
DESIGN ACCESS STATEMENT & PHOTOGRAPHIC SURVEY

Proposed Residential - Woodfield, Bromley Green Road, Ruckinge, Ashford, Kent TN26 2EQ

Applicant: Mr Ben Robinson

Date: April 2025 Revision 2

ANA architecture + design

5 The Malthouses, Canterbury Road,
East Brabourne, Kent, TN25 5LL

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Design Access Statement prepared by:
Mr Alan H Miller BA Hons dip.Arch RIBA

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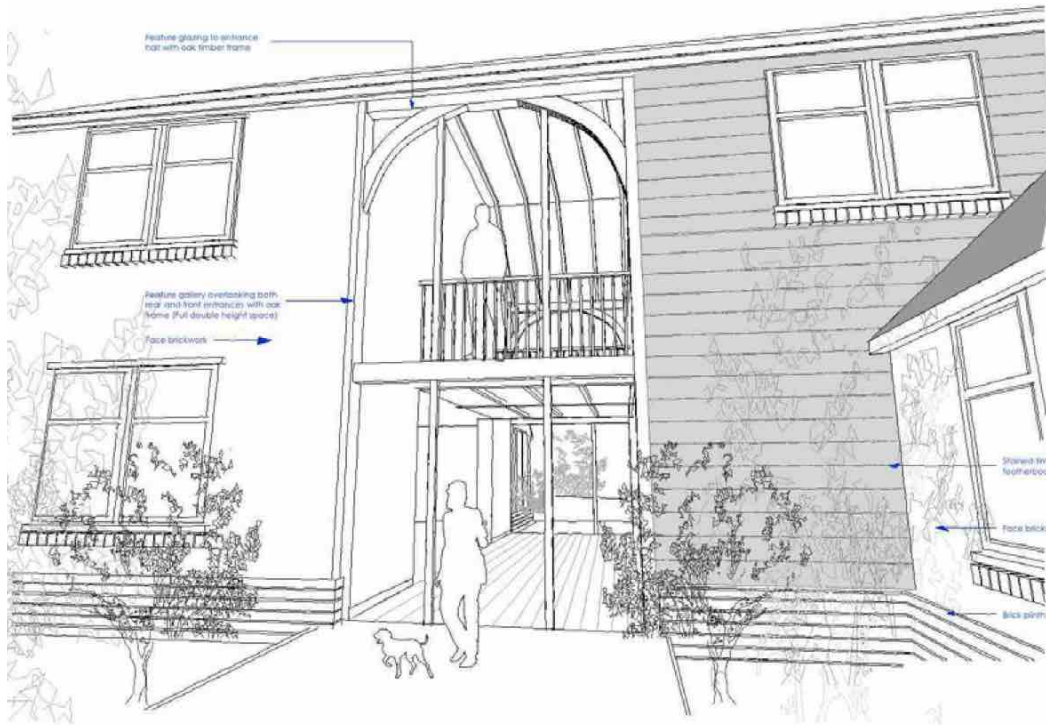
DESIGN STATEMENT

1.0 Introduction

The parcel of land at Woodfield, extending to the woodland that separates the site from the Pheasantry, is situated off Bromley Green Road. It is accessed via a narrow, secluded lane between homes on the Bromley Green side. This lane leads to an open area surrounded by dense woodland. Adjacent to this land is a commercial site that includes storage units, a vehicle maintenance depot, and facilities for crushing debris, masonry, and similar materials. The area designated for residential development is cluttered with remnants from previous uses, including a dilapidated house, storage units, caravans, portable cabins, and containers scattered across the site. An additional access lane between the pumping station and Woodstock, also off Bromley Green Road, provides a separate entrance that will not interfere with commercial traffic to the existing site.

Recently acquired, Woodfield offers the opportunity to unlock its potential by creating two residential plots, each accessible via the existing lane between Grisbi and the Ranch. The proposed plots would feature two residential homes, designed to align with the characteristics and scale of the surrounding area. The 0.39-hectare development is part of a larger 5.6-hectare site (including the Pheasantry), leaving a substantial portion of land still designated for commercial use under permitted development.

The addition of a natural boundary between the existing commercial site and the proposed residential area would greatly enhance the current situation, where the only barrier for local residents is a standard closed-board garden fence, which does little to mitigate noise and visual impact. The new plan proposes a naturally treated buffer zone, improving both the privacy and sound insulation for the gardens adjacent to the commercial property.



Typical front elevation of a style of housing for the two plots.

