



Boughurst Farm
Leywood Road
Meopham
Gravesend
Kent
DA13 0UD

New LPG Tank,
Driveway Resurfacing &
Hard Landscaping

Design & Access
Statement

July 2026

JAMES CLAGUE
ARCHITECTS

FOREWORD:

This document has been produced to accompany a Planning Application to Gravesham Borough Council for a new LPG tank, driveway resurfacing and hard landscaping to Boughurst Farm in Meopham, Kent.

This document is supplemented by the proposal drawings and product specification details.

Issue/ Revision	Date	Description
Preliminary	July 2026	Issued to Client

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James Clague Architects Ltd. Latchmere House, 26 Watling Street, Canterbury, Kent, CT1 2UD

www.jamesclague.co.uk

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1.0 INTRODUCTION

This document accompanies the application requesting Planning Approval from Gravesham Borough Council for proposed works to Grade II listed Boughurst Farm, Leywood Road, Meopham. The proposed works comprise a new external above ground LPG tank, driveway resurfacing and hard landscaping to Boughurst Farm.

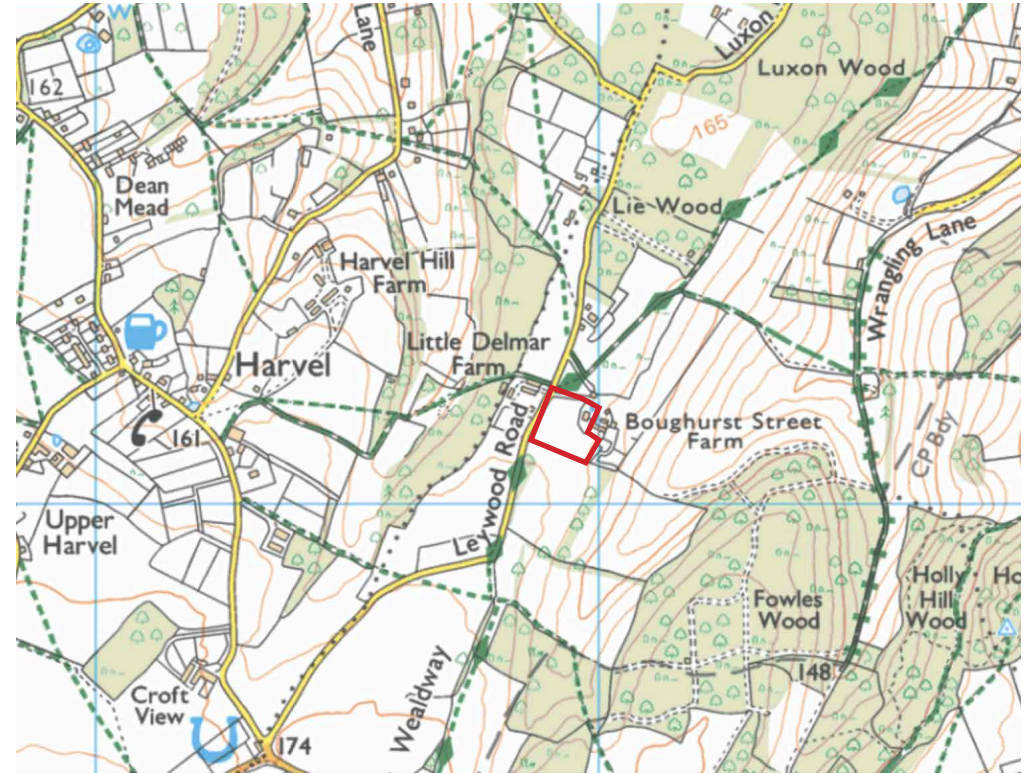


Fig. 1 - site location plan - source Kent County Council HER

2.0 LEGISLATIVE FRAMEWORK - PLANNING POLICY - HERITAGE

2.1 Site Constraints

Boughurst Farm is Grade II listed and located in the Kent Downs Area of Outstanding Natural Beauty, the Green Belt Special Landscape Area and is also located in the Luddesdown Downs Landscape Character Area.

