

Cascades Leisure Centre, Gravesend Section 73 Application Landscape Statement Update

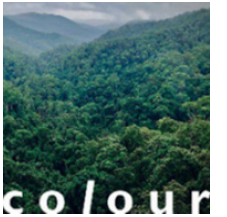
For Gravesham Borough Council

12th January 2026
Project no. 2333
GCLC-COL-XX-XX-T-L-0002-P03



This Landscape Statement GCLC-COL-XX-XX-T-L-0002 has been prepared by Colour to accompany a Section 73 Planning Application for the redevelopment of the Cascades Leisure Centre site in Gravesend. The application is submitted on behalf of Gravesham Borough Council.

Section 73 Application - Landscape Update



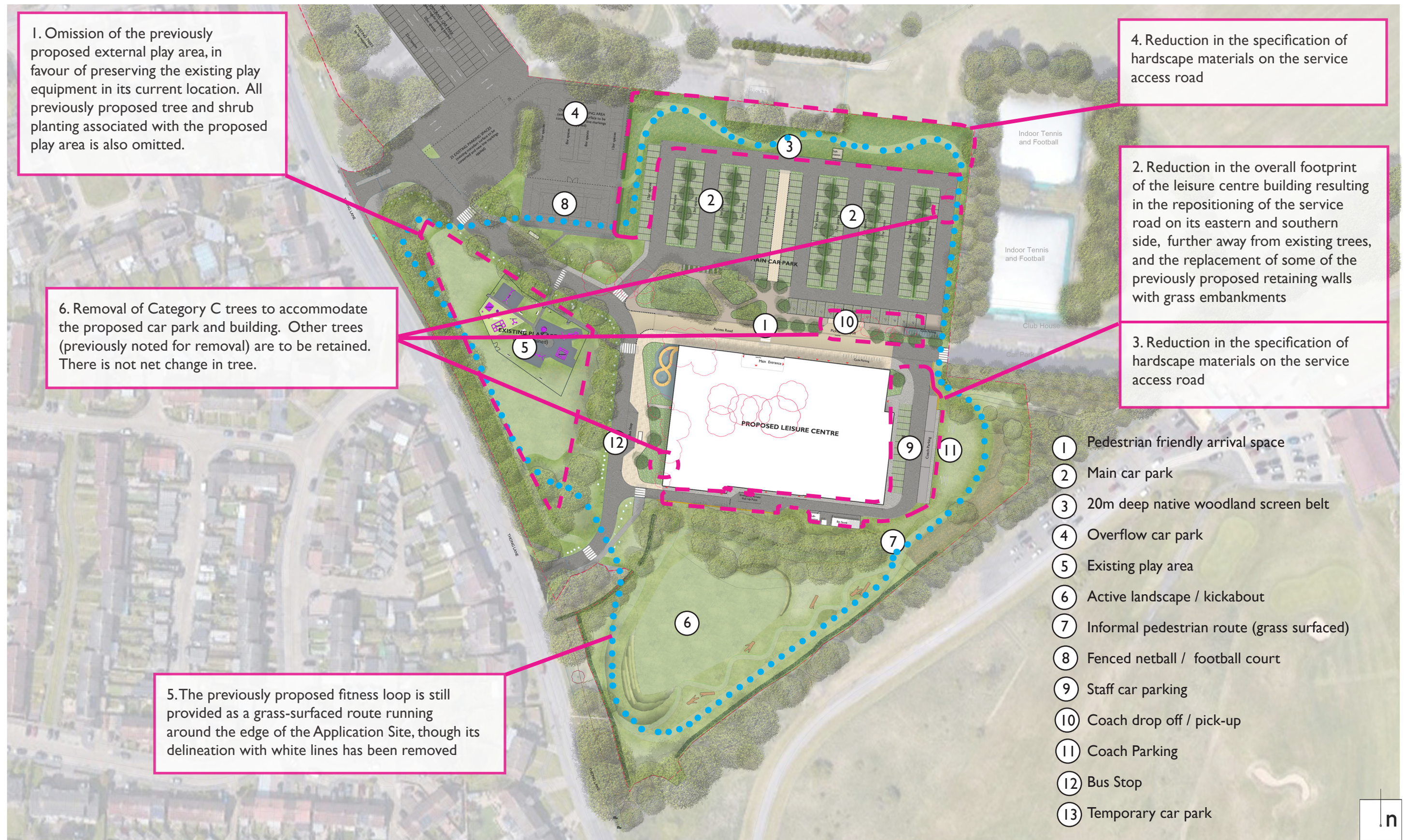
The landscape proposals comprising the planning approved scheme are, for the most part, retained in the Section 73 scheme.

