

Application: 20250167

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr Paul White, Gravesham Community Investment Partnership
C/O Miss Kate Holland, Invicta Planning
Chart House
10 Western Road
Borough Green
TN15 8AG**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Milton Place Car Park
Gravesend
Kent**

and being **Construction of 76 dwellings and associated infrastructure**. Your application dated 28th February 2025 is permitted subject to the following:-

Land Ownership

1. No development shall commence or continue (except for surveying, testing, sampling, soil tests, ground investigations, and archaeological investigations) unless and until the freehold interest in the site has been transferred to a party other than Gravesham Borough Council and that party has entered into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the Confirmatory Deed included within the Unilateral Undertaking to Gravesham Borough Council with the effect that the land is bound by the planning obligations contained in the agreement.

Reason The Local Planning Authority would have refused planning permission in the absence of the Unilateral Undertaking and at the time of this planning permission being issued the applicant was not able to bind the legal interests in the whole of the development site pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). Development must not commence until all legal interests in the relevant Phase are bound under the Unilateral Undertaking and the planning obligations contained in the Unilateral Undertaking are enforceable in respect of the Development comprised in that Phase.

In the interests of proper planning and in accordance with National Planning Policy Guidance Use of Planning Conditions (2019), which advises that a negatively worded condition limiting development that can take place until a planning obligation has been entered into can be used in exceptional circumstances.

Time Limit

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

3. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

- Application Form – dated 21 February 2025);
- Cover Letter by Invicta Planning Ltd (dated 21 February 2025);
- Cover Letter by Invicta Planning Ltd (dated 09 June 2025);
- Planning Statement by Invicta Planning Ltd (February 2025);
- Design and Access Statement by JTP (February 2025);
- Supplementary Information – Statement of Community Involvement by Pillory Barn (February 2025);
- Supplementary Information – Historic Environment Impact Assessment by GHC Archaeology and Heritage (February 2025);
- Supplementary Information – Transport Statement by Transport Planning Associates (ref.2302-048/TS/01) (February 2025);
- Supplementary Information – Highways Technical Note by Transport Planning Associates (ref. 23032-048/TN/01 (May 2025);
- Supplementary Information – Ecological Impact Assessment (Rev. B) by James Blake Associates (February 2025);
- Supplementary Information – Biodiversity Net Gain Assessment by James Blake Associates;
- Supplementary Information – Arboricultural Impact Assessment and Method Statement by Tracy Clarke Tree Consultancy (ref. TCTC-19152-A) (February 2025);
- Supplementary Information – Flood Risk Assessment and Drainage Strategy by PTA (ref. 10109-PTA-XX-XX-RP-C-9071 – Rev. P02) (February 2025);
- Supplementary Information – Phase 2 Geo Environmental Assessment by Create Consulting Engineers (ref. AW/CS/P23-2862/02 – Rev. A) (January 2024);
- Supplementary Information – Environmental Noise Assessment by In Sharland Ltd (February 2025);
- Supplementary Information – Energy Strategy by Energist (Rev. 02) (February 2025);
- Supplementary Information – Utility Statement (February 2025);
- Drawing no. 02324-JTP-MP-ZZ-DR-A-00001 – Rev. P1 – Location Plan;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-00002 – Rev. P1 – Existing Site Plan;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-00003 – Rev. P1 – Proposed Site Plan;
- Drawing no. 02324-JTP-MP-00-DR-A-10101 – Rev. P3 – Apartment Block GA Plan - Level 00;
- Drawing no. 02324-JTP-MP-01-DR-A-10102 – Rev. P3 – Apartment Block GA Plan - Level 01;
- Drawing no. 02324-JTP-MP-02-DR-A-10103 – Rev. P3 – Apartment Block GA Plan - Level 02;
- Drawing no. 02324-JTP-MP-03-DR-A-10104 – Rev. P4 – Apartment Block GA Plan - Level 03;
- Drawing no. 02324-JTP-MP-04-DR-A-10105 – Rev. P4 – Apartment Block GA Plan - Level 04;
- Drawing no. 02324-JTP-MP-RF-DR-A-10106 – Rev. P1 – Apartment Block GA Plan - Level RF;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-10201 – Rev. P2 – 2B4P Galloway - Semi Detached;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-10202 – Rev. P1 – 3B5P Lewis - Detached;

