

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

Date: 11 November 2025
Our ref: 65610/02/NG/NWh/40312507v1

Dear Ms Webster

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

Application to discharge Condition 9 of planning permission ref. 20221293

On behalf of our client, Gravesham Borough Council ('GBC'), please find enclosed an application seeking to discharge Condition 9 of planning permission reference number 20221293 ('the planning permission').

Alongside this covering letter, the application submission comprises:

- 1 Completed application form; and
- 2 Written Scheme of Investigation (ref. 320570.01), prepared by Wessex Archaeology.

The relevant fee of £298.00 plus the £85.00 service charge has been paid via the Planning Portal.

Background

Full planning permission was granted on 3 March 2023 for:

"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."

GBC are seeking to discharge the relevant pre-commencement conditions and are proposing to implement the permission, through the demolition of Regan's Bar which is sited where the new Leisure Centre would be located.

Condition 9

Condition 9 of the planning permission is a pre-commencement condition requiring the submission of a Written Scheme of Investigation ('WSI') which details the proposed archaeological field evaluation works. It states:

"The applicant, or their agents or successors in title, shall secure the implementation of the following prior to below ground works commencing.

- i Archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
- ii Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, recording and dissemination of information about the site, in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority."*

The enclosed WSI, prepared by Wessex Archaeology, sets out the aims and objectives of the proposed archaeological evaluation and the methods and standards that will be employed. It has been prepared in accordance with current best practice and guidance, including the Chartered Institute for Archaeologists' relevant standards and guidance (CIfA 2014a; 2023a–b), the guidance in Management of Research Projects in the Historic Environment (MoRPHE; Historic England 2015a) and the Kent County Council Manual of Specifications Part B: Evaluation – Trial Trenching Requirements.

The evaluation works will comprise the excavation, investigation and recording of 15 trial trenches and will be undertaken in two phases of 12 and 3 trenches respectively. The first phase will comprise all trenches outside of the active car park, while the second phase will comprise the remaining three trenches within the car park after it has been closed.

After the completion of the evaluation, and any required subsequent mitigation, it is proposed that groundworks will be undertaken in consultation with the County Archaeologist for Kent County Council. The evaluation is part of a staged approach to determining the archaeological potential of the site and follows the non-intrusive archaeological work detailed in the approved Archaeological Desk-Based Assessment.

On this basis, it is considered that the enclosed WSI suitably address the condition requirements and is sufficient to progress discharge.

Conclusion

We trust the submission documents provide you with sufficient information to enable the discharge of the above condition. Please do not hesitate to contact myself or my colleague Kelly Phillips should you need any further information.



LICHFIELDS

Yours faithfully



Nuala Wheatley
Associate Director
BSc (Hons) MSc MRTPI