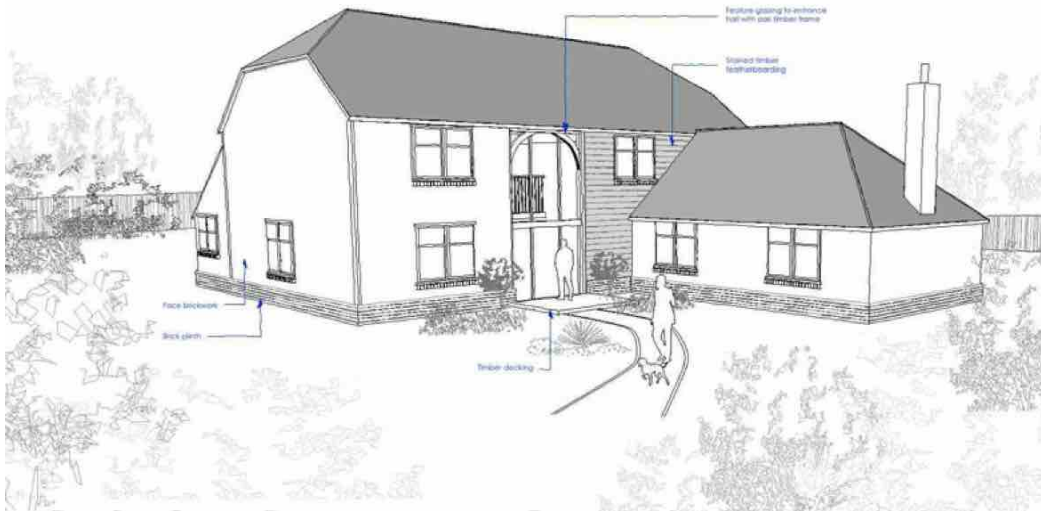
1.0 Introduction Cont...

Woodfield is situated to the south of Ashford town centre, with the main access road being the old Hamstreet Road, which leads to Sussex and the coast via Kingsnorth. Notable landmarks in the area include Homelands Football Ground and Kingsnorth Golf Course. The A2070 Brenzett Road to the east has little impact on this secluded location. In fact, the overgrown lane is the only indication of the land's existence, with the main gates set back from the road and easily missed by passing motorists or pedestrians.

The narrow access lane will remain designated for residential use, while commercial traffic will continue to use the lane adjacent to Woodcock and the Pheasantry.

The careful subdivision of the site into residential and commercial areas has been thoughtfully considered and represents a significant improvement over the land's previous use, which was in close proximity to residential properties on Bromley Green Road. Community discussions with neighbours have been largely positive, as they are reassured that commercial activity will be situated a considerable distance from their property boundaries.

Given its location and thoughtful planning, this parcel of land holds great potential for the development of two houses within a unique woodland setting at Woodfield. A concept design has been prepared for the proposed homes, which will blend seamlessly with the rural character and appearance of Bromley Green Road.



Typical style of housing proposed.

2.0 Existing Site



This backland plot, located behind the existing properties along Bromley Green Road, had been left in a neglected and redundant state until it was recently purchased and partially cleared of debris, junk, and overgrown vegetation. The two main features on the site are a derelict cottage, which was previously part of the Rummery Garden Centre, and a large steel-framed storage barn situated on the existing boundary of Woodfield. The land also contains other dilapidated outbuildings, metal storage units, and static caravans scattered across the site, covering a total area of 698m². Tracks and hard standings connect the site to the primary access off Bromley Green Road, located between the properties of The Ranch and Grisbi. A secondary access leads from the site to a lane that connects the Pheasantry with Bromley Green Road.

The outer areas of the site are heavily screened by dense woodland, including areas classified as ancient woodland and protected by a Tree Preservation Order. Local wildlife sites are located along the northern, eastern, and western boundaries of the site, and the proposed houses have been carefully designed to avoid these protected areas, with only gardens and essential land encroaching into these demarcated zones.



Existing site in a decayed derelict state.

2.0 Existing Site Cont...



Historically, under permitted development, the site was used as a civil engineering plant and materials depot, including a hire centre and associated trucking operations, repair work, and plant maintenance (under a Lawful Development Certificate issued in April 1995). The commercial activities included concrete and material crushing, which often caused concerns among local residents due to the noisy operations, heavy vehicle traffic, and the site's proximity to residential properties and woodland. As previously mentioned, during its active use, a simple timber fence was the only boundary treatment, which proved inadequate in mitigating acoustic and visual intrusion.

The backland location of Woodfield is hidden from the road, neatly screened from the everyday activities associated with Bromley Green Road. The revised proposal seeks to modify the existing commercial site to introduce a more acceptable and quieter use, respectful of the local residential area. The proposal relocates the commercial activities approximately 45m further into the site, away from the nearest properties and land on Bromley Green Road, which will significantly reduce noise and visual impact. Given the site's history, the commercial aspect has been scaled back from concrete crushing, but will still include a commercial yard, storage, and other facilities. We believe the Council will support this approach, as it promotes a viable site that encourages local employment. Our plan aims to address the current environmental and boundary issues between the existing residential and commercial uses, creating a solution that includes the development of two homes. These homes will act as a "buffer zone," carefully designed to ensure the commercial development is set further away from the existing homes, offering a welcome improvement for the residents bordering the site.



