial lighting and human activity, could have a significant impact on wildlife using the site and the surrounding ecological network.

I would ask the Council to ensure that comprehensive and up-to-date ecological surveys have been undertaken, including appropriate surveys for bats and birds, and that the cumulative impact of development in this area is properly considered. Natural England's guidance makes clear that developments affecting natural habitats, trees and other features capable of supporting wildlife may require appropriate surveys.

Loss of an important rural landscape and local amenity

This countryside also has genuine value to the people who live here. Local residents use and enjoy the surrounding area for walking, dog walking, exercise and simply spending time in the countryside.

Access to open countryside is particularly important for physical and mental wellbeing. Once agricultural land and open landscape such as this have been developed, their character cannot simply be recreated elsewhere.

The National Planning Policy Framework specifically recognises opportunities for access, outdoor recreation, landscapes, visual amenity and biodiversity as beneficial uses of Green Belt land.

Impact on the character of Istead Rise

Istead Rise has a distinct village character, surrounded by countryside. A development of up to 100 additional homes would represent a substantial expansion at this location and, in my view, would be detrimental to that character and to the relationship between the existing village and the surrounding countryside.

I am particularly concerned about the cumulative effect of this proposal alongside other proposed housing developments around Istead Rise. Applications should not be viewed entirely in isolation when collectively they could fundamentally alter the size, character and infrastructure demands of the village.

Traffic and sustainability

Istead Rise is heavily reliant on cars and has limited public transport. A development of this size would inevitably generate additional vehicle movements through the village and onto the surrounding road network.

I am concerned about the additional congestion and pressure this would place on local roads and junctions, as well as pedestrian safety and the environmental effects of increased traffic.

Current national Green Belt guidance specifically states that where Green Belt or grey-belt development is considered, whether the location is sustainable is relevant and authorities should consider opportunities to maximise sustainable transport.

Pressure on local infrastructure

An additional development of this scale would also increase demand for local services and infrastructure, including GP provision, schools and other community facilities. These impacts should be properly assessed alongside the cumulative impact of other proposed developments in and around Istead Rise.

I recognise the wider need for housing, but this does not mean that every site is suitable for development. New housing should be appropriately located and planned without unnecessarily sacrificing valuable Green Belt, productive agricultural land, wildlife habitat and countryside.

For these reasons, I strongly urge Gravesham Borough Council to refuse planning permission for application 20260649.

The open countryside surrounding Istead Rise contributes enormously to the character of the village, its wildlife and the quality of life of the people who live here. Once this land is developed, that loss will be permanent.

Kind regards