

DESIGN & ACCESS STATEMENT

Woodlands Farm
Wrotham Road, Meopham, Culverstone
Gravesend, Kent DA13 0RQ

Outline application for 67 dwellings, public open space and associated works. Principal vehicular access from Newlands Lane; all other matters reserved.

August 2026



What this statement explains

The application establishes the principle of a landscape-led 67-home neighbourhood and seeks approval for one defined access parameter.

FOR APPROVAL NOW

Principal means of vehicular access

A Newlands Lane access solution supported by the applicant’s Transport Statement, measured speeds, visibility analysis and vehicle tracking.

RESERVED FOR LATER APPROVAL

Layout

Scale

Appearance

Landscaping

Plans, elevations and materials in this deck demonstrate capacity and intended character; they do not fix the reserved details.

A clear framework for good design

The proposal applies national design principles through a Gravesham-specific, landscape-led response.

01	National Planning Policy Framework	Well-designed places, efficient use of land, sustainable transport, climate resilience and biodiversity.
02	National Design Guide	Context, identity, built form, movement, nature, public space, uses, homes, resources and lifespan.
03	Gravesham Core Strategy / CS19	Quality, local character, amenity, inclusive movement, sustainable construction and safe places.
04	Design for Gravesham Design Code	The detailed benchmark for architecture, streets, boundaries, materials and reserved-matters quality.

A contained rural-edge site

WOODLANDS FARM

East of the A227 / Wrotham Road and south of Newlands Lane, at the edge of Culverstone Green.

- 1 Approximately 3.4 hectares of farmhouse, stables, sand school, equestrian uses and grassland.
- 2 Existing trees, hedgerows and scrub create a strong perimeter and mature landscape setting.
- 3 Land rises gently from about 184.2m AOD in the north to 189.3m AOD in the south.
- 4 Flood Zone 1; no conservation area, TPO tree or irreplaceable habitat within the application site.



Red line shown for site-context purposes.

Constraints become design generators

RURAL EDGE

Retain and strengthen perimeter vegetation; use broad green buffers and a softer settlement transition.

GREEN BELT

Keep the framework low-density and landscape-led, with generous open space and a clear, compact built form.

LEVELS

Coordinate finished levels, inclusive routes, drainage and sensitive edge conditions at reserved matters.

ACCESS

Use one legible principal access from Newlands Lane, with a continuous pedestrian route and clear priority.

ECOLOGY

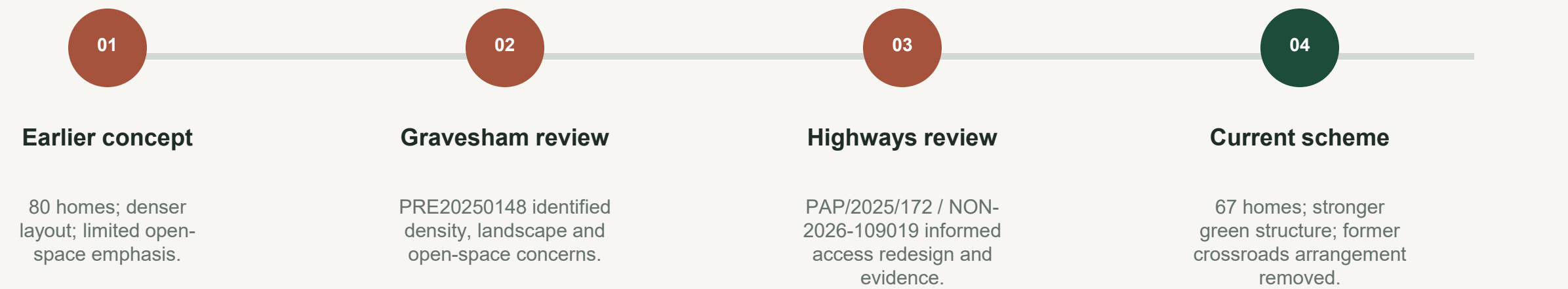
Retain connected habitat, protect dark corridors and combine new planting, SuDS and off-site BNG delivery.

