

Statement of Community Involvement

Milton Place, Gravesend
February 2025



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Introduction

1.1 Aim of the Statement of Community Involvement

This Statement of Community Involvement (SCI) has been prepared by Pillory Barn to provide a record of the public consultation and supporting engagement activities undertaken by Gravesham Community Investment Partnership (GCIP), to support the preparation of a full planning application for land at Milton Place, Gravesend.

Meaningful, effective engagement is a key priority for GCIP. Working with communities and having productive conversations about proposals, ensures that GCIP understands what is important to local residents and can seek to reflect local aspirations in development plans wherever possible.

The consultation period for Milton Place began following the launch of a dedicated website on 18 September 2024 and continued until 31 October 2024.

This document provides a summary of the engagement activities undertaken, collates all the engagement materials produced, records the feedback received and explains how that feedback has been used to develop the proposals.

This SCI is a supporting document which will be submitted alongside the planning application for the proposed scheme. It should be considered in conjunction with all other submitted planning documents.

1.2 Project context

Plans for Milton Place are being put forward by Gravesham Community Investment Partnership, a 50:50 partnership between Gravesham Borough Council and The Hill Group, a family owned, award

winning housebuilder with a strong track record of delivering high quality homes across London and the South East.

GCIP's overriding objective is to deliver high quality new homes and to reduce the Council's housing register, which is currently at 1,000 households (October 2024). GCIP seeks to deliver more than just housing through proposed development and is committed to local investment in employment, skills and education, all of which underpin GCIP's ambitions to deliver meaningful social value across the Borough.

The proposed site is situated to the east of Gravesend town centre between the Riverside leisure area to the north, Milton Place to the west, Ordnance Road to the south and Gordon Lodge, a vacant building, to the east. The site is made up of the former BT depot, an existing car park, an area of open green space and a skate park.

1.3 Project description

The scheme contains many elements that will benefit the local community and make sustainable use of vacant and underutilised brownfield sites, providing much needed housing, including 80% affordable housing, enhancement and retention of recreational spaces, improved landscaping, increased natural surveillance and improved active travel routes.

The scheme aims to celebrate the site's history and context through a considered architectural and landscape approach and provide a key gateway to the town centre by creating a strong focal building on an important junction.

Consultation and Engagement Activity

Consultation Timeline

Throughout the pre-application process, discussions have been held directly with relevant officers and statutory consultees on specific topics including on urban design, highways and flooding.

18 July 2024 - *Introduction meeting with Historic England*

29 July 2024 - *Pre-app 1 meeting*

1 October 2024 - *Pre-app 2 meeting*

2 October 2024 - *Public consultation event*

14 October 2024 - *Historic England site visit*

5 November 2024 - *Pre-app 3 meeting*

Pre-application meetings

Meetings with the three Town Ward councillors from Gravesham Borough Council took place early in the process to inform and explain intentions and the initial proposals for development site.

These were attended by:

- Cllr Gurdip Ram Bungar
- Cllr Lyn Milner
- Cllr Jenny Wallace

The Town Ward councillors were also personally notified of planning consultation event.

Gravesham Borough Council's Cabinet Member for Housing Services, Cllr Karina O'Malley, was also kept up-to-date and the Council's Management Team was kept informed throughout.

A further meeting with Councillors will take place ahead of the planning submission, date to be confirmed.

Other key consultees

Meetings, discussions and site visits with other key consultees including Historic England also took place.

The Pre App 2 meeting included officers from KCC Drainage and KCC Highways. Please see timeline.

Public consultation event

A public consultation event took place on 2 October. The event gave local residents the opportunity to meet the project team, ask questions to the specialised team of consultants, view detailed plans, as well as provide feedback. Staff attending the event included representatives from the Applicant's Development team, as well as consultants from a variety of specialist disciplines, including transport, drainage, planning, landscape and heritage. This enabled the project team to provide answers to questions on a range of topics depending on visitor priorities.

The event was attended by 67 people including local residents, a number of local councillors and opposition members and, notably, a group of skatepark users. Informal enquiries with attendees as they arrived suggested an even spread of ways that people had heard about the event – mainly social media, newspaper, leaflet and word of mouth. Attendees were asked for their postcodes if they were happy to supply them, to enable us to see where people had travelled from.

Some of the people attending the event were interested in the history of the wider area and brought along pictures to show the team. This historical knowledge will help inform how the locality of the site is recognised within the plans.

Please see Appendix for maps plotting postcode data.

Feedback was gathered at the event via paper copies of a survey and via an online survey hosted on the dedicated Milton Place website which was built especially for the consultation.

The information boards from the public consultation event were made available on the website, accompanied by an FAQs section which responds to questions directly from the community.

How the engagement was promoted:

Website

A project website www.miltonplaceconsultation.co.uk was created and went live on 18 September 2024. The website provided an overview of the project, the aims of the scheme, information about GCIP and opportunities to 'have your say'. A digital survey was embedded within the site allowing people to share their feedback from 2 October until 31 October 2024.

Following the public consultation event on 2 October 2024, the website was updated with

the information boards displayed at the public consultation and an FAQ summary. The FAQs were updated to reflect themes of questions asked at the consultation event.

Leaflet drop

In order to promote the public consultation event, the project team designed, printed and delivered A5 leaflets to local addresses. The leaflet drop, which was completed by 20 September, covered 580 addresses in the following roads, including residential and businesses addresses:

- Milton Place
- Commercial Place
- Ordnance Road
- Park Place
- Albion Road
- Augustine Road
- Russell Road
- East Terrace
- Gordon Place
- Clarendon Road
- Albion Terrace

In addition, leaflets were hand delivered to key sites in the town centre including:

- Gravesham Borough Council offices
- Gravesend Library

- Citizens Advice
- Hatch
- The Woodville
- Costa noticeboards
- Starbucks noticeboards

Advertising

The project team placed a half page advert in the Gravesend Messenger newspaper which ran in its 26 September edition.

Gravesham Borough Council social media channels

The council's communications team shared a number of social media posts, from 19 September, to promote the event. We supplied social media graphics to make the posts visually engaging.

Direct engagement with stakeholders

Details of the consultation were emailed directly to key stakeholders and community groups. The emails were sent ahead of time to give suitable notice ahead of the event.

