

Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2023/130793/01-L01
Your ref: 20230366
Date: 07 July 2023

Dear Alison

Application For Variation Of Condition 2 And 7 Attached To Planning Permission Reference No. 20191122 For The Erection Of Two Buildings To Provide Residential Units (Use Class C3) 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 Residential Dwellings With B1a 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 Residential 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 Business Units (Class B1a) And A Cafe (Class A1/A3); To Revise The Approved Plans To Reconfigure The Layout Of The West Street Block To Provide For An Additional Staircase And Increase The Number Of Secure Cycle Spaces By 13; And To Remove The Basement At Lower Ground, Relocation Of Bin Store And Plant, Reduction Of 23 Car Parking Spaces And Replacement Of Car Parking At Level 0 With 9 Additional Units (Loss Of 55 Car Parking Spaces) Within The Stuart Road Block.

Clifton Slipways, West Street, Gravesend, Kent

Thank you for consulting us on the above application. **We require further information on the offset to the tidal flood defences.**

Flood Risk Background

The submission includes changes to the proposed cladding which may limit access to the tidal flood defences.

The site benefits from tidal flood defences which require access for maintenance and inspection for the development's design life. Due to site constraints, a very limited amount of landward space is available to carry out these works. From the submitted information, it is not clear if the cladding changes would reduce access space to the landward face of the flood defences.

Further information required

Please clarify any change in offset to the tidal flood defences. From page 26 of the addendum to the design and access statement, it appears there may be changes at and below ground level to support the exterior changes. We would maintain an objection where these may further limit access to the flood defences.

Please do not hesitate to contact us should you require any further information.

Yours faithfully

Ms Laura Edwards

Planning Advisor

Direct e-mail KSLPLANNING@environment-agency.gov.uk