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Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
DA12 1AU

13th August 2026

Dear Sir or Madam,

Cobham Sports Association, Recreation Ground, The Street, Cobham, Gravesend, Kent, DA12 3BN

Discharge of Condition 3 (Soft Landscaping Scheme) in respect of planning permission with reference 20240943

We are submitting an application to discharge Condition 3 of planning permission with reference 20240943, for the extension of the pavilion patio and provision of disabled access to the clubhouse and the patio, with associated alterations at Cobham Sports Association, Recreation Ground, The Street, Cobham, Gravesend, Kent, DA12 3BN.

Condition 3 states:

Prior to above ground works, a proposed soft landscaping scheme including details and type of the two trees indicated on Drawing No.3621.030.A shall be submitted to and Approved in writing by the Local Planning Authority. This shall be carried out in full within the first planting season. Any trees that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Within the application referenced 20240943, a Biodiversity Net Gain Assessment was undertaken, which showed that in order to achieve the mandatory 10% improvement to the biodiversity 'value' of the site, two trees would have to be planted, to the east of the sports ground. As such, accompanying this submission, and in order to formally discharge Condition 3 of permission 20240943, a Soft Landscaping Scheme has been produced. This landscaping scheme is visible below at **Figure 1**.

The Soft Landscaping Scheme visible below shows that the proposed woodland planting incorporates a species mix chosen to improve biodiversity in accordance with the Gravesham Borough Council Landscape Character Assessment. The planting shall therefore be a mix of Field Maple and Hornbeam. As well as this, all existing woodland shall be retained, as shall the existing hardstanding to the west of the site.



Figure 1- The Soft Landscaping Scheme for the application.

I trust that this letter and accompanying submission documents provide sufficient information to formally confirm the discharge of condition 3 of permission 20240943. However please do not hesitate to contact me if you have any queries or concerns or require any further supporting or clarifying information.

Yours sincerely,



James Puxty BA (Hons) MSc MRTPI
Chartered Town Planner