Some examples of those contacted are:

- Chantry School
- Ebbsfleet Development Corporation
- Families, Friends and Travellers group
- Gravesham Chamber of Commerce
- Gravesend Cyclopark
- Gravesham Heritage Forum

- Guru Nanak Darbar Gurdwara
- Kent Invicta Chamber of Commerce
- Locate in Kent
- The Grand youth service

Individual walk around

A local resident with a visual impairment completed a walk around the proposed site with an officer from Gravesham Borough Council on 24 October in response to a request to Ward Councillor Jenny Wallace. Following this meeting, a printed copy of the questionnaire was posted to the resident's elderly neighbour who was unable to attend the event, to enable them to provide their feedback.

Feedback and Analysis

Introduction

The project team wanted to give local residents, businesses and stakeholders the opportunity to share their views in a variety of ways through the consultation period. To achieve this, we adopted the following inclusive engagement methods:

- Public consultation event on Wednesday 2 October from 3pm – 7.30pm. The venue was chosen owing to its central town centre location, accessibility and facilities. The event timing considered people's working and childcare commitments, in an attempt to make it most convenient and remove barriers to attending.
- Physical survey at event – allowing those wishing to do so to give their feedback immediately at the event.
- Online survey – allowing anyone to give their feedback, at a time most convenient to them. Printed QR codes at the event were given to attendees so that they had easy access to the survey.
- Dedicated email address – an email address info@miltonplaceconsultation.co.uk was provided for people who did not want to complete a structured survey, but wanted to contribute their views.
- The Milton Place website remains live as a record of information about the consultation and so that FAQs can still be viewed.

Online feedback (digital survey)

580 households were invited to find out more, and provide their feedback on the plans, either by visiting the website or by attending the in-person engagement event.

From 2 October until 31 October 2024, the digital survey generated 57 unique feedback submissions.

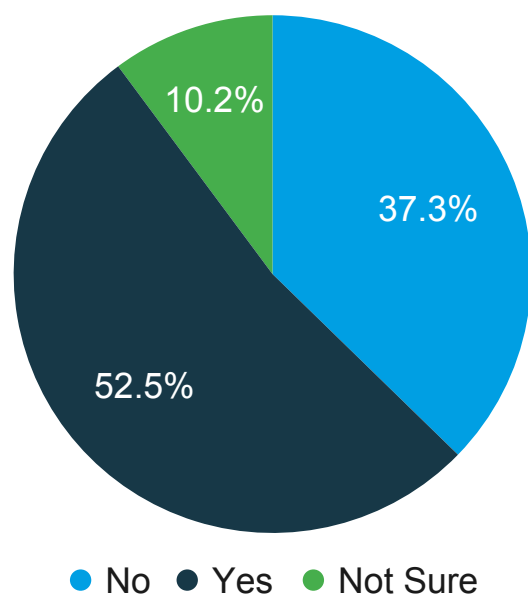
The survey included a range of different question types including open ended questions and multiple choice questions. Each question has been listed below with a summary of the response.

We also received five feedback emails and two physical feedback surveys were received after the event. The analysis combines all feedback methods.

The feedback received was from a small proportion of the 580 residents that were invited to attend the event. Whilst many of those that did respond felt that more affordable housing was required, some had suggestions for ways to improve the proposals which is demonstrated in the feedback responses. We have used much of this feedback to help shape the plans we have submitted.

Question 1

Do you agree that there is an opportunity to improve the land at Milton Place?



More than half of respondents agreed that there is an opportunity to improve the land at Milton Place. A significant portion of respondents disagreed with the question.

A small percentage of respondents were uncertain; this group may require more information to form a clear stance.

Question 2

What are your initial thoughts on the proposals for the land at Milton Place as a whole?

The question elicited a range of opinions. The potential benefits of development, including addressing broader community housing needs and aligning the development with local heritage, were identified. Respondents expressed a desire to preserve green spaces and minimise traffic and parking issues.

Green space and recreational spaces:

Respondents note that the area is part of the town's heritage and a hub for recreational activities, and they oppose development that reduces such spaces. Some raised concerns that the skatepark would be lost, as it is seen as one of the few free spaces for young people to socialise and exercise.

Heritage: respondents suggested the land should be maintained for community and recreational use. References are made to a gift of the land by General Gordon for community benefit.

Parking and traffic: a significant amount of feedback focused on the loss of parking, with respondents worried about increased traffic congestion, especially around areas like Ordnance Road and Milton Place. The impact on current users, such as visitors to the Promenade and local businesses, was highlighted. Respondents enquired about provision of housing for the new residents.

Design: Respondents expressed a desire for architectural styles that respect the heritage of Gravesend. The proposed designs were viewed by some respondents as generic or repetitive.

Local infrastructure: comments were raised about the adequacy of local services to support an increased population, including healthcare,

schools, and public transport. The development is seen as potentially putting additional strain on already limited infrastructure.

Housing need: There was support for the idea of new housing for local people and downsizers. Some comments express concern that focusing solely on over-55s overlooks broader housing needs, such as those of young families and first-time buyers.

Suggestions: proposed suggestions from respondents include using brownfield sites for development, maintaining or improving existing community spaces like the skate park, and incorporating thoughtful, low-density housing that fits the area's needs without extensive green space loss.

Example comments:

"There is a parcel of land at the corner of Milton Place and Ordnance Road that is going to waste, so it is good to use this for additional housing. But this should not be at the expense of car parking spaces or the current green area."

"Who are these new homes for? Who asked for them?"

"It would be good if these were houses for local people to make sure that our own housing list is reduced. My daughter has been waiting for a family sized home for some time so this could mean someone moving out of a bigger house that they don't need so that families have somewhere for children to call home."

"Yet more development in the local area - the town centre has a lot already."



Diagram shows most commonly used words in feedback to this question.

Diagram shows most commonly used words in feedback to this question.

Question 4

Do you have any comments on our early ideas for the landscaping proposals, e.g., planting, informal play space, and other recreational elements?

Feedback to this question shows strong community support for preserving and enhancing green space, maintaining recreational facilities, and ensuring landscaping choices support safety and biodiversity. The feedback reflects a preference for maximising open recreational spaces and community use.

