

Roger Goodman & Paul Henry

Planning, Design & Access Statement Land South of Bowesden Lane

Document Number: 26.051-ONA-XX-XX-RP-A-0001

Site Location: Bowesden Lane, Shorne, Gravesend, Kent, DA12 3LA

Document Date: July 2026



Land South of Bowesden Lane

This Design & Access Statement has been prepared by On Architecture on behalf of Roger Goodman & Paul Henry

Project Title	Land South of Bowesden Lane
Site Address	Bowesden Lane, Shorne, Gravesend, Kent, DA12 3LA
Client Details	Roger Goodman & Paul Henry
Document Type	Planning, Design & Access Statement
Document No.	26.051-ONA-XX-XX-RP-A-0001
Suitability	S0
Print Format	A3 Double Sided (Landscape)

Revision	Date	Note	Prepared	Checked
-	22/07/26	Planning Issue	EH	DK



Logan House,
St. Andrews Close,
Canterbury CT1 2RP
T 01227 634 334
E info@onarchitecture.co.uk
W onarchitecture.co.uk

First issue published by On Architecture Ltd, June 2026.

© 2026 On Architecture Ltd (unless otherwise stated within this document) All Rights Reserved. No part of this publication may be reproduced, stored in retrieval systems, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording or otherwise without prior permission of On Architecture Ltd.

Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Contents

01. Introduction		
Introduction	5	
02. Assessment		
Site Location	7	
Settlement Pattern & Built Form	8	
Settlement Pattern & Built Form	8	
Photographic Study	9	
Contextual Study	10	
Local Amenities	11	
Ecology	12	
Arboricultural Impact Assessment	13	
03. Planning Statement		
Planning Context	15	
Proposal	16	
Green Belt	17	
Grey Belt	18	
National Landscape & Character	19	
Additional Considerations	20	
04. Evaluation		
Opportunities & Constraints	22	
National Design Guide	23	
05. Design		
Design Strategy	25	
Site Layout	26	
Landscape Strategy	27	
Drainage Strategy	28	
Scale, Mass & Form	29	
Access & Refuse Strategy	30	
Access & Highway Safety	31	
Internal Layout	32	
Pool House	33	
Appearance & Materials	34	
Sustainable Design	35	
Artist's Impression	36	
06. Conclusion		
Conclusion	38	

Land South of Bowesden Lane

Introduction





Site Location (not to scale)

Google Maps

Introduction

On Architecture has been appointed by Roger Goodman & Paul Henry, to consider the redevelopment of a parcel of land at Bowesden Lane, Shorne, Gravesend.

This document includes studies of the surrounding area, the site and the proposed development. The purpose of this document is to explain how the proposal is a suitable response to the site and local environment, whilst demonstrating the commitment of the applicant and designers to achieving good design and meeting the requirements of planning policy, legislation and good practice guidance.

The statement describes the design ethos and architectural principles underpinning the use, amount, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application. The statement also sets out the relevant planning considerations including the adopted Development Plan and National Planning policies.

This application seeks planning permission for the redevelopment of the site to provide a single detached dwelling with an accompanying double garage. The proposals also include the provision of a swimming pool and a pool house with associated ancillary amenity facilities within the rear garden. The proposed dwelling will provide approximately 3,720 sq ft of internal floorspace, excluding the double garage and pool house.

The application site is located in the Metropolitan Green Belt and the Kent Downs National Landscape (formerly an Area of Outstanding Natural Beauty).

Land South of Bowesden Lane

Assessment





Site Location (not to scale)

Google Maps

Site Location

The site comprises a parcel of land located on the south-western side of Bowesden Lane, Gravesend, with direct frontage onto the lane and positioned within a semi-rural residential setting.

Site Description

The site is a rectangular parcel of land, currently left as a fallow field. The site is predominantly grass with vegetation present along its border. The site is accessed from Bowesden Lane.

Boundaries

- North: Bowesden Lane (existing vehicular access)
- West: Dense tree belt and vegetation forming a natural boundary
- South: Open grassland / pasture
- East: Open-land with intermittent tree cover

Surrounding Area

The surrounding area is characterised by a low-density residential pattern, with large detached dwellings set within generous plots to the north and west. To the south and east, the character becomes more open and rural, comprising agricultural or pasture land.

Key

— Site boundary

Settlement Pattern & Built Form

The application site forms a natural continuation of the established built form at the edge of Shorne.

Key

Application Site

Settlement Boundary

Built Form



Illustrative Settlement Pattern & Built Form Plan

Not to Scale

Photographic Study

A photographic study of the application site has been completed.

Key site features are shown below:

- Open grass field forming the main site area with low vegetation
- Defined by mature trees and hedgerows, creating strong natural boundaries
- Single gated access with timber fencing and farm-style metal gate
- Semi-rural, undeveloped character with no permanent built structures on-site



Photographs of the Application Site

Contextual Study

The surrounding area is characterised by a low-density, residential setting comprising a mix of detached dwellings of varied age, style and scale.

Properties are typically set within generous plots with mature landscaping, contributing to a verdant and well-established character, while the wider context transitions into open countryside and tree-lined edges, reinforcing a strong rural fringe quality.



Local Amenities

The adjacent diagram shows the local facilities and transport infrastructure.

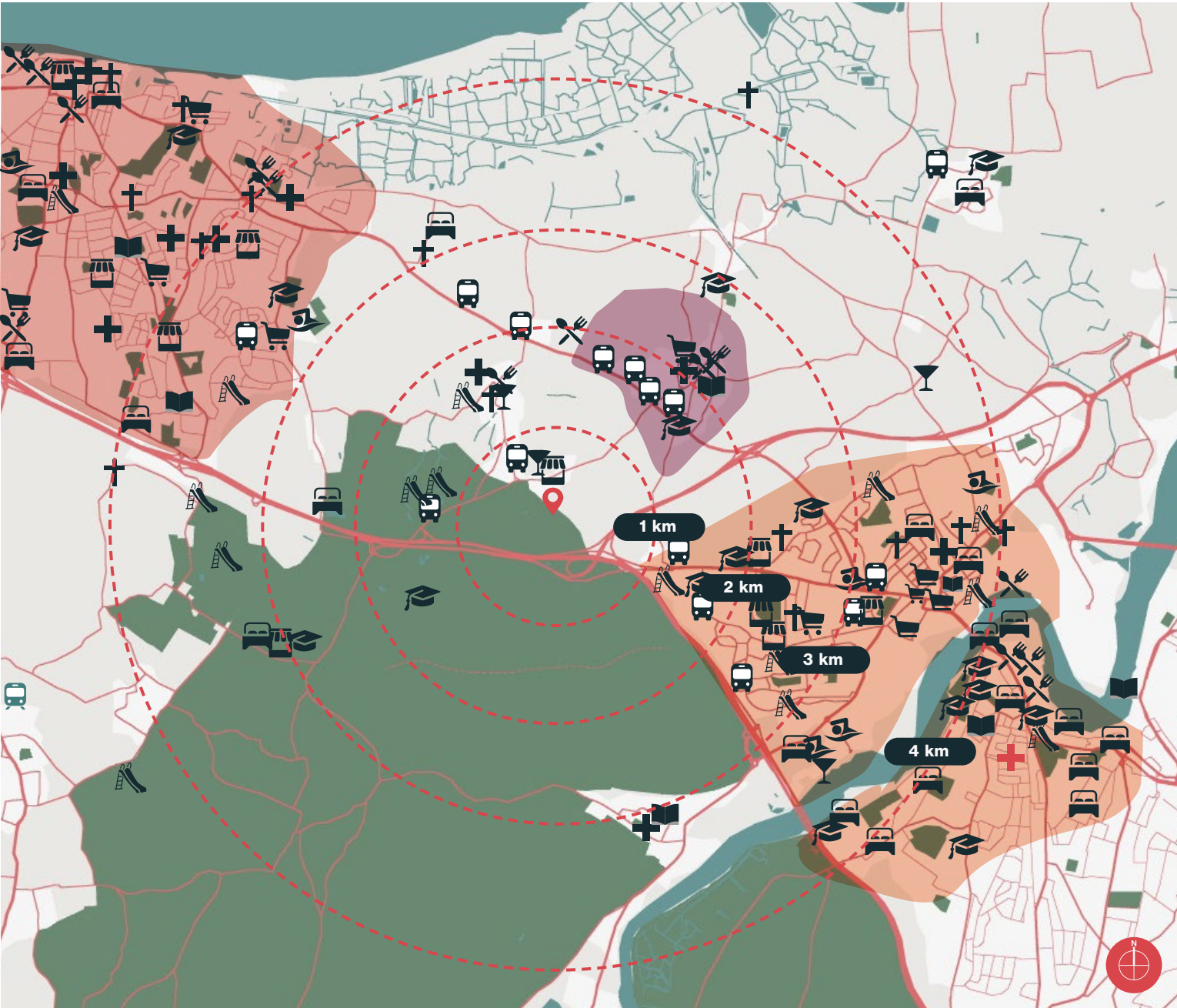
The application site lies within Shorne and sits between the large towns of Gravesend and Rochester.

Key

- Site Location
- Shorne Village Centre
- Gravesend town centre
- Rochester Town centre
- Train Station
- Bus Stop
- Hospital
- GP Surgery
- Supermarket
- Convenience Stores / Shops
- Library
- Churches
- Leisure Centre
- Play park
- Schools
- Hotel
- Pub
- Restaurant
- Train-line
- Main Roads
- Waterways
- Open spaces

Distances from Site:

- Shorne village centre – 20 min (walking)
- Rochester – 14 min (driving)
- London – 1hr 17 min (bus & train)



Local Amenities Diagram (not to scale)