2.2 The National Planning Policy Framework (NPPF)

Under Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (hereafter referred to as 'the Act'), the Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 16 of the National Planning Policy Framework (NPPF) sets the national agenda for 'Conserving and enhancing the historic environment'.

Paragraph 202 sets out that planning should conserve heritage assets — whether designated or not — in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 205 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The Courts have held that 'preserve' means an absence of harm. The NPPF points out that harm can be either 'substantial' or 'less than substantial' and where harm occurs, it should be given considerable weight as a material consideration in the assessment of planning applications and as part of the balancing exercise and in ascertaining if any public benefits would outweigh that harm.

Paragraph 207 requires an applicant to describe the significance of any heritage asset affected by a proposal to be described, including any contribution made by its setting; and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 208 states in determining applications, the decision maker is required to take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

2.3 Local Plan

National policy intent is addressed by Local Plan Policies of the Gravesham Borough Local Plan Core Strategy 2014 which was adopted on 20 March 2024 and now forms the main statutory development plan for the district and the following policies are considered to apply:

Policy CS01: Sustainable development
Policy CS11: Transport
Policy CS12: Green Infrastructure
Policy CS18: Climate Change
Policy CS19: Development & Design Principles
Policy CS20: Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994:

- T1 – Impact of Development on Highway Network
- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt Land
- Section 14 – Meeting the Challenge of Climate Change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

The following Supplementary Planning documents are relevant to the consideration of this enquiry:

- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020

2.4 Planning History

Details of previous planning applications can be found below.

Application Ref: 2026/0635

Description: Application for approval of condition 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 attached to planning permission reference number 2025/1250.

Application Type: Discharge of Conditions

Decision Date: TBC

Decision: Pending

Application Ref: 2026/0549

Description: Application for approval of condition 3a, 5, and 6 attached to planning permission reference number 2025/1249 relating to a programme of archaeological work comprising of an archaeological watching brief, a lighting plan and hard landscaping works.

Application Type: Discharge of Conditions

Decision Date: TBC

Decision: Pending

Application Ref: 2025/1249 & 2025/1250

Description: Demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor; new and replacement windows and associated hard landscaping.

Application Type: Planning & LBC

Decision Date: March 2026

Decision: Approved

Application Ref: 2023/1000

Description: Demolition of existing workshop and store and development of new cart port, workshop and parking

Application Type: Planning

Decision Date: September 2023

Decision: Approved

Application Ref: 2017/0711

Description: Retention of en-suite shower room and cupboard to bedroom 4

Application Type: Listed Building Consent

Decision Date: June 2017

Decision: Approved

Application Ref: 2012/0665

Description: Installation of secondary glazing to 1st and 2nd floor

Application Type: Listed building consent

Decision Date: July 2012

Decision: Approved

3.0 THE SITE

3.1 The Site & Setting

Boughurst Farm is a Grade II listed 2-storey detached dwelling with a C15th core, which has been extended to the north and extensively altered over its lifetime.

The property is located approximately 3km to the south east of the village of Meopham 5km to the west of the town of Snodland. The closest settlement is the hamlet of Harvel approximately 750m to the west.

The site is situated in a rural location and open countryside to the east side of Leywood Road and the house was evidently the original farmhouse associated with the collection of now mostly modern farm buildings comprising Leywood Farm to the east. The farm benefits from a separate access to the north boundary of the site.

To the west is located Little Delmar Farm, a modern working farm with modern farmhouse with entrance directly opposite the site entrance. To the north is located a late Victorian former school, Leywood School House, which enjoys extensive grounds. Open farmland is located to the southern boundary defined by a mix of native hedging and post and rail fencing.

The gated entrance of Boughurst Farm off Leywood Road leads to a long track flanked by paddocks onto a parking area and garaging. The house sits close to the eastern boundary and retains a small collection of farm buildings, including a semi-converted former agricultural building used as a games room and storage to the north and storage sheds to the east boundary beyond which is located and a recently constructed garage and workshop.

