
SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

25th September 2025

Ditton

TM/25/01319/PA

Aylesford South And Ditton

Location: COBDOWN SPORTS GROUND STATION ROAD Ditton Aylesford

Proposal: Full planning permission for development at Cobdown Park to provide a football training centre (sui generis), comprising of the demolition and redevelopment of existing Clubhouse building, refurbishment of existing Academy building; demolition of ancillary buildings and structures across the Site; provision of new grounds maintenance building and service area; refurbishment of existing pavilion building to provide upgraded changing and kitchen facilities; provision of new upgraded grass football pitches and upgrade of existing synthetic surface; new areas for car and cycle parking; upgrade to existing sports lighting; boundary treatment and hard and soft landscaping and associated site infrastructure and site plant.

1. Amended/Updated Consultee Comments

Sport England

- 1.1 Since the publication of the agenda and committee report Sport England have provided an amended/updated response letter to the application. The amended version only corrects four typos identified. It does not change the stance of Sport England or the conditions requested within their response dated 29/08/25 (and as set out within Paragraphs 5.44 – 5.81 of the committee report).

2. Additional Consultee Comments

South East Water – No objection

- 2.1 (23/09/25) South East Water (SEW) has reviewed the application and wishes to provide the following comments.
- 2.2 SEW has no objection to the principle to the proposed development and fully supports the positive use of the site and the investment in and enhancement of women's sport. However, SEW would like to raise several important considerations to ensure the protection of their operational assets and the safety of the water supply infrastructure.

Groundwater Source Protection

- 2.3 The site is located within a Groundwater Source Protection Zone 1, where SEW abstracts water for domestic supply. Given the strategic importance of their operational assets in this area which are needed for the supply of potable water to customers, and to be able to meet increasing population requirements, it is essential that appropriate safeguards and Risk Assessment Method Statements (RAMS) are implemented during both the construction and operational phases.

- 2.4 SEW are requesting that a condition be attached requiring the developer to implement appropriate safeguards and RAMS to protect the aquifer and SEW's assets, in consultation with SEW, prior to commencement of development.

Landscape Strategy and Fencing/Boundary Treatments

- 2.5 The proposed landscape strategy shows that trees are proposed to be planted over SEWs existing assets, including the Burham Water Main, shaft tank and access track to Borehole 10 site.
- 2.6 SEW have legal restrictions, secured through previous Transfers, setting out detailed easement and associated arrangements, across the subject property that include restrictions on tree planting in order to protect SEWs existing assets.
- 2.7 Therefore, SEW are requesting that any proposed landscape strategy should be approved by them in advance in order to protect their assets and ensure the safety of their operations.
- 2.8 Whilst this requirement is reflected in the informative no.5 of the officer's report to Committee, it is suggested that this may be reflected better as a condition.
- 2.9 The proposals include the installation of fencing at the site which SEW have no objection to in principle. However, if any fencing is to be installed within the SEWs easement areas, it is essential that SEW are consulted regarding the proposed construction methods. This is because there are specific restrictions within the easement, particularly relating to excavation depth and the use of concrete foundations, to ensure the protection of existing water infrastructure.
- 2.10 In order to protect their assets (and water supplies to the local area) SEW requests that if consent is granted, a condition is attached to the planning permission.

**Officers notes that the requested conditions have been added, albeit with a slightly altered wording, and are worded below as conditions nos 37 and 38.*

3. Additional Representations

- 3.1 Since the publication of the agenda and committee report the following representations have been received (2 objections and 9 in support of the application).

K Sports Hockey – Object

- 3.2 (17/09/25) K Sports Hockey Club expresses its concern regarding the planning application, which fails to acknowledge the site's historical use by our club. As a community-based organisation with a legacy spanning nearly 95 years, comprising three men's teams, three ladies' teams, and a burgeoning junior section, our club has been intrinsically linked to this site since its inception as Aylesford Paper Mills Hockey Club in the early 1930s.
- 3.3 The abrupt termination of our long-term usage tenure at Cobdown Park, with a mere 48 hours' notice to vacate, has left the club without a home venue. Consequently, we are now compelled to travel outside the borough to secure facilities for matches,

training, junior development, and broader social activities. This situation represents a significant loss of sporting opportunities for residents of Tonbridge and Malling Borough of all ages. The club has historically provided a valuable community outlet as part of a gender-balanced sport, impacting women's, girls', men's, and boys' teams, along with state school and community hockey programmes utilised by many local residents.