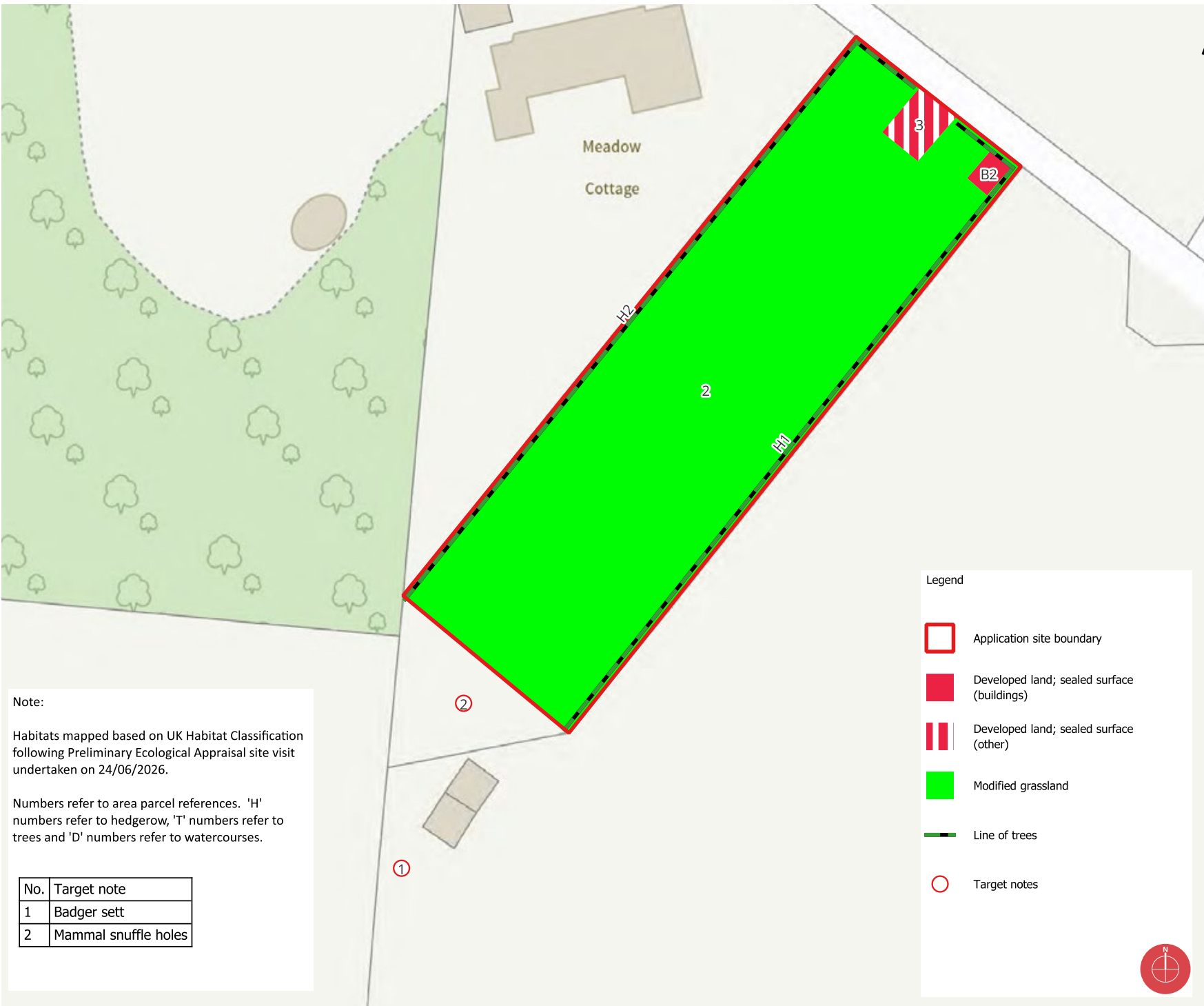
Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken by Native Ecology and accompanies the planning application.

The appraisal identifies the site as comprising managed grassland, boundary treelines and a small area of scrub, and confirms that there are no Habitats of Principal Importance within or adjacent to the site.

The assessment identifies ecological considerations relating to protected and notable species and makes recommendations for further survey work, mitigation measures and biodiversity enhancements where appropriate. Full details are provided within the Native Ecology Preliminary Ecological Appraisal and accompanying Habitat Plan.

The proposed development has been designed with regard to the findings of the appraisal, seeking to minimise ecological impacts whilst retaining the site's existing landscape features where practicable. The recommendations set out within the appraisal will be carried forward through the detailed design and implementation of the scheme, ensuring that appropriate mitigation and enhancement measures are delivered to support biodiversity and ecological resilience.



Arboricultural Impact Assessment

An extract of the Arboricultural Impact Assessment (AIA) is shown adjacent.

The Arboricultural Impact Assessment (AIA), prepared by Canopy IQ Ltd in accordance with BS 5837:2012, has informed the design of the proposed development.

The assessment identifies the trees and vegetation to be retained, those requiring removal to facilitate the development, and the associated tree protection measures to be implemented during construction. The proposals have been developed to minimise impacts on retained trees while ensuring their long-term protection and successful integration within the completed scheme.

Key

Category A - Trees of high quality
with an estimated remaining life expectancy of at least 40 years

Category B - Trees of moderate quality
with an estimated remaining life expectancy of at least 20 years

Category C - Trees of low quality
with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

Category U - Trees unsuitable for retention
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)
Colour coded according to categories above

Root Protection Area (RPA)

Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S)
to be removed/partially removed.

Trees to be removed

Tree Protective Fencing (TPF)
Note: TPF alignment is indicative. Minor on-site adjustments to accommodate ground conditions and access are permitted, provided the RPA remains fully protected.

The site plan illustrates the proposed development layout, including Meadow Cottage, Pool House, and Pool. It shows the Root Protection Areas (RPA) for various trees (T1-T13) and groups of trees (G1-G15). The plan also indicates the Tree Protective Fencing (TPF) and the areas to be removed/partially removed. A legend on the left defines the tree categories (A, B, C, U) and the protection measures (RPA, TPF, etc.). A legend on the right explains the Temporary Ground Protection and RPA Incursion. A north arrow is located in the bottom right corner.

Temporary Ground Protection:
The proposed design layout incurs into the theoretical Root Protection Areas (RPAs) of T2, T4 and T7. Ground protection will be required within the RPA during construction works until final landscaping is installed (see report Appendix 5 - Tree Protection Barriers & Ground Protection).

RPA Incursion:
The proposed design layout incurs into the outer edge of the theoretical Root Protection Areas (RPAs) of T9 by less than 8%. Root investigations will be carried out in these areas under arboricultural supervision before the commencement of works to confirm if roots are present with a view to minor root pruning, if necessary. (see report Appendix 6: Methods of Work Close to Trees).

Extract of Arboricultural Impact Assessment (AIA) - by Canopy IQ Ltd

Land South of Bowesden Lane

Planning Statement



Planning Context

This section of the DAS explores the prevailing planning policy position with regard to Gravesham Borough Local Plan and the National Planning Policy Framework.

It assesses the principle of development on the site, the suitability of the site to accommodate a single dwelling and the overall sustainability.

Development Plan

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. The relevant policies are therefore:

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Design
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- T4 – Development outside the Built-Up Area

The NPPF was updated in 2024. The 2024 NPPF crucially introduced a fundamental change to Green Belt policy by the introduction of Grey Belt. Furthermore, the emphasis on the presumption in favour of sustainable development and that LPAs should be meeting their housing needs remains.

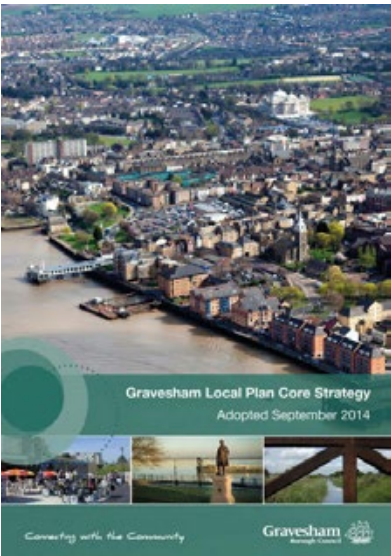
The relevant sections of the NPPF are:

National Planning Policy Framework (2024)

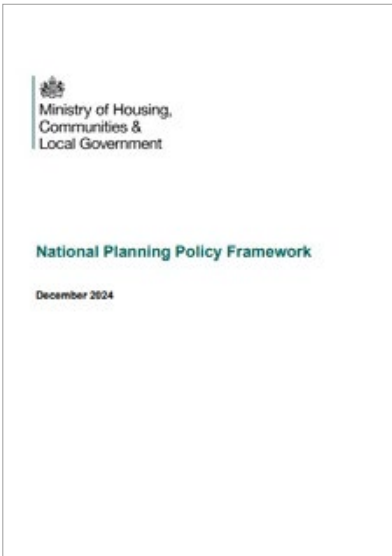
- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Green Belt Land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Other material considerations include:

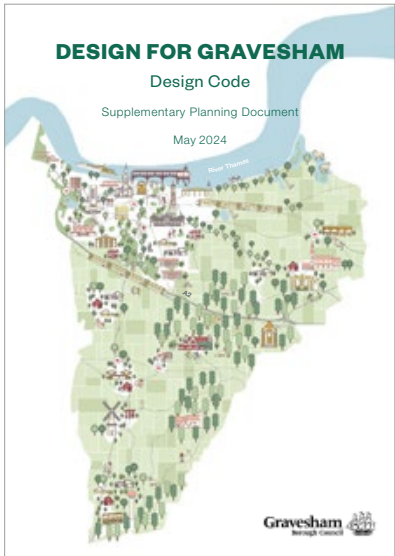
- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)



Gravesham Local Plan Core Strategy



National Planning Policy Framework



Design for Gravesham Design Code



Gravesham Landscape Character Assessment

Proposal

The proposal is for the erection of a five-bed detached residential property, garage and associated pool house located to the south of Bowesden Lane, Shorne Ridgeway.

The property would be two-storey responding to the established scale of surrounding development. The overall massing is broken down into smaller elements to reduce perceived bulk. The building form draws from local architectural character through the use of gable and hipped roof elements.

The ground floor is centred around a generous entrance hall, providing access to a range of formal and informal living spaces, including a drawing room, dining room, study, snug and a large open-plan kitchen/family room. Supporting accommodation, including a boot room, WC and integral garage, enhances the practicality of the layout for modern family living. At first-floor level, a galleried landing provides access to five bedrooms, including a principal suite with dressing room and en-suite. The remaining bedrooms are served by a combination of en-suite facilities and a family bathroom, ensuring a high level of comfort and privacy for occupants.

The pool house provides flexible ancillary accommodation supporting the use of the swimming pool. It incorporates a changing room, shower room, towel store and a dedicated plant room to house the pool equipment.

Principle of Development

The principle issues in determining the scheme are;

- Housing Need;
- Grey Belt;
- The effect on the character and appearance of the area and landscape;
- Residential Amenity;
- Parking and Highways; and
- Other matters.

The application site is located in the Green Belt and as such Local Plan Core Strategy Policy CS02 is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states

that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan. Crucially, schemes that accord with the new definition of Grey Belt, accord with Policy CS02.

Housing Need

Paragraph 12 of the NPPF states that the starting point for decision-making is the Development Plan. The Council published a revised 5-year housing land supply statement in July 2026, it demonstrates that the Council's requirement including a buffer is **4,056** dwellings in the 5-year period.

Table 2: Gravesham Local Housing Need figure with buffer

Local Housing Need	Number of dwellings
Annual Local Housing Need Figure	676 dwellings per annum
Five Year Supply Local Housing Need Figure	3,380 dwellings
Five Year Supply Local Housing Need Figure with 20% buffer applied	4,056 dwellings

The report continues that the Council only has a supply of **2,053** dwellings.

Table 6: Total Five Year Supply of Deliverable Homes

Component	No. of Deliverable Homes in Next Five Years (net)
Local Plan Core Strategy Key Sites without Planning Permission	0
Sites with Planning Permission	1,903
Specific Unallocated Sites	0
Small and Large Site Windfalls	150
Total	2,053

Based on this, the Council can only demonstrate a total of **2.53 years** meaning a deficit of **2,003 dwellings**.