The house is surrounded by landscaped gardens defined from the paddocks by a mixed native hedge. A tennis court is located to the south east corner of the site.

The curtilage of the site is approximately 4.5 acres with paddocks comprising approximately 3.5 acres.



Fig. 2 - site plan - source Google Maps



view of house from road from west



site entrance showing house on right and outbuilding



view of house from north



north elevation of house



west elevation of house



north elevation



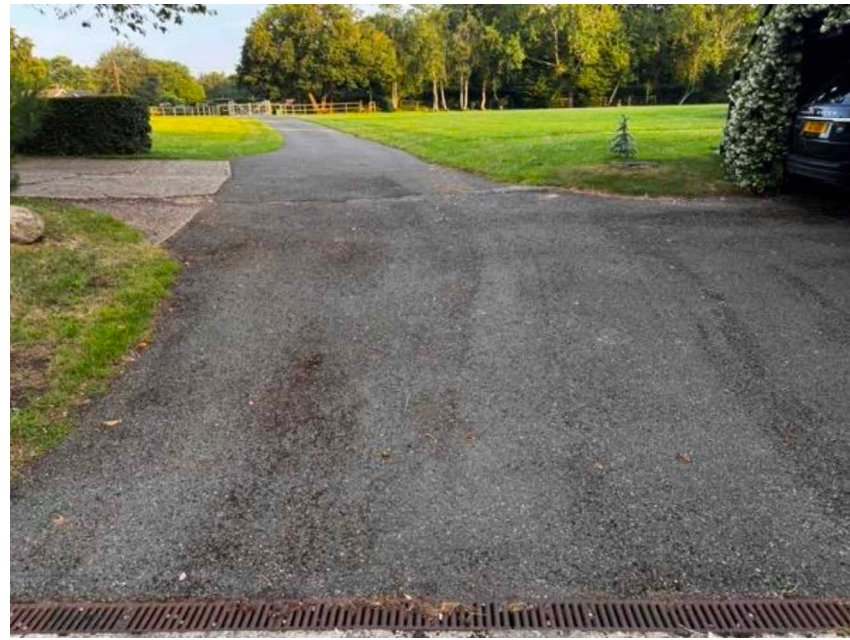
east elevation of house



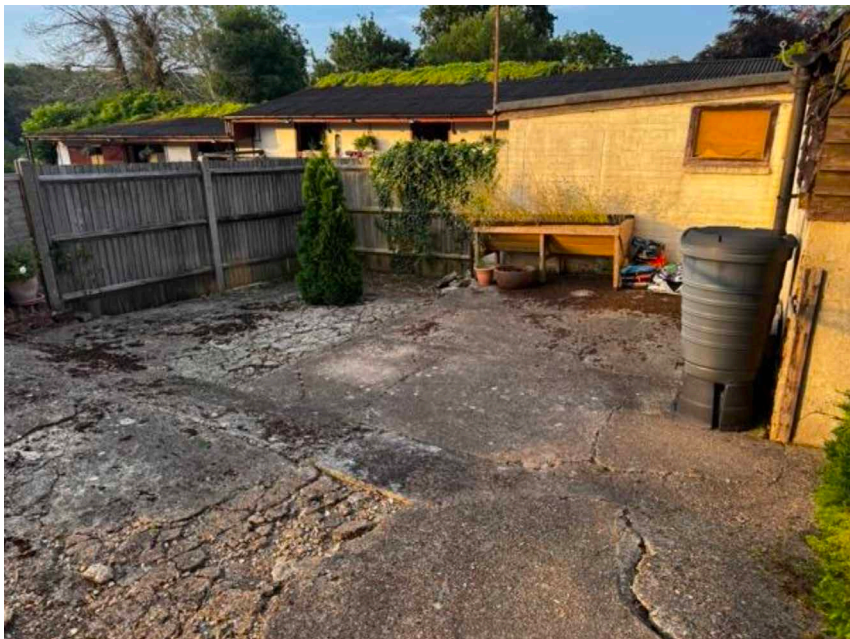
west elevation of house



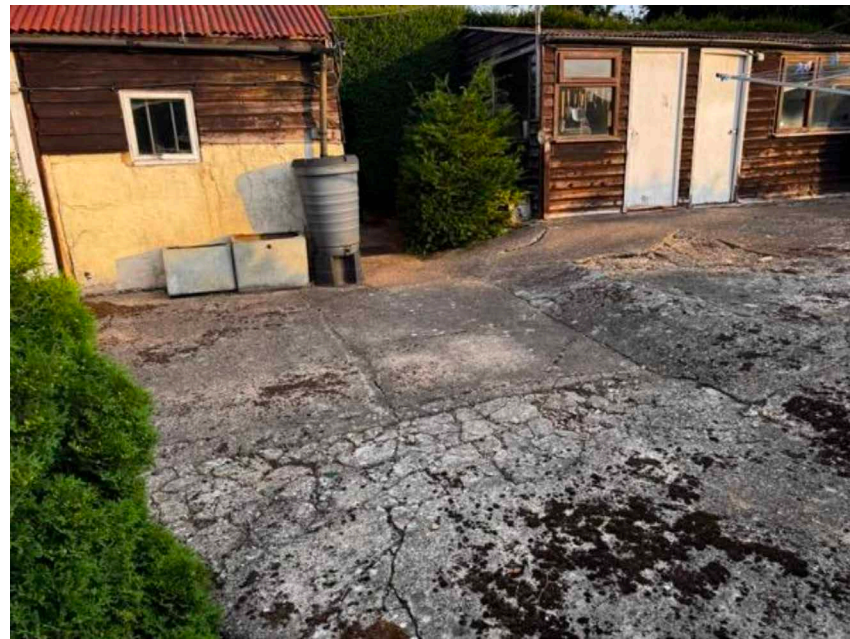
view towards car port and parking



alternative view of driveway, towards site entrance



view to rear of outbuildings (LPG tank proposed)



alternative view behind outbuildings

3.2 Historic Development

North Kent has a long history of known settlement. Iron Age and Roman remains have been found at nearby Meopham The Street, including a Roman villa. The church at The Street in Meopham is a Saxon foundation and its site was the local centre from which Saxon colonisation of this part of the Downs proceeded. The nearest hamlet of Harvel is first recorded in 939 and the Conservation Area Appraisal states the road and settlement pattern around it are the results of pre- and post-Conquest clearance of the woods that once covered the whole of this high land. Outlying small village greens within the Kent downlands such as those at Harvel suggest 'early cattle stations or vaccaries' developed within areas of 'wood-pasture' and the Kent historian Hasted mentions houses and cottages 'built round the little greens or forstalls' meaning literally 'enclosure', or 'standing place' in front of a farmhouse. The green at Harvel is clearly indicated on the earliest Ordnance Survey maps from 1867 with Boughurst Street (farm) and Cook's Farm located to the west interspersed by farmland and characteristic shaws, typically a tree belt which were maintained for timber for building and fires to benefit the local community.

The remote location of the circa C15th hall-house suggests it was likely the home of a prosperous yeoman farmer rather than a merchant at this time of its development.

The 1867 survey indicates the house set on a north south axis with the entrance track to the north much as it exists today leading to the north of the house and a loose assembly of farm buildings to the north and east of the house including the larger form of presumably a threshing or possible tithe barn to the east, a possible oast house to the north and a range set on an east-west axis close to the north east of the house. A secondary track from the south appears to serve a central entrance to the west of the house. The 1895 and 1906 Ordnance Survey maps show little change to the layout of the farm, except an extension to the form to the north (possibly an oast). The 1936 Ordnance Survey shows the barn and east-west range lost and replaced with modern structures, which appears to partly still be in place today. Cooks Farm to the north appears to have been lost by 1906.



Fig. 3 - 1867 pub'd 1870 Ordnance Survey Map Courtesy National Library of Scotland

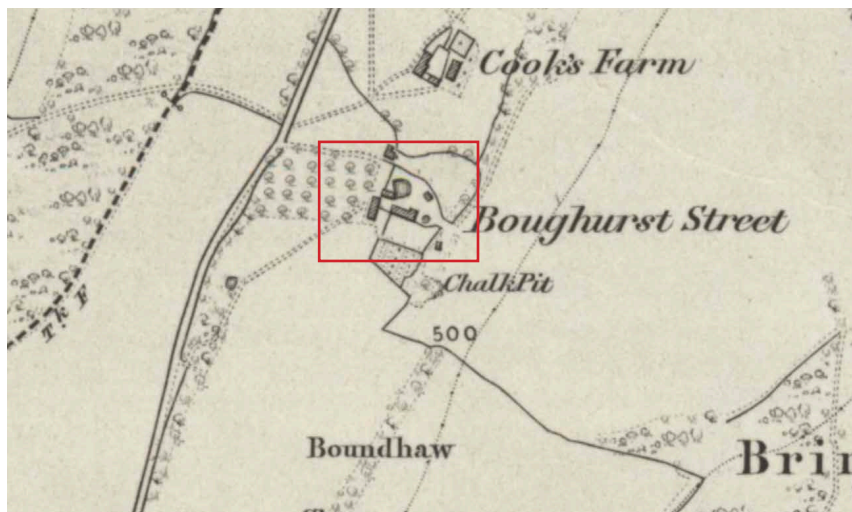


Fig. 4 - 1867 pub'd 1870 Ordnance Survey Map Courtesy National Library of Scotland

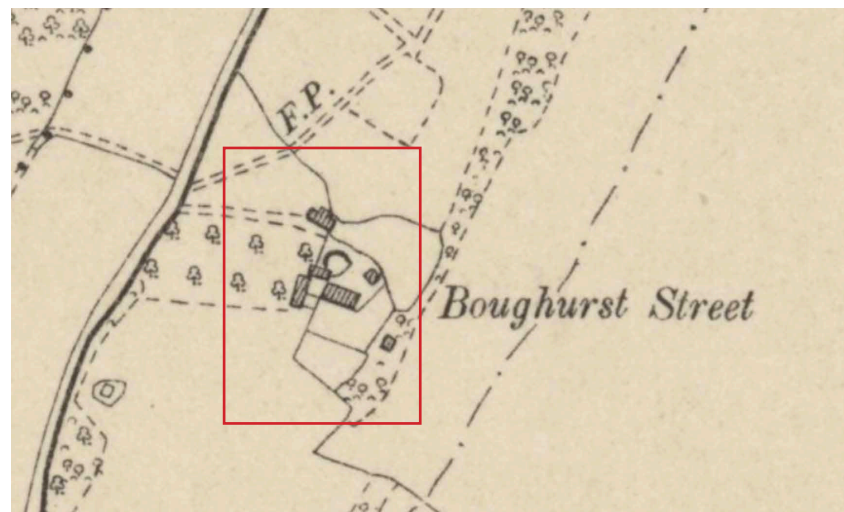


Fig. 6 - 1906 pub'd 1908 Ordnance Survey Map Courtesy National Library of Scotland



Fig. 5 - 1895 pub'd 1896 Ordnance Survey Map Courtesy National Library of Scotland