- 3.4 It is particularly disheartening that the application fails to recognise the loss of a hockey playing pitch and does not propose any mitigation measures to ensure the continuity of provision. The removal of the sand-dressed multi-sport artificial grass pitch, without replacement, has a direct negative impact on the sustainability of K Sports Hockey Club and access to community sport within the borough.
- 3.5 Over several months, we have endeavoured to engage constructively with the applicant to explore and agree upon a fair and reasonable mitigation package that would allow hockey to continue locally. Despite multiple attempts to arrange meetings at the applicant's request, including discussions at public consultations, no response has been received. An instance includes a meeting arranged via England Hockey, which the applicant did not attend, and no subsequent correspondence was received.
- 3.6 Additionally, we are concerned to observe that the existing sand-dressed pitch has been repurposed for car parking and a plant and materials storage facility, rendering the surface unusable. The original pitch was intended for community use as a condition of planning approval for its construction. Enquiries to Planning Officers confirmed that any change of use would require a planning application. There is no evidence that such an application has been submitted or approved. This regrettable outcome has necessitated significant alternative arrangements to ensure league fixtures proceed according to national governing body competition requirements. Consequently, club membership has nearly halved, as local hockey participants have transferred to clubs outside the borough to continue accessing the sport they enjoy. This situation contradicts the applicant's stated commitment to community support and engagement, which appears to benefit football at the expense of other sports.
- 3.7 While we commend the applicant's efforts to promote gender equality and balance in women's and girls' football, we firmly believe this should not come at the expense of other sports or the Hockey Club, which has contributed to similar objectives for nearly 95 years. K Sports Hockey Club objects to the proposed development at Cobdown Park without suitable community support and continuation of the sport elsewhere. We have identified and agreed upon a site for which an application is being prepared.
- 3.8 We urge the applicant to engage directly with the Club, Borough Council, and the National Governing Body to agree upon a fair and deliverable mitigation package. This must include the provision of a full-size, sport-lit, replacement sand-dressed hockey pitch within the Borough of Tonbridge and Malling, agreed upon with the hockey club, along with appropriate ancillary facilities. Such provision would represent a genuine like-for-like reprovion, recognising the community facilities' loss to hockey due to the new owners' changes and ongoing site development.

- 3.9 Furthermore, we draw attention to feedback from Sport England and TMBC Leisure Services, highlighting the impact and specific details in the approved and adopted Pitch Playing Strategy, which states a lack of hockey provision in the borough. The removal of the pitch at Cobdown Park directly impacts this. We welcome planning conditions to ensure the existing sand-dressed artificial grass pitch at Cobdown Park is not removed or converted to a 3G surface, unsuitable for hockey, until the agreed hockey mitigation has been fully delivered. This safeguard is essential to protect hockey provision within the borough and secure the sport's long-term future for the community.

Medway Croquet Club – Object

- 3.10 (22/09/25) Medway Croquet Club object to planning application 25/01319/PA.
- 3.11 The applicant's aim to promote female footballing is commendable, but not at the expense of the community and other sports, which includes croquet.
- 3.12 MCC, tenants of Cobdown Park for more than 30 years, were evicted with 48 hrs notice in June 2024.
- 3.13 Attention is drawn to comments by TMBC Leisure Services, Sport England and Sport Croquet regarding development in the croquet and hockey areas of Cobdown Park.
- 3.14 Croquet, gender equal, provides social and/or competitive options, is mentally challenging for all ages – late 90s. Prior to eviction MCC hosted occasional and regular croquet sessions for community groups including U3as.
- 3.15 MCC, with grants, supplied the pavilion and professionally laid lawns. No viable relocation croquet sites have been found in TMB or neighbouring areas. In the meantime, a few club members able to do so, need to travel to Tunbridge Wells or Canterbury to play croquet.
- 3.16 MCC urge the applicant, in conjunction with Sport England and NGB, to agree to provide a mitigation package for replacement of lost x3 lawns each 35x28yds, pavilion, toilets, storage, parking, for when a site is identified.
- 3.17 Communication with LCL has failed. Despite numerous emails sent to LCL - hard copies of some were hand delivered - no response has been received

Kent County Football Association – Support

- 3.18 (16/09/25) On behalf of Kent County FA, I am writing to express our full support for the planning application for the redevelopment of Cobdown Park to provide a football training centre, as submitted by the London City Lionesses.
- 3.19 The proposed works represent a significant and strategic investment in the football infrastructure within Kent. This project will specifically support the growth of female football by creating an elite-level training ground and a centre of excellence for the female game. It aligns directly with the Reaching Higher: FA Women's & Girls Football Strategy, the FA Grassroots Football Strategy, and the Kent FA Play-

Protect-Promote Strategy, fostering the growth of the game and inspiring the next generation.

- 3.20 The upgraded pitches and facilities will not only benefit London City Lionesses but also create opportunities for grassroots clubs, schools, and community groups to access high-quality football environments, which will help strengthen the football pathway. As a County FA, we are committed to developing pathways from grassroots to elite levels and a high-performance centre like this is crucial for nurturing talent, providing opportunities for coaches, referees, and volunteers, and improving standards across the game.
- 3.21 We are confident that this development will deliver lasting benefits to women's and girls' football, the local community, and the wider sporting landscape in Kent. We therefore support this application.

Ditton Minors Football Club – Support

- 3.22 (17/09/25) We are writing in response to planning application 25/01319/PA, submitted by London City Lionesses (Kynisca), for the development of the Sports Centre on Station Road in Aylesford.
- 3.23 As a Club, we experienced disruption following the sale of Cobdown Park and the displacement of a number of our teams. Against that background, we welcome and strongly support the ambitions of London City Lionesses to develop the site into a leading performance centre for women's football. We believe these proposals represent an exciting opportunity for the local area and demonstrate a commitment to enhancing facilities that will inspire the next generation of players.
- 3.24 The presence of a Women's Super League club in our community provides local children with visible role models to aspire to — professional players they can see as “from their hometown.” This is invaluable in encouraging participation and showing young people what is possible when high-quality facilities and opportunities are available locally.
- 3.25 LCL have already engaged positively with us, including representation at our Annual Tournament, and we are keen to build on this relationship. In particular, we aspire to work alongside them to create pathways for girls in football — enabling us to form our own girls' teams and offer opportunities for those who may not reach academy level but still wish to participate, develop, and enjoy the game.
- 3.26 We believe that developments of this kind bring wider benefits that extend beyond football. By encouraging greater participation from young people of all genders, the project will support health and wellbeing, strengthen community cohesion, and provide high-quality facilities that will be valued by residents across Tonbridge & Malling.
- 3.27 For these reasons, we support the application and look forward to working with London City Lionesses as partners in building a stronger, more inclusive sporting community.

Castle Colts Football Club – Support

- 3.28 (17/09/25) I am the chairman of Castle Colts FC. I am reaching out to express our support for London Lionesses planning application for their new training complex. Over the past since London Lionesses took over a Cobdown Park, we have been a sister club and London Lionesses has provided our club with invaluable experiences. As a grassroots football, we greatly appreciate London Lionesses commitment to assisting local clubs and players. We hope that these plans create opportunities for improved training facilities for clubs to use.

Advo (Cobdown House) – Support

- 3.29 (17/09/25) I am writing in support of London City Lionesses application to create a Women's Training Centre at the above site.
- 3.30 We believe the Ditton community is enhanced to have such a socially responsible organisation that brings new investment into the area. Now only is a long-neglected location receiving a well-needed upgrade, the choice of Ditton as their training headquarters will bring additional local employment and prestige.
- 3.31 They have proven to be good and supportive neighbours. Our offices are adjacent to London City Lionesses, and we have had the pleasure of working with them as we both make improvements, which in turn enhances the wider Cobdown community.
- 3.32 More specifically, we have worked in conjunction with London City Lionesses and neighbouring residents with the large infrastructure works being undertaken by South East Water on their site adjacent to us. Adding their voice has allowed us and others to be heard when dealing with such a large entity which can be both demanding and overwhelming for businesses our size.
- 3.33 Before plans were submitted they took time to discuss and explain. Where areas, such as the new route of footpaths, caused concern they provided solutions and reassurances.
- 3.34 We are grateful to have them as neighbours and fully support their application.

Interested Party (1) – Support

- 3.35 (16/09/25) I am writing in support of the London City Lionesses' planning application for the redevelopment of Cobdown Park, Aylesford, into a Centre of Excellence and world-class training facility for Women and Girls' football.
- 3.36 This project represents an important step forward in addressing the need for better opportunities and infrastructure within the women's game. As the only fully independent, professional women's football club competing in the top two divisions in England, the London City Lionesses are uniquely positioned to deliver this investment with long-term commitment and focus.
- 3.37 On a personal note, my daughter has recently signed for the London City Lionesses Academy. Through this, I have witnessed first-hand the professionalism, care, and ambition the club provides to young players. A redeveloped Cobdown Park would

give her, and many others from across the South East, the chance to train and develop in an environment that matches their talent and aspirations.

