



Application: 20221046

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Ms Vanessa Smith, Network Rail
1 Puddle Dock
London
EC4V 3DS**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** for the relevant matters for the development of land as described below **IS REQUIRED AND APPROVED**

at **Shornemead Level Crossing
Queens Farm Road
Shorne
Gravesend
Kent
DA12 3HU**

and being **Application for prior approval under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015- Construction of a stepped footbridge**

Referred to in your application dated 27th September 2022.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Drawing no. S2021-137-DRG-CIV-100 Rev. A01 Drawing notes;
Drawing no. S2021-137-DRG-CIV-101 Rev. A03 Existing site layout and location plan;
Drawing no. S2021-137-DRG-CIV-102 Rev. A03 Temporary works plan and construction sequence;
Drawing no. S2021-137-DRG-CIV-103 Rev. A03 Proposed layout and elevation;
Drawing no. S2021-137-DRG-CIV-104 Rev. A03 Proposed sections, structural details and isometric view;
Drawing no. S2021-137-DRG-CIV-105 Rev. A03 Proposed staircase details;
Drawing no. S2021-137-DRG-CIV-106 Rev. A03 Proposed foundation details;
Drawing no. S2021-137-DRG-CIV-107 Rev. A01 Proposed layout and elevation;
Drawing no. S2021-137-DRG-CIV-108 Rev. A01 Proposed staircase elevations;
Drawing no. TP-0001 Rev. A Red/blue line site boundary plan;
Letter dated 27 September 2022 from Network Rail;
Illustrations of proposed bridge;
Site photographs;
Legacy Footbridge brochure; and
Section 16 of the Railways Clauses Consolidation Act 1845.

2 PUBLIC RIGHTS OF WAY

Public Rights of Way NS368 is affected by this application and you are advised to contact West Kent Public Rights of Way & Access Service on 03000 414132.

Public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

3 ARCHAEOLOGICAL IMPACTS

The application site lies within an area of archaeological potential at the edge of the former wetlands and the construction of the bridge has the potential to impact on below-ground archaeological remains. Therefore archaeological mitigation, such as undertaking a watching brief during groundworks would be required. For further advice please contact Kent County Council Heritage (heritageconsultations@kent.gov.uk).

4 KENT POLICE - DESIGNING OUT CRIME TEAM

Please take into consideration the comments of the Kent Police - Designing Out Crime Team. They are as follows;

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We request a condition for this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. We would like to request that CCTV cameras are considered due to the remote nature of the location and low natural surveillance.
2. Regarding landscaping, new trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. In addition, new shrubs should be maintained at a height of no more than 1m.
3. If new footpaths are being considered, they must be devoid of potential hiding places, well lit and well-maintained to enable natural surveillance, 3m wide and as straight as possible.
4. We strongly recommend that access to the side of the railway tracks be restricted to the public, therefore we advise a lockable gate be located between the bottom of the stairs and the fence next to the railway line (as shown on the Illustrative CGIS on the planning portal). This gate should only be accessible for maintenance purposes.

Please note, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We recommend you contact British Transport Police DOCOs for their advice on this project.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

5 **FLOOD RISK**

The applicant should note that the application site is located within Flood Zone 2 (with a medium probability for flooding). As such, it would be advisable to contact the Environment Agency prior to the commencement of any works.

6 **HIGHAM MARSHES HISTORIC LANDFILL SITE**

The applicant should note that the application site is located within the buffer zone of the Higham Marshes Historic Landfill Site. As such, it would be advisable to contact GBC - Environmental Protection Team (Regulatory Services) prior to the commencement of any works.

7 **MEASURES TO PREVENT MOTORCYCLE ACCESS**

The applicant should note that there have been historical problems with motorcycles accessing the marshes in the area surrounding the application site. The stepped bridge design should be a deterrent to most motorcycle users but there is nothing to physically prevent motorcycle access. Therefore the applicant should consider the installation of barriers to preclude motorcycles but to allow bicycles to use the bridge.

Dated: 18 November 2022

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Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service