

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 11:54 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	Outline planning application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Rose Farm, Downs Road Istead Rise Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir or Madam,

I wish to formally object to planning application ref: 20251233 for the following planning reasons.

[REDACTED]

absence of communication is particularly concerning given the proximity of my property and the seriousness of the potential impacts.

The National Planning Policy Framework (NPPF) requires development to provide safe and suitable access for all users and to ensure that developments create places that are safe, inclusive and functional. A proposal that compromises or removes access to an existing dwelling conflicts with these principles.

As access is expressly not a reserved matter under this outline application, it must be fully assessed and resolved at this stage. The submitted plans fail to demonstrate how my existing access rights will be maintained or protected.

Furthermore, the proposal would cause demonstrable harm to residential amenity and the value of my property, with no mitigation measures proposed. The application also fails to safeguard existing private land ownership, risking my land becoming effectively landlocked.

Planning permission should not be granted where a development would prejudice the lawful use of neighbouring land or property.

I therefore request that the application be refused.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards