

Gravesham Borough Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU
FAO: Alison Webster

Date: 1st December 2022

Our ref: 65610/01/NG/AG/26066330v2

Your ref: PP-11703322

Dear Alison

Cascades Leisure Centre: Application under the Town and Country Planning Act 1990 (as amended) for full planning permission for the demolition of the existing Cascades Leisure Centre and public house and redevelopment to provide a new leisure centre

On behalf of our client, Gravesham Borough Council, we are pleased to enclose a full planning application for proposed development at Cascades Leisure Centre, Thong Lane, Gravesend. The description of development, as set out in the application form, is as follows:

“Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the Site to provide a new leisure centre with community pool, training pool, leisure water, café, 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”.

Application Submission

The full planning submission has been submitted via the Planning Portal (ref. PP-11703322) and comprises:

- 1 Completed Application Form and Ownership Certificate;
- 2 Completed CIL Form;
- 3 Application Drawings – set out in Annex 1;
- 4 Design and Access Statement, prepared by Space & Place Architects;
- 5 Air Quality Assessment, prepared by Stantec;
- 6 Arboricultural Impact Assessment, prepared by Lloyd Bore;
- 7 Arboricultural Report, prepared by Lloyd Bore;

- 8 Archaeological Assessment, prepared by Wessex Archaeology;
- 9 Bat Survey Report, prepared by Lloyd Bore;
- 10 Consultation Report, prepared by Knight, Kavanagh & Page Ltd;
- 11 Construction Environment Management Plan, prepared by Tilbury Douglas Construction;
- 12 Energy and Low Carbon Technology Statement, prepared by Desco;
- 13 Flood Risk Assessment and Drainage Strategy, prepared by Furness Partnership;
- 14 Landscape and Visual Impact Assessment, prepared by Colour;
- 15 Landscape Statement, prepared by Colour;
- 16 Lighting Strategy Report; prepared by Desco;
- 17 Noise Impact Assessment, prepared by Stantec;
- 18 Operational Waste Management Plan, prepared by Atkins;
- 19 Phase 1 Contamination Desk Study, prepared by Furness Partnership;
- 20 Preliminary Ecological Report, prepared by Lloyd Bore;
- 21 Structural Survey, prepared by Furness Partnership;
- 22 Transport Assessment, prepared by Stantec;
- 23 Travel Plan, prepared by Stantec;
- 24 Tree Protection Plan, prepared by Lloyd Bore;
- 25 Tree Survey Plan, prepared by Lloyd Bore;
- 26 Utilities Statement, prepared by Desco;
- 27 UXO Threat & Risk Assessment, prepared by Alpha Associates; and
- 28 Ventilation & Extraction Statement, prepared by Desco.

In respect of the application fee, Gravesham Borough Council will facilitate the payment internally.

The Site

The application site is located at Cascades Leisure Centre, Thong Lane, Gravesend, DA12 4LG. This is situated to the east of Thong Lane, to the east of Gravesend.

The area covered by the application site extends 4.50 hectares.

Scope of Planning Permission

The proposals include the demolition of the existing Cascades Leisure Centre and public house (Reagans Bar) and the development of a new building leisure centre, comprising the following:

- 1 Development of 7,038 sqm (GIA) new leisure centre facility;

- 2 External facilities, comprising children's play facilities, active play activity area, outdoor gym and trim trail, recreational tennis & netball court;
- 3 Retained access routes to Thong Lane;
- 4 257 car parking spaces of which 15 are designated disabled spaces;
- 5 23 electric vehicle charging points;
- 6 35 cycle parking spaces;
- 7 13 motorcycle spaces;
- 8 3 coach parking bays;
- 9 Drop off zone; and
- 10 Relocated existing bus stop.

Conclusion

We trust that you have sufficient information to validate and determine this application within the statutory timescales and will contact you shortly to confirm this. In the meantime, should you require any further information, please do not hesitate to contact me or Neil Goldsmith.