3.38 The benefits of this development reach far beyond the academy pathway. The creation of such a facility would:

1. Safeguard Cobdown Park as a vibrant football and community venue.
2. Provide improved access to high-quality sporting facilities for local schools, grassroots clubs, and wider community programmes.
3. Inspire more girls and young women to participate in football and sport, improving health, confidence, and social connection.
4. Deliver economic value to the local area through employment, events, and increased visitors.

3.39 This redevelopment is not just about football; it is about equality of opportunity, community benefit, and building a lasting legacy for women's sport.

3.40 I fully support this application and encourage its approval.

Interested Party (2) – Support

3.41 (20/09/25) I am writing to express my strong support for the above planning application, which proposes the transformation of a currently neglected site into a world-class women's football training facility.

3.42 This development represents a unique opportunity for Kent, providing a dedicated facility of a standard comparable to those used by men's Premier League clubs. Once completed, it would be the largest facility of its kind globally, offering substantial benefits to women's and girls' football, not only locally but also nationally. Key features include the county's only dedicated girls' academy, a 3G pitch for use by both London City Lionesses and the local community, and a central hub designed to host initiatives such as women's veterans' leagues and SEND activity days for schools. Together, these provisions will have a lasting and positive impact on community engagement, participation in sport, and opportunities for young people.

3.43 I offer this support from both a personal and professional perspective. In my previous role at Tottenham Hotspur Football Club, I played an integral part in the design, build, and delivery of the club's state-of-the-art training centre in Enfield. That project generated significant employment opportunities for the local area, enhanced biodiversity across the site, and continues to serve as a focal point for community engagement. Since its opening in 2012, it has hosted international men's and women's teams as well as American football franchises, cementing its reputation as a world-leading facility.

3.44 I believe the London City Lionesses' proposal has the potential to deliver equivalent rewards for Cobdown Park and the wider Kent area. Beyond providing a professional home for elite women's football, this development will act as a catalyst for local economic growth, environmental enhancement, and inclusive community development.

3.45 For these reasons, I respectfully urge the Council to grant planning permission for this application.

Interested Party (3) – Support

3.46 Following the submission of London City Lionesses' planning application for a world class training centre, I wanted to take this opportunity to support their project.

3.47 As a local contractor who has worked at Cobdown for the past 12 years, this project really excites me and allows the site to finally reach its full potential. The club's plans for a state of the art training centre will help to enhance girls and womens football within the local community.

3.48 The club has worked with me as a local contractor for the past 18 months allowing me to hire staff and create job opportunities for local individuals to carry out various maintenance across the site. I have individuals now working with me who have gained new qualifications as well as valuable experience in a wide range of grounds maintenance.

3.49 The club has played a huge part in growing my small business during the past 18 months and I'm very excited to continue my work with them. The end product will be special, a women's super league club in Kent with world class facilities promoting not just further job opportunities but professional footballing opportunities for girls and women across the county and beyond.

3.50 Given my own work within the local community, I have seen firsthand the impact LCL have had on local clubs. Playing their part in local tournaments, presentation days and other events held by grassroots clubs.

3.51 For the above reasons, I support the clubs application and look forward to seeing the site develop further.

Interested Party (4) – Support

3.52 (22/09/25) Firstly, I wanted to thank the panel for allowing me the opportunity to share my thoughts on this application, even though I can not be there in person.

3.53 There are very few residents in Cobdown Park, many of whom have lived there over 20 years. When we found out the London City Lionesses (LCL) had purchased the park and muted big plans, to the place that we call home, we were initially pleased that funds were being spent in the park but concerned this may occur without our input.

3.54 At an early opportunity, the Directors of LCL made contact with all residents of Cobdown Park. Having that initial contact really settled my nerves and made me feel confident that plans for the park would at least include mine, and others, contribution into the development. This was really important to me, and the other residents, as all of us had spent a lot of money purchasing homes in a parkland environment, with great views and quiet surroundings.