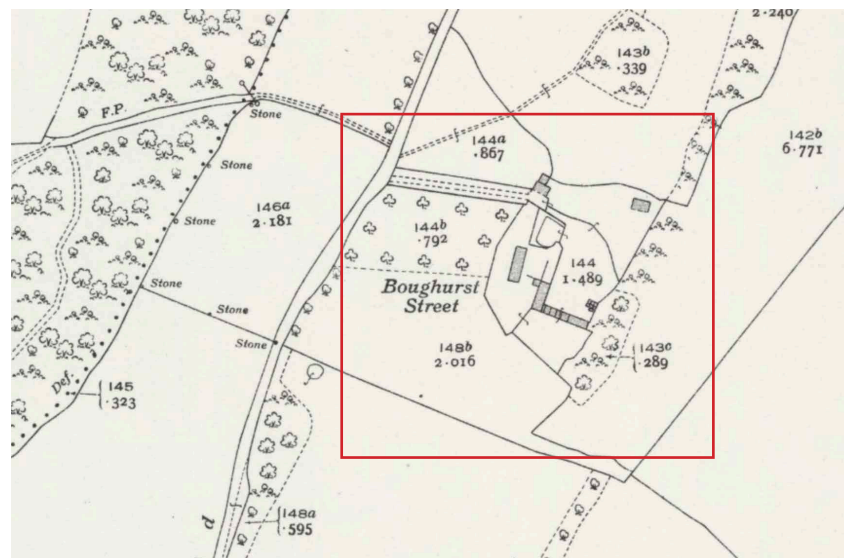


Fig. 7 - 1936 pub'd 1938 Ordnance Survey Map Courtesy National Library of Scotland

3.3 Designation

Heritage Category: Listed Building

Grade: II

List Entry Number: 1350233

Date first listed: 21-Nov-1966

Statutory Address 1: Boughurst Farmhouse Leywood Road Luddesdown

C15 Wealden House. Ground floor brick faced. First floor tile-hung. Northern extension flint faced on ground floor. Hipped tiled roof with crown post. Modern casement windows. Central chimney stack with inglenooks. Massive moulded cross beam internally with carpenter's marks where timbers are framed into it.

Listing NGR:TQ6597563170

Although the designation states a Wealden core the previously undertaken analysis (see previous planning application ref: 2025/1249 for further information) suggests it is in fact an end jetty hall-house.

3.4 The Site

The current site layout comprises the farmhouse set on a north-south axis to the east of the site close to Leywood Farm and accessed from the original site entrance off Leywood Road to the northwest of the house. Leywood Farm is now accessed separately via an entrance drive which defines the north boundary of the site.

The site's entrance drive is flanked by mown paddocks, with Leywood Road forming the boundary to the west and open farmland to the south.

The entrance driveway leads to a parking area to the north of the house adjacent to a 2-storey agricultural building used for storage, alongside which is located a newly developed 3 bay car barn.

A low mixed native hedge defines the lawned and landscaped gardens from the paddocks to the west. A surfaced tennis court is positioned to the southeast corner, also bound by hedging.

The house sits centrally in the garden area with a belt of Ash trees to the north separating the garden from the parking areas.

Leywood Farm now comprises a loose assembly of farm buildings, and a series of low sheds partly in the ownership of the property define the boundary to the farmyard to the east. The shed structure to the south east of the house appears to be an early C20 milking parlour and is currently used for storage.