1. The main difference is the **omission of the previously proposed external play area, in favour of preserving the existing play equipment in its current location.** All previously proposed tree and shrub planting associated with the proposed play area is also omitted. These design changes, and associated cost saving, have been made possible by reconsidering the proposed location of the storm water storage facility which was previously proposed beneath the existing play area and, at the time, warranted its redesign.
2. The recent **reduction in the overall footprint of the proposed leisure centre building** has enabled the design team to move the service road and associated staff parking, coach parking, substation and bin store further away from existing trees on the eastern and southern sides of the proposed building. This has facilitated a reduction in the extent of the previously proposed retaining wall that dealt with the resulting level change between the service road and existing tree-lined embankment immediately to its south. Within the revised Section 73 scheme, the level changes between the existing Root Protection Areas (RPAs) and proposed service road are mostly dealt with via earth embankments (set at 1:3 outside RPAs), minimising the extent of proposed retaining walls. This represents a cost saving and preserves more of the existing landscape character than was achieved by the previous, planning-approved scheme.
3. Cost savings have been sort for both hard and soft landscape materials. **The specification of some areas of hardscape has therefore been reduced in certain specific areas.** Basic hardscape materials, comprising macadam roads and footways in lieu of block and slab paving, are now proposed around the “back-of-house” eastern and southern sides of the building.
4. In addition, the **tree planting specification has been reduced in size,** though not in number **for the proposed woodland mix** located in the more peripheral regions of the Application Site. This **includes the trees comprising the woodland mix proposed on the northern and western regions of the main car park,** as well as a few pockets elsewhere around the Site. However, tree planting proposed within the immediate curtilage of the proposed leisure centre building, including its main car park, remains as per the previous planning-approved scheme.
5. The previously proposed **fitness loop** is still provided as a grass-surfaced route running around the edge of the Application Site, though its delineation with white lines has been removed to save on cost.
6. The individual **trees that need to be removed** to accommodate the proposed development has changed a little, after re-reviewing the trees affected by the building footprint, car park, as well as the position of existing and proposed hard-paving relative to RPAs. However, there is no net loss in the number of existing trees that need to be removed, compared to the previous planning-approved scheme.

The above changes are highlighted on the amended Landscape General Arrangement Plan on the following page.



Landscape General Arrangement Plan - highlighting landscape changes



Access Strategy

The Access Diagram below highlights key routes within the updated scheme, and demonstrates that these do not differ fundamentally from the previous planning-approved scheme.



- - - > Principal pedestrian movement
- - - > Vehicle movement
- ● ● ● Adjacent well- used permissive pedestrian route
- — — Cycle storage
- ← ← ← Leisure centre main entrance
- ← ← ← Service access
- — — Bus stop
- ■ ■ Layby for lorries/vans
- ■ ■ Coaches drop-off /pick-up
- ■ ■ Coaches parking
- - - - Informal pedestrian route (grass surfaced)



Tree Removal Strategy

The tree removal strategy has been reviewed alongside the other changes comprising the Section 73 application. In so doing, some mistakes in the tree removal/retention diagram included within the previous planning-approved DAS have been identified.