Green Space: Some respondents want the area to maintain green open spaces. Suggestions include enhancing greenery, planting more trees, and using the space to complement the nearby Promenade rather than for residential development.

Recreational spaces: There is strong support for keeping the skate park, with some requesting visibility improvements to deter antisocial behaviour. Informal play spaces, areas for ball games, and picnic spots are welcomed as community assets.

Parking: Some feedback emphasises keeping the car park intact or relocating it to accommodate residents. The loss of parking is a frequent concern, with fears it will affect visitors and increase pressure on surrounding areas.

Landscape Design: Respondents suggest adding features like benches, tables, community gardens, and low-maintenance plants, such as fruit trees. Landscaping choices should align with the existing park aesthetic and enhance biodiversity.

Safety: There are requests to avoid tree planting near the skate park due to safety concerns about slippery surfaces caused by falling leaves. Improved lighting for safety is also recommended.

Example comments:

"Plant more trees and keep the area natural."

"Re-generate the brown field site of the old BT building, but still leave it as an open space, or an establishment that would benefit the area. Or, landscape this whole area (but leave the car park the same size it is) but enhance the GREENERY and park life feel to the site, Do not build houses and roads on it."

"Informal areas for ball games. Skate park and areas to sit and picnic."

"It isn't made clear in the current proposals, but the species and approach to landscaping should be in keeping with the fort gardens, to provide some continuity."

"A solid planning for the reduction of flooding is needed. Something to replace the skate park, the riverside park is currently poorly lit and not really safe for kids to play in after dark. Perhaps that could be a compromise. The loss of parking space is going to be deeply unpopular and will put pressure on commuters to go further into the town."



Diagram shows most commonly used words in feedback to this question.

Question 5

What are your thoughts on the types of the proposed homes?

Feedback to question 5 reflects a preference for improving design to fit local character, broadening housing types to serve diverse community needs, and addressing affordability and infrastructure ambitions.

Housing development on green space: Some respondents feel that housing should not be built on the local green recreational areas, preferring it to remain for recreational use. Respondents suggest using other brownfield or underutilised sites instead.

Design: The design of the proposed homes is criticised as generic, unimaginative, and unsympathetic to the conservation area. Respondents suggested that the designs could better reflect the style of the surrounding Victorian townhouses.

Housing types: There are suggestions that a broader range of residents, including larger units for families and first-time buyers should be accommodated. Two-bedroom options for over 55s are also requested. Some believe there should be fewer flats. Some residents agree that more housing could be beneficial with a preference for low-rise, high-quality materials that complement the area's heritage.

Affordability: Some respondents express doubt whether the homes will truly be

affordable for local residents, and concerns about attracting outside investors instead of those in need within the community.

Infrastructure: Some respondents worry about the additional strain on local services, High-density housing is also seen as a concern for congestion and safety.

Example comments:

"Identikit, ugly unsympathetic, boxes. Albeit flats or houses, it all looks the same."

"As I am 55 in 18 months and a private renter, I am glad that there is some affordable housing."

"Apartments are well suited as it means you can provide homes to multiple people instead of being limited to a certain amount and therefore help more individuals."

"Why is it just over 55s? young people can't afford to live in Gravesend either."

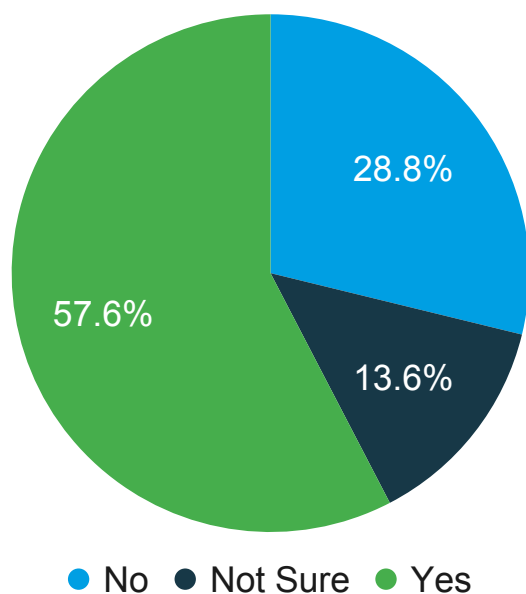
"I would like to see more housing and fewer flats but I understand that you are probably trying to maximise the amount you can fit into a small area. The apartments and houses all must have their own private space."

Question 6



Diagram shows most commonly used words in feedback to this question.

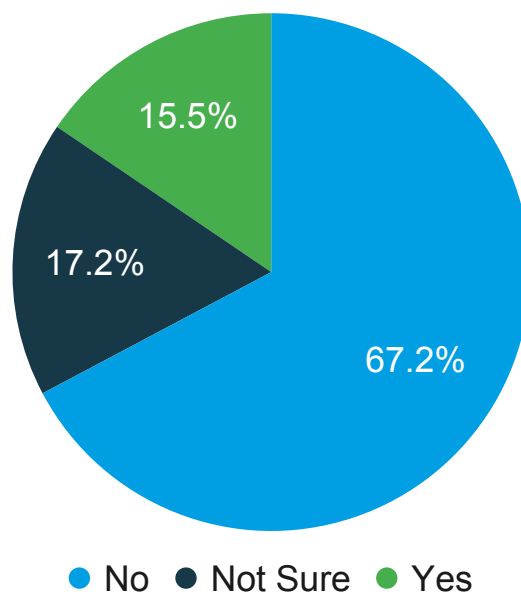
Do you agree that Gravesend needs more affordable homes for local people?



The majority indicates strong support for increasing affordable housing in Gravesend. However, a notable percentage of respondents do not believe there is a need for more affordable homes. A smaller segment of respondents is uncertain. This suggests that some people may lack information or have mixed feelings about the housing situation in Gravesend.

Question 7

From what you have seen and heard so far, do you support these early plans for Milton Place?



Based on the number of people that attended the event and were aware of it, the lower number of responses to the survey indicate that feelings were not strong enough for some to leave feedback. However, of those that did complete the survey, the previous question shows that the majority of respondents felt that affordable housing was needed within the borough, however they were not entirely supportive of the proposals. The feedback received has helped resolve some of these concerns and inform the final submission.

