

20230366 Clifton Slipways

Port of London Authority 4 July 2023

Thank you for consulting the Port of London Authority (PLA) on the application referenced above, for the variation of conditions 2 and 7 attached to planning permission (ref: 20191122) for the proposed development at Clifton Slipways, West Street, Gravesend. I have now had the opportunity to review the submitted documents and have the following comments to make.

Several physical amendments are proposed as part of this application, including the following:

West Street Block

- Reconfiguration of internal layout
- Increase of cycle spaces
- Minor elevational amendments

Stuart Road Block

- Removal of basement
- Reduction of car parking spaces
- Creation of an additional nine residential units
- Other internal reconfigurations
- Minor elevational amendments

To confirm the PLA has no comments to make on the proposed physical amendments as part of this application.

The application also proposes an amendment to the existing Section 106 agreement via a deed of variation to change the trigger for the completion of the Pier works being completed from 50% to 90% of the private residential units being occupied. It is stated that the applicant remains committed to a scheme which delivers the required restoration works to the pier, represented by a £2million investment into this asset and a commitment to the provision of 16 workspaces along the pier, but due to viability issues the trigger point in the S106 for the delivery of this is proposed to be extended from 50% to 90% of the private units being occupied.

To confirm the PLA has no objection to the proposed amendment and the suggestion for this to be dealt with via a deed of variation to the S106, provided that the overall investment commitment to deliver the essential restoration works to the pier remains a key part of the development, and the essential nature of this part of the development must be reiterated. In addition, as part of the S106, the PLA has previously made comments on the river related use of the pier, and that, should it not be possible to provide river related uses at/on the pier, then the opportunity should be taken to secure an off-site contribution to river related activities in the Borough, of which the PLA could advise the Council on recreational groups in the Borough who might benefit from such a contribution. It is recommended that this is considered for inclusion in an amended S106 as part of this application.