



Richard Hart
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**Countryside and Community
Development**

PROW & Access Service
Invicta House
MAIDSTONE
ME14 1XX

Phone: 03000 418144
Ask for Faye Faiers
E-mail: Faye.faiers@kent.gov.uk

Date: 28 July 2026
Our ref: **EK/FF/a38934**
Your Ref: **20260683**

By E Mail

Dear Richard,

Application Reference: 20260683

Application for variation of condition 2 (Approved Plans) and condition 7 (Highway Works) attached to planning permission reference number 20191122 for The erection of two buildings to provide a total of 227no. dwellings with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide 121no. dwellings with 1no business Unit (B1a) comprising 90 sqm of floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide 106no. dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of 16no. Business(B1a) units comprising a total of 510 sqm of floor space; and a cafe (A1/A3) comprising up to 60 sqm of floor space.; to allow the reduction in height by 7 storey's, the reduction and relocation of parking and the increase in cycle parking.

Location: Clifton Slipways West Street Gravesend Kent

Thank you for the opportunity to comment on this planning application.

The Public Rights of Way and Access Service have reviewed the documents and raise no objection. We would however bring the applicants attention to the existence of the England Coast path which passes directly through the site. The location of this path and the surrounding network can be found on the attached map. The existence of the PROW is a material consideration and the following general informative are relevant:

- No furniture, fence, barrier or other structure may be erected on or across Public Rights of Way without the express consent of the Highway Authority.
- There must be no disturbance of the surface of the Public Rights of Way, or obstruction of its use, either during or following any approved development without the express consent of the Highway Authority.
- No hedging or shrubs should be planted within 1.5 metres of the edge of the Public Rights of Way.
- Please also make sure that the applicant is made aware that any planning consent given confers no consent or right to close or divert any Public Rights of Way at any time without the express permission of the Highway Authority.
- No Traffic Regulation Orders will be granted by KCC for works that will permanently obstruct the route unless a diversion order has been made and confirmed.

Yours sincerely

Faye Faiers

Rights of Way Improvement Plan Officer
Public Rights of Way and Access Service