

Gravesham Borough Council

FAO: Ms L Hankin

By email

14th October 2025

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Application Reference: 20240943

Site: Cobham Playing Fields, The Street Cobham DA12 3BN

Proposal: Extension of the pavilion patio and provision of disabled access to the clubhouse and the patio, with associated alterations

Sport England Reference: PA/25/SE/GR/69773

Dear Lucy,

Thank you for re-consulting Sport England with revised/additional information on the above application.

We have reviewed all the submitted documents and are disappointed that none of concerns which we raised on the 7th of February 2025, regarding the internal layout have been addressed.

Notwithstanding this, our position remains the same, as it is clear the extended patio will not have a detrimental impact on to the existing cricket pitch. Therefore, we are content that the proposal meets our E3 planning policy exception.

For Clarity Sport England's Position

Given the above, Sport England raises **no objection** to the application because it is considered to accord with exception 3 of our Playing Fields Policy and paragraph 104 of the NPPF.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.

If you would like any further information or advice, please contact the undersigned

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

Principal Planning Manager - South Team Planning & Active Environments

E: bob.sharples@sportengland.org

T: 07830 315030

cc J Moss Esq. KC I J Moore Esq. ECB

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:
www.sportengland.org/playingfieldspolicy