



Growth, Environment and Transport

Public Rights of Way and Access Service

Adeoye Lawal
Planning Services
Gravesham Borough Council

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

Direct Dial: 03000 412328
Ask For: Deborah Scott
Date: 15th January 2026

Dear Adeoye

REFERENCE NO. 20251233

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

LOCATION Land At Rose Farm, Downs Road, Istead Rise, Gravesend, Kent

Thank you for your letter dated 5th January regarding the above planning application.

I have examined the illustrative masterplan. This shows a path marked as providing "pedestrian access" connecting with Downs Road, just north of Upper Avenue. If this is intended to form a new Public Right of Way, we would not support its designation as such. The route does not provide any meaningful contribution to the wider Public Rights of Way network and would function more appropriately either as an internal path within the site's shared green space or as an adopted footway maintained by Highways. I enclose a copy of the Public Rights of Way network maps showing the line of the path for your information.

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 applications for 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.

Yours sincerely



Deborah Scott
Technical Support Officer
Public Rights of Way & Access Service