Table 7: Calculation of the Borough's housing land supply 2022-2027

Component	No. of Deliverable Homes (net)	No. of Years
(a) Deliverable Housing Supply	2,053	
(b) Local Housing Need Figure (plus 20% buffer)	4,056	
Housing Supply Surplus/Shortfall (a) - (b)	-2,003	
(c) Annual requirement	811	
Years Supply Equivalent Over Five Years (a + c)		2.53

Given the Council's current 5-year housing land supply position, and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 is out of date. Accordingly, NPPF Paragraph 11(d) requires that planning permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 7 identifies a number of restrictions in which further considerations should be given. Relevant to this application is the site's National Landscape designation. The application is not considered to result in a detrimental impact to the National Landscape (see below) and accordingly Footnote 7 is not applicable.

In determining this planning application, the weighted balance in favour of granting planning permission applies. The proposed development for a net increase of 1 residential dwelling offers a contribution towards meeting the local need in support of the application. In addition the development contributes positively to the overall quality of the area, is visually attractive, sympathetic to local character and creates acceptable amenity for future occupiers.

Green Belt

The application site is located within the Metropolitan Green Belt, outside the rural settlement of Shorne Ridgeway.

Whilst located outside of the defined settlement boundary, it is located in an area that is contiguous with the existing built form from the settlement boundary. As it appears on the ground, the site comprises part of the village – which is what case law has established as being the necessary test.

Policy CS02 focusses development in the urban area but that in the rural area development will be supported within rural settlements that are inset from the Green Belt. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

Para 142 of the NPPF attaches great importance to Green Belts. Paragraphs 154 and 155 set out exceptions to development in the Green Belt as not being inappropriate, and where the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate.

Paragraph 155 identifies that sites considered to be grey belt land are not inappropriate:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

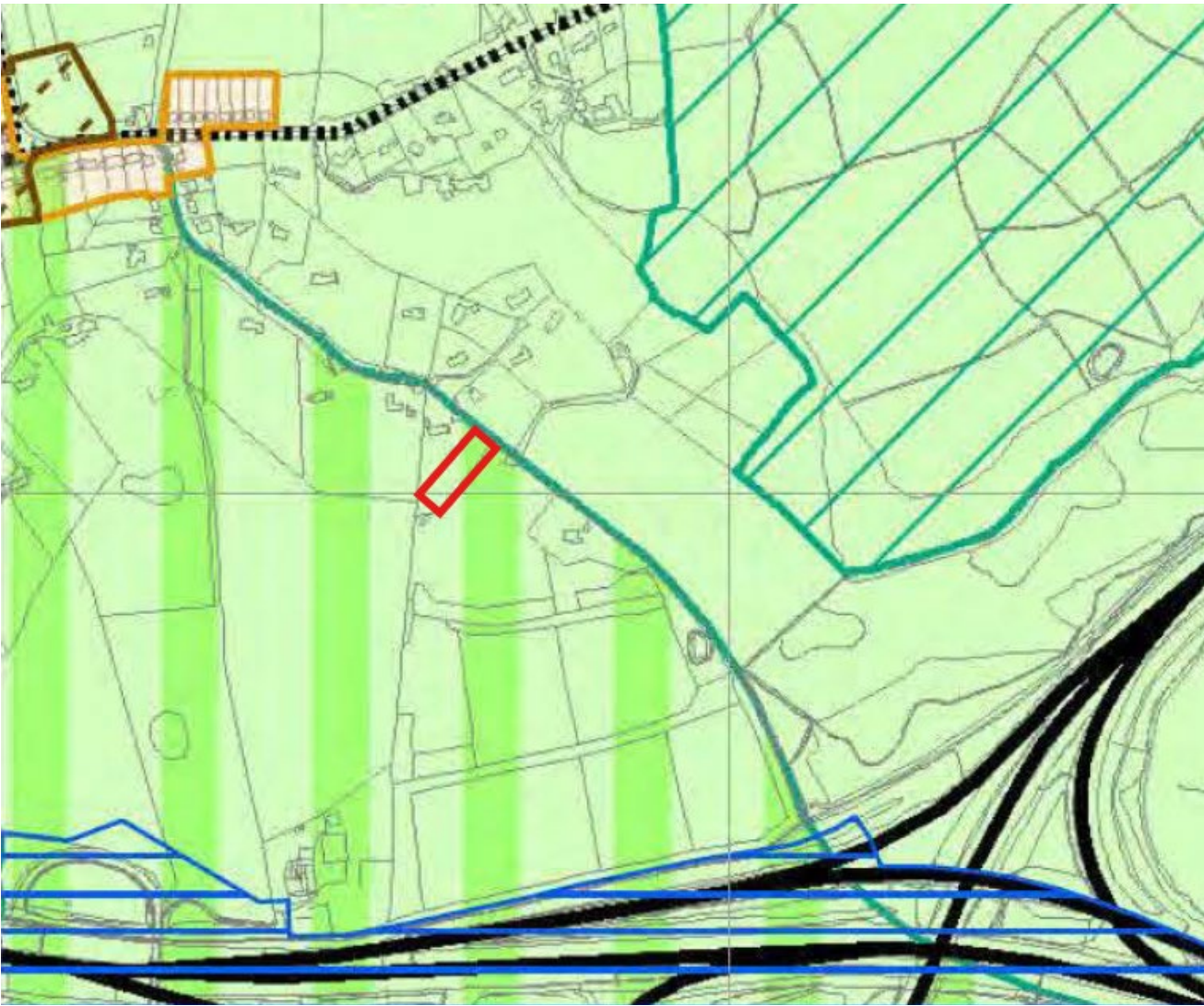
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed;*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and*
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”*

The definition of ‘grey belt land’ is set out in the Glossary of the NPPF 2024 and is defined as:

“Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

In determining if a site qualifies as being considered to be grey belt, the NPPF confirms only the following Green Belt purposes are to be assessed:

- a. to check the unrestricted sprawl of large built-up areas;*
- b. to prevent neighbouring towns merging into one another; or*
- d. to preserve the setting and special character of historic towns*



Application site in relation to Metropolitan Green Belt

Grey Belt

Gravesham’s Stage 2 Green Belt Study shows that the site is located immediately adjacent to an area (SR4) that has ‘moderate’ level of harm to the Green Belt.

In respect of (a), (b) or (d), the site which is adjacent to parcel (SR4) makes limited to no contribution to purpose b (preventing towns from merging – noting Shorne Ridgeway is a village). The parcel (and therefore the site) does not check the unrestricted sprawl of a large built area (again noting Shorne Ridgeway is not a large built area), nor does it preserve the setting and special character of a historic town (Shorne Ridgeway is not an historic town). The proposed development sits between existing residential dwellings to the north east, north west and south and is located just outside the rural settlement boundary.

Therefore, the site does not strongly contribute to Green Belt purposes (a), (b) or (d) in respect of paragraph 143 of the NPPF (2024). In addition, the proposed development would not result in such harm as to warrant a refusal due to any footnote 7. The development is therefore to be on grey belt land.

Additionally, and whilst noting the grey belt test does not require an assessment of openness, the development of the site in this context whilst would change the character (by nature of the introduction of built form), due to the site being located between existing residential dwellings in an area characterised by residential development in the form proposed, the perceived effect upon the openness and impact on spatial openness would not be unacceptable. Accordingly, the spatial harm to openness is not sufficient to harm Green Belt openness due to visual perception being a factor which reduced spatial harm.

Paragraph 155 (c) of the NPPF (2024) relates to the site being a sustainable location. The proposed site sits outside of the rural settlement boundary of Shorne Ridgeway. To the north of the site is the See Ho Public House (c. 375m) and Bus Stops. Shorne Primary School, Village Shop, Coffee Shop, Village Hall and Hair Salon is circa 1.5km from the site. The section of Bowesden Lane that the application site lies is not served by a footpath but is a very quiet rural lane that is not open to through traffic, as circa 200m south of the site the road is closed off to vehicular traffic. The Lane is therefore lightly trafficked only serving the existing dwellings. The lack of a footpath is typical of the roads and lanes in and around Shorne and Shorne Ridgeway and reflects the rural

character of the village location.

In a recent appeal (Appeal Reference APP/K2230/W/25/3370656 Starwood, Pear Tree Lane), the Inspector stated that;

“This section of Pear Tree Lane has a rural character but, due to the presence of existing dwellings in the vicinity of the site, the proposed development would not be in an isolated location. Furthermore, Pear Tree Lane connects the site with nearby settlements including Shorne and Higham, which are classified by the Council as 2nd and 4th tier settlements.”

The Inspector acknowledged the lack of footpath for 320 metres and the need for “future occupiers to walk along the unlit and relatively busy stretch of Pear Tree Lane”. In this case the appeal site would be served by a local bus service for 3no. routes and by local shops and facilities such as coffee shop, village hall, a beauty salon, play area, pharmacy and church and public house. They did acknowledge that “there could still be, to some degree, a level of

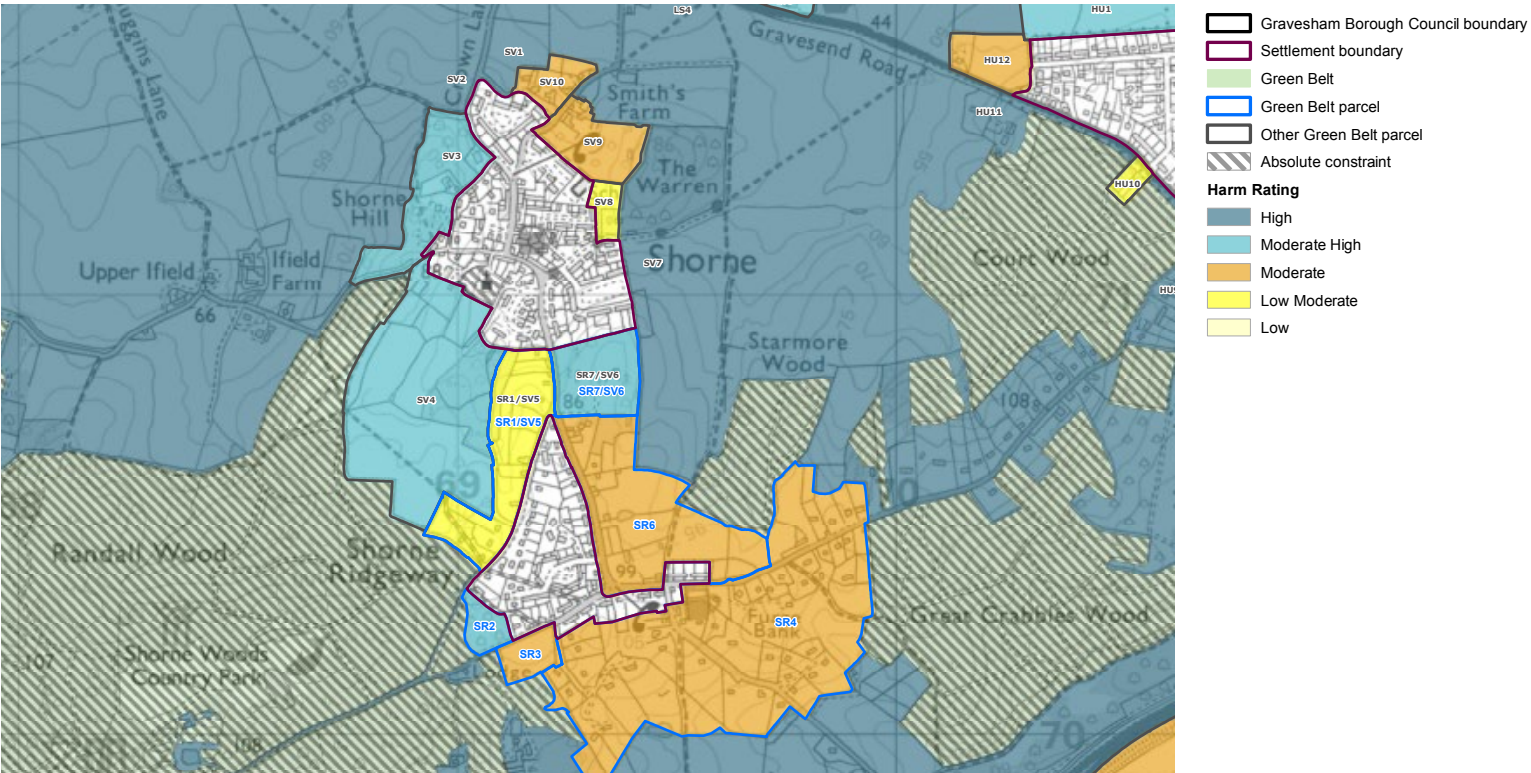
reliance upon a private motor vehicle to access other shops, services and larger settlements given the routes and distances involved. Nevertheless, the proposal offers a genuine choice of transport modes, commensurate with the site’s rural location.”

