

Delegated Report

Application No: 20251172

Location: Cascades Leisure Centre, Thong Lane, Gravesend DA12 4LG

Description: Application for the approval of condition 3 attached to planning reference number 20221293 relating to a Construction Environmental Management Plan (CEMP)

Applicant: Gravesham Borough Council

Submitted Documents/Plans

Cover letter
Application form
Construction and Environmental Management Plan

Relevant Planning History

20221293 Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the site to provide a new leisure centre with community pool, leisure water, cafe, soft play, 'clip n climb' facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios, 2 no. squash courts, a new tennis/netball court, improvements to the existing play area, landscaping across the site and associated car parking.

Permitted 03.03.2023

Consultations, Publicity and Representations

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

I am pleased to note that a Construction Environmental Management Plan (CEMP) has been submitted, We the information provided is satisfactory and have no objection to Condition 3, Construction Management Plan being discharged.

KCC Streetworks offer the following general information:

- Permits will need to be submitted for any restrictions or traffic management implanted on the public highway and these need to be submitted within the appropriate timescales. A link to KCC's website is below with the information that will assist
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-permit-scheme>

- Traffic management plans will need to be supplied with any permit submission as well as operatives Streetworks accreditations.
- Any hoarding, scaffolding, skips or cranes licences (impacting or for cranes, oversailing the highway) will require a licence to be submitted. The link to complete this is shown below;
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-highways-permit-or-licence>
- Any works in the highway will need to comply with the Safety at Street Works and Road Works A Code of Practice.
- Any works on or impacting the highway will require traffic management plans due to the impacts this would have on road users and pedestrians. Should normal traffic flows be impacted by traffic management, including give/take, priority working, temporary signals or road closures, this will incur Kent Lane Rental fees and further details can be found on the link below;

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-lane-rental-scheme>

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility

of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

KCC Biodiversity

Condition 3 states: No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall be based on the submitted draft Construction, Environmental Management Plan and cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:

h) Ecological mitigation measures.

When we commented on the original application we advised that as the site was well maintained the main ecological constraint would be breeding birds.

The submitted construction management plan has confirmed that measures will be implemented to protect retained trees, works to remove vegetation/buildings will be carried out outside of the breeding bird season or following a negative pre commencement survey and lighting will only be operational when required.

We are satisfied that the measures are sufficient to discharge the condition.

GBC Environmental Protection Officer

As far as matters relevant to Environmental Protection are concerned (noise, dust, working hours, neighbour communication, lighting, run off, drainage, storage of material, waste management etc), these have been satisfactorily addressed. There is no objection to the condition being discharged.

There are other matters such as highway related concerns and ecological mitigation that are better dealt with by other teams.

Analysis

Condition 3 of 20221293 states:

No development shall take place until a Construction Environmental Management Plan (CEMP)

has been submitted to and approved in writing by the Local Planning Authority. The document shall be based on the submitted draft Construction, Environmental Management Plan and cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:

(a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery.

(b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery.

(c) A Construction Traffic Management Plan covering:

- Means of direct access to the site from the adjoining maintainable public highway*
- Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.*
- Details of numbers and routeing of construction and delivery vehicles to / from site*
- Timing of deliveries and waste movement.*
- Loading and unloading of plant and materials away from the maintainable public highway.*
- Parking and turning areas for construction and delivery vehicles and site personnel.*
- Type and location of wheel washing and chassis cleaning facilities.*
- Temporary traffic management / signage.*

(d) Details of the location of the proposed construction compound.

(e) Details of security fencing and other site security measures.

(f) Details of stockpile areas for building materials or for fill or removed topsoil.

(g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage.

(h) Ecological mitigation measures.

(i) Measures to be undertaken to protect any public sewers and water apparatus.

(j) Details of vibration monitoring and mitigation during any necessary piling works.

(k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths including decorative displays and facilities for public viewing, where appropriate.

(l) Details of pest control.

(m) Details of temporary construction or security lighting; and

(n) Monitoring and review provisions with the Local Planning Authority.

(o) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

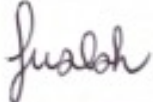
Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with policies CS11, CS12 and CS19 of the Gravesham Core Strategy 2014.

The applicant has submitted a Construction and Environmental Management Plan in support of discharging this condition. The contents of the plan are acceptable and condition 3 can be discharged.

Recommendation:

Discharge condition 3.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 5 January 2026	Dated: 05 January 2026