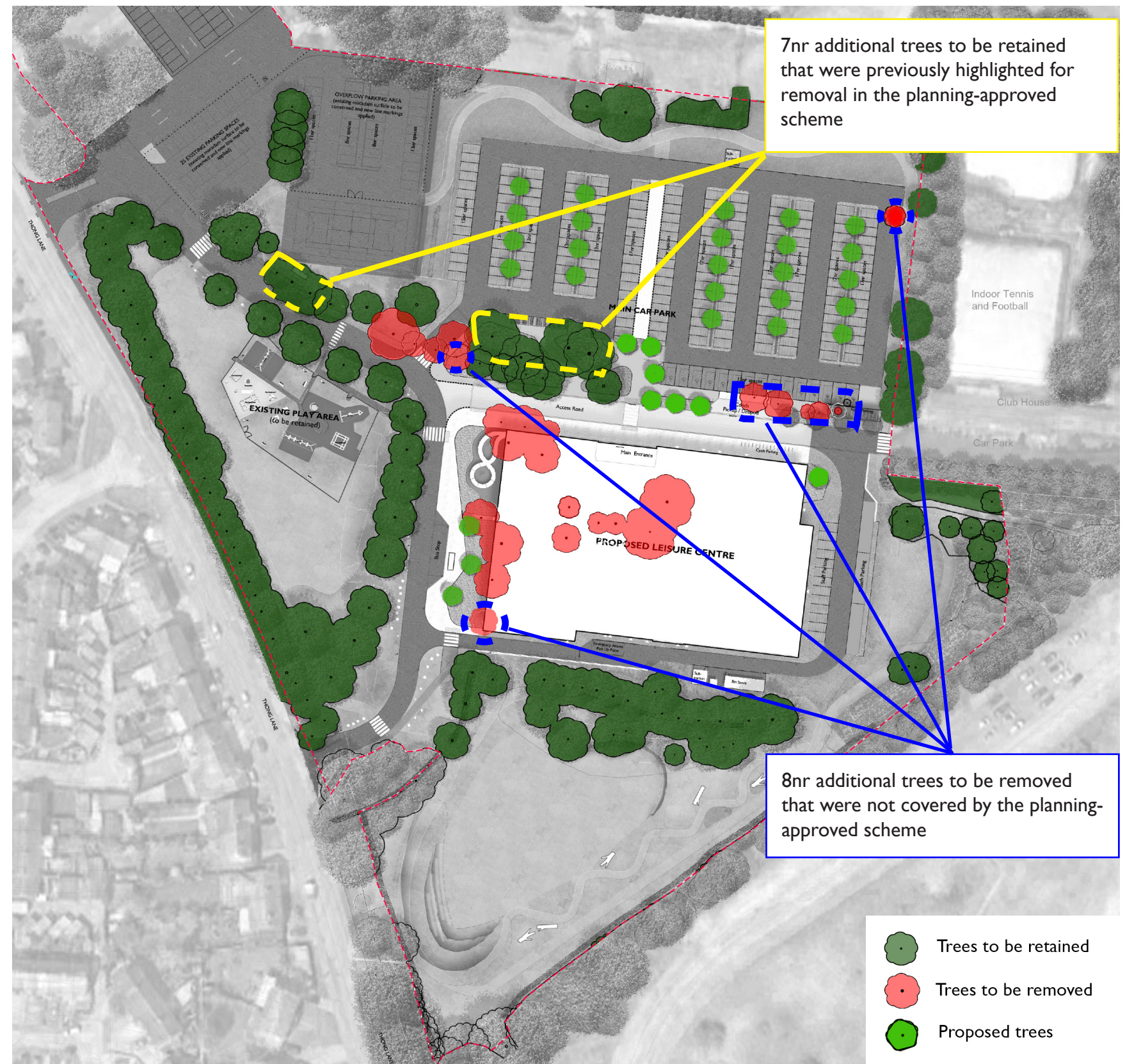
These issues have now been addressed, and the current Section 73 now includes the following:

Trees to be removed - this now includes 8nr Category C trees previously not identified for removal, comprising 1nr tree in the NW corner of the proposed car park, 5nr trees near the proposed disabled parking spaces, and 1nr tree located at the SW corner of the proposed building.