Response to feedback

Gravesham Community Investment Partnership reviewed all of the feedback received during the consultation period and, where possible, has responded to this in the final plans.

Theme	Response
Apartments	• Discussions with Gravesham Borough Council have identified the local housing need. A significant number of residents are on the waiting list for one-bedroom assisted living accommodations. As a result, the proposal includes an assisted living block of 61 apartments. Additionally, there has been a lack of new homes for ownership in the town center in recent years, making the provision of 15 new homes appropriate and beneficial. • Amount of building stepping up to 4 storeys has been reduced to a more appropriate amount that isn't as bulky – addressing planners comments. • Additional entrance to apartment block created at SW corner on ground floor – addressing comments. • The two changes above results in units dropping by 4 from 70 to 61 (with the larger corner unit at ground floor becoming an accessible unit). • Balconies removed from apartments, as requested by planners. • Building footprint at the wings now steps back, to improve and break up the overall massing. This creates an architectural narrative for the massing, with a defined corner mass and shoulders/wings branching off. • Elevations and windows updated due to removal of balconies.
Layout	• While we have looked to address feedback such as cranking the NE plot (plots 05/06) at an angle parallel to the sightlines, this would have a significant impact. Garden depths on the corner plot would reduce, turning head would also have to crank which then affects the SUDS basin and landscaping. • We had an internal design review with others in the practice to look at what we could do to address the above. An idea we had was to subtly step plots 07/08 & 09/10 further East to better address the angle of the sightlines. We feel this addresses the point without impacting the layout, particularly the SUDS basin. The path and landscaping in this area can be updated to suit. It will impact an existing small tree in front of plot 09/10.

Theme	Response
Layout	• Plots 05 and plot 10 will need to have windows down the side elevations and the elevations dressed appropriately to overlook the open space. • Pedestrian connection from car park added to new access road (subject to levels) • Parking provision at the Milton Place Car Park will be reduced compared to the current capacity. However, a parking study undertaken by Gravesham in 2022/2023, in consultation with the Council's parking management team, has determined that the proposed number of spaces will adequately meet current usage and demand levels. • Vehicle tracking has been completed to ensure large vehicles, such as fairground trucks, can access the Greenspace without issue.
Design	• Brick types and mortar colors were carefully considered to reflect the character of the neighboring area. These decisions are underpinned by a detailed character study of the Milton Place Conservation Area to ensure the design remains timeless and complementary to its context. • While the proposal results in a reduction of green space, it aims to provide a balanced and sustainable urban living environment that meets both residential and environmental needs. The new green space will benefit from natural surveillance from adjacent homes, increasing safety, and will feature high-quality design with new play facilities for the community. Additionally, the green space will be thoughtfully designed to complement the heritage setting of the guns, providing interest for local residents. • There will be a communal roof terrace for the apartment block. • As private balconies are being removed from the units, a roof terrace will go some way in providing some sort of outdoor private communal space: something that Design for Gravesham notes as a must. • Roof terraces provide communal spaces for socialising and fostering a sense of community among residents. Creating spaces for community growing, gardening clubs, organised events and helps foster a sense of belonging that can combat loneliness. • They provide a safe space for residents to socialise. • Green spaces promote relaxation and reduce stress, improving residents mental and physical health.

Summary

This Statement of Community Involvement demonstrates the pre-application consultation undertaken with local residents and stakeholders for the planning application for 76 homes at Milton Place, Gravesend.

The consultation process allowed the Applicant to further understand local views on the proposals and incorporate feedback, prior to submitting a planning application to Gravesham Borough Council.

The project website (www.miltonplaceconsultation.co.uk) remains live and will do so throughout the duration of the planning application so people can continue to view information and get in touch using the dedicated email address (info@miltonplaceconsultation.co.uk) if required.

The feedback indicates that residents were particularly interested in issues including parking, recreational and green space, landscape design and safety.

The project team has reviewed all feedback received during the consultation and, where possible, has responded to this in the final plans.

Appendices

Print advertisement in Gravesend Messenger

Milton Place - have your say

Consultation on plans for new homes on land at Milton Place, Gravesend.

Gravesham Community Investment Partnership (GCIP), a partnership between Gravesham Borough Council and The Hill Group, is pleased to launch a public consultation on plans to deliver new and much needed housing at Milton Place, ensuring local needs are met.

Investment in developing the Milton Place site is significant in the ongoing regeneration of the town centre, including the important delivery of much needed affordable housing.





Our early ideas for the land at Milton Place would deliver much needed independent living for older people, alongside a small number of houses for ownership, and make sure that local needs are met.

We want to tell you more about our ideas so far and hear your views.

Gravesham Community Investment Partnership (GCIP), a partnership between Gravesham Borough Council and The Hill Group, is pleased to launch a public consultation on plans to deliver new and much needed housing at Milton Place, ensuring local needs are met.

Investment in developing the Milton Place site is significant in the ongoing regeneration of the town centre, including the important delivery of much needed affordable housing.



Come along to our Public exhibition

 **Wednesday 2nd October 2024**
 **The Kent Room, The Woodville, Woodville Place, Gravesend DA12 1DD**

Pop in anytime between 3pm and 7.30pm

If you are unable to attend, don't worry. We will be publishing information shared at this event, with a survey you can complete from 2nd October, at www.miltonplaceconsultation.co.uk.

Scan the QR code to visit our consultation website.



McDonald's bid 'could bring the boy racers back'

Fast food branch wants to open 24 hours all week

The new branch created by these boy racers is big enough as it is yet alone to encourage them to come at all hours of the week.

There are some concerns about the impact of the new branch on the local area.



Milton Place - have your say

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Scan the QR code to visit our consultation website.



Social media posts



Gravesham Borough Council

19 September · 🌐

You can help shape early plans to deliver new affordable homes for local people on land at Milton Place at this upcoming drop-in consultation event.

The plans include independent living for older people, as well as a small number of homes for private sale as part of the ongoing regeneration of the area.

Investment in developing the Milton Place site is significant in the ongoing regeneration of the town centre, including the important delivery of much needed affordable housing.