The Inspector concluded that;

“the proposal would utilise grey belt land. Within the context of its rural location, I am satisfied the proposal would be in a sustainable location, as required by criterion c) of Framework paragraph 155. The proposal would therefore satisfy criteria a)-d) of paragraph 155 of the Framework. Consequently, the proposed development would not be inappropriate development within the Green Belt.”

The appeal site is in close proximity to Pear Tree Lane and the conclusions of the Appeal Inspector are applicable to this site.

The proposed site is considered to be in a sustainable location and would accord with criterion (c) of Framework paragraph 155.



Gravesham Stage 2 Green Belt Study

National Landscape & Character

The application site falls within the National Landscape which has a high level of protection. Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape.

The generous plot size reflects the characteristic spaciousness and openness of the surrounding area. This along with the vegetation which borders the site provides a sylvan background to this part of Bowesden Lane, contributing significantly to the overtly natural and spacious character of the area. The proposed dwelling would follow the prevailing pattern of development along Bowesden Lane, and as such, its positioning would not unduly compromise the sense of space and openness within the locality. Due to the scale, location and separation distance to neighbours, there would be no unacceptable overbearing impact on any neighbouring property or their garden.

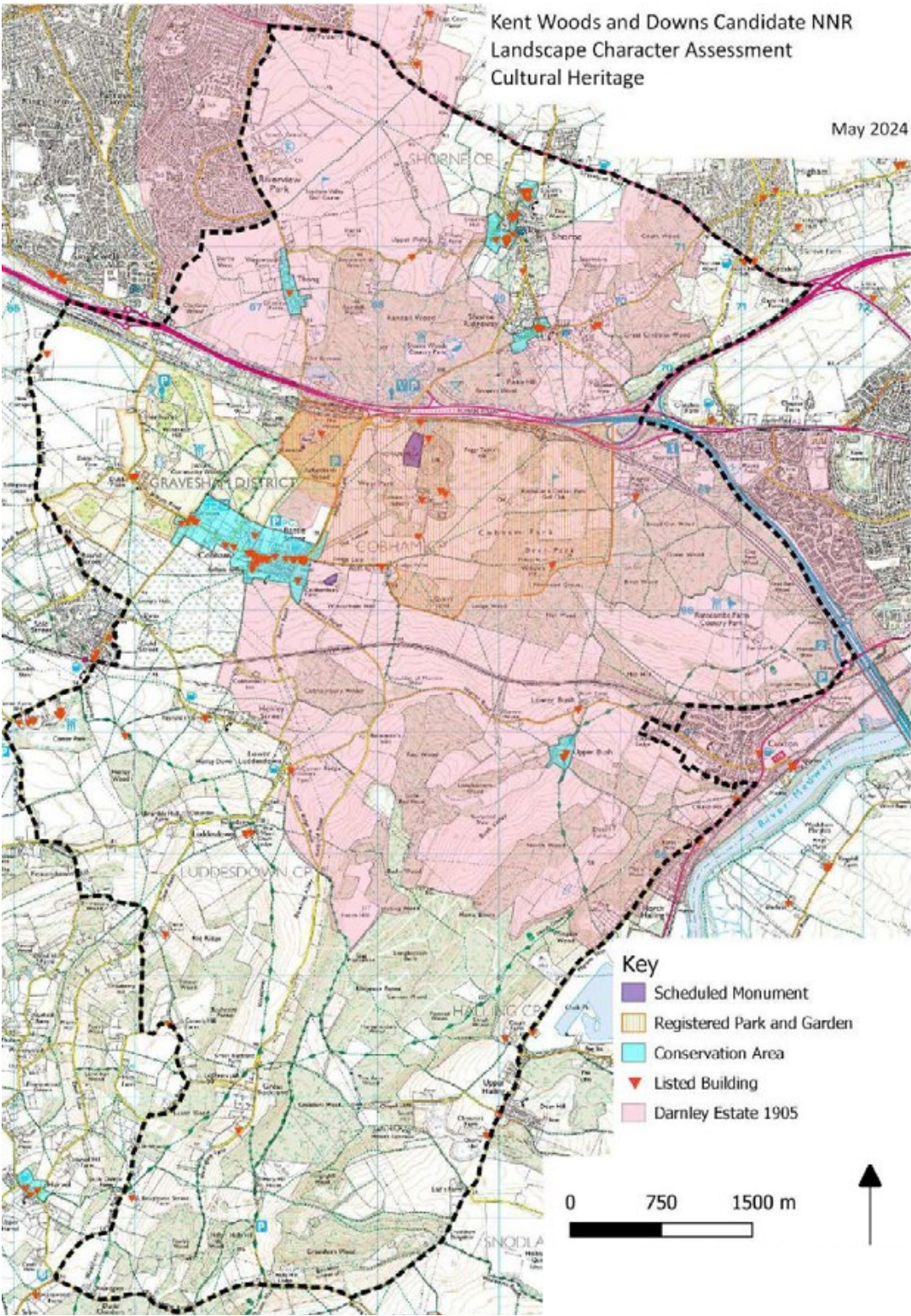
The design of the proposed dwelling would reflect the character of surrounding properties, it would sit comfortably within the plot and would not appear out of place in the local streetscape. Whilst there is a change in the character, the backdrop of hedgerow and trees around the site boundaries would prevent it from being a prominent feature in the local landscape.

The NPPF provides that, amongst other things, development within the setting of designated areas should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Due to the location, scale and nature of the development it would not have a significant adverse effect on the landscape and scenic beauty of the National Landscape. Hence, the landscape and scenic beauty of the National Landscape would be conserved and the proposal would not conflict with paragraph 189 of the NPPF in this respect.

The proposals would not be harmful to the rural character and/or adversely affect the scenic beauty of the National Landscape. Accordingly, there would be no conflict with the aims of Policy CS19 (Development and Design Principles) that states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the NPPF (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character. The recently adopted Design for Gravesham (2024), which expects new development to reflect the prevailing pattern of built form in rural villages and pay close attention to materiality amongst other key design concepts is met.

The surrounding properties on Bowesden Lane are generous and the proposed dwelling would be a similar detached property and it is not considered to be out of character with the surrounding buildings within the vicinity.

The development complies with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014), Gravesham's Design Code: Design for Gravesham (2024) and Gravesham's Householder Design Guidance SPD (2021), as well as Sections 12 and 15 of the National Planning Policy Framework (2024).



Kent Woods and Downs Candidate National Nature Reserve Landscape Character Assessment

Additional Considerations

Having regard to the planning policy framework and site-specific constraints outlined previously, the following considers the remaining material planning considerations relevant to the determination of the application.

Amenity and Future Occupiers

Policy CS19 also addresses amenity and states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land and avoid adverse impacts from pollution.

Policy CS19 requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (2020).

The proposed dwelling meets all internal National Design Standards. All of the habitable rooms exceed the minimum standards as laid out in the Technical Housing Standards – Nationally Described Space Standard (2015) and the Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020 and would have access to a good level of natural light and outlook.

The proposed garden area and pool house is also sufficient in size and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), Section 12 of the National Planning Policy Framework (2024) and the Gravesham Residential Layout Guidelines (2020).

Impact on Neighbours

The existing area is residential in character. Whilst the proposed development would introduce built form next to the adjacent property of Meadow Cottage, the proposal is for a residential property within a residential area.

In respect of impact on residential amenity in terms of noise, disturbance, overlooking, overshadowing and loss of the light, the proposal would not result in a detrimental impact above what is already experienced in this residential

area. The proposed development is considered to safeguard the amenity of surrounding properties in accordance with Policy CS19 and Section 12 of the National Planning Policy Framework (2024) and the Gravesham Residential Layout Guidelines (2020).

Parking and Highways

The proposed property is a 5-bed dwelling which would require three car parking spaces. The proposal includes a double detached garage and space for additional parking in excess of 3No. spaces. The proposal would provide sufficient car parking and cycle storage for the property and would accord with the parking standards.

In terms of highway safety, the site is currently served by an existing access from Bowesden Lane. The proposal would utilise this existing access and includes a turning area, allowing for vehicles to enter and leave in a forward gear. As such would not have any further impact on highways.

The proposal accords with saved policies T1 and P3 of Gravesham Local Plan First Review (1994) and Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Section 9 of the National Planning Policy Framework (2024).

Any Other Material Planning Considerations

Heritage and Archaeology

A Conservation Area is located on The Ridgeway c.450m from the site. There is no intervisibility and no impact from the development on the Conservation Area. The nearest Listed Buildings are located on Pear Tree lane. Again, there is no relationship or intervisibility with these Heritage Assets.

Ecology

The submitted Preliminary Ecological Appraisal (Native) confirms there are no habitats of principal importance within or adjacent to the Site. It identifies no confirmed presence of any protected species, but some groups (bats, dormice, badgers) have the potential to occur on or use the site and therefore require either precautionary mitigation or further survey work.

A series of proposed enhancements are offered as part of the wider biodiversity enhancement measures.

Biodiversity Net Gain

The application site extends to approximately 0.19 hectares and is considered a small site for the purposes of Biodiversity Net Gain (BNG). As such, the proposal is exempt from mandatory BNG requirements.

Conclusion

The proposed dwelling with associated parking and outbuilding complies with the NPPF (2024) and the Development Plan.

The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of Gravesham. Therefore, the proposal would comply with criterion (a) of paragraph 155 of the National Planning Policy Framework (NPPF).

The proposed development is within a sustainable location and is considered to meet the requirements of paragraph 110 and 115 of the NPPF (2024) and Policies CS01, CS02 and CS17 (LPCS) 2014.

The proposal has no adverse impact on the National Landscape, no adverse impact on the highway network or amenity.