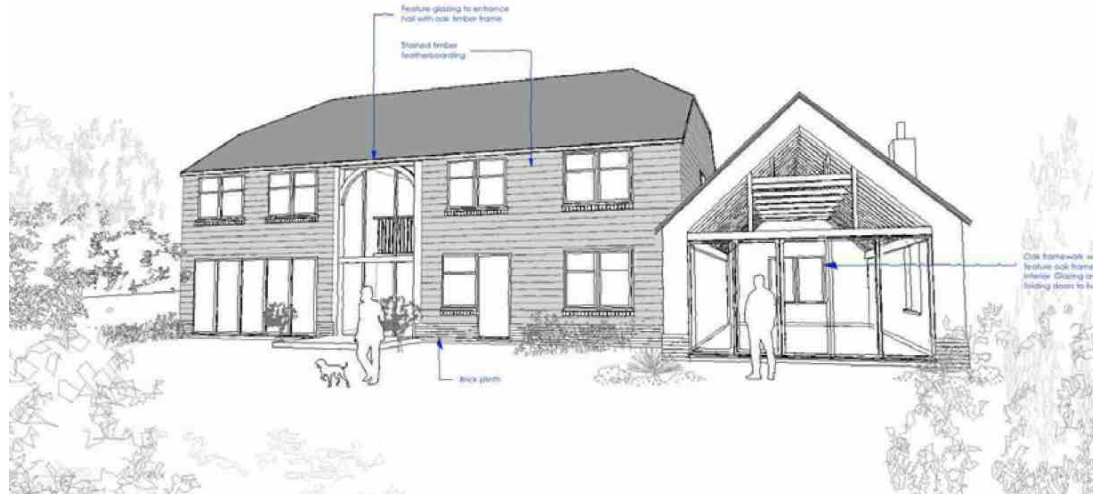
Existing Properties along Bromley Green Road

3.0 Design

The proposal is divided into two main parts: the existing commercial site and its current use, and the residential development planned for part of the Woodfield backland site, which directly borders the existing properties along Bromley Green Road. The Woodfield site will be developed in a design style reminiscent of rural Kent, featuring two detached properties in a rural barn style. These homes will be of an appropriate size, with gardens and land that reflect the massing of the existing properties along Bromley Green Road. While there is evidence of a mix of housing types and land parcels in the area, the proposed development will not be out of character in terms of massing, and in some cases, it will actually enhance the existing properties.

The commercial site currently presents potential for residential development, with the client looking to revisit the previous residential opportunity, while maintaining a commercial presence that continues to support local employment. As mentioned earlier, the proximity of commercial functions to residential areas requires careful consideration. The client does not wish to reopen operations like material crushing or haulage maintenance depots near existing homes. The fact that the site fell into neglect suggests such commercial activities are no longer viable. Therefore, the client is proposing a combined development that creates residential housing while retaining the commercial use through the existing facilities, vehicular depot, and storage. This new plan aims to introduce a quieter commercial operation with reduced traffic, creating a more peaceful environment along the main road. The access from the road leading to the Pheasantry will remain the primary access to the commercial site, while the narrow lane between the houses "The Ranch" and "Grisbi" will be designated solely for residential access.

The residential proposal consists of two detached homes designed in a rural style, with trees and shrubs providing a natural buffer between the residential area and the existing commercial yard.



Concept Ideas for house type at Woodfield

3.0 Design Cont...

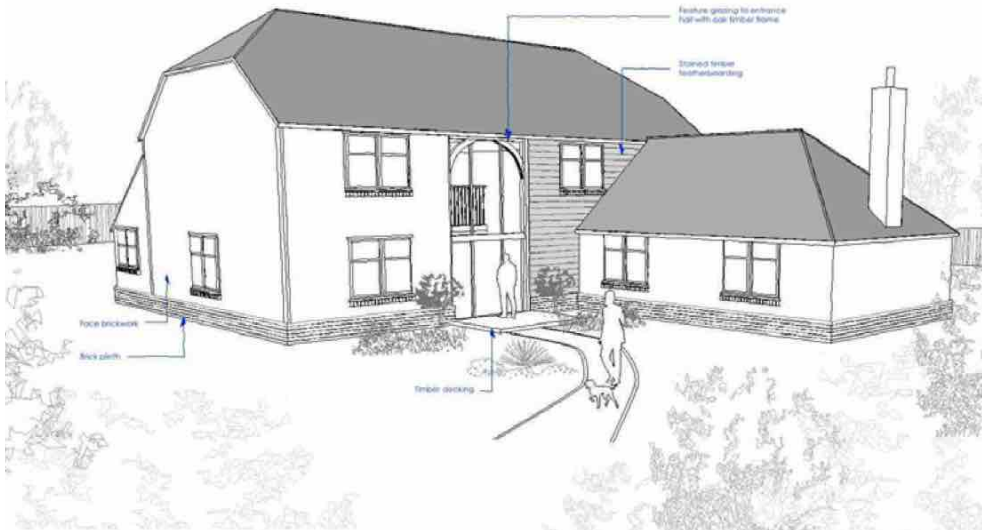
The proposed design also considers the introduction of a natural pond, potentially located within the boundaries of the ancient woodland on the residential site. This addition would not negatively impact the ancient woodland, as the area no longer contains a significant number of trees. The existing vegetation could be carefully landscaped, and a small pond could be reintroduced to promote local wildlife and create a pleasant visual feature for the two proposed homes.