- Drawing no. 02324-JTP-MP-ZZ-DR-A-10203 – Rev. P1 – 3B6P Walbury - Semi - Type 01;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-10204 – Rev. P1 – 3B6P Walbury - Semi - Type 02;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-10205 – Rev. P1 – 3B6P Walbury - Detached;
- Drawing no. 02324-JTP-MP-ZZ-DR-A-10206 – Rev. P2 – 4B7P Wainwright - Detached;
- Drawing no. 02324-JTP-MP-00-DR-A-10001 – Rev. P3 – Sitewide GA Plan - Level 00;
- Drawing no. 02324-JTP-MP-01-DR-A-10002 – Rev. P3 – Sitewide GA Plan - Level 01;
- Drawing no. 02324-JTP-MP-02-DR-A-10003 – Rev. P3 – Sitewide GA Plan - Level 02;
- Drawing no. 02324-JTP-MP-03-DR-A-10004 – Rev. P4 – Sitewide GA Plan - Level 03;
- Drawing no. 02324-JTP-MP-04-DR-A-10005 – Rev. P4 – Sitewide GA Plan - Level 04;
- Drawing no. 02324-JTP-MP-RF-DR-A-10006 – Rev. P1 – Sitewide GA Plan - Level RF;
- Drawing no. 02324-JTP-MP-XX-DR-A-11101 – Rev. P3 – Apartment Block Elevations 1 - 4;
- Drawing no. 02324-JTP-MP-XX-DR-A-11102 – Rev. P3 – Apartment Block Elevations 5 - 8;
- Drawing no. 02324-JTP-MP-XX-DR-A-11001 – Rev. P4 – Site Elevation 1 & 2;
- Drawing no. 02324-JTP-MP-XX-DR-A-11002 – Rev. P4 – Site Elevation 3 & 4;
- Drawing no. 02324-JTP-MP-XX-DR-A-11003 – Rev. P4 – Site Elevation 5 & 6;
- Drawing no. 02324-JTP-MP-XX-DR-A-12001 – Rev. P3 – Site Sections 1 & 2;
- Drawing no. 02324-JTP-MP-XX-DR-A-12002 – Rev. P3 – Site Sections 3 & 4;
- Drawing no. 12701-FPCR-XX-ZZ-DR-L-0005 – Rev. P06 – Landscape General Arrangement Plan;
- Drawing no. 12701-FPCR-XX-ZZ-DR-L-0006 – Rev. P07 – Planting Plan;
- Drawing no. 10109-PTA-XX-XX-DR-C-9300 – Rev. P03 – Proposed Drainage Layout.

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

Pre-commencement Conditions

Construction Environment Management Plan (CEMP)

4. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:
 - (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery.
 - (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery.
 - (c) A Construction Traffic Management Plan covering:
 - Means of direct access to the site from the adjoining maintainable public highway
 - Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.
 - Details of numbers and routeing of construction and delivery vehicles to / from site
 - Timing of deliveries and waste movement.

- Loading and unloading of plant and materials away from the maintainable public highway.
 - Parking and turning areas for construction and delivery vehicles and site personnel.
 - Type and location of wheel washing and chassis cleaning facilities.
 - Temporary traffic management / signage.
- (d) Details of the location of the proposed construction compound.
 - (e) Details of security fencing and other site security measures.
 - (f) Details of stockpile areas for building materials or for fill or removed topsoil.
 - (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage.
 - (h) Ecological mitigation measures.
 - (i) Measures to be undertaken to protect any public sewers and water apparatus.
 - (j) Details of vibration monitoring and mitigation during any necessary piling works.
 - (k) Details of temporary construction or security lighting; and
 - (l) Monitoring and review provisions with the Local Planning Authority.
 - (m) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with policies CS11, CS12 and CS19 of the Gravesham's Local Plan: Core Strategy (September 2014).

Contaminated Land

5. No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance) and if necessary an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.
 - (a) A further site investigation, based on the findings of the submitted 'Phase 2 Geo-Environmental Assessment' dated January 2024 by Create Consulting Engineers Ltd (Report Ref: AW/CS/P23-2862/02 Rev A) shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
 - (b) An updated site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - (c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
 - (d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
 - (e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and

the provision of reports on the same, must be prepared and approved in writing by the local planning authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the local planning authority.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework (2024).