The proposal will deliver a much needed dwelling in the borough designed in keeping with the existing residential area and of high-quality.

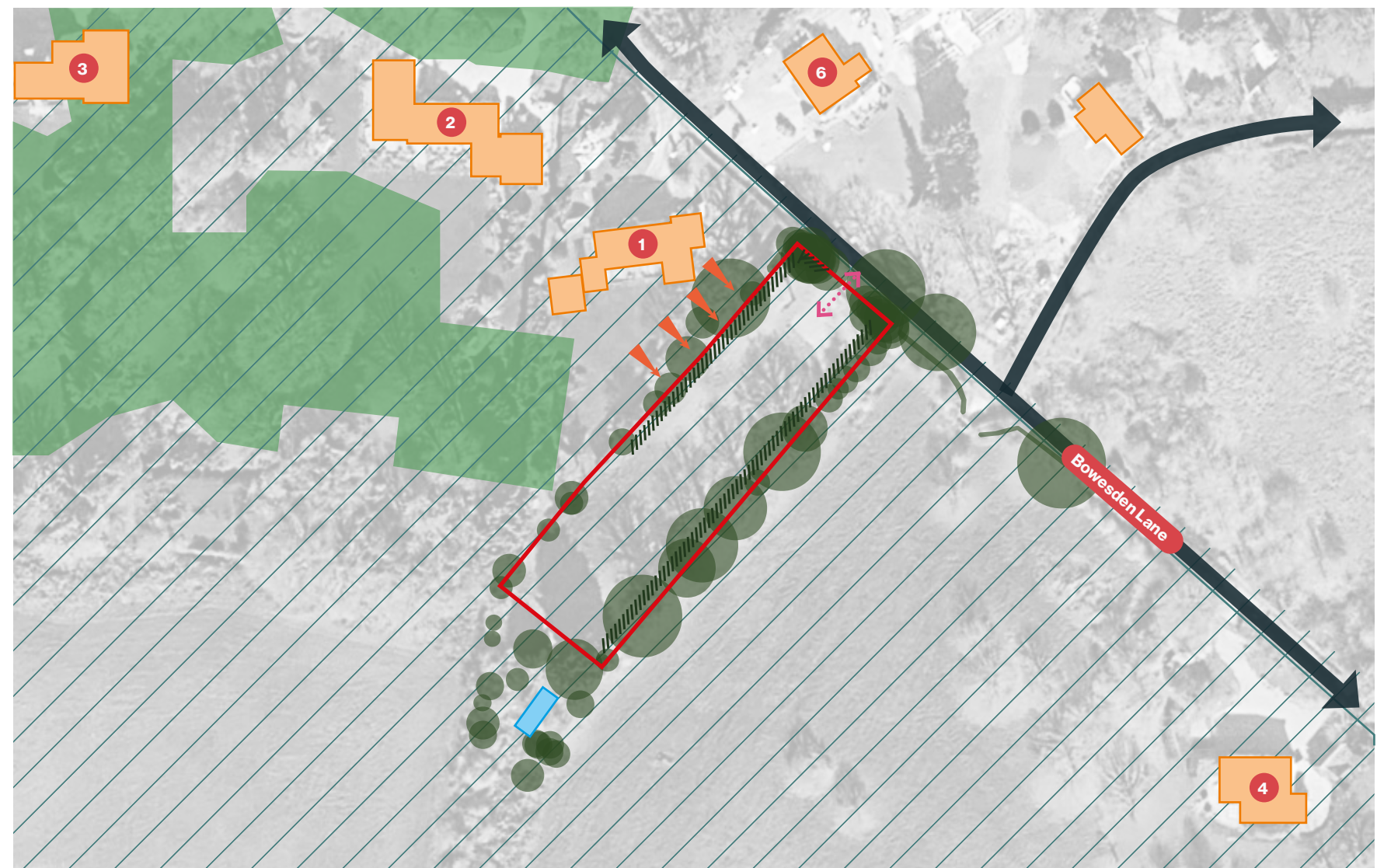
Land South of Bowesden Lane

Evaluation

04

Opportunities & Constraints

The opportunities and constraints of the existing site have been analysed adjacent.



Opportunities & Constraints Diagram (not to scale)

Opportunities

- Existing vehicular access from Bowesden Lane enables straightforward site entry, with opportunity for improved access
- Potential development area is already defined and set back, allowing efficient layout while retaining landscape buffers
- Established trees and vegetation provide opportunities for screening, biodiversity enhancement, and integrating development into the landscape
- Orientation and open edges offer potential for outlook/view corridors while maintaining separation from nearby properties
- Opportunity to mirror existing character of the area of a large single dwelling accessed from Bowesden lane
- The site presents the opportunity to deliver development that is in keeping with the established character of the settlement

Constraints

- The site is located within the Green Belt and National Landscape, requiring development to respond sensitively to the site's planning and landscape context
- The design must respect the amenity of adjacent properties and retain and protect existing vegetation where appropriate

Key

-  Site boundary
-  1 Meadow Cottage
-  2 White Cottage
-  3 The Red House
-  4 Park Farm
-  5 Furzy Lea
-  Existing vehicular access
-  Existing trees & vegetation
-  Nearby Properties
-  Landscape buffer
-  Potential overlooking
-  National Forests & Land
-  Kent Downs National Landscape

National Design Guide

The proposed single dwelling has been designed in accordance with the ten characteristics of the National Design Guide, ensuring the proposal responds positively to its rural context, landscape setting and established character.

The National Planning Policy Framework makes clear that creating high-quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



1. Context

The proposal responds positively to the site's established linear pattern of development along Bowesden Lane, retaining existing vegetation and integrating sensitively with neighbouring properties and the wider rural landscape.

2. Identity

The proposal creates a high-quality individual dwelling that reflects the rural character of the area through its architectural form, carefully selected materials and strong landscape setting, reinforcing the distinct identity of the locality.

3. Built Form

The dwelling has been carefully positioned to sit comfortably alongside Meadow Cottage, respecting existing building lines whilst maintaining appropriate spacing, openness and views across the surrounding landscape.

4. Movement

Safe vehicular access is provided directly from Bowesden Lane, with sufficient turning space and on-site parking ensuring safe movement whilst minimising the impact on the surrounding highway network

5. Nature

The proposal has been carefully designed around the site's existing landscape framework, retaining established boundary trees and vegetation wherever practicable. Any necessary tree removal is mitigated through replacement native planting and landscape enhancements that strengthen biodiversity and reinforce the site's rural character.

6. Public Spaces

As a private dwelling, the proposal does not incorporate publicly accessible open space. Instead, generous private gardens and retained landscape features provide attractive outdoor amenity areas that contribute positively to the site's rural setting and the wellbeing of future occupants.

7. Uses

The proposal provides a single dwelling that complements the established residential character of the surrounding area whilst making efficient and appropriate use of the site.

8. Homes & Buildings

The dwelling provides a high-quality living environment with generous internal accommodation, strong visual connections to surrounding green spaces and well-proportioned private amenity areas.

9. Resources

The proposal promotes sustainable construction through the efficient use of materials, the sensitive retention and enhancement of existing landscape features, and the incorporation of energy-efficient and water-efficient measures.

10. Lifespan

The dwelling has been designed to remain adaptable over time, allowing internal spaces and the surrounding landscape to accommodate the changing requirements of future occupants throughout the building's lifespan.

Land South of Bowesden Lane

Design



Design Strategy

A landscape-led layout that balances access, amenity, and contextual sensitivity.

The proposed layout has been developed to respond to the site's constraints and landscape context, providing safe access, efficient parking, and a clear movement framework while retaining key vegetation and integrating new planting to ensure the development sits sensitively within its surroundings.

- Adapted access drive with on-site turning head for safe entry and exit
- Development positioned to work around retained trees, with limited removals identified
- New planting and rear garden space structured within retained landscape framework

Key

1

2

Site boundary

Proposed adapted access

Turning Area

Proposed vehicular access

Pedestrian access route

Existing trees to be retained

Existing trees to be removed

Illustrative new planting

Neighbouring property Meadow Cottage

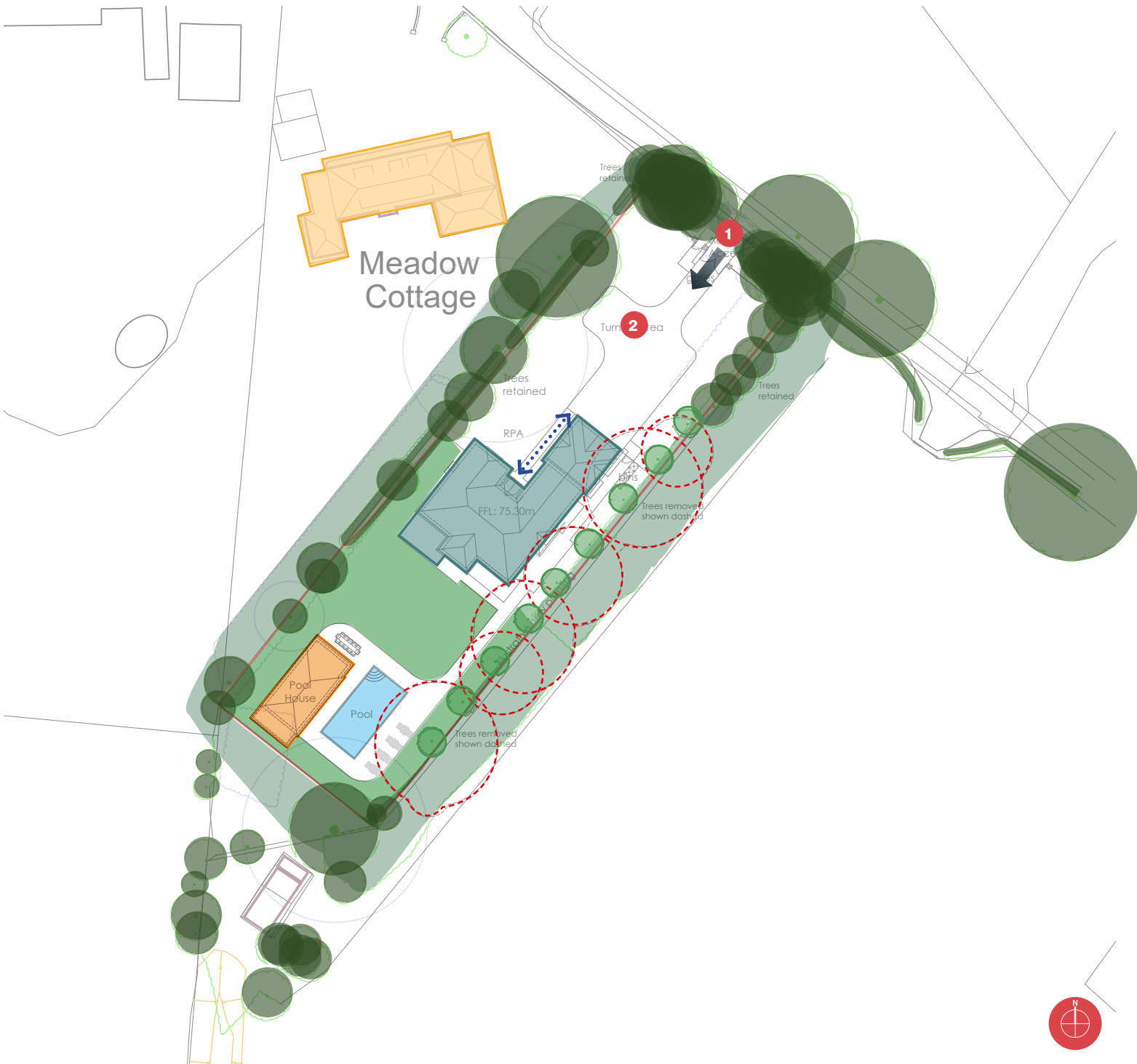
Proposed new homes

Proposed pool

Proposed pool house

Proposed rear garden

Retained & enhanced green buffer



Proposed Design Strategy Diagram (not to scale)

Site Layout

The proposed site layout has been carefully designed to respond to the site’s physical constraints, landscape character and Green Belt location on Bowesden Lane, Shorne.