Your views are key in shaping these proposals—come and find out about our ideas and share your thoughts. We look forward to seeing you there.

Date: Wednesday 2 October
Time: 3pm - 7:30pm
Location: The Kent Room, The Woodville, Woodville Place, Gravesend DA12 1DD
Can't make it? Don't worry! All event materials and an online survey will be available after the event at www.miltonplaceconsultation.co.uk, so you can still have your say.

#gravesham #gravesend #miltonplace #graveshamboroughcouncil
#GraveshamCommunityInvestmentPartnership #Community #ConsultationEvent
#CommunityEngagement #CommunityConsultation #AffordableHousing #ShelteredHousing



Milton Place
Have your say

Public consultation

📅 Wednesday 2 October
🕒 3pm - 7.30pm

 Gravesham Community Investment Partnership

👍👎🗨️ 15 12 comments 8 shares



Gravesham Borough Council

2 October · 🌐

You can help shape early plans to deliver new affordable homes for local people on land at Milton Place at tonight's drop-in consultation event.

The plans include independent living for older people, as well as a small number of homes for private sale as part of the ongoing regeneration of the area.

Investment in developing the Milton Place site is significant in the ongoing regeneration of the town centre, including the important delivery of much needed affordable housing.

Your views are key in shaping these proposals—come and find out about our ideas and share your thoughts. We look forward to seeing you there.

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#gravesham #gravesend #miltonplace #graveshamboroughcouncil
#GraveshamCommunityInvestmentPartnership #Community #ConsultationEvent
#CommunityEngagement #CommunityConsultation #AffordableHousing #ShelteredHousing