- 3.55 Residents were invited to multiple open public events where the proposed plans were shared, and we were given the opportunity to speak to the architects, and design team. These were informative and very transparent of their plans. We did have several around the initial application, regarding security to the park in resident areas, and these concerns were taken on board, considered, and a revision made to include proposals to meet these concerns. The Lionesses didn't need to have the plans revised, but they did, and this felt to us that we had a voice, and we were heard on this topic.
- 3.56 During the initial works being undertaken to upgrade the main grass pitch LCL sent us regular updates of the works, and although construction works will always be disruptive, the contractors are very professional, friendly, and will also do all they can to ensure minimal impact to the residents. Should we encounter any issues then we are only a phone call away from the problem being solved.
- 3.57 To conclude, the London City Lionesses have always delivered on their promises. They have big intentions, and we are privileged to be brought along on the journey with them. Residents have a great open relationship where any concerns are addressed with personal contact rather than by email. I have found them a great neighbour, and hope that the planning application is approved. I look forward to seeing the finished product and the new facility bringing them Women Super League success.

Interested Party (5) – Support

- 3.58 (24/09/25) I am writing this letter to express how pleased I am to see that finally, finally a Professional Football Club is seeking to build a facility to promote girls and women's football in Kent.
- 3.59 I have been involved in the grassroots game for twenty-five years, during that time I spent twenty years as a volunteer coach at Bearsted FC, and the last five years I have spent refereeing youth football, both at Bearsted FC and at several other Kent based clubs.
- 3.60 For many seasons I managed successful girl's teams at Bearsted FC, our philosophy was always to develop the girls to the best of their ability and if it was right for them to encourage them to progress to the next level of football. Back in 2008, the reality of this meant that the girls would need to travel to, Kidbrooke, Cobham, Beckton, or Brighton to find a higher standard of football. Here we are the best part of twenty years later and the situation is still the same.
- 3.61 This is why I was so pleased to hear of London City Lionesses FC's ambitions to build, one of the largest state-of-the-art dedicated women's training facilities in the world and enhance the only girl's academy in Kent, something that girl's football in Kent has been crying out for so long.
- 3.62 I mentioned Bearsted FC's philosophy earlier, we had several girls who progressed to a higher level, Lydia Wills (striker), and Fiona Constable (winger) both went to Gillingham FC, at that time I didn't see this as a step up as Gillingham FC were training at a hockey facility (Holcombe Park), and the coaches were less qualified

than the coaches at Bearsted FC. The only thing it offered was a different set of opponents. The following girls did progress to what I perceived to be a higher level; Katie Conn (goalkeeper) to Chelsea FC, Philippa Golding (midfielder) to Charlton FC (she later returned to Bearsted FC as the travelling became too much), and finally ALESSIA RUSSO (striker) to Charlton, then Chelsea.

- 3.63 Alessia is the most well-known player who started her career with the Club, and it is fantastic to watch her development within the game, but Alessia wasn't my best player. Whilst Alessia was a very attack minded player, I had Rachel Stevens who played as a defensive midfield player, very few players got past Rachel she, in my opinion would have broken into the England ladies' team before Alessia. I liken Rachel to Lucy Bronze; Lucy's style of play is very much like how Rachel played. I also had Honour Wheeler who played in the centre of my defence.
- 3.64 Both Rachel and Honour should be playing in the Women's Super League (WSL), unfortunately for them, their parents work commitments at the time prevented their progression. They simply couldn't get them to midweek training in London, and since there were no facilities in Kent the girls remained at Bearsted FC (great from my perspective as their coach but not for their development).
- 3.65 I wonder how many other girls have been denied progression in the game due to there being no local facilities dedicated for their development. I am sure there are many more than just Rachel and Honour who have been denied a potential career in football due to a lack of facilities.
- 3.66 I cannot emphasise enough how important and absolutely necessary the proposed facility from London City Lionesses FC is for the development of girls and women's football in Kent.
- 3.67 If I can help in anyway to ensure the success of this initiative then please let me know, it simply must be done.

DPHEH: The additional representations are noted. All relevant planning matters and considerations have been assessed within the published committee report.

For clarity the proposed diversion and works to the Public Right of Way are set out within the 'Description of Proposal' section (Paragraphs 1.29-1.32) of the published committee report as set out within the agenda. However, for clarity both MR492 and MR491 are proposed to be diverted/amended.