Trees to be retained - this now includes 7nr number Category C trees previously identified for removal, comprising 3nr trees on the northern side of the existing access road and 4nr trees just beyond the SW corner of the proposed car park. These trees can be retained because proposed hard-paving is designed to closely follow the routes of existing hard-paved areas, thereby minimising impacts on Root Protection Areas.

Note that small incursions of the proposed pavement into existing RPAs, which were previously surfaced with softlandscape, will be constructed in accordance with both BS5837 Trees in Relation to Design, Demolition and Construction, and the arboricultural consultant's Arboricultural Method Statement.

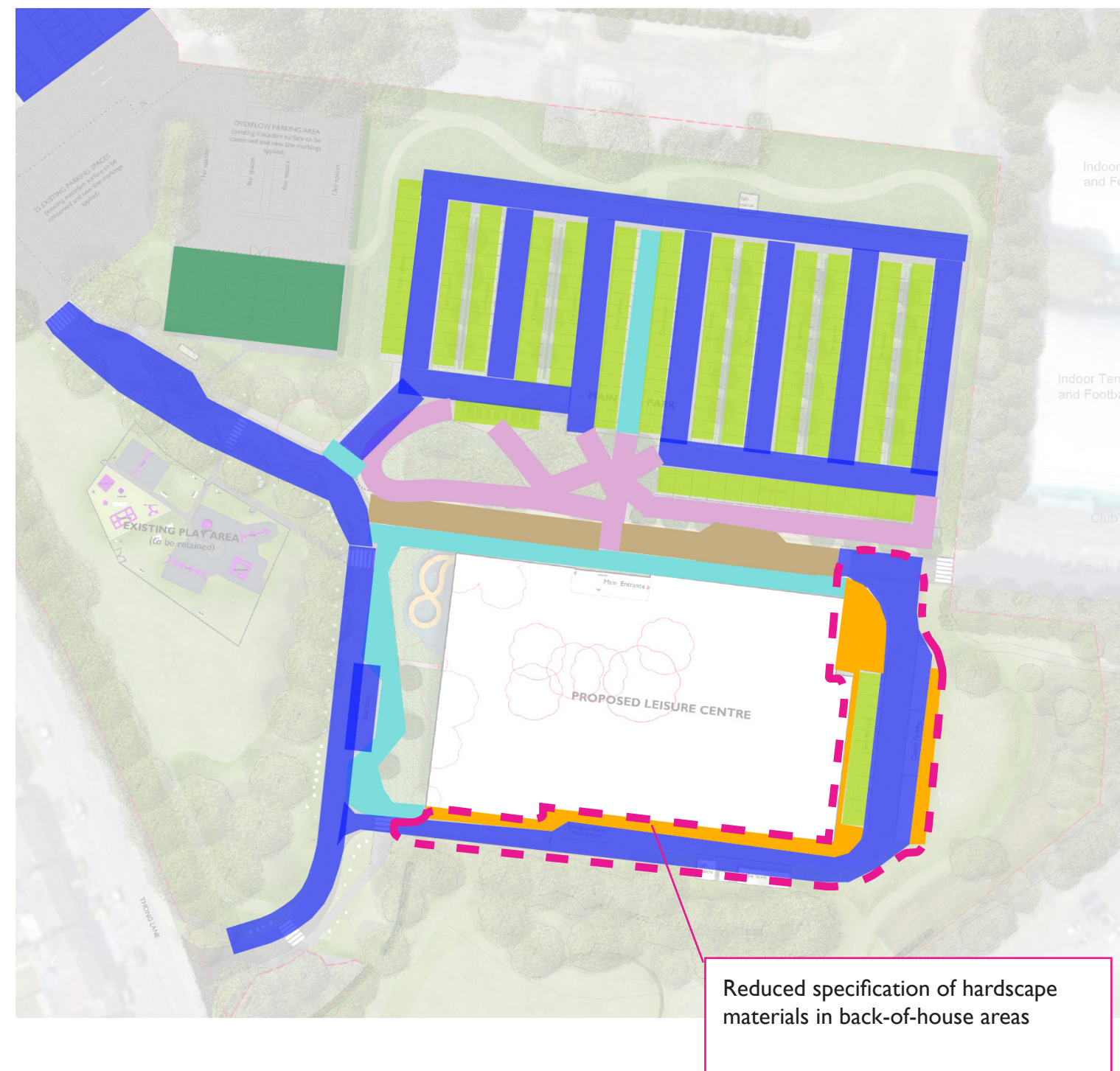
In summary, all trees that are to be removed are Category C and there is no net change in the total quantity to be removed compared with the planning-approved scheme.



