

FAO: Mrs Alison Webster
Gravesham Borough Council - Planning Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Date: 2 March 2026

Our ref: 65610/02/NG/HP/40654334v1

Your ref: PP-14637878

Dear Alison

Cascades Leisure Centre, Thong Lane, Gravesend, DA12 4LG: Section 73 Application for Amendments to Planning Permission Ref. 20221293

On behalf of our client, Gravesham Borough Council ('Gravesham BC'), we enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for amendments to full planning permission ref. 20221293 at the above site. The proposed description of development is as follows:

“Section 73 application of the Town and Country Planning Act (1990) for an amendment to planning permission ref. 20221293 to facilitate changes to the building height, footprint and elements of the facades, alongside elements of the approved hard and soft landscaping areas of the approved leisure centre scheme.”

This Section 73 application is principally to vary the wording of Condition 2 (Approved Plans), Condition 10 (Noise Assessment), Condition 19 (Soft Landscaping Scheme) part (iii), Condition 23 (Noise Assessment) and Condition 34 (Energy Efficiency), and to remove Condition 13 (Play Equipment) attached to planning permission ref. 20221293.

Principally, the amendments are required to safeguard deliverability of the approved sustainable redevelopment of Cascades Leisure Centre - securing long-term community use of the site through a high-quality new public leisure facility. The proposed amendments retain the commitment to delivering a high-quality building and landscape design, as approved under the extant permission, and have been developed through a process of positive pre-application consultation with Planning and Design Officers at Gravesham BC, as well as relevant third-party statutory consultees such as Sport England.

A number of updated technical documents have also been prepared to support this Section 73 application, as agreed through pre-application engagement with Gravesham BC (ref. PRE20250059).

A Section 96a application (Planning Portal ref. PP-14637974) has been submitted alongside this Section 73 application to regularise the description of development of planning permission ref. 20221293 in line with the proposed development under this Section 73 application.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-14637878) and comprises the following documentation:

- 1 Completed Section 73 Application Form;
- 2 Application Drawings (for approval), prepared by Space & Place;
- 3 CIL Additional Information Form;
- 4 This Covering Letter, prepared by Lichfields;
- 5 Planning Statement, prepared by Lichfields;
- 6 Design and Access Statement Addendum, prepared by Space & Place;
- 7 Landscape Statement Addendum, prepared by Colour;
- 8 Landscape and Visual Impact Assessment Addendum, prepared by Colour;
- 9 Flood Risk Assessment and Drainage Strategy Addendum, prepared by Furness Partnership;
- 10 Transport Assessment Addendum, prepared by Stantec;
- 11 Framework Travel Plan Addendum, prepared by Stantec;
- 12 Construction Environmental Management Plan, prepared by Wilmott Dixon;
- 13 Noise Impact Assessment Addendum, prepared by Stantec;
- 14 Air Quality Assessment Addendum, prepared by Stantec;
- 15 External Lighting Strategy Addendum, prepared by Desco;
- 16 Ventilation Statement Addendum, prepared by Desco;
- 17 Energy Statement Addendum, prepared by Desco;
- 18 Operational Waste Management Strategy Addendum, prepared by Atkins Realis;
- 19 Arboricultural Impact Assessment Addendum, prepared by Lloyd Bore; and
- 20 Updated Tree Protection Plan, prepared by Lloyd Bore.

This application is being made on behalf of the Local Planning Authority, and therefore under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) a procedural exemption for payment of the fee after submission has been selected via the Planning Portal.

Concluding Remarks

As set out within the accompanying Planning Statement, the proposed Section 73 amendments are minor in their nature and scope, comply with the objectives and requirements of the Development Plan and are considered to remain acceptable with regards to all other material planning considerations.

We look forward to receiving confirmation of receipt and validation of the application. Please do not hesitate to contact me or my colleagues Kelly Phillips and Nuala Wheatley should you require any further information.

Yours sincerely



Harry Payne
Senior Planner
BSc (Hons) MSc MRTPI