



Invicta Planning Ltd.
Chart House
10 Western Road
Borough Green
Kent
TN15 8AG

Tel: 01732 885563

Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

BY PLANNING PORTAL

21 February 2025

Dear Sir / Madam,

**APPLICATION FOR PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT
LAND AT MILTON PLACE, GRAVESEND**

Please find enclosed an application for Full planning permission for a residential led development at land at Milton Place, Gravesend. This application is submitted on behalf of our clients, Gravesham Community Investment Partnership (GCIP).

The application description is as follows:

Full planning application for the construction of 76no. dwellings and associated infrastructure.

The proposals would deliver a scheme of new residential development comprising approximately 80% later living affordable apartments, together with improvements to the quality of the existing open space and a rationalisation of the existing surface parking.

This application is supported by a suite of plans and technical documents produced by the consultant team which comprises architects, landscape architects, engineers (highways, drainage, noise, air quality), ecologists, arboricultural and planning consultants. A drawing and document schedule is included as an Appendix to this letter.

The submission of the application follows on from an extensive pre-application engagement process which involved consultation with the Borough and County Council and Historic England together with a public exhibition. Full details of the pre-application process and design development are included in the supporting Statement of Community Involvement, Design and Access Statement and Planning Statement.



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Application Fees

The application fee for this Planning application is £ 35,696. This has been paid by the Applicants to the Planning Portal by Bank Transfer.

Next Steps

I trust the above and enclosed is sufficient to allow the application to be registered and validated; however, if you require any further information at this point, please do let me know.

Yours sincerely

Kate Holland BSc MA MRTPI
Planning Director



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Appendix 1

Drawing Number	Description
Architect	
02324-JTP-MP-ZZ-DR-A-00001 Rev P1	Location Plan
02324-JTP-MP-ZZ-DR-A-00002 Rev P1	Existing Site Plan
02324-JTP-MP-ZZ-DR-A-00003 Rev P1	Proposed Site Plan
02324-JTP-MP-00-DR-A-10101- Apartment Block-Level 00 Rev P1	Apartment Block GA Plan - Level 00
02324-JTP-MP-01-DR-A-10102- Apartment Block-Level 01 Rev P1	Apartment Block GA Plan - Level 01
02324-JTP-MP-02-DR-A-10103- Apartment Block-Level 02 Rev P1	Apartment Block GA Plan - Level 02
02324-JTP-MP-03-DR-A-10104- Apartment Block-Level 03 Rev P1	Apartment Block GA Plan - Level 03
02324-JTP-MP-04-DR-A-10105- Apartment Block-Level 04 Rev P1	Apartment Block GA Plan - Level 04
02324-JTP-MP-RF-DR-A-10106- Apartment Block-Level RF Rev P1	Apartment Block GA Plan - Level RF
02324-JTP-MP-ZZ-DR-A-10201-2B4P Galloway – Semi Rev P1	2B4P Galloway - Semi Detached
02324-JTP-MP-ZZ-DR-A-10202-3B5P Lewis – Detached Rev P1	3B5P Lewis - Detached
02324-JTP-MP-ZZ-DR-A-10203-3B6P Walbury - Semi - Type 01 Rev P1	3B6P Walbury - Semi - Type 01
02324-JTP-MP-ZZ-DR-A-10204-3B6P Walbury - Semi - Type 02 Rev P1	3B6P Walbury - Semi - Type 02
02324-JTP-MP-ZZ-DR-A-10205-3B6P Walbury-Detached Rev P1	3B6P Walbury - Detached
02324-JTP-MP-ZZ-DR-A-10206-4B7P Wainwright-Detached Rev P1	4B7P Wainwright - Detached



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02324-JTP-MP-00-DR-A-10001-Sitewide GA Plan-Level 00 Rev P1	Sitewide GA Plan - Level 00
02324-JTP-MP-01-DR-A-10002-Sitewide GA Plan-Level 01 Rev P1	Sitewide GA Plan - Level 01
02324-JTP-MP-02-DR-A-10003-Sitewide GA Plan-Level 02 Rev P1	Sitewide GA Plan - Level 02
02324-JTP-MP-03-DR-A-10004-Sitewide GA Plan-Level 03 Rev P1	Sitewide GA Plan - Level 03
02324-JTP-MP-04-DR-A-10005-Sitewide GA Plan-Level 04 Rev P1	Sitewide GA Plan - Level 04
02324-JTP-MP-RF-DR-A-10006-Sitewide GA Plan-Level RF Rev P1	Sitewide GA Plan - Level RF
02324-JTP-MP-XX-DR-A-11101-Apartment Block-Elevations 1-4 Rev P1	Apartment Block Elevations 1 - 4
02324-JTP-MP-XX-DR-A-11102-Apartment Block-Elevations 5-8 Rev P1	Apartment Block Elevations 5 - 8
02324-JTP-MP-XX-DR-A-11001-Site Elevations 1 & 2	Site Elevation 1 & 2
02324-JTP-MP-XX-DR-A-11002-Site Elevations 3 & 4	Site Elevation 3 & 4
02324-JTP-MP-XX-DR-A-11003-Site Elevations 5 & 6	Site Elevation 5 & 6
02324-JTP-MP-XX-DR-A-12001-Site Sections 1 & 2 Rev P1	Site Sections 1 & 2
02324-JTP-MP-XX-DR-A-12002-Site Sections 3 & 4 Rev P1	Site Sections 3 & 4
Landscape Architect	
12701-FPCR-XX-ZZ-DR-L-0005 Rev P05	Landscape General Arrangement Plan
12701-FPCR-XX-ZZ-DR-L-0006 Rev P05	Planting Plan
Drainage	
10109-PTA-XX-XX-DR-C-9300	Proposed Drainage Layout



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Document	Date/Author
10109-PTA-XX-XX-RP-C-9071 Flood Risk Assessment and Drainage Strategy	PTA, February 2025
Ecological Impact Assessment Revision B	James Blake Associates, February 2025
Biodiversity Net Gain Assessment	James Blake Associates
Energy Strategy R02	Energist, 20 February 2025
Historic Environment Impact Assessment	GHC Archaeology and Heritage, February 2025
Environmental Noise Assessment	Ian Sharland Limited, February 2025
Planning Statement	Invicta Planning Ltd, February 2025
Statement of Community Involvement	Pillory Barn, February 2025
Transport Statement 2302-048/TS/01	Transport Planning Associates, February 2025
Arboricultural Impact Assessment and Method Statement TCTC-19152-A	Tracy Clarke Tree Consultancy, February 2025
Utility Statement	19 February 2025
Design and Access Statement	JTP, February 2025
Phase 2 Geo Environmental Assessment Revision A AW/CS/P23-2862/02 Rev A	Create Consulting Engineers, January 2024