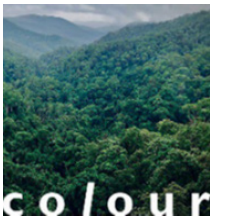
17. Hardscape Materials

In order to reduce costs, the specification of hardscape materials has been reduced where possible, without compromising quality in key areas. The use of basic materials is limited to back-of-house areas located on the eastern and southern sides of the proposed leisure centre building, which have been changed from block paved carriageway and slab paved footways, to macadam surfaces in both instances.

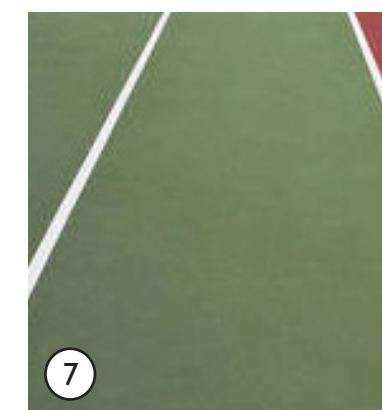
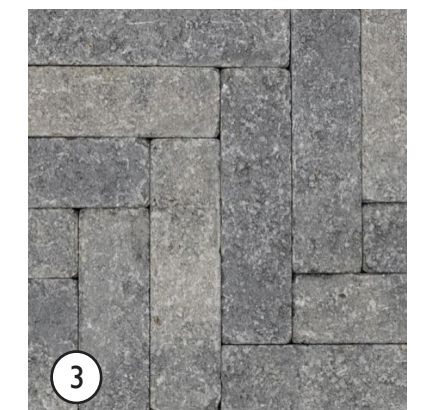
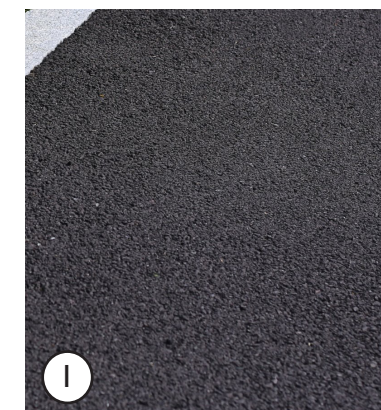
Retaining walls that were previously proposed along the outer edge of this access road have been reduced in their extent, being replaced by grass embankments wherever possible.



Cascades Leisure Centre Redevelopment Landscape Statement Updates



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|---|---|---------------------------------|---|---|--------------------|
| ① |  | Vehicular macadam | ⑤ |  | Pedestrian macadam |
| ② |  | Grasscrete type pavers | ⑥ |  | Resin bound gravel |
| ③ |  | Block pavers (vehicular) | ⑦ |  | Coloured macadam |
| ④ |  | Block/ slab pavers (pedestrian) | | | |



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