



Mrs Alison Webster
Planning Services
Gravesham Borough Council

Growth, Environment & Transport

Public Rights of Way & Access Service

West Kent PROW Team
Worrall House
Kingshill Avenue
Kings Hill
ME19 4AE

Phone: 03000 418168
Ask for: Julian Ling
Email: Julian.ling@kent.gov.uk
Date: 01.12.2025

Dear Alison

REFERENCE: 20250993

PROPOSED DEVELOPMENT: Outline application for the erection of up to 120 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Longfield Road and all other matters are reserved.

LOCATION: Land Adjacent To, Longfield Road, Meopham, Gravesend Kent.

Thank you for your letter dated 12th November regarding the above planning application and the opportunity to comment on this development proposal. It is acknowledged that as an outline application only the matters of access are being considered at this stage and all other matters including layout are reserved for future consideration.

The development site accommodates Public Right of Way (PROW) NS 253, located upon the south eastern boundary of the site. You are also advised that Public Right of Way NS 251 is in close proximity to the north west of the site but is unlikely to be affected by this development proposal. I enclose a copy of the Public Rights of Way network maps showing the line of the paths for your information.

Concerns are had over the close positioning of the proposed access in relation to PROW NS 253 as well as the indicative layout of the houses and internal road and how this could affect the PROW. However, it is acknowledged that para 4.15 of the planning statement does confirm that the PROW would be retained and maintained. Therefore Public Right of Way NS 253 should be retained and maintained and must be appropriately incorporated into the development and clearly identified and signposted.

The footpath surface must be reinstated or upgraded to a specification suitable for pedestrian use, ensuring it is safe, durable, and properly drained. Please advise the applicant to contact this office to discuss the proposed surface specification and any change in width of the Public Right of Way prior to any works being carried out.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of eight weeks' notice is required to process any temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

To ensure PROW NS 253 is safeguarded, it is recommended that following conditions are applied to any approval of planning permission;

- Prior to the commencement of development, a Public Rights of Way Management Scheme shall be submitted to and approved by the Local Planning Authority and Highway Authority. The scheme shall include provision for:
 - i. the design of access and public rights of way routes and their surfacing, widths, gradients, landscaping and structures
 - ii. any proposals for diversion and closure of public rights of way and alternative route provision

Reason: In the interests of the amenity and safety of the public

- No excavation or tipping of surface material or temporary storage of soils, waste, materials, plant or equipment or any other such materials shall take place on the Public Rights of Way NS 253 or within a minimum distance of 5 metres.

Reason: To prevent obstruction of the Public Rights of Way and protect users of the Public Rights of Way.

I trust this is of assistance to you.

Yours sincerely



Julian Ling
Area Officer [Dartford & Gravesham]

