

To: **PLANNING OFFICER (CAREER GRADE) – ETHAN BONTHRON**

From: **Leisure & Resilience Manager, Adrian Hickmott**

My Ref: 20220431

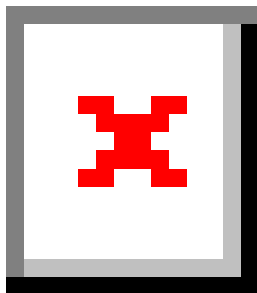
Subject: Application for Planning Permission Date: 20-7-22

Location: Former site of Fox Hounds PH, 26-27 London Road, Northfleet, DA11 9JH

Please find some revised comments below from the Leisure Team - Communities Directorate, in relation to; erection of a 4-storey building attached to No.25 London Road to provide 2no. 2-bedroom and 7no. 1-bedroom flats; and, erection of a 2-storey detached block to provide 2no. 2-bedroom and 2no. 1-bedroom flats with associated parking, amenity space and waste storage.

Policy CS13 and the NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Due to the constrained nature of the site it would not be expected for the developer to provide formal and informal 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 existing 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; there is a need for major capital improvements to play equipment across the borough of which the number of total sites available within Gravesham is remarkably less when compared to other areas. This includes Rosherville Recreation Ground and/or Fountains Walk play area, which would be in line with Corporate Plan priorities for improvements to play facilities across the borough at existing sites.

Using Sport England Sports Facility Calculator (SFC) as a guide for associated costs, based on the anticipated maximum number of residents generated from the revised development (i.e. approx. 32 residents based on 2.4 residents per dwelling), the SFC gives an indicative figure of approximately £14,485 towards a series of general leisure facility types towards projects within this locality.