Milton Place
Have your say

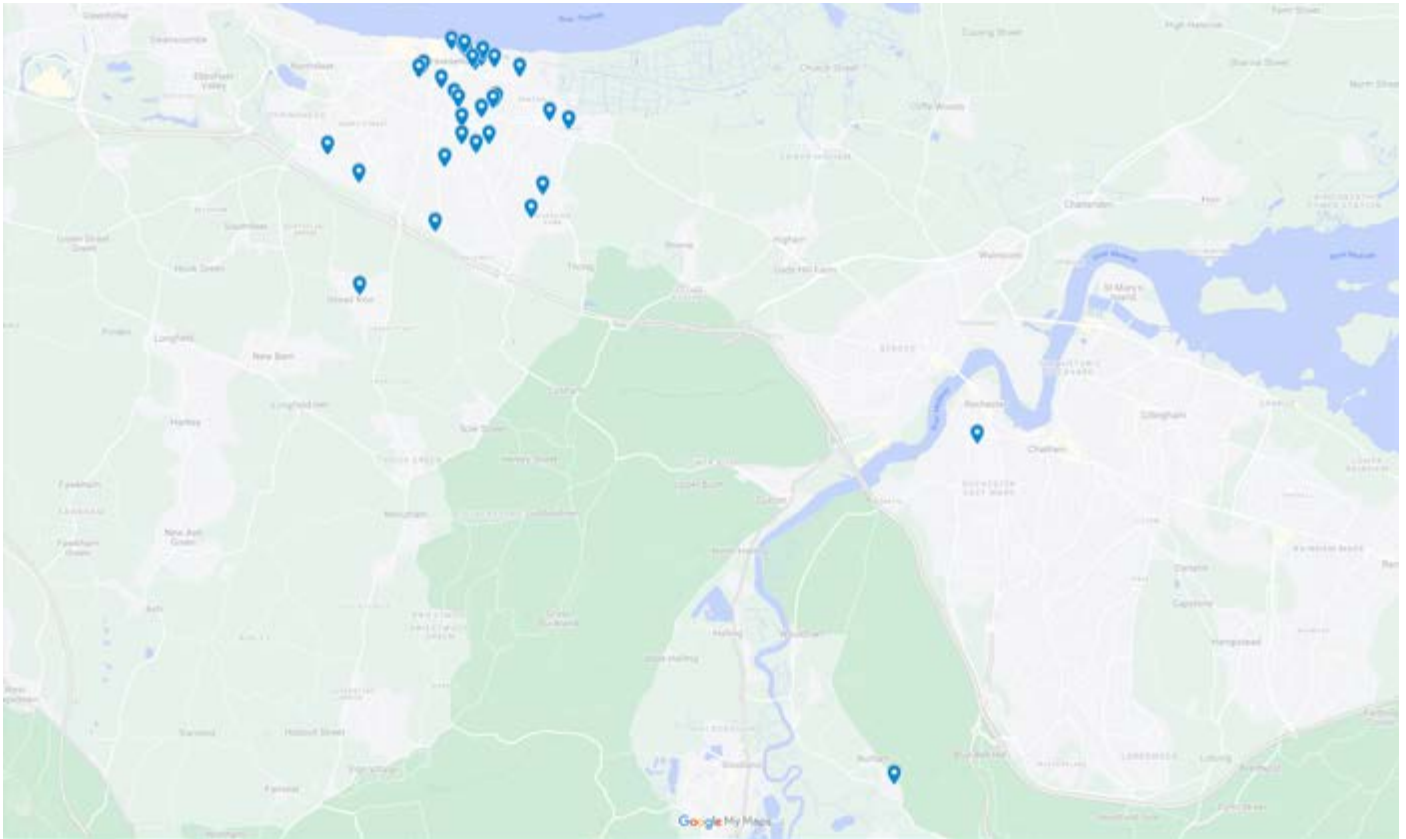
Public consultation

📅 Wednesday 2 October
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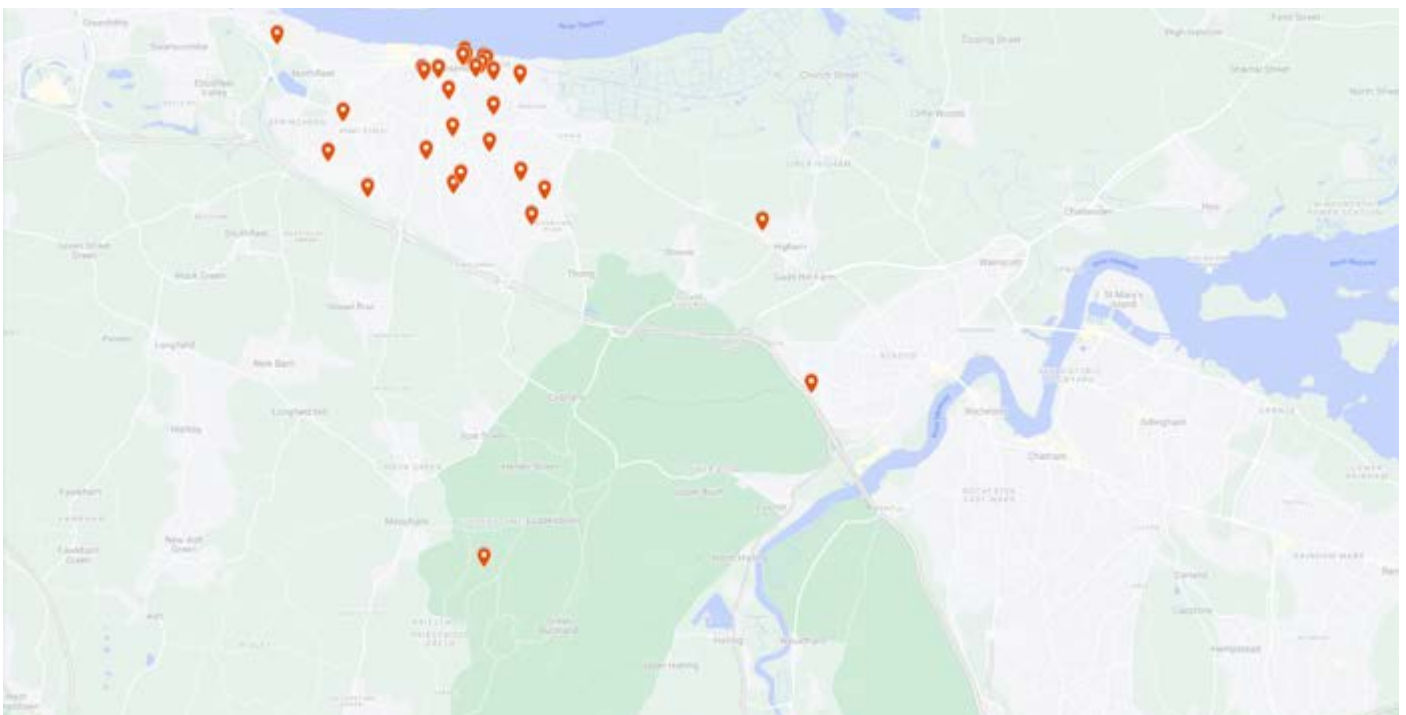
 Gravesham Community Investment Partnership

👍👎🗨️ 2 6 shares

Postcode data mapping - event attendees



Postcode data mapping - survey respondents



Printed questionnaire - also available as a digital form at www.miltonplaceconsultation.co.uk until 31 October 2024

Question 1

We would be grateful for your feedback as we look to refine the proposals, by completing this survey.

To get in touch with the project team, please contact us at: info@miltonplaceconsultation.co.uk

Do you agree that there is an opportunity to improve the land at Milton Place?

☐ Yes
☐ No
☐ Not sure

Question 2

What are your initial thoughts on the proposals for the land at Milton Place as a whole?

Question 3

Do you have any comments on the design and layout of our proposals?

Question 4

Do you have any comments on our early ideas for the landscaping proposals, e.g. planting, informal play space and other recreational elements?

Question 5

What are your thoughts on types of the proposed homes?

Question 6

Do you agree that Gravesend needs more affordable homes for local people?

☐ Yes
☐ No
☐ Not sure

Question 7

From what you have seen and heard so far, do you support these early plans for Milton Place?

☐ Yes
☐ No
☐ Not sure

Question 8

About You (optional)

Name

Email Address

Postcode

Leaflet artwork for door drop delivery

Milton Place

Consultation on plans for new homes at Milton Place, Gravesend

www.miltonplaceconsultation.co.uk

Gravesham Community Investment Partnership

Gravesham Community Investment Partnership (GCIP) is pleased to launch a public consultation on plans to deliver new and much needed housing at Milton Place, ensuring local needs are met.

Investment in developing the Milton Place site is significant in the ongoing regeneration of the town centre, including the important delivery of much needed affordable housing.

The site

GCIP aims to:

- Provide mixed tenure residential development.
- Maximise social value.
- Design a considered development reflective of the local character and setting.
- Deliver on planning policy objectives.

We are keen to engage with the local community to hear your feedback on our proposals.

Turn over to find out more about how to get involved!

Our Proposals

New high quality designed homes

Much needed affordable homes

Enhanced planting

Sustainable new homes

We have an opportunity to continue improving Gravesend town centre as part of its regeneration, including these plans for the land at Milton Place.

Our early ideas for the land at Milton Place would deliver much needed independent living for older people, alongside a small number of homes for private sale, and make sure that local needs are met.

Have your say

There are some early ideas and we would like to hear your views.

You can get involved in shaping these proposals to deliver new affordable homes in Gravesend at our consultation event or by filling out the survey on our website from 2nd October.

Public exhibition

Wednesday 2nd October 2024

The Kent Room, The Woodville, Woodville Place, Gravesend DA12 1DD

Pop in anytime between 3pm and 7.30pm.

If you are unable to attend, don't worry! We will be publishing information shared at this event, with a survey you can complete from 2nd October, at www.miltonplaceconsultation.co.uk

Consultation boards - these were displayed at the event and are available on the Milton Place website

Milton Place, Gravesend

Welcome

Thank you for attending our exhibition on the emerging plans for Milton Place, Gravesend. Today's exhibition focuses on providing you with details of the proposals as we seek your feedback ahead of our planning submission.

Plans for Milton Place are being put forward by Gravesham Community Investment Partnership.



Gravesham Community Investment Partnership (GCIP) is a 50:50 partnership between Gravesham Borough Council and Hill. GCIP's overriding objective is to deliver high quality new homes and reduce the Council's housing register, which is currently at 1,000 households. GCIP seeks to deliver more than just housing through proposed development and is committed to local investment in employment, skills and education, all of which underpin GCIP's ambitions to deliver meaningful social value across the Borough.