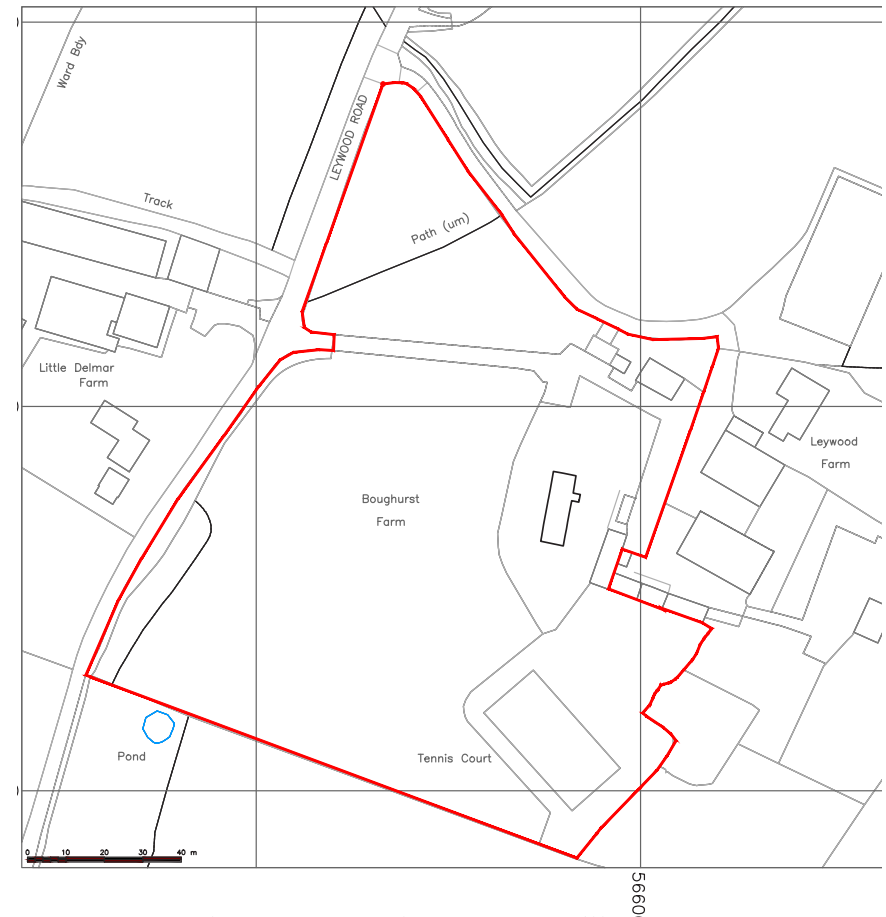


Fig. 8 - existing site location plan

4.0 Proposed Development

The proposed development has been designed to ensure that openness is preserved, landscape and visual impact is minimised and that the significance of the Grade II listed property and its setting remains unaffected. The LPG tank has been carefully sited to ensure its impact is minimised and hardstanding materials have been selected to ensure they are sympathetic to the property, its setting and the wider site.

4.1 Driveway Resurfacing & Hard Landscaping

A discharge of condition application is live and pending decision (application ref: 2026/0549), following approval of the residential extension, and includes hard landscaping details within immediate proximity of the house. This proposes that the surrounding pathways to the property are resurfaced in resin bound gravel (patio details are also included).

This application seeks to unify the proposed hard landscaping to the property and that of the wider site, extending these finishes to the existing hardstanding to the north and southeast of the site, as well as the driveway leading into the site.

As such, it is proposed that the existing unsympathetic tarmac driveway and areas of concrete hardstanding within the site (to the carport, north of the site, rear of the southeastern outbuildings) are removed and replaced with resin bound gravel.