Sustainable Urban Drainage

6. No development other than necessary enabling works (means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to); site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site clearance, ground improvement works, construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures, creation of temporary haul roads and enabling works accesses or other works or operations to enable any of these works to take place including site and ground works) shall begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding in accordance with paragraph 181 of the National Planning Policy Framework (2024).

Habitat Management and Monitoring Plan (HMMP)

7. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved biodiversity gain plan and including:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and

frequency specified in the approved HMMP.

Reason To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Tree Protection

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees and hedgerows, in accordance with BS5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- (a) Location and installation of services/ utilities/ drainage;
- (b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- (c) Details of construction within the RPA or that may impact on the retained trees.
- (d) A full specification for the installation of boundary treatment works.
- (e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- (f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- (g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing
- (h) A specification for scaffolding and ground protection within tree protection zones.
- (i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- (j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- (k) Boundary treatments within the RPA
- (l) Methodology and detailed assessment of root pruning
- (m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- (n) Reporting of inspection and supervision
- (o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- (p) Veteran and ancient tree protection and management

The development thereafter shall be implemented in strict accordance with the approved details.

Reason Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and pursuant to paragraph 136 of the National Planning Policy Framework (2024).

Archaeology

9. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:
- (a) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.
 - (b) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.
 - (c) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

Reason To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 207 of the National Planning Policy Framework (2024).

Managing car parks during construction

10. No development approved by this permission shall be commenced until a programme for managing the existing public car parking during the construction phase (to include details of the access, signage and circulation), has been submitted to and approved in writing by the Local Planning Authority. The works affecting car parking shall be carried out in accordance with the approved programme.

Reason In order to minimise the impact of the construction phase upon the availability of town centre car parking; to minimise the impacts upon existing town centre businesses and retailers and in accordance with adopted Policy CS11 Gravesham Local Plan: Core Strategy (September 2014).

Prior to Above Ground Works

Foul and surface water sewerage disposal

11. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Elevations

12. Notwithstanding the details shown on the approved plans and submitted documents, before any above ground works commence drawings to a scale of 1:20 of each elevation of the apartment building shall be submitted to and approved in writing by the Local Planning Authority to show the architectural detailing on those elevations.

Reason In order to preserve the character and appearance of the Milton Place Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC3 of the Gravesham Local Plan First Review (November 1994).

External Facing Materials

13. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall 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 prior to any part of the development first being brought into use.

Reason To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Swift Bricks

14. Prior to above ground works, updated elevations drawings showing the make, model and locations of at least 25 integrated swift nesting boxes (1 per housing unit and at least 10 in the block of flats) evenly spread along north and east facing elevations a minimum of 4m above ground level with a clear drop underneath, shall have first been submitted to and approved in writing by the local planning authority. Nest boxes shall be provided in accordance with BS 42021:2022 (British Standard for integral nest boxes). Nest boxes shall be constructed of durable material, i.e. not wood.

For full discharge of this condition, photographs of the integral boxes in their agreed locations are to be submitted to and approved in writing by the local planning authority prior to first occupation. They are to be retained in that manner thereafter.

Reason In accordance with BS 42021:2022 and with consideration for swifts in accordance with paragraph 187(d) of the National Planning Policy Framework (2024).

Hard Landscaping

15. Prior to above ground works, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- proposed boundary treatments,
- proposed finished levels and contours,
- hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;
- details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures
- details of the pedestrian access and circulation areas
- minor structures such as play equipment, log piles, and any proposed seating.

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).

Soft Landscaping

16. Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The landscaping scheme shall reflect proposed changes to Ordnance Road associated with Albion Waterside (Canal Basin allocation) as set out in the Transport Assessment and shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Crime Prevention Measures

17. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to any of the residential units hereby permitted first being occupied and shall thereafter retained.

Reason To ensure the development protects the environment of the site and its locality generally, in the interest of security, crime prevention and community safety and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Prior to Occupation

Affordable Housing

18. The residential units hereby permitted shall not be occupied until details of the proposed affordable housing units have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- i) Confirmation that the numbers, type and tenure of the affordable housing provision made is as proposed,
- ii) Details of compliance with the Council's Housing Allocation Scheme

Reason In the interests of securing affordable housing in accordance with policy CS16 of the Gravesham Local Plan Core Strategy (September 2014).