In support of the residential development, we aim to enhance the immediate landscape and the ancient woodland. This would help create a space that promotes well-being, a concept that has become even more important after the challenges posed by COVID-19 and the increasing demand for interactive outdoor spaces. Such a feature, carefully incorporated into the planning and house designs, would create a natural setting for people of all ages. The parcel of land between the commercial and residential areas will be densely planted with trees and shrubs, providing a visual boundary that further enhances the site's natural surroundings.

The elevated verge that divides the site and borders Plot 2 serves a dual purpose. Firstly, it acts as a buffer to reduce noise pollution from the commercial site, which the client aims to maintain within the existing lawful development. The introduction of this elevated verge also removes direct sightlines between residential and commercial areas, masking both with new plantings, trees, and shrubs carefully selected by the landscape architect. These plants will help dampen any noise, and acoustic fencing on the commercial side, hidden from view of the residents, will serve as an additional protective measure.

With these measures in place, the commercial site will be a vast improvement compared to the current situation, where only a garden fence serves as a boundary. We believe that setting back the commercial site and implementing these new interventions will be a welcome change for the local residents.

Within the residential area, the two plots will be connected by a single lane with a hammerhead for turning. This lane will follow the boundary of the ancient woodland, marking a physical demarcation, even though trees are not currently present in this location.



Further typical sketch elevation of proposed house type for Woodfield



Existing site

3.0 Design Cont....

The Concept Idea for the plots.

Further typical sketch elevation of proposed house type for Woodfield



The conceptual designs, still in the early stages, have been discussed with the intention of creating homes that replicate a modern rural barn style, incorporating a glazed oak-frame curtain wall as a dividing feature at the front and rear of each property. The cladding for the houses will include a mix of stained black feather boarding or stained oak, with brickwork or sand-and-cement rendered finishes. The design of each house will have an individual character while maintaining a cohesive rural aesthetic.

The glazed feature wall will create a transparent connection between the front and rear spaces, offering views of the gardens as soon as one enters the house. This light-filled space will be further enhanced by an open mezzanine gallery, set back from the front and rear to provide views down to both the front and rear entrances. The vaulted oak-frame ceiling above the two-storey space will amplify the sense of openness. The open-plan layout, with the gallery and entrance hall, will connect seamlessly with other rooms within the house. The open-plan kitchen, which leads off from the entrance hall, will become the social hub of the home.



On the ground floor, the rooms will be positioned to make the most of the garden views, with bi-folding doors encouraging a seamless connection between the interior and exterior spaces, including terraces and decking. During the spring and summer months, the indoor and outdoor areas will blend together.

A key architectural feature of the living room is the vaulted ceiling with exposed oak timber framing, creating a spacious, inviting environment for relaxation and socializing. The large windows and bi-folding doors will allow for an abundance of natural light and views of the garden, further promoting the connection between the interior and exterior spaces. A feature fireplace will add to the ambiance of this room. The first-floor bedrooms will be generously sized, with en-suites, walk-in dressing rooms, and bathrooms that complement the overall design.

Existing Site

3.0 Design Cont....

The locations of the plots and house designs have been carefully considered to respect existing features such as Tree Preservation Orders (TPOs) and ancient woodland. The houses are positioned to avoid encroaching on TPO areas and to minimize the impact on the ancient woodland. Additionally, the design maximizes garden views and avoids creating large, imposing facades facing directly onto neighbouring properties. The houses will be positioned approximately 45–50 metres away from existing homes, ensuring that they do not impact the rights of light. The proposed distances, along with the introduction of shrubs and trees around the new properties, will enhance privacy and provide additional screening.

Parking has been carefully planned for the development. Driveways and garages will provide ample parking for the homes, while off-road visitor parking along the lane will accommodate any overflow. The introduction of security gates with controlled access (including a tradesman button) will provide an extra layer of security for the residents and their families.