Public Footpath MR491 is largely unaffected by the proposals, however, a small portion of the route, where it adjoins MR492 will be impacted by new security fencing to the north of the site, along with the proposed pitch layout. This physical conflict requires a diversion of the footpath to ensure continued connectivity and continuity of the rights of way network in the area. It is considered that the changes proposed to MR491 are inconsequential when considered in the round. Officers consider the proposed works to MR491 to be acceptable in planning terms. The diversion of MR492 is discussed in detail within the committee report.

It is also noted that there is a typo in Paragraphs 1.46, 6.47 and 6.50 of the committee report. The proposed development is expected to generate an average of **130** full-time equivalent (FTE) jobs over the construction period rather than 30 FTE jobs referenced in the above-mentioned paragraphs.

The wording of the following conditions, as set out within the agenda, are proposed to be amended:

Condition 2 – Approved Plans

Remove existing plans referenced/listed.

Conditions 7 – Importing and Exporting Soil, 8 – Tree Protection and Method Statement, 18 – Noise Mitigation, and 28 – Car Parking Management Plan

To add the following sentence and wording to the end of each of the above conditions to ensure consistency across all recommended conditions: 'The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.'

Condition 10 – Approval of Site Levels

To add in demolition works above ground level as an exclusion so that the first sentence reads: 'Prior to commencement of development (excluding site preparation works and any above ground level demolition works).....' To allow for the removal existing structures proposed for removal in a timely manner.

In addition, two conditions requested by South East Water have been added as Condition nos 37 and 38.

AMEND RECOMMENDATION

APPROVE as main report subject to the following amended wording of conditions 2,7,8,10,18 and 28 and the addition of conditions 37 and 38

Condition 2: Approved Plans

2. The hereby approved development shall be carried out in strict accordance with the following plans:

- Recent Planning Applications Overview Plan- LCLTC-F3A-ZZ-EX-ST-A-089021 S4.P1
- Proposed Site Plan- LCLTC-F3A-ZZ-EX-ST-A-089023 S4.P2
- Site Entrance Proposed Layout- LCLTC-F3A-ZZ-EX-ST-A-089025 S4.P1
- Cobdown Park West Proposed Plan- LCLTC-F3A-ZZ-EX-ST-A-089026 S4.P2
- Proposed Site Plan – Proposed PROW Diversion- LCLTC-F3A-ZZ-EX-ST-A-089029 S4.P3
- Diverted PROW Entrance – Existing and Proposed Elevations – LCLTC-F3A-ZZ-EX-EL-A-082511-S4.P1
- Proposed Site Plan – Infrastructure- LCLTC-F3A-ZZ-EX-ST-A-089121 S4.P2
- Proposed External Signage- LCLTC-F3A-ZZ-EX-ST-A-089221 S4.P1
- Site Demolition Plan- LCLTC-F3A-ZZ-EX-ST-A-080920 S4.P2

- Existing Buildings – Ground Floor Demolition Plan- LCLTC-F3A-TC-00-GA-A-080921 S4.P1
- Existing Buildings – First Floor Demolition Plan- LCLTC-F3A-TC-01-GA-A-080922 S4.P1
- Existing Buildings – Roof Demolition Plan- LCLTC-F3A-TC-RF-GA-A-080923 S4.P1
- PC Building – Proposed Ground Floor Plan- LCLTC-F3A-TC-00-GA-A-082023 S4.P1
- PC Building – Proposed First Floor Plan- LCLTC-F3A-TC-01-GA-A-082024 S4.P1
- PC Building – Proposed Roof Plan- LCLTC-F3A-TC-RF-GA-A-082025 S4.P1
- Security Lodge Proposed Drawings- LCLTC-F3A-SL-00-GA-A-082026 S4.P1
- Pitch Plant Room Proposed Plan- LCLTC-F3A-PP-00-GA-A-082030 S4.P1
- Cobdown Park Pavilion- LCLTC-F3A-AP-ZZ-GA-A-082040 S4.P1
- Cobdown Park Pavilion – Proposed Plans- LCLTC-F3A-AP-ZZ-GA-A-082041 S4.P1
- Grounds Maintenance Building – Proposed- LCLTC-F3A-GM-ZZ-GA-A-082050 S4.P2
- Site Entrances – Existing and Proposed Elevations- LCLTC-F3A-ZZ-EX-EL-A-082522 S4.P1
- PC Building – Existing and Proposed Elevation AA- LCLTC-F3A-TC-ZZ-EL-A-082522 S4.P1
- PC Building – Existing and Proposed Elevation BB- LCLTC-F3A-TC-ZZ-EL-A-082523 S4.P1
- PC Building – Existing and Proposed Elevation CC, DD and EE- LCLTC-F3A-TC-ZZ-EL-A-082524 S4.P1
- PC Building – Existing and Proposed Elevation FF, GG and HH- LCLTC-F3A-TC-ZZ-EL-A-082525 S4.P1
- PC Building – Proposed Materiality- LCLTC-F3A-TC-ZZ-EL-A-082526 S4.P1
- Cobdown Park Pavilion- LCLTC-F3A-AP-ZZ-GA-A-082540 S4.P1
- Cobdown Park Pavilion- LCLTC-F3A-AP-ZZ-GA-A-082541 S4.P1
- Grounds Maintenance Building- LCLTC-F3A-GM-ZZ-EL-A-082550 S4.P2
- Site Sections AA and BB- LCLTC-F3A-ZZ-EX-SE-A-082620 S4.P1
- Site Section CC- LCLTC-F3A-ZZ-EX-SE-A-082621 S4.P1
- Site Sections DD and EE- LCLTC-F3A-ZZ-EX-SE-A-082622 S4.P1
- PC Building – Section AA- LCLTC-F3A-TC-ZZ-SE-A-082623 S4.P1
- Landscape Strategy- 2606-TFC-XX-XX-DR-L-1001 P04
- Western Area- 2606-TFC-XX-XX-DR-L-1002 P04
- Fencing Strategy- 2606-TFC-XX-XX-DR-L-2001 P04