Yours sincerely

Kelly Phillips
Planning Director

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Annex 1: Drawing Schedule

Drawing Title	Drawing Number	Scale	Revision
Location Site Plan	3929 - ASP - B1 - XX - DR - A - 0801	1:1250@A3	-
Existing Site Plan	3929 - ASP - B1 - XX - DR - A - 0802	1:500@A1	-
Site Plan	3929 - ASP - B1 - XX - DR - A - 0803	1:500@A1	-
GA Existing Basement Plan	3929 - ASP - B1 - 02 - DR - A - 0813	1:200@A1	-
GA Existing Ground Floor Plan	3929 - ASP - B1 - 02 - DR - A - 0814	1:200@A1	-
GA Existing First Floor Plan	3929 - ASP - B1 - 02 - DR - A - 0815	1:200@A1	-
GA Ground Floor Plan	3929 - ASP - B1 - 00 - DR - A - 0810	1:200@A1	-
GA First Floor Plan	3929 - ASP - B1 - 01 - DR - A - 0811	1:200@A1	-
GA Second/Roof Floor Plan	3929 - ASP - B1 - 02 - DR - A - 0812	1:200@A1	-
Existing Elevations	3929 - ASP - B1 - XX - DR - A - 0822	1:200@A1	-
Existing Elevations- Reagan's Bar	3929 - ASP - B1 - XX - DR - A - 0823	1:200@A3	-
Elevations- North & East	3929 - ASP - B1 - XX - DR - A - 0820	1:200@A1	-
Elevations- South & West	3929 - ASP - B1 - XX - DR - A - 0821	1:200@A1	-
GA Sections - A & B	3929 - ASP - B1 - XX - DR - A - 0830	As indicated	-
GA Sections - C & D	3929 - ASP - B1 - XX - DR - A - 0831	As indicated	-
Site Sections - 1,2 & 3	3929 - ASP - B1 - XX - DR - A - 0840	As indicated	-
3D Exterior- Main Entrance View	3929 - ASP - B1 - XX - DR - A - 0850	-	-

3D Exterior- Pool Hall View	3929 - ASP - B1 - XX - DR - A - 0851	-	-
3D Exterior- Community, Fitness Suite and Sports Hall View	3929 - ASP - B1 - XX - DR - A - 0852	-	-
3D Interior- Clip n Climb & Soft Play View	3929 - ASP - B1 - XX - DR - A - 0860	-	-
3D Interior- Fitness Suite View	3929 - ASP - B1 - XX - DR - A - 0861	-	-
3D Interior- Pool Hall View	3929 - ASP - B1 - XX - DR - A - 0862	-	-
3D Interior- Lobby/Cafe View	3929 - ASP - B1 - XX - DR - A - 0863	-	-
Gravesend Leisure Centre Site Layout 1	22/043/SL1	-	02
Gravesend Leisure Centre Site Layout 2	22/043/SL2	-	02
Reagan's Café & Bar GA Floor Plans Existing	-	1:200 1:2500	-
Photographic Viewpoints - Viewpoint 20	GLC-COL-XX-XX-DR-L-6027	-	P01
Photographic Viewpoints - Viewpoint 12	GLC-COL-XX-XX-DR-L-6021	-	P01
Photographic Viewpoints - Viewpoint 13	GLC-COL-XX-XX-DR-L-6022	-	P01
Photographic Viewpoints - Viewpoint 15	GLC-COL-XX-XX-DR-L-6024	-	P01
Photographic Viewpoints - Viewpoint 16	GLC-COL-XX-XX-DR-L-6025	-	P01
Photographic Viewpoints - Viewpoint 17	GLC-COL-XX-XX-DR-L-6026	-	P01
Photographic Viewpoints - Viewpoint 09	GLC-COL-XX-XX-DR-L-6020	-	P01

Photographic Viewpoints - Viewpoint 20 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6057	-	P01
Photographic Viewpoints - Viewpoint 12 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6051	-	P01
Photographic Viewpoints - Viewpoint 13 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6052	-	P01
Photographic Viewpoints - Viewpoint 15 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6054	-	P01
Photographic Viewpoints - Viewpoint 16 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6055	-	P01
Photographic Viewpoints - Viewpoint 17 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6056	-	P01
Photographic Viewpoints - Viewpoint 09 - Proposed AVR (Level 2)	GLC-COL-XX-XX-DR-L-6050	-	P01
Landscape framework	GLC-COL-00-XX-DR-L-6002-007	1:10,000@A1	O1
Site Context	GLC-COL-00-XX-DR-L-6002-001	1:25,000@A1	O1
Topographic Survey	GLC-COL-00-XX-DR-L-6002-002	1:25,000@A1	O1
Heritage Designations	GLC-COL-00-XX-DR-L-6002-003	1:25,000@A1	O1
Landscape and Planning Designations	GLC-COL-00-XX-DR-L-6002-004	1:25,000@A1	O1
Landscape Character	GLC-COL-00-XX-DR-L-6002-005	1:25,000@A1	O1
Zones of Theoretical Visibility	GLC-COL-00-XX-DR-L-6002-006	1:25,000@A1	O2
Landscape General Arrangement Plan	2333-COL-XX-XX-DR-L-1000	1:750@A1	O6