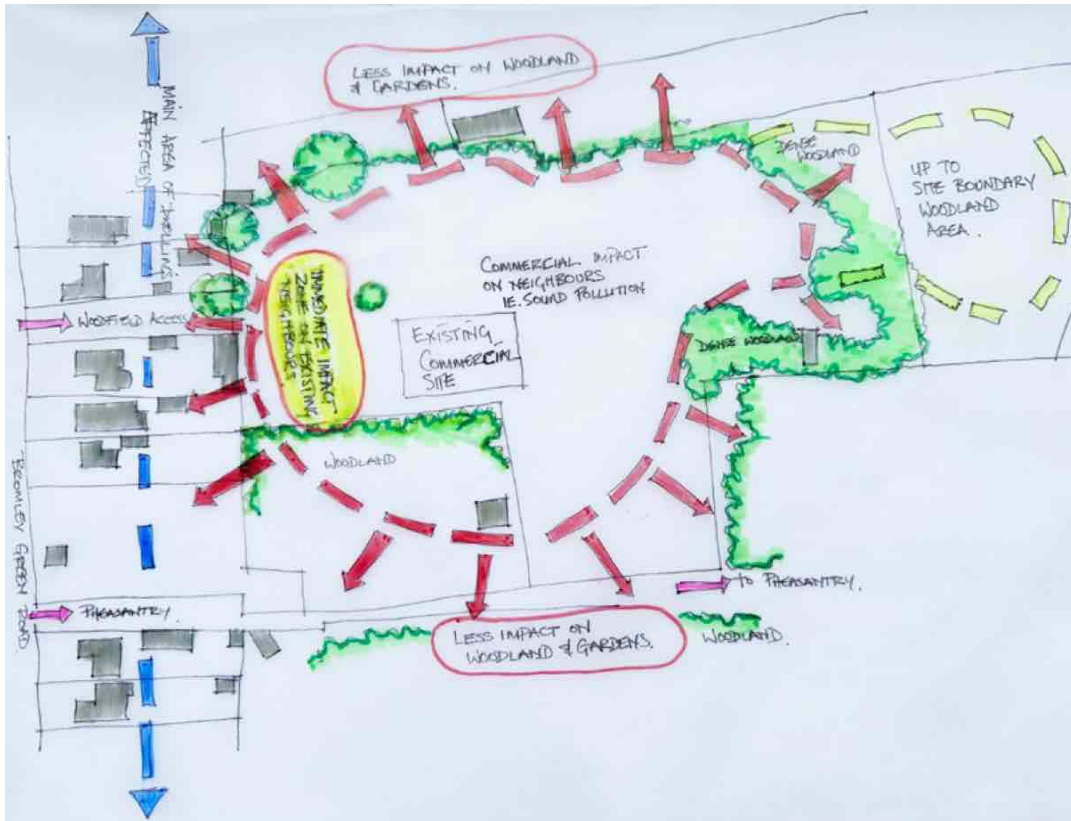
Overall, we hope that the design concept will be well-received and appreciated during the planning process. The proposed introduction of sustainable features (outlined in the Climate Mitigation section) will enhance the development, as it balances the need for housing with the retention of the existing commercial use. The positioning of the houses and the emphasis on the natural landscape, including the feature pond, contribute to creating a space that promotes well-being. In today's working environment, where home and office life increasingly merge, we aim to create a living environment that fosters social interaction and provides a natural, comfortable setting for all.



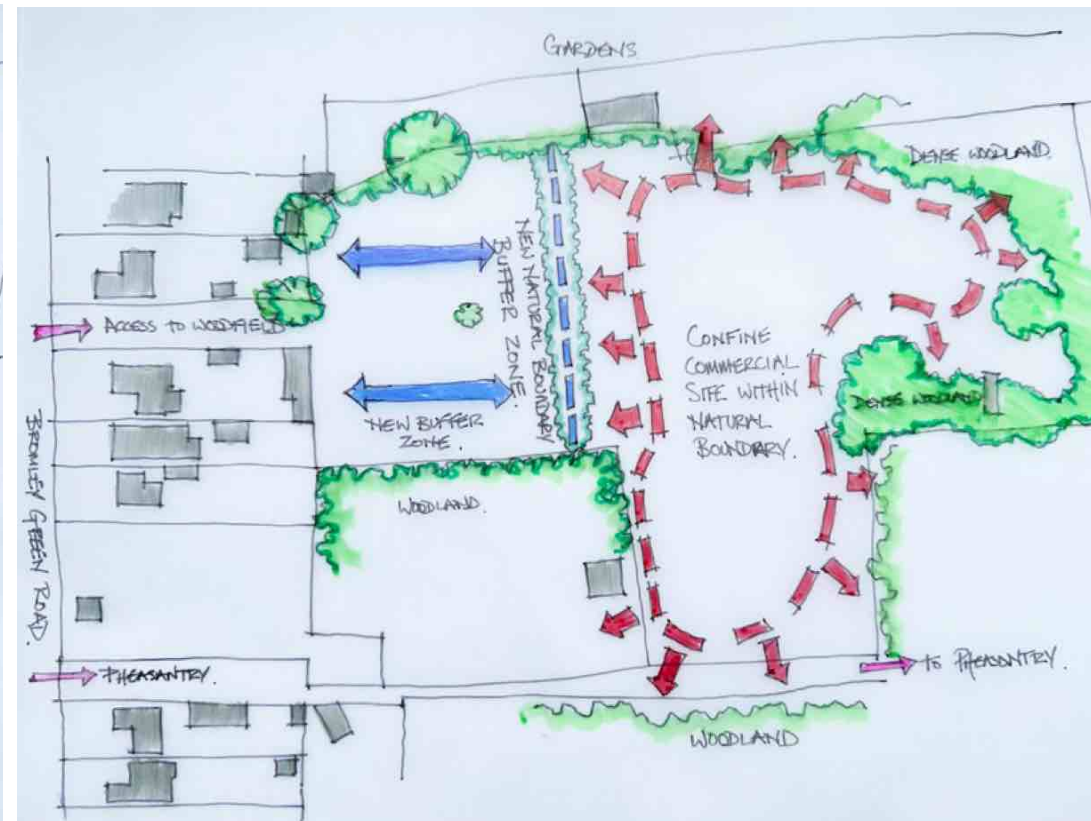
Typical Proposed layout with central feature Entrance hall.