Reason: For avoidance of doubt and in the interests of proper planning.

Condition 7: Importing and Exporting Soil

7. Prior to the commencement of the development (except for site preparation works and demolition) details of the importing and exporting of soils or sub soils from or to the site shall be submitted to and approved in writing by the Local Planning Authority. Any soils and other materials taken for disposal should be in accordance with the requirements of the Waste Management, Duty of Care Regulations. Any soil brought on site should be clean and a soil chemical analysis shall be provided to verify imported soils are suitable for the proposed end use. The development

shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: These details are required prior to the commencement of development in order to protect the amenity of the locality.

Condition 8: Tree Protection and Method Statement

8. No development (including any temporary enabling works, site clearance and demolition) or development shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a site specific arboricultural method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The submitted document shall be based on and expanding upon the principles of the Arboricultural Impact Assessment report by Alltree consultancy dated August 2025 and include full and finalised details relating to the precautions and methodologies to be used during construction works to prevent/minimise damage to retained trees.

No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

Condition 10: Approval of Site Levels

10. Prior to commencement of development (excluding site preparation works and any above ground level demolition works), details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site must be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation.

Condition 18: Noise Mitigation

18. Prior to commencement of any above ground works a Noise Mitigation Strategy must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To preserve surrounding residential amenity.

Condition 28: Car Parking Management Plan

28. Prior to the use of each phase of the proposed development a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan must include details of how the car parking across the site will be allocated and managed. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the provision of appropriate car parking for the management of the site and highway safety and convenience.

Condition 37: Ground Water Protection

37. Prior to the commencement of development (including any demolition, site clearance or groundworks) until a Groundwater Risk Assessment Method Statement (RAMS) has been submitted to and approved in writing by the Local Planning Authority, in consultation with South East Water (or its predecessors). The RAMS shall include:

1. Details of measures to prevent pollution of groundwater during construction and operation.
2. Identification and protection of existing groundwater abstraction points and infrastructure.
3. A strategy for managing surface water and foul drainage to prevent infiltration of pollutants.
4. Detail of any materials, chemicals, or fuels to be used and stored on site and how risks of spills or leaks will be mitigated.
5. Monitoring and contingency plans in the event of pollution incidents.

The development shall be carried out in accordance with the approved RAMS and no variation shall take place without prior approval from the Local Planning Authority.

Reason: To ensure that the proposed development will not pollute existing ground water sources.

Condition 38: Landscape Strategy and Fencing/Boundary Treatments

38. Prior to the commencement of the landscaping works, there shall have been submitted to and approved in writing by the Local Planning Authority in consultation with South East Water (or its predecessors) a scheme of landscaping proposals (including all fencing and boundary treatments) in proximity to South East Water's assets.

The development shall be carried out in accordance with the approved landscaping scheme and no variation shall take place without prior written approval from the Local Planning Authority in consultation with South East Water (or its predecessors).

Reason: In the interest of preserving critical water infrastructure.

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