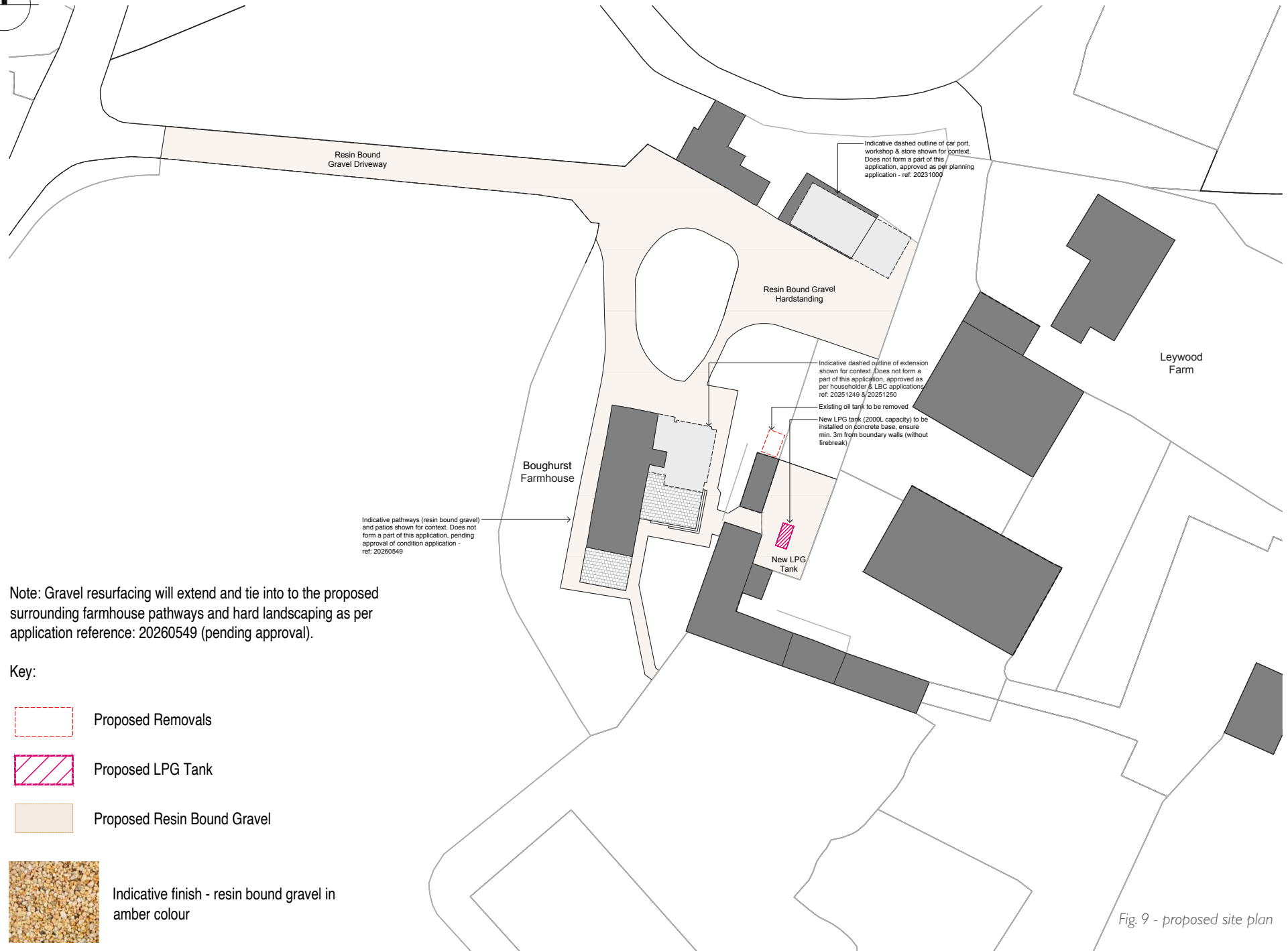
4.2 LPG Tank Installation

It is also proposed that the existing oil tank is removed and replaced with a new LPG tank (to be sited above ground). The clients are keen to upgrade the existing oil supply to LPG as a more sustainable form of fuel.

The existing oil tank is located to the north of the easternmost outbuilding. The proposed replacement LPG tank is to be located in a more discrete area, to the small courtyard at the rear of these outbuildings, where it will have minimal visual impact.

It will also be required for the existing oil feed supply from the previous tank to the house to be removed and replaced with a new LPG pipe run. The new LPG tank is to be installed on a concrete base in accordance with manufacturer's instructions.

Please see the adjacent site plan for further information.



Key:

-  Proposed Removals
 Proposed LPG Tank
 Proposed Resin Bound Gravel



Indicative finish - resin bound gravel in
amber colour

Fig. 9 - proposed site plan

5.0 CONCLUSION

To conclude, the proposals set out in this document comprise a collection of minor interventions to the site with the aim of improving functionality for its current occupants. The proposals have all been carefully considered to provide a scheme which can be seen as an appropriate intervention and an enhancement to the existing site.

It is deemed that the proposals are minor and sympathetic in nature and do not result in harm to heritage significance, landscape character, Green Belt openness or visual amenity.

To summarise and conclude, the proposals discussed in this document describes a scheme which is in line with Gravesham Borough Council's planning policies and other relevant guidance, therefore suggesting that the principle of development is acceptable.



T: 01227 649073
www.jamesclague.co.uk
E: info@jamesclague.co.uk
Latchmere House
26 Watling Street
Canterbury
Kent, CT1 2UD

James Clague Architects Ltd. Registered in England No:08664802 Registered
Address: 27 Camburgh House, New Dover Road, Canterbury, Kent, CT1 3DN