Welcome






The Council is proactively responding to the housing crisis and recently adopted a new Housing Development Strategy that commits to delivering around 1,000 new council-owned homes by 2028/29. The strategy was developed in response to the ever-growing demand for housing in our Borough, and to ensure that the housing needs of residents with a demonstrable connection to the Borough can be met, helping to reduce the number of households on our Housing Register and those that are in temporary accommodation.

“ We have long-held ambitions to build hundreds of new council homes in order to provide real social housing for those with demonstrable roots in Gravesham, thus reducing the number of people on our Housing Register. Working with Hill will greatly accelerate the progress we want to achieve.”

Cllr John Burden, Leader of Gravesham Borough Council



The Hill Group is a family-owned, award-winning housebuilder with a strong track record of delivering high-quality homes across London and the South East. The company prides itself on placing the community at the forefront of every project, striving to positively impact the lives of those who live and work around its developments.

Hill has won a number of accolades and accreditations, including winning overall House Builder Of The Year 2023, at the prestigious WhatHouse Awards.

“ We are working closely together to expand the delivery of affordable homes for local communities in the area.”

Andy Hill, Group Chief Executive of The Hill Group

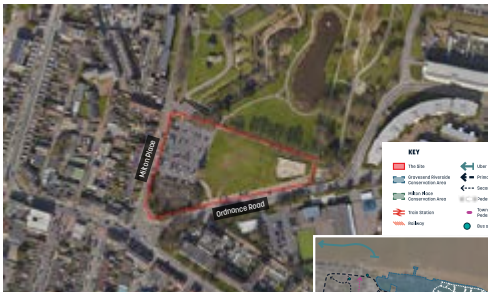



Milton Place, Gravesend

The site

The site

The site is situated to the east of the Town Centre, between the Riverside Leisure Area to the north, Milton Place to the west, Ordnance Road to the south and Gordon Lodge, a vacant building, to the east.



The site is made up of the former BT depot site in the south west corner, an existing car park, open green space and a skate park.

The site is well-connected and is within walking distance to existing local amenities, such as schools, local retail, the library, restaurants, public houses, health care facilities, cultural facilities and supermarkets.

> SITE IN THE WIDER CONTEXT



Site Context Plan

Before starting the design process, it is important to understand the site's existing features, setting and history. GCIP have therefore undertaken a thorough due diligence process to ensure that design proposals are considered, appropriate and deliverable. Key considerations for the progression of these proposals include:

- The conservation area setting
- Key views from the historic gun sight lines
- Access arrangements
- Public open space provision
- The existing car park



Milton Place, Gravesend

Site history

Site history

The site has a varied history. It has previously featured a church, a school, a playground and a public swimming pool.

More recently, there was a BT depot on site in the south western corner and the car park that is present today. The swimming pool closed in the late 1980s and later a skatepark was created on part of the site in 2012.

The image shows some of the site's history, from when Trinity Church stood as a major landmark at the junction of Milton Place and Ordnance Road, up to today.

1848
Holy Trinity Church is built on the site at the junction of Ordnance Road and Milton Road.

1800s
Gordon Lodge is built on the east of the site. It is owned by General Gordon and later becomes known as Gordon Lodge.

Late 1800s/early 1900s
The rest of the site is used as a cricket and football ground.

1944
WW2 V2 rocket attack begins on Britain in September. A V2 rocket explodes in Milton Place in November, just outside the Fort Gardens, killing two people.

1960s
Former play ground for Holy Trinity Church of England primary school is turned into a public car park.

1992
The site is earmarked for housing, but residents voiced their preference for the land to have a recreational use.

2005
Gravesend Council outlines plans for development on the site. Public consultations and feedback invited from locals.

2020
Gravesend Council outlines plans for development on the site. Public consultations and feedback invited from locals.

1865 - 1879
To the north of the site, the new Tavern Fort was extensively rebuilt by General Gordon between 1865 and 1879.

Late 1800s
Holy Trinity Church of England school is built behind Holy Trinity Church.

1938
New Gravesend open air swimming pool, Ordnance Road, is built in the middle of the site and opened. Parking and an access road for the swimming pool is created off Ordnance Road.

1963
Holy Trinity Church is demolished. Holy Trinity Church of England Primary School burnt down the year prior.

1989
After its decline in the 70s and 80s, the derelict swimming pool in Ordnance Road was demolished and the site was earmarked for development.

2012
Gravesend Skatepark in Gravesend was designed and built by Freestyle and opened in 2012.

Today
The Gravesend Community Investment Partnership (GCIPI) - a partnership between Gravesend Borough Council and The Mill group - begin a fresh approach to develop the site for residential use.

Milton Place, Gravesend

Heritage

Heritage

Respecting the site's history and remaining heritage features is important to us and has influenced our designs in some of the following ways:

- The proposals re-provide a key landmark building, creating a gateway to the east of the town centre and providing a key legibility point for wayfinding.
- Integrating sight lines from the gun plays of the fort into the landscape, with the building heights stepping up from the south east to south west, and from north to south, to reflect the wide arc of fire.
- Enhancing placemaking, with wayfinding integrated throughout.
- To improve the view and entrance experience to the fort and gardens.
- Keeping the north side open to serve as a buffer for the scheduled fort and its setting.
- Focusing development on the southwest corner and south side, where earlier structures like the church and school were located.

Trinity Church

Before it was demolished in the mid 20th century, Trinity Church was located on the southwest corner of the site. It had a strong presence at the intersection of Milton Place and Ordnance Road, with its tall tower standing higher than the surrounding buildings. The church was constructed during the 19th century, a period of significant growth in Gravesend, and served as a major landmark in the area with its imposing Gothic-style architecture.

Connection to our proposal:

Our proposal nods to this historic reference by placing the tallest part of the scheme at the junction.