3.0 Design Cont....

The following mappings refer to the development of the site.



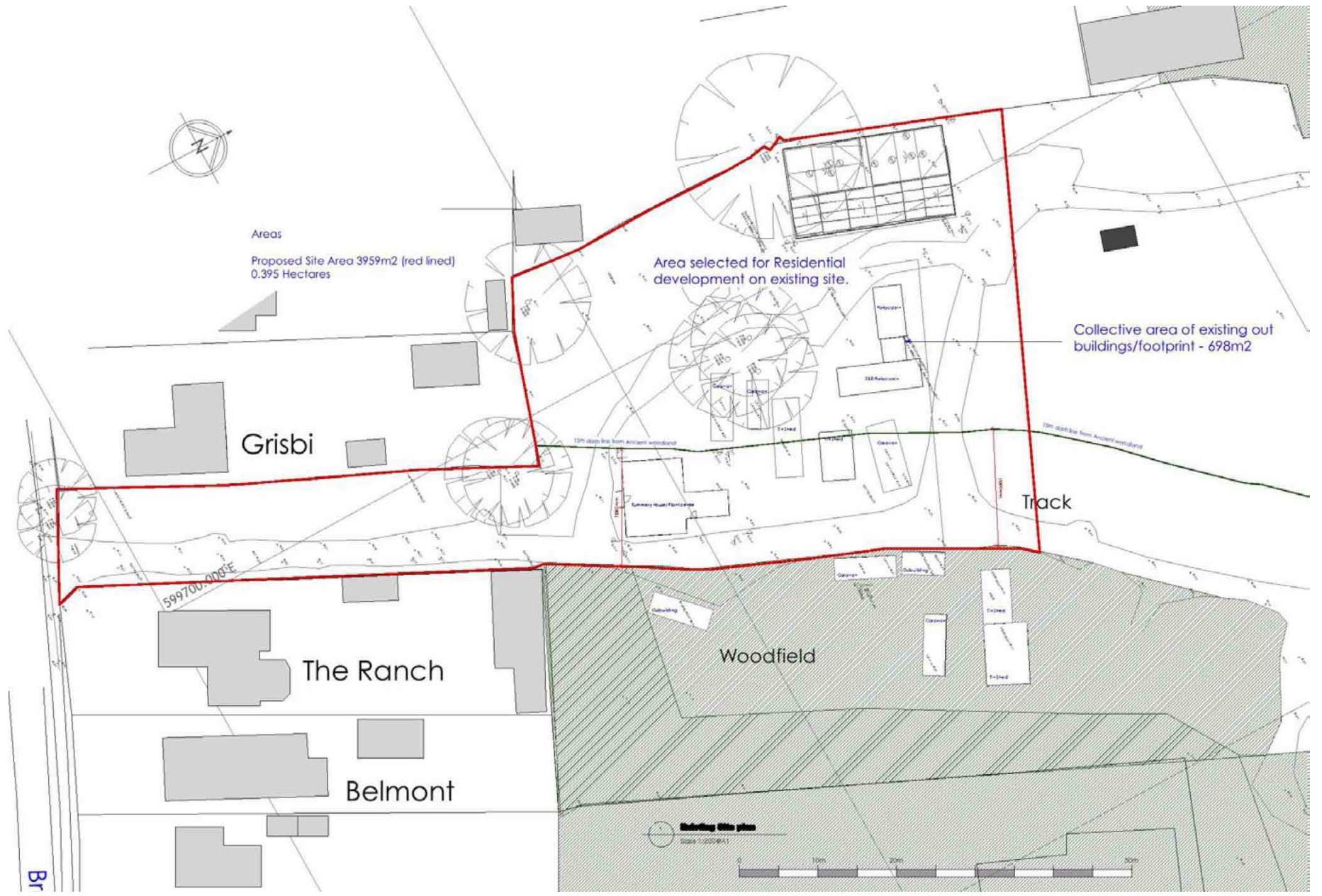
Impact of existing Commercial site and future regeneration. The boundary of the residential and commercial functions separated by hedging and timber fencing only.



The introduction of the residential site pushes the commercial operations away from the existing residents, improving the impact of any future commercial operations. The new development provides an opportunity to treat/improve the existing boundary with better acoustic barriers that include elevated verge (soil taken and recycled from site), new plantings, trees and shrubs and acoustic fencing.