The scheme comprises a single detached dwelling positioned alongside the existing Meadow Cottage, creating an appropriately scaled form of development that minimises visual impact and preserves the openness and rural character of the Green Belt and Kent Downs National Landscape.

The dwelling has been sited to make efficient use of the existing access and previously developed area of the site, while retaining mature trees and established vegetation that provide a strong landscape setting and natural screening. Appropriate parking and turning areas are incorporated within the plot, and the dwelling benefits from generous private garden space. Overall, the layout represents a sensitive addition to the existing pattern of development that integrates with its surroundings and respects the rural character of Bowesden Lane.



Site Layout Plan (not to scale)

Key

- 1 Neighbouring 'Meadow Cottage'
- 2 Adapted Access
- 3 Turning Area
- 4 Retained Trees & Vegetation
- 5 New Proposed Dwelling
- 6 Proposed Pool
- 7 Proposed Pool House

Landscape Strategy

A landscape-led approach has informed the design of the proposal, recognising the site’s sensitive Green Belt location and the importance of maintaining its open and rural character.

The strategy seeks to retain the majority of existing mature trees and established vegetation, which provide valuable screening, landscape structure and ecological benefits.

Limited tree removal is proposed only where necessary to facilitate the development and improve the long-term management of the site, with replacement planting introduced to reinforce the existing green framework. The proposed dwelling is set within retained and enhanced landscaping, with generous garden areas and open space ensuring that the development integrates sensitively into its surroundings and preserves the site’s landscape character.

Key

- Site boundary
- Existing trees to be retained
- Existing trees to be removed
- Illustrative new planting
- Proposed open space
- Proposed rear garden

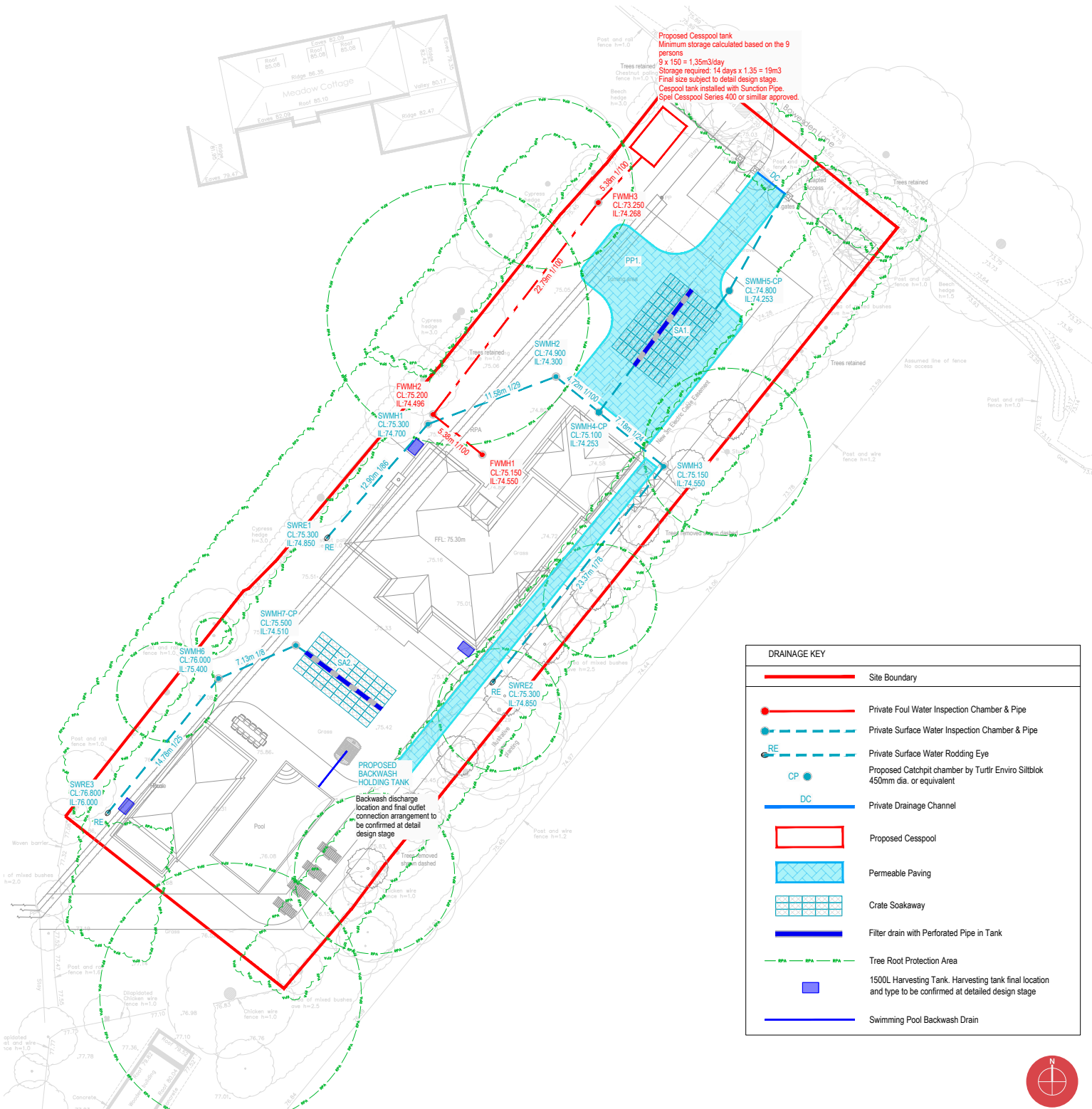


Proposed Landscape Strategy Plan

Drainage Strategy

A Drainage Statement has been prepared by Robert West Consulting Ltd and submitted in support of the application.

The assessment identifies the site as undeveloped greenfield land with no existing formal surface water or foul drainage infrastructure. The report considers the site's topography, geology, groundwater conditions and drainage characteristics, and demonstrates that an appropriate sustainable drainage strategy can be delivered as part of the development. Full details are provided within the submitted Drainage Statement.



Extract of Proposed Drainage Layout - Prepared by Robert West Consulting

Scale, Mass & Form

The scale of the proposed dwelling is drawn from the surrounding developments and character of the area.

Scale

The proposed dwelling responds to the established scale of surrounding development. Ridge heights are aligned with adjacent two-storey properties, ensuring the building integrates comfortably within the existing street scene and avoids visual dominance.

Mass

The overall massing is broken down into smaller elements to reduce perceived bulk. Subordinate volumes, including garage and ancillary forms, reflect the pattern of development in the area. Variations in façade treatment and articulated bays further soften the overall mass.

Form

The building form draws from local architectural character through the use of gable and hipped roof elements. Gable features provide visual interest and help subdivide the elevation, while hipped roofs reduce apparent scale. Stepped eaves levels and variation in roof heights create a more responsive and balanced composition in relation to neighbouring properties.



Key

- Ridge Level
- - -> Hipped Roof forms
- < - -> Gable Ends
- < - -> Eaves Level
- - - - Variation

Access & Refuse Strategy

The adjacent diagram illustrates the proposed vehicular and pedestrian access within the development.

Vehicular Access

Access to the site will be provided via the existing frontage onto Bowesden Lane. A gated entrance leads to a private driveway serving the proposed dwelling, with sufficient space within the site for vehicle manoeuvring and turning, allowing vehicles to enter and leave in a forward gear. The scheme includes a double garage and associated parking provision within the curtilage.

Pedestrian Access

Pedestrian access is provided from Bowesden Lane via the main entrance and driveway, with a direct route to the dwelling entrance. Level access is incorporated to ensure convenient and inclusive movement between parking areas and the dwelling.

Refuse Strategy

Refuse and recycling bins will be stored in a dedicated refuse storage area located adjacent to the driveway and within convenient reach of the dwelling. On collection days, bins can be positioned at the site frontage for collection and returned to the storage area thereafter, ensuring minimal visual impact and maintaining a tidy appearance within the site.

- Key
- 1 Adapted access
 - 2 Gates
 - 3 Refuse Storage
 - Primary vehicular access route
 - Vehicular access route
 - Proposed pedestrian access route
 - Refuse Storage

