

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/40654943v1

Your ref: PP-14637974

Dear Alison

Cascades Leisure Centre, Thong Lane, Gravesend, DA12 4LG: Non-Material Amendment to Planning Permission Ref. 20221293

On behalf of our client, Gravesham Borough Council ('Gravesham BC'), we enclose an application under Section 96a of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to full planning permission ref. 20221293 to amend the description of development.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-14637974) and comprises the following documentation:

- 1 Completed Section 96a Application Form
- 2 This Covering Letter, prepared by Lichfields.

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.

Background

On 03 March 2023, full planning permission ref. 20221293 was granted by Gravesham BC for the following redevelopment of the site:

"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."

The approved full planning permission ref. 20221293 ('the extant permission') is to demolish the existing premises and provide a new replacement leisure centre with enhanced facilities to better serve the needs of the local community. The extant permission has not been implemented.

Since the extant development was designed, there have been significant changes to market conditions and build costs which has led to Gravesham BC reappraising options, whilst seeking to still deliver a high-quality new leisure and community facility.

On 24 November 2025 a pre-application meeting was held with Gravesham BC Officers, following conclusion of detailed design work to support an amended scheme. The Gravesham BC written pre-application feedback was issued on 03 December 2025 (ref. PRE20250059). Principally, the pre-application feedback confirmed that the proposed amendments do not go to the heart of the extant permission and therefore could be dealt with via a Section 73 application and a simultaneous Section 96a application to vary the description of development. Full details of the proposed scheme amendments are set out in the Section 73 application submitted alongside this Section 96a application.

This Section 96a application (Planning Portal ref. PP-14637974) has been submitted solely to regularise the description of development of planning permission ref. 20221293 in line with the proposed amendments under the Section 73 application (Planning Portal ref. PP-14637878), submitted in tandem.

Proposed Amendment to the Description of Development

The proposed amended description of development is as follows (**amendments in red**):

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, ~~'clim 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.

The principle of the proposed amendments to the scheme are assessed in turn under the accompanying Section 73 application. This application solely seeks to regularise the description of development with the proposed amendments under the Section 73 application (Planning Portal ref. PP-14637878), submitted in tandem. Should the proposals be considered acceptable, procedurally we anticipate that the Section 96a application will be approved prior to the Section 73 application.

Concluding Remarks

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