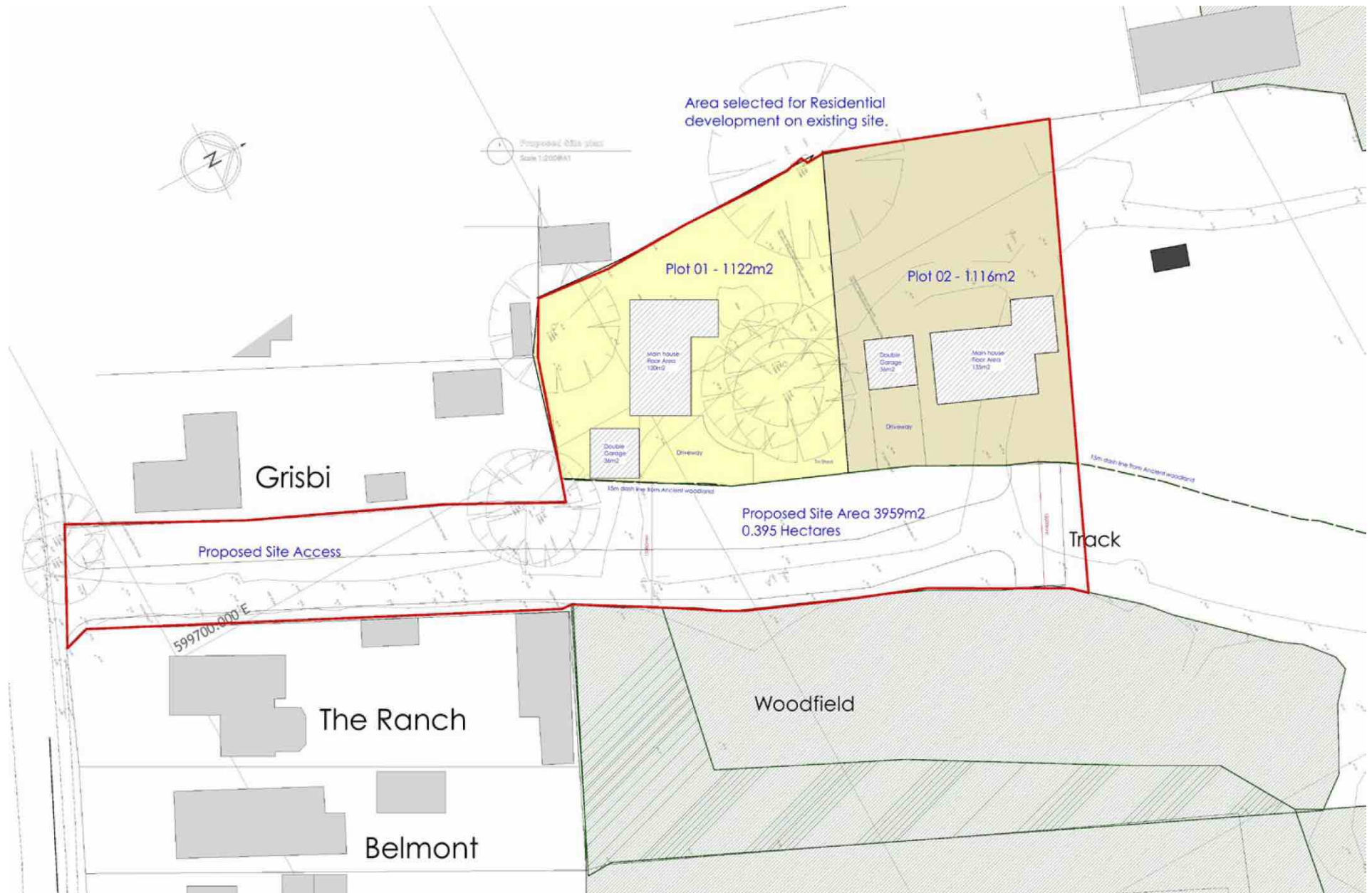
3.0 Design Cont....

Existing Site plan



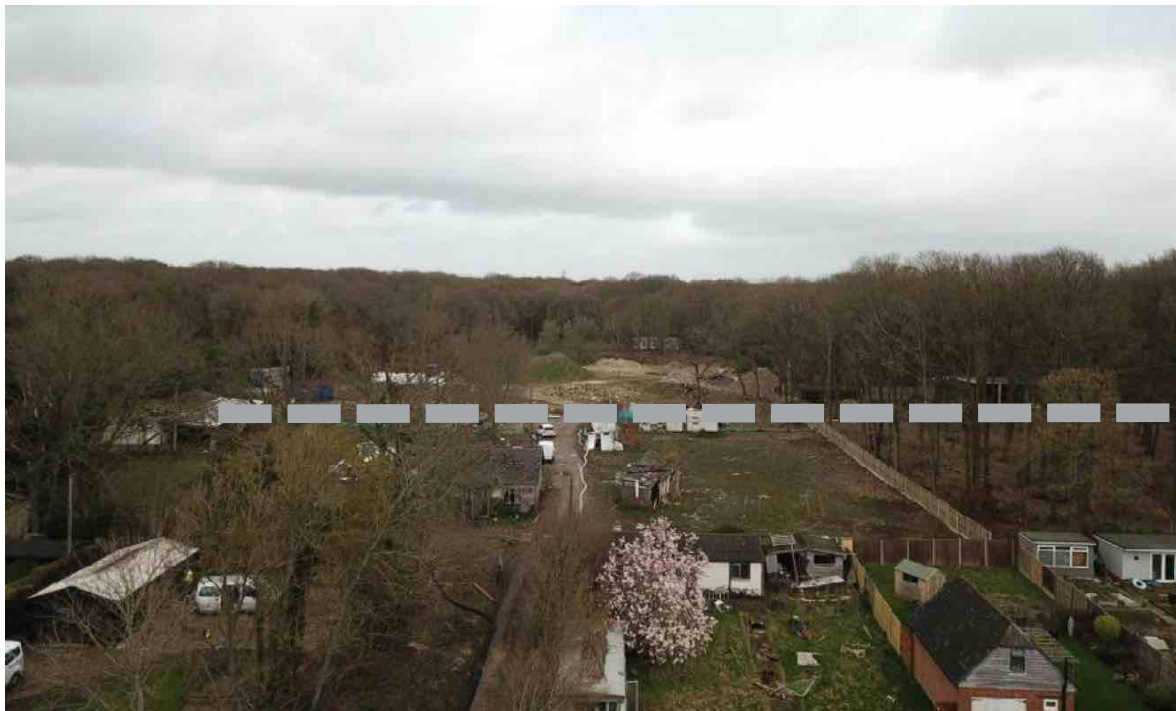
3.0 Design Cont....