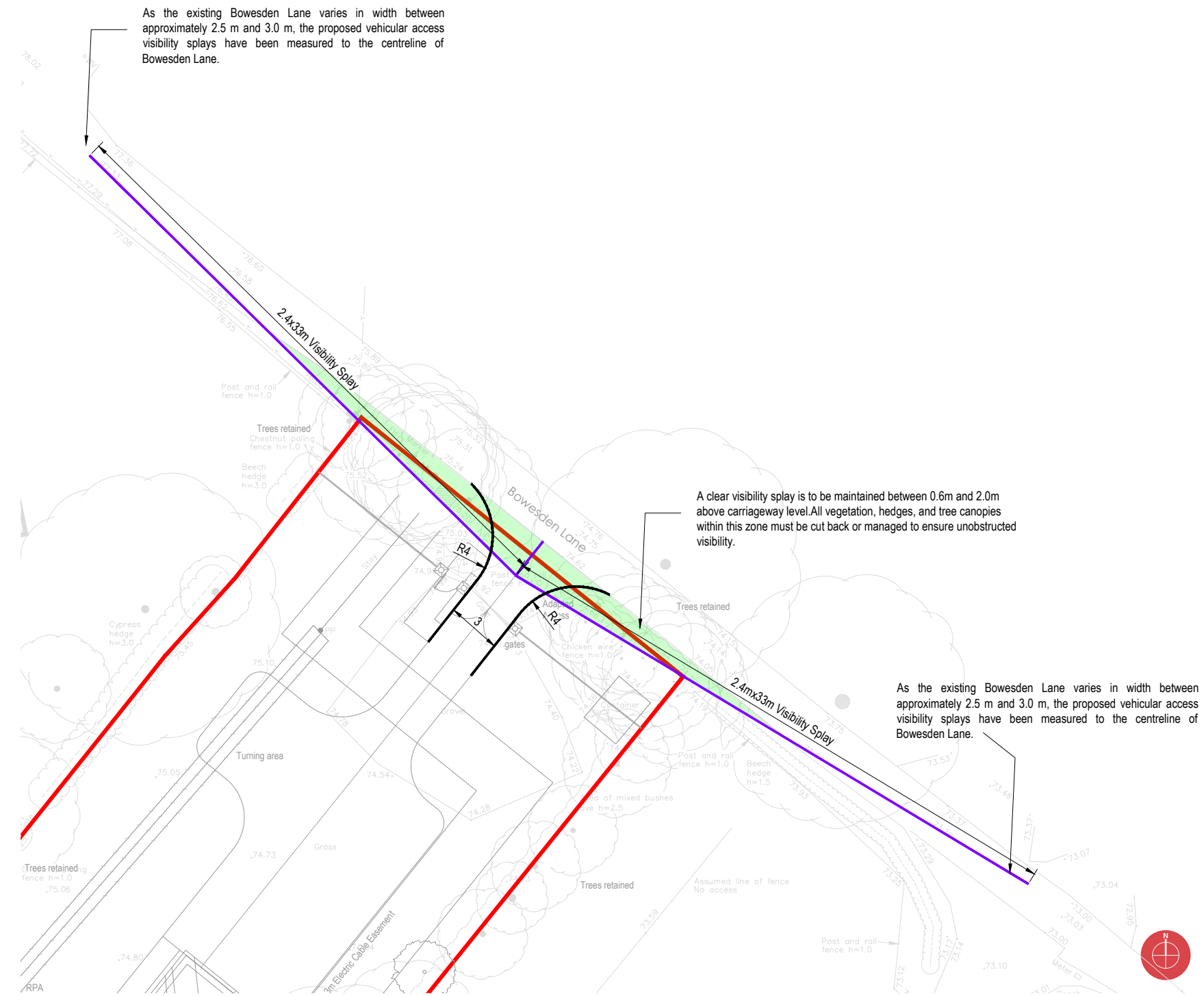


Proposed Access Strategy Plan

Access & Highway Safety

An extract of the proposed driveway arrangement and visibility splays drawing is shown adjacent for illustrative purposes.

The full drawing, prepared by Robert West Consulting, will be submitted as part of the planning application package. The drawing demonstrates how the existing access from Bowesden Lane will be adapted to serve the proposed dwelling, incorporating appropriate visibility splays and an internal turning area to allow vehicles to enter and leave the site in a forward gear.



Extract from Proposed Driveway Arrangement & Visibility Splays Drawing - Prepared by Robert West Consulting

Internal Layout

The proposed dwelling has been designed to provide a high-quality family home with a logical and efficient internal arrangement.

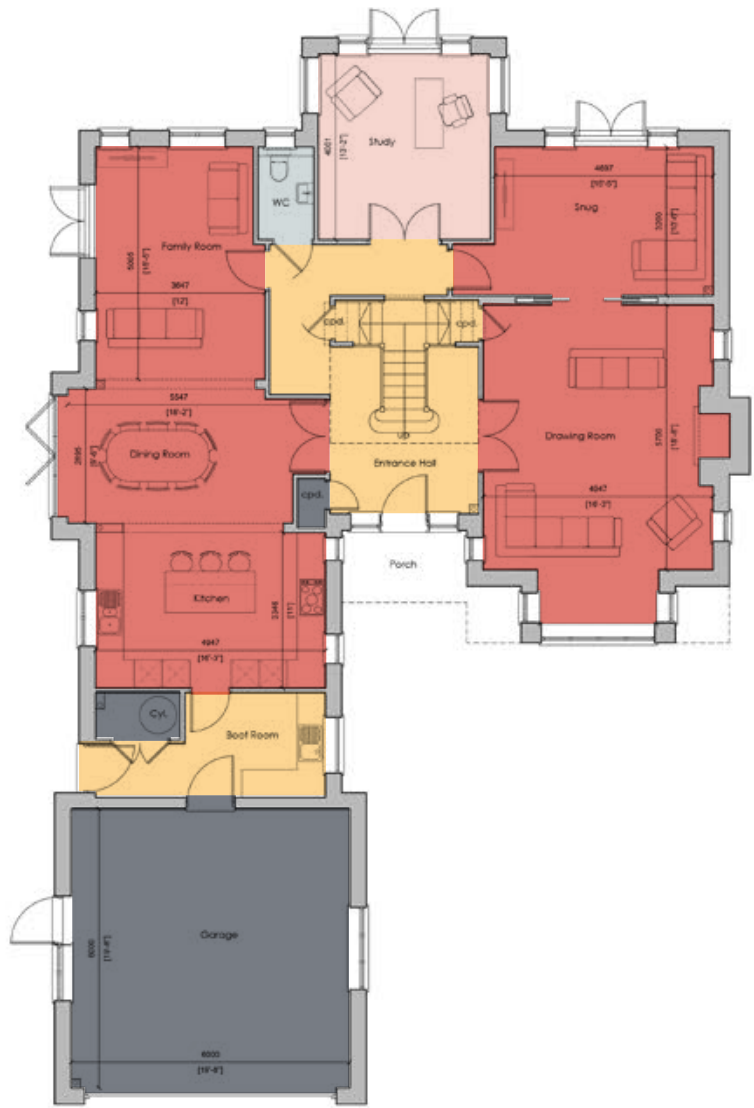
Ground-Floor Plan

The ground-floor is centred around a generous entrance hall, providing access to a range of formal and informal living spaces, including a drawing room, dining room, study, snug and a large open-plan kitchen/family room. Supporting accommodation, including a boot room, WC and integral garage, enhances the practicality of the layout for modern family living.

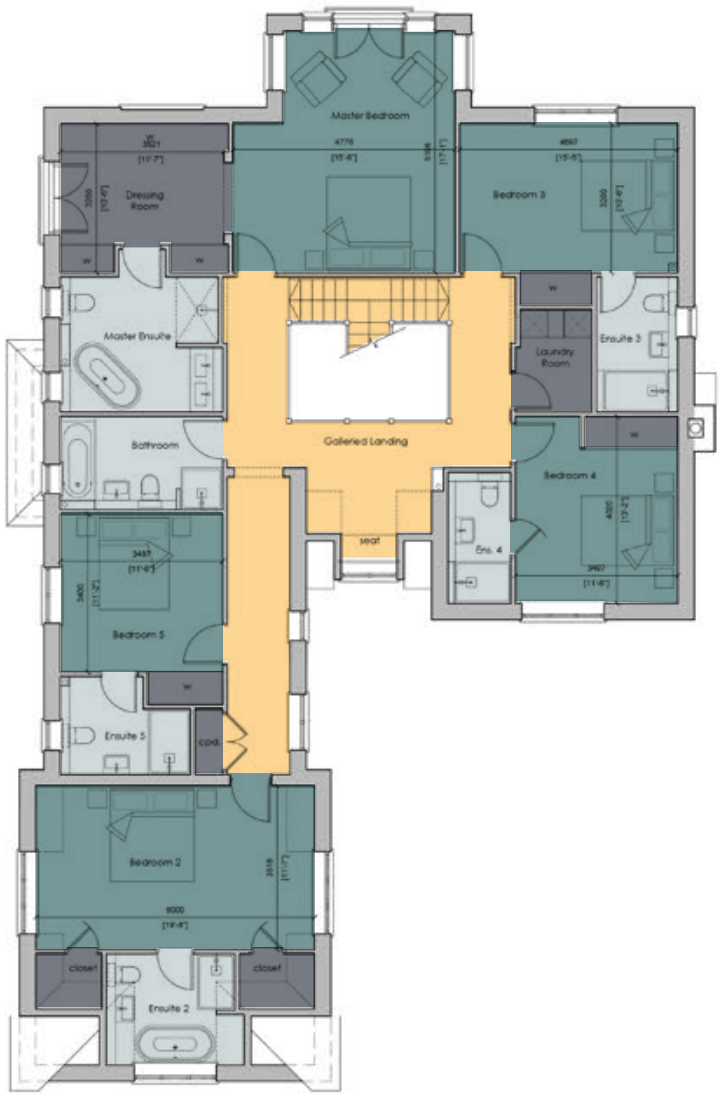
First-Floor Plan

At first-floor level, a galleried landing provides access to five bedrooms, including a principal suite with dressing room and en-suite. The remaining bedrooms are served by a combination of en-suite facilities and a family bathroom, ensuring a high level of comfort and privacy for occupants. The layout has been designed to create a spacious and functional home that responds appropriately to its Green Belt and National Landscape setting.

- Key
- Kitchen, Living, Dining, Snug, Drawing Room
 - Study
 - WC / En-suite / Bathroom
 - Garage, Storage, Services
 - Circulation, Entrance Hall, Boot Room, Landing
 - Bedroom



Proposed Ground-Floor Plan



Proposed First-Floor Plan

Pool House

The proposed pool house is positioned within the rear garden and serves as an ancillary building associated with the main dwelling.

The building has been designed as a simple, well-proportioned structure that complements the character of the wider development while providing facilities to support the adjacent swimming pool.

Internal Layout

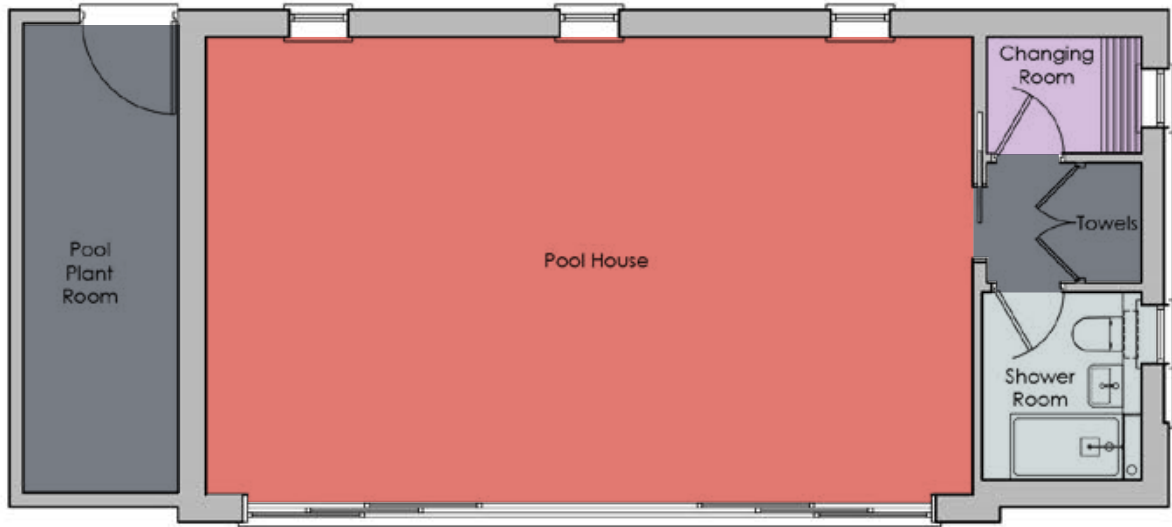
The pool house provides a flexible ancillary space associated with the use of the swimming pool. Supporting accommodation includes a changing room, shower room, towel store and a dedicated plant room to accommodate pool equipment. The layout has been arranged to provide convenient access between the swimming pool and the associated facilities, ensuring the building functions as a practical extension to the outdoor amenity space.

