

FAO: Alison Webster
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Date: 13 November 2025
Our ref: 65610/02/NG/NWh/40312130v1

Dear Ms Webster

Cascades Leisure Centre, Thong Lane, Gravesend, DA12 4LG:

Application to discharge Conditions 4 and 6 of planning permission ref. 20221293

On behalf of our client, Gravesham Borough Council ('GBC'), please find enclosed an application seeking to discharge Conditions 4 and 6 of planning permission reference number 20221293 ('the planning permission').

Alongside this covering letter, the application submission comprises:

- 1 Completed application form; and
- 2 Updated Flood Risk Assessment & Drainage Strategy, prepared by Furness.

The relevant fee of £298.00 plus the £85.00 service charge has been paid via the Planning Portal.

Background

Full planning permission was granted on 3 March 2023 for:

"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."

GBC are seeking to discharge the relevant pre-commencement conditions and are proposing to implement the permission, through the demolition of Regan's Bar which is sited where the new Leisure Centre would be located.

Condition 4

Condition 4 of the planning permission is a pre-commencement condition requiring the submission of foul drainage details. It states:

“No development approved by this planning permission shall take place until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented (with a connection to foul sewer), has been submitted to and approved by the Local Planning Authority in consultation with the Southern Water. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No use premises can take place until the installed scheme is confirmed as meeting the agreed specifications.”

Condition 6

Condition 6 of the planning permission is a pre-commencement condition requiring the submission of a scheme for sustainable surface water drainage. It states:

“No development approved by this permission shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall

- i demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)*
- ii demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,*
- iii demonstrate that infiltration features are not located on parts of the site where contamination might be present*
- iv include a timetable for its implementation, and*
- v include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.”

Furness has prepared a Flood Risk & Drainage Strategy (enclosed) which seeks to updated the version approved through application ref. 20221293. Sections 5 and 6 of the strategy detail the foul drainage and sustainable surface water drainage schemes for the development.

The drainage strategy proposes to manage surface water from the site through infiltration – divided into two catchments. Infiltration testing has been undertaken which is provided at Appendix D of the

strategy and has been used to prepare the proposed drainage strategy and catchment area plan which included in Appendices H & I.

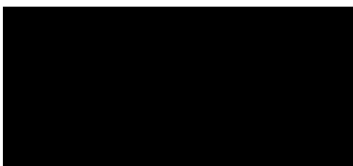
In terms of foul drainage, the existing foul drains serving the leisure centre will be decommissioned, with a new foul drainage system provided for the proposed building. Foul water flows from the new facility will be collected via a gravity drainage system designed to accommodate WCs, showers, washbasins, and kitchen waste. These flows will then discharge to a new private manhole positioned to the north-west of the proposed building.

On this basis, it is considered that the enclosed updated Flood Risk Assessment and Drainage Strategy suitably address the condition requirements and is sufficient to progress discharge.

Conclusion

We trust the submission documents provide you with sufficient information to enable the discharge of the above condition. Please do not hesitate to contact myself or my colleague Kelly Phillips should you need any further information.

Yours sincerely



Nuala Wheatley
Associate Director
BSc (Hons) MSc MRTPI