Noise

19. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures in accordance with the 'Environmental Noise Assessment' dated 20th February 2025 by Ian Sharland Ltd (Report Ref: M5600 v3). If the noise levels set out in the aforementioned report are exceeded, additional noise mitigation measures to ensure the appropriate noise levels can be met shall be submitted to and approved in writing by the Local Authority and implemented in full prior to the first occupation.

The final approved sound insulation scheme shall be implemented and maintained in accordance with the approved plans thereafter.

The Post Completion report shall assess the performance of any ventilation and cooling/heating system that has been installed to the satisfaction of the local authority. The approved alternative means of ventilation and cooling/heating shall be maintained thereafter.

Reason In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Ventilation

20. Prior to first occupation of any of the residential units hereby approved, a scheme for alternative means of ventilation and air cooling and heating must be submitted in writing for approval to demonstrate that:

- The alternative means of ventilation and cooling will not compromise any noise protection measures
- The alternative means of ventilation and cooling will not present an adverse noise or odour impact on occupants
- The air intake must bring in air away from the source of pollution i.e. the traffic on Ordnance Road
- The alternative means of ventilation and cooling will enable optimum living conditions in all weather and with reference to climate change predictions

The means of ventilation must be in accordance with CIBSE TM59 2017 - Design methodology for the assessment of overheating risk in homes and comply with Approved Document O "Overheating" of the Building Regulations.

The alternative means of ventilation and cooling shall be maintained thereafter.

Reason In the interests of protecting the amenity of residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Drainage Verification Report

21. Prior to occupation of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework (2024).

Management Plan

22. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a management plan to ensure the long-term management and maintenance of all public realm and other areas with public amenity function within the ownership and/or management of the applicant shall be submitted to and approved, in writing, by the Local

Planning Authority. The said management plan shall contain details of a mechanism to ensure that sufficient resources are made available to provide for the maintenance of the public realm in accordance with the approved strategy for the lifetime of the development. For the avoidance of doubt the said management plan shall include details of the maintenance regime to be applied in relation to:

- (a) Hard and soft landscaping;
- (b) The maintenance of the surface water drainage systems;
- (c) Public car parking areas and external lighting;
- (d) The cleansing of public areas (including the removal of litter and graffiti); and
- (e) All internal and external internal communal spaces.

The approved management plan shall then be implemented in full prior to any part of the permitted development being occupied or used.

Reason To secure measures for the long term management and maintenance of the public areas to ensure the development is of a satisfactorily high design standard during its lifetime and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Formation of Parking Spaces

23. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).

Allocation and Safeguarding of Parking Spaces

24. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented prior to any of the residential units hereby permitted first being occupied and maintained thereafter, including provision of four accessible spaces for the apartment block and EV charging points for the residential units.

Reason In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Car Parking Management Plan

25. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a car parking management plan for the public car parks shall be submitted to and approved, in writing, by the Local Planning Authority. This document should include arrangements for managing the private residential car parking spaces and public spaces within the car parks to ensure they are used as efficiently as possible, with no resident permits provided to future occupiers. The car parking serving the development shall thereafter be managed and operated in accordance with the approved management plan.

Reason To ensure the most effective and efficient management of the available private car parking spaces and in accordance with adopted Local Plan Core Strategy Policies CS11 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Electric Charging Points (Car Parks)

26. Prior to the first use of the approved Milton Place and Ordnance Road car parks hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants and public of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the car parks hereby approved to which the cabling applies.

Reason To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11, CS18 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Visibility Splays

27. Notwithstanding the details shown on the approved plans, prior to any part of the development first coming into use full details of visibility splays for the vehicular access onto Milton Place shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the access first being brought into use and retained as such thereafter.