NEIGHBOURS

Use separation, retained vegetation, orientation and detailed height controls to safeguard amenity.

Engagement has materially improved the scheme

The current 67-home framework responds directly to Gravesham and KCC pre-application feedback without claiming formal approval of the submitted access.



Result: lower gross density, less tandem parking, more meaningful open space and a safer, more legible access strategy for technical assessment.

Landscape, movement and place work together



FIVE ORGANISING PRINCIPLES

- 1 A clear entrance and legible street sequence.
- 2 Homes addressing streets, greens and public space.
- 3 SuDS designed as visible landscape infrastructure.
- 4 Broad western and southern green edges.
- 5 Play, planting and walking routes integrated from the outset.

A balanced, deliverable housing offer

67

DWELLINGS — FIXED APPLICATION AMOUNT

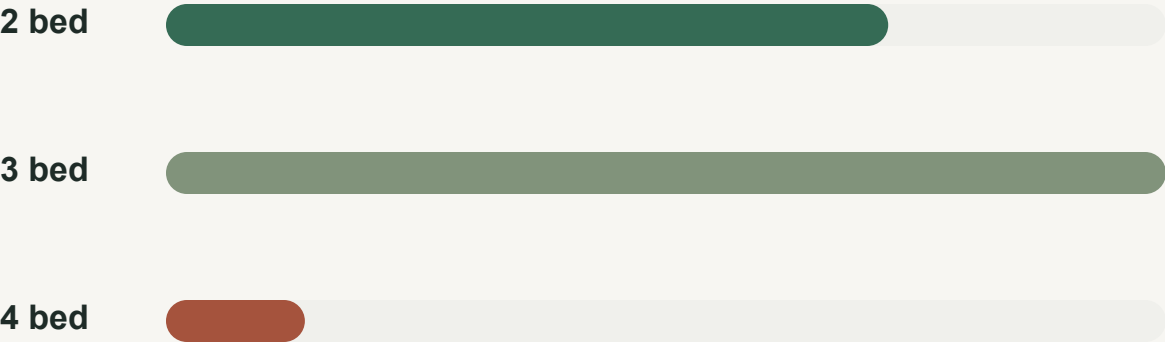
19.7

DWELLINGS PER HECTARE — APPROX. GROSS DENSITY

50%

AFFORDABLE HOUSING CONTRIBUTION — MECHANISM TO BE AGREED

ILLUSTRATIVE BEDROOM MIX



26 homes

79.5 sqm · 2B4P

36 homes

95.5 sqm · 3B5P

5 homes

127 sqm · 4B8P

131

illustrative parking spaces

113 allocated

18 visitor

Final mix, unit distribution and parking compliance will be tested at reserved matters and through the Section 106 process.

A varied family-housing character

A simple house-type family can create variety through form, frontage rhythm and material emphasis while remaining recognisably part of one place.

- 1 Oak — 4-bed detached
- 2 Ash — 3-bed semi-detached
- 3 Rose — 2-bed semi-detached
- 4 Active frontages and natural surveillance of streets and spaces

Indicative character reference only. Final architecture, heights and house-type distribution are reserved.



OAK - 4-BED DETACHED



ASH - 3-BED SEMI-DETACHED



ROSE - 2-BED SEMI-DETACHED

A warm, coordinated rural-edge palette

EXTERNAL MATERIAL PALETTE



**MULTI-STOCK RED
FACING BRICK**



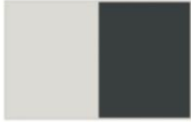
**SOFT OFF-WHITE
MINERAL RENDER**



**CHARCOAL TIMBER
WEATHERBOARDING**



**RED-BROWN CLAY
PLAIN ROOF TILES**



**WARM-GREY FRAMES
CHARCOAL DOORS**



**NATURAL TIMBER
ENTRANCE CANOPIES**

COORDINATED EXTERNAL MATERIAL PALETTE

MULTI-STOCK RED BRICK

OFF-WHITE RENDER

CHARCOAL WEATHERBOARDING

RED-BROWN CLAY TILES

TIMBER CANOPIES

Indicative only

Landscape is the organising framework



230

NEW TREES IN THE ILLUSTRATIVE PLANTING STRATEGY

0.2 km

APPROX. NEW SPECIES-RICH NATIVE HEDGEROW

1

INTEGRATED PLAY AREA WITHIN THE GREEN NETWORK

Retained vegetation, new woodland-edge planting, mixed native scrub, meadow and SuDS create a layered transition to the countryside.