Materiality

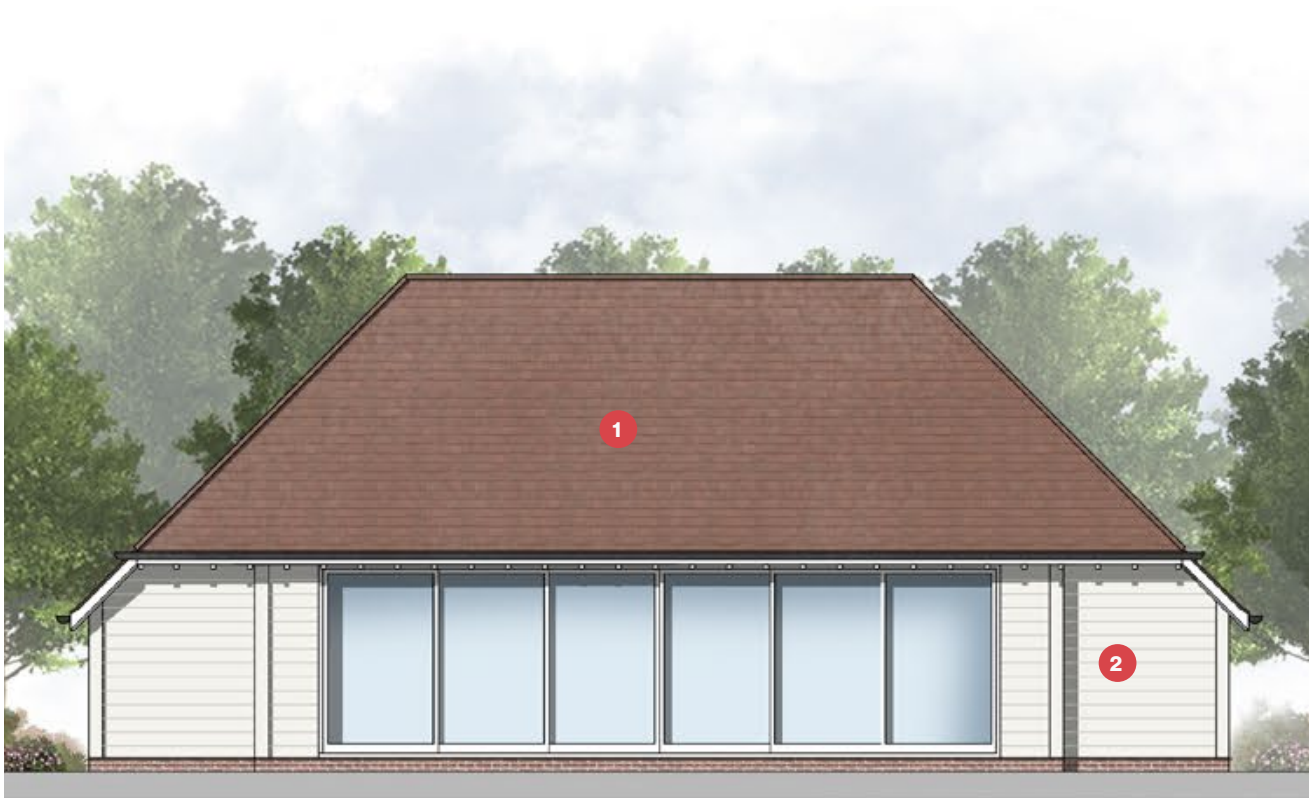
The palette of materials has been selected to complement the materiality of the main dwelling. The pool house features white horizontal timber boarding to the external walls and a dark brown multi-plain clay tiled roof. Large glazed openings to the principal elevation maximise natural daylight and strengthen the connection between the internal accommodation and the surrounding garden setting.

Key

- Lounge / Seating Area
- Shower Room
- Plant room / Towel Room
- Changing Room



Proposed Ground Floor Plan



Proposed Front Elevation



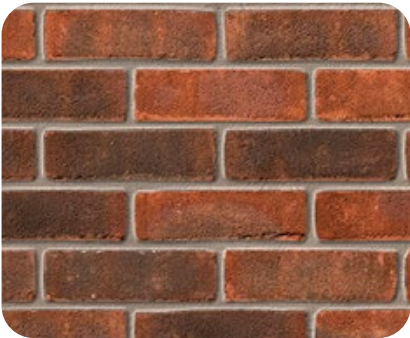
1 Dark brown multi plain clay roof tiles



2 White horizontal timber boarding

Appearance & Materials

A palette of contemporary materials are proposed, including:



1 Red multi-stock brick



2 Cant brick plinth



3 Dark brown multi plain clay roof tiles



4 Bonnet hips



5 Kentish plain clay tile hanging



6 Contrasting bullnose tile features in dark brown



Proposed Front Elevation



7 Bath shade reconstituted stone cills



8 Black window and door frames



9 Oak Bay window corner details and gablets to projecting gable



10 Oak front door and garage doors



11 Black fascia with open eaves



12 Black rainwater goods

Sustainable Design

As an integral part of creating a well-designed and attractive development, care must be taken to ensure a sustainable construction and community.

This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced and where possible local materials. In addition, focus on issues such as water and energy conservation are integral in the design. The location of the development and its connections to local amenities and transport links contributes further to the sustainability of the proposal.

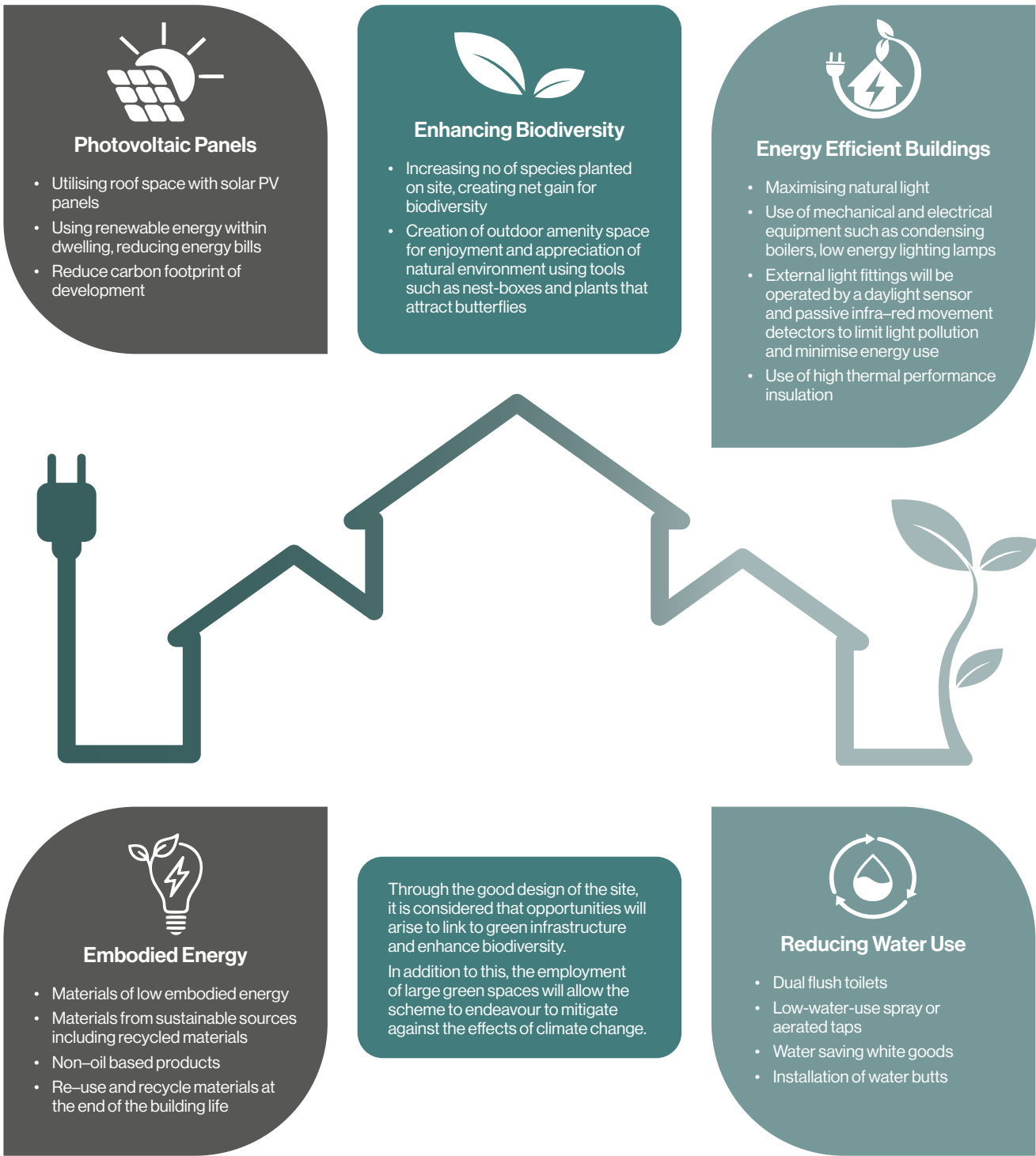
Materials & Construction

Sustainability must be considered in both building materials and construction process. In order to minimise waste and disruption, steps will be taken to reduce waste and mitigate negative impact on the site and its surroundings. A palette of materials will be derived from the surroundings not only in order to blend the development into the heritage of the area, but also to maximise the use of local materials.

Location & Connection

The site has been assessed to ensure development can promote social incorporation and mobility, strengthening the character of the area. The site occupies a sustainable location on the edge of Shorne, with access to local services, community facilities and the wider road network. Its proximity to nearby settlements allows future occupants to access day-to-day amenities whilst maintaining the character of a rural setting. The proposal therefore represents a sustainable location for a single dwelling, benefiting from existing transport connections and established local infrastructure.

Minimising energy and water consumption has been integral to the design. These will include light and movement sensors for external lights as well as low energy internal lights, good thermal insulation and low-water-use taps and appliances. Natural light entering the properties will be maximised to reduce reliance on internal lights - reducing energy consumption. As an addition to these proposed methods and built features, infrastructure can be considered to facilitate water butts to collect rainwater for uses such as irrigation of gardens.



Artist's Impression



Computer Generated Image of proposed dwelling

Land South of Bowesden Lane

Conclusion



Conclusion

The proposed development at Bowesden Lane, Shorne, seeks permission for a single high-quality dwelling with an associated double garage, swimming pool and pool house.

The scheme has been carefully designed to provide a well-proportioned family home that responds positively to its site context and surroundings.

The layout, scale and appearance of the proposed buildings have been informed by the character of the area, ensuring that the development sits comfortably within its Green Belt and National Landscape setting. The proposal delivers a functional and sustainable home, supported by ancillary accommodation that remains subordinate to the main dwelling.

Overall, the scheme represents a sensitive and well-considered form of development that will enhance the site while providing a high-quality residential environment, with no adverse impact on the character, appearance or openness of the surrounding landscape.



Site Layout Plan (not to scale)



**Delivering exceptional architectural
solutions for residential spaces**

that not only exceed our clients' needs but enrich the quality of
the lives of those who live within them.

onarchitecture.co.uk