Reason In the interests of highway safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

Cycle Storage

28. Prior to any part of the permitted development being occupied or used, the cycle storage facilities as shown on the approved plans, shall be provided prior to any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

Reason In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

External Lighting

29. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to any of the residential units hereby permitted first being occupied and no additional external lighting shall be provided on the site.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Refuse Arrangements

30. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection

days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Prior to Installation

Plant Equipment

31. Notwithstanding the details shown on the approved plans and application form prior to the installation of plant equipment, details of any services and plant systems, including roof top plant equipment shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason In the interest of the amenities of neighbouring properties and the area generally and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

On-going Conditions

Removal of Permitted Development Rights

32. Notwithstanding the provisions of Classes A, B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order, no enlargements to the dwellinghouses hereby approved, including the roof of the dwellinghouse (excluding the construction of a porch) or the construction or any further outbuildings, shall occur, unless prior written consent has been obtained, in the form of full planning permission, from the Local Planning Authority.

Reason In the interests of retaining adequate private amenity space for the future occupiers of the dwellinghouse, in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Dishes/Telecommunication

33. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the site or roofs/walls of the development hereby approved.

Reason In the interests of the visual amenity of the development and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

INFORMATIVES:-

1 STATEMENT OF POSTIVE AND PROACTIVE APROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 - 13 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site.

Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing and the applicant has confirmed acceptance of the conditions.

3 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

5 NAMING & NUMBERING

As a result of the proposal, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered. The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's website <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

6 SOUTHERN WATER

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read their New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

7 DRAINAGE / SEWERAGE

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

8 KCC ECOLOGY ADVICE SERVICE - BREEDING BIRD INFORMATIVE

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

9 KCC HIGHWAYS

It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

10 INFORMATION FROM KENT POLICE DESIGNING OUT CRIME TEAM

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We recommend SBD guidance is utilised to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. The points below identify my recommendations for the layout and design of this scheme.

1. Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site, any parking areas/ courts and pedestrian routes. These areas must be well lit and covered by natural surveillance from neighbouring properties.
2. Perimeter, boundary and divisional treatments must be a minimum of 1.8m high. Any alleyways to have secure side gates, which are lockable from both sides, located flush to the front building line.
3. To meet SBD guidance we would strongly recommend the installation of pavements on both sides of the roads to avoid vehicle and pedestrian conflict and promote safer spaces for families. It is now common practice to have some shared vehicle/ pedestrian areas on secondary routes. If pavements cannot be installed in these shared spaces, we strongly recommend traffic calming measures, especially where there is a curvature in the road.
4. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We advise against the use of parking courts as they can create an opportunity for crime. Where unavoidable, the areas must be covered by natural surveillance from an "active" window e.g. lounge or kitchen and sufficient lighting - the same recommendations apply to on plot parking bays. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse. If car ports are unavoidable, we recommend they be lit and painted in a light colour to optimize surveillance opportunities. For car parks, we recommend the Safer Parking Scheme, which follows CPTED guidance from both the police and the British Parking Association.
5. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.
6. Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Residential Guide 2025 states: "19.3 SBD does not advocate the use of bollard lighting to achieve lighting uniformity. Bollard lighting is purely for wayfinding and can be easily obscured or damaged. It should be avoided, as it can increase the fear of crime, because it does not project sufficient light at the right height to recognise facial features." Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.
7. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors and individual flat entrance doors to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please note PAS 24 is a minimum-security standard, and communal doors may require a higher standard, such as STS or LPS.
8. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.
9. For cycle storage, we advise on the use of ground/ wall SBD or sold secure anchors within a lockable shed or storage area. Bin storage must also be secure with access control.
10. Mail delivery to meet SBD TS008 with a fire guard are strongly recommended for dwellings.
11. Defensible spaces. Corner properties require well established boundaries to avoid desire lines across front gardens. This can be provided by using hedges or knee rails/ fences, for example.

12. Blank Walls. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. This type of elevation tends to attract graffiti, inappropriate loitering, and ball games. The provision of a 1m buffer zone using either a 1.2 - 1.4m railing or a 1m mature height hedge with high thorn content should address those issues.
13. Vehicle mitigation may be required on pedestrian routes, to prevent mopeds or similar vehicles accessing the area and causing nuisance.
14. Open space. Open space areas must be well lit and boundaries must be clearly defined to avoid conflict or ball games causing nuisance. For any LAP or LEAP, we recommend fencing at a minimum height of 1.2m and vandal resistant play equipment. Consideration should be given to a single dedicated entry and exit point to enable adult control/supervision.

Dated: 15 December 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.