Nature recovery is built into delivery

+28.65%

ON-SITE HEDGEROW UNITS

10.10

OFF-SITE HABITAT UNITS REQUIRED

30+ yrs

HABITAT MANAGEMENT AND MONITORING

A transparent two-part BNG route

ON SITE

Retained edges, 230 new trees, species-rich hedgerow, mixed native scrub, meadow, SuDS habitats and wildlife features.

COMPLETED OFF SITE

The on-site area-habitat deficit is completed through 10.10 registered off-site habitat units, equivalent to 20.20 Tier A1 credits, followed by a Biodiversity Gain Plan.

Supporting measures: dark bat corridors · warm-spectrum lighting · bat and bird boxes · hedgehog-permeable boundaries · pollinator planting · specialist Japanese knotweed management.

A safe, legible principal access

5.5m

ACCESS CARRIAGEWAY

2.0m

FOOTWAY

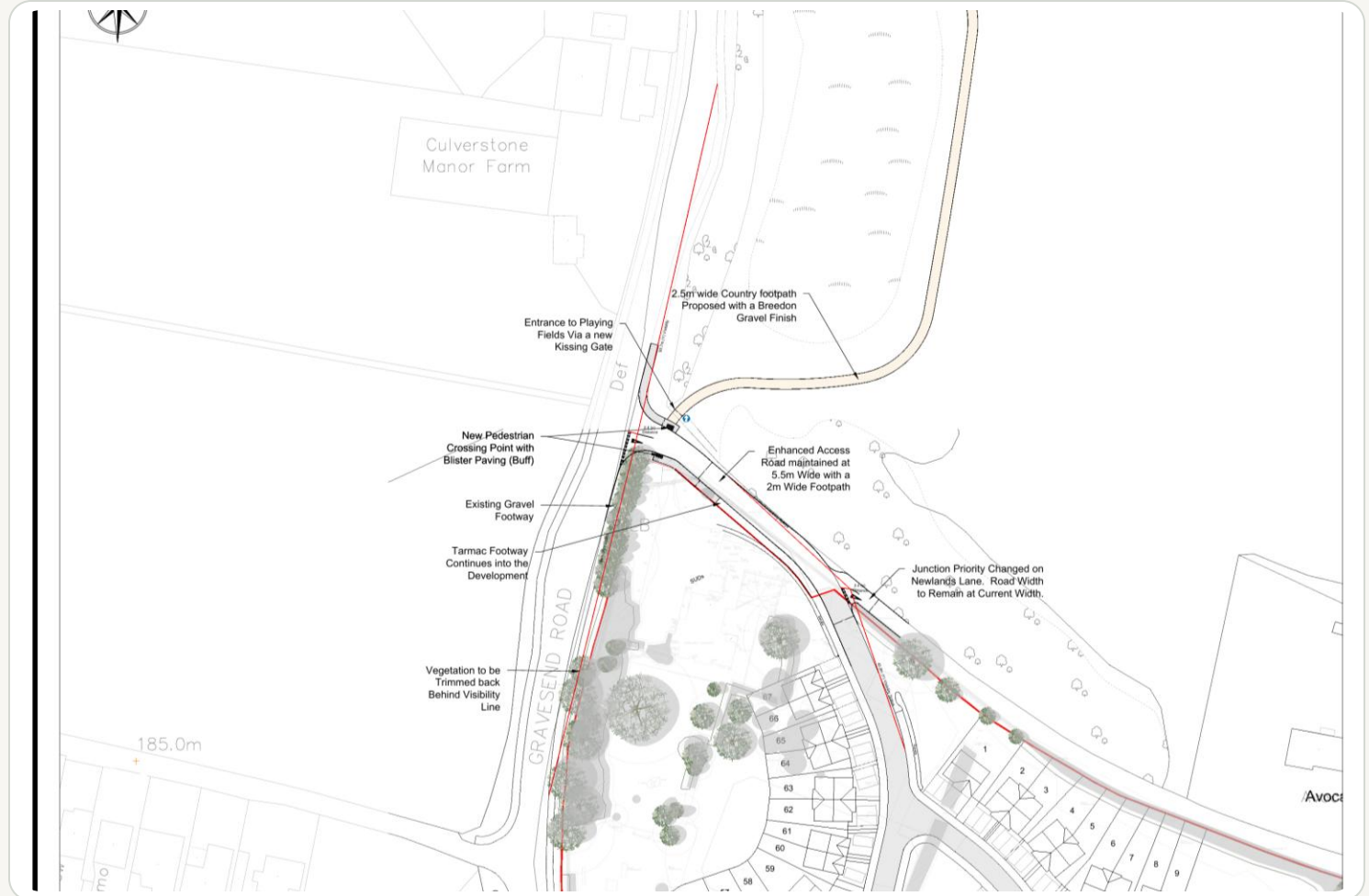
43m

VISIBILITY EACH WAY

Measured 85th-percentile speeds

28.5 mph westbound
26.7 mph eastbound

The former crossroads arrangement has been removed. The current solution was developed following KCC comments and remains subject to KCC/LPA assessment and highway approvals.



A connected, serviceable movement network



STREET HIERARCHY

5.5m entrance and spine streets

4.8m secondary streets

2.0m footways

11.4m refuse vehicle tracked

- 1 Proposed 2.5m country footpath and connections to local walking routes.
- 2 Bus stops approximately 75m and 120m from the site.
- 3 131 illustrative spaces: 113 allocated and 18 visitor; final compliance at reserved matters.

Inclusive, safe and overlooked by design

Reserved matters will translate the low-density framework into streets and homes that are easy to use, naturally supervised and adaptable over time.

INCLUSIVE ROUTES

Step-free connections where levels permit, clear pedestrian priority, accessible crossings and seating/rest points.

NATURAL SURVEILLANCE

Front doors and windows address streets, parking, play and open spaces; blank edges are avoided.

SECURE EVERYDAY USE

