



To: **PLANNING – AMANDA CUE**

From: **Leisure Manager – Danielle Lock**

My Ref: 20250802

Date: 22/10/2024

SUBJECT	Application for Outline Major Planning
PROPOSED DEVELOPMENT	Outline Planning application for up to 100no. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street
LOCATION	Blackthorn Farm Wrotham Road Meopham Gravesend Kent

Please find below comments from the Leisure Team – Communities & Inclusive Growth Directorate with regards to the above Planning Pre-Application.

Access to high quality open spaces and provision of opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Sport England outline that consideration should be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.

Due to location of the proposed development, it would not be expected for the developer to provide formal leisure provision on site, but it is reasonable to expect the applicant to offset the impact of its development on existing leisure facilities within the area. The approach promoted by officers is to secure a financial contribution towards the upgrading and development of local sporting and recreational facilities located within a reasonable distance of the application site, such that it will be directly related to the development and will contribute to offsetting the impact of the increased population.

Based on all the assessment data currently available including, the Open Space, Sport & Recreation Assessment compiled by Knight Kavanagh & Page in 2016 and updated indoor leisure feasibility study 2022; there is particular shortage in the provision of artificial pitches, a shortage of junior/youth grass pitches coupled with an ageing leisure centre facility stock.

Using the Sport England Sports Facility Calculator (SFC), and working on the assumption that approximately 350 residents may potentially reside within the new development (based on an average of 3.5 residents per residential dwelling), the SFC gives an indicative contribution figure of £182,578.

The addition of an area given over to a children's play area and walking routes is welcomed but consideration on the future monitoring and ongoing repair costs to maintain these areas must be given.