

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

Date: 14 November 2025
Our ref: 65610/02/NG/NWh/40312261v1

Dear Ms Webster

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

Application to discharge Condition 7 of planning permission ref. 20221293

On behalf of our client, Gravesham Borough Council ('GBC'), please find enclosed an application seeking to discharge Condition 7 of planning permission reference number 20221293 ('the planning permission').

Alongside this covering letter, the application submission comprises:

- 1 Completed application form;
- 2 Arboricultural Method Statement (ref. 6183-LLB-XX-XX-T-Ab-0001-S4-P01) prepared by Lloyd Bore; and
- 3 Tree Protection Plan (ref. 6183-LLB-XX-XX-DR-Ab-0002-S4-P03), prepared by Lloyd Bore.

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 7

Condition 7 of the planning permission is a pre-commencement condition requiring the submission of further arboricultural information, including a tree protection plan. It states:

“No development shall take place until an arboricultural impact assessment and arboricultural method statement explaining the measures you will take to protect the trees (including roots) on and close to the site, including a tree protection plan have been submitted to and approved in writing by the Local Planning Authority. These documents shall include details of the location of service cabling for EV charging points and lighting, the location of pipework for SUDs and proposed surface water sewers, as well as details of how the widened paths will be constructed and the full extent of repairs/alterations to the parking areas. The tree protection plan should also take account of where the site compound will be placed during the construction phase including access, parking and storage. The tree protection measures shall thereafter remain in place throughout the construction phase, and the development shall be implemented in accordance with the details once approved.”

The enclosed Arboricultural Method Statement (‘AMS’), prepared by Lloyd Bore, details the trees to be retained as part of the development and sets out protection measures and working methodologies to ensure these are not damaged or adversely affected by the demolition and construction works. It should be read in conjunction with the approved Arboricultural Impact Assessment (ref. 6183-LLB-RP-AB-001-S4-P01).

The AMS details the measures that will be put in place during construction, this includes: tree protection fencing, excavations, ground protection and no-dig construction. In relation to the provision of new service cabling, it is proposed that new services will be routed away from the RPA of retained trees but, where this is unavoidable, no dig methods such as directional drilling will be used. The methodology will comply with NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.

The enclosed Tree Protection Plan (‘TPP’), prepared by Lloyd Bore identifies areas which require ground protection and those that will need to accord with the measures identified in the AMS including where tree protection fencing should be installed.

On this basis, it is considered that the AMS and TPP 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.

Yours sincerely



Nuala Wheatley
Associate Director
BSc (Hons) MSc MRTPI