Visible parking, defensible boundaries, secure cycle/bin stores, side-gate control and coordinated lighting.

HEALTHY COMMUNITY

Play, green space, walking routes, biodiversity and SuDS form one accessible public-realm network.

Detailed design to follow prevailing accessibility standards, Building Regulations and Kent Police Designing Out Crime / Secured by Design advice.

SuDS shapes a climate-resilient landscape



A visible blue-green sequence



Delivery route: BRE 365 infiltration testing, groundwater/land-quality and water-quality checks, detailed levels and a foul pumping station connection to the public sewer—each secured through technical approval, condition or reserved matters.

Reserved matters will secure design quality

The outline framework preserves flexibility while setting clear expectations for the detailed submission.

01

LAYOUT

Street hierarchy, overlooked spaces, privacy, daylight, private amenity, waste, fire and service access.

02

SCALE

Predominantly low-rise family housing, sensitive edge massing, finished levels and neighbour relationships.

03

APPEARANCE

A coherent Kent-informed palette, varied roof forms, active frontages, durable detailing and boundary design.

04

LANDSCAPING

Retained trees, 230-tree strategy, native hedgerow/scrub, play, SuDS, habitat management and maintenance.

The illustrative plans and elevations establish a strong direction; formal approval of layout, scale, appearance and landscaping is not sought by this application.

A positive framework for 67 new homes

Woodlands Farm combines a clear access solution with a landscape-led structure, a balanced housing offer and a credible route to biodiversity, drainage and detailed design delivery.

- ✓ Exactly 67 dwellings at a low gross density
- ✓ 50% affordable housing contribution
- ✓ Principal Newlands Lane access supported by detailed applicant evidence
- ✓ Substantial green infrastructure, SuDS and 230-tree strategy
- ✓ Reserved-matters controls and technical conditions provide a clear delivery route