Gravesend-holy-trinity-church-1902

Gun sight lines at the Fort have been respected through design

Google earth image 1950

Milton Place, Gravesend

Initial Layout

Initial Layout

Current Proposals

- 1 Provision of 70 high quality, purpose built apartments for the over 55's and 15 houses for home ownership addressing housing need.
- 2 70 of the 85 new homes (82.35%) would be affordable, significantly exceeding the 30% affordable requirement.
- 3 Making sustainable use of vacant and underutilised brownfield sites.
- 4 Providing high quality landscape and formal play spaces and enhanced landscaping for the skate park.
- 5 Reduction and reconfiguration of the existing car park based on monitoring of peak use, re-providing 80 spaces with improved landscaping.
- 6 An outward looking scheme increasing natural surveillance and improving active travel routes.
- 7 Celebration of the site's history and context through a considered architectural and landscape approach.
- 8 Providing a key gateway to the town centre and providing a strong focal building on an important junction.



► DRAFT MASTERPLAN PROPOSALS



Milton Place, Gravesend

Landscaping proposals

Landscaping proposals

- Site Boundary
- Existing Trees
- Proposed Trees
- Proposed Paved Areas / Paths
- Proposed Amenity Grass
- Proposed Hedgerow/ Structural Planting
- Proposed Biodiverse Ornamental Planting
- Car Park 84 Spaces
- Existing Skatepark
- Potential drainage basin/ grassland
- Proposed informal play feature



Milton Place, Gravesend

Character areas

Character Areas

'Gravesend Gems'
Our Architectural Principles



1. Chamfered Corners
Softens the building's profile, often improving the flow of pedestrian traffic at street level and enhancing the building's visual appeal by adding subtle complexity to its form.



2. Expressed Base
Design of the lower portion to be visually distinct and prominent. Appearing heavier or more solid compared to the upper sections, grounding the building and giving it a stable, rooted presence.



3. Vertical Emphasis
Accentuating the height of a building through design elements that draw the eye upward.



4. Celebrated Tops
Making the uppermost part a prominent and distinguished feature. Ornate cornices, decorative roof lines, setbacks or other elements that draw attention to the top.



5. Earthy Tones
To blend with the existing surroundings and evoke a sense of warmth and timelessness. Create a sense of harmony, giving the structure a grounded, organic feel.



6. Stepped Roof Lines
Stepping of roof lines to create a dynamic, varied profile that adds visual interest and can emphasize different sections of the building.



7. Defined Grid
A clear, structured layout where elements such as windows and facade divisions are arranged in a consistent pattern. Creates a sense of order, balance, and visual harmony.

➤ MILTON PLACE MONTAGES



➤ ORDNANCE ROAD MONTAGES



Gravesend Town Centre: Chamfered Corners

Our proposals intend to complete a missing corner at the junction between Milton Place and Ordinance Road.

The main busy artery from the town centre, King Street, has several buildings that feature chamfered or rounded corners at junctions.

The chamfers improve sight lines and create an open and inviting appearance. Rounded corners offer smooth continuous edges that enhance pedestrian flow.

This gives the streetscape a cohesive and navigable urban environment.





Milton Place, Gravesend

Transport

Transport

A new vehicular access to the development is proposed from Milton Place via a new junction. Our transport consultant, TPA have produced a preliminary design of the junction and undertaken tracking analysis, including HGV access.

Site Boundary

Existing White Lining

Existing Yellow Lining

Proposed Kerbline

Proposed White Lining

Visibility Splay 2.4m X 43m

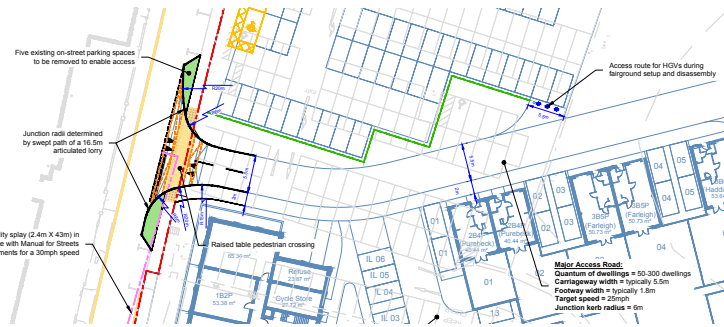
Indicative fence

Indicative soft landscaping

Proposed Ramp

Droppable Bollards

Tactile Paving





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Milton Place, Gravesend

What happens next

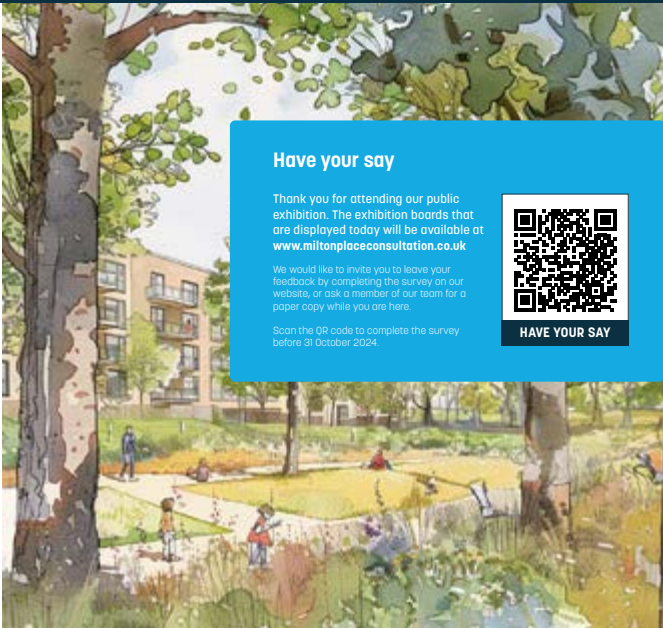
What happens next

Planning timeline

This event marks the start of a four-week consultation period on our plans.

Following this, feedback will be considered and used to inform the planning application for Milton Place.

We are currently working to a timeline of submitting a planning application in late autumn 2024.



Have your say

Thank you for attending our public exhibition. The exhibition boards that are displayed today will be available at www.miltonplaceconsultation.co.uk

We would like to invite you to leave your feedback by completing the survey on our website, or ask a member of our team for a paper copy while you are here.

Scan the QR code to complete the survey before 31 October 2024.



HAVE YOUR SAY



Milton Place, Gravesend

Proposed Elevational Styles

Proposed Elevational Styles

> APARTMENTS



> HOUSES