Proposed Site plan



3.0 Design Cont....

Site Level



The proposed elevated verge plays an important role for this development, creating the visual barrier for the houses proposed on the plots and adjacent the commercial site. Introducing new plantings, trees and shrubs carefully selected to form a green barrier. This barrier also forming a natural barrier with acoustic fencing finishing off the treatment of the new.

Proposed verge

5.0 Mood Images

The following mood images have been collated to relay the design concept/intent for the proposed plots as well as some interior images that visually explain how we perceive the Entrance Hall/Gallery and the Living room spaces.

The combination of glazing and oak frame provides an architectural experience and a pleasure for those who will reside in the home. The opportunity to create internal external collaboration with bi-folding doors further endorses the owner's enjoyment of their home and the surrounding garden. In all, we believe the design approach will be seen as an enhancement to the local area and the introduction of the pond and wooded space as a focal point to the hamlet that combine to promote an pleasant and relaxing place to live.





5.0 Mood Images Cont...

Vaulted ceilings

Interior images that express our wish to promote the two storey vaulted ceilings, especially the entrance halls where entry to the home will be an uplifting experience.



5.0 Mood Images Cont...

Bi-Folding doors

The bi-fold doors provide a great opportunity for connectivity between interior and exterior spaces, opening out onto the gardens with decking and terracing.





5.0 Mood Images Cont...

Oak Frame work

Interior images that promotes the oak frame work that can be achieved and will added to the experience within the proposed Entrance Hall and Living Room.





5.0 Materials

The following mood images have been collated to relay the design concept/intent for the proposed plots as well as some interior images that visually explain how we perceive the Entrance Hall/Gallery and the Living room spaces.

The combination of glazing and oak frame provides an architectural experience and a pleasure for those who will reside in the home. The opportunity to create internal external collaboration with bi-folding doors further endorses the owner's enjoyment of their home and the surrounding garden. In all, we believe the design approach will be seen as an enhancement to the local area and the introduction of the pond and wooded space as a focal point to the hamlet that combine to promote an pleasant and relaxing place to live.



6.0 Construction Methodology

The proposed works refers to a brown field site, which will undergo general site investigations for contamination, soil tests and the like which relates to the residential development. Respective recommendations will be taken forward as part of the new works to ensure the site is prepared and design is fit for purpose. Following these initial ground operations the site will undergo clearance with the demolition and removal of the existing structures and outbuildings. Masonry taken from these existing buildings and concrete foundation broken up shall be crushed and reused as part of the hardcore foundations to the new houses as part of our recycling operation.

The site area will be cleared of vegetation and minimum 300mm topsoil or leveling the site as indicated on the proposed level drawing (or inline with reports). Soil to be dispersed onto spoil heaps that will ultimately form the proposed boundary/elevated verge. Again this opportunity to recycle soil within the proposed landscaping is promoted by the excavation of the proposed pond. These sustainable measures combine to limit the volume of vehicles that would normally be required to remove such hardcore and spoil from site.

Foundations and below ground drainage will be constructed/installed to meet Structural reports and drainage and services design. The operation and excavation of the Klargester unit for water treatment also taking place with sub base foundations designed to meet requirements.

Above ground, houses will be constructed using masonry cavity walls with either brick masonry or block work outer skin, the latter for applications of timber feather boarding on battens or painted render. Wall insulation thickness shall be greater than required within the Building Regulations to support the strategy for lower energy use. Likewise floor and roof insulation shall take the same route of increase thicknesses to support the glazing used (which will meet U values) and later SAP Calculations. Where exposed feature ceilings occur, the oak timber frame will be designed as much for aesthetics purposes as for structural requirements and all within the Structural Engineer's specification.

Interior fit out refers to services, which will meet Building Regulations. Floor coverings and paint finishes to be decided later, but in keeping with the style of the property and its rural location.

In all, the proposed works shall be carried out in accordance with Building Regulations.

Typical Section A-A





Flood map for planning

Your reference <Unspecified> Location (easting/northing) 599751/136862 Created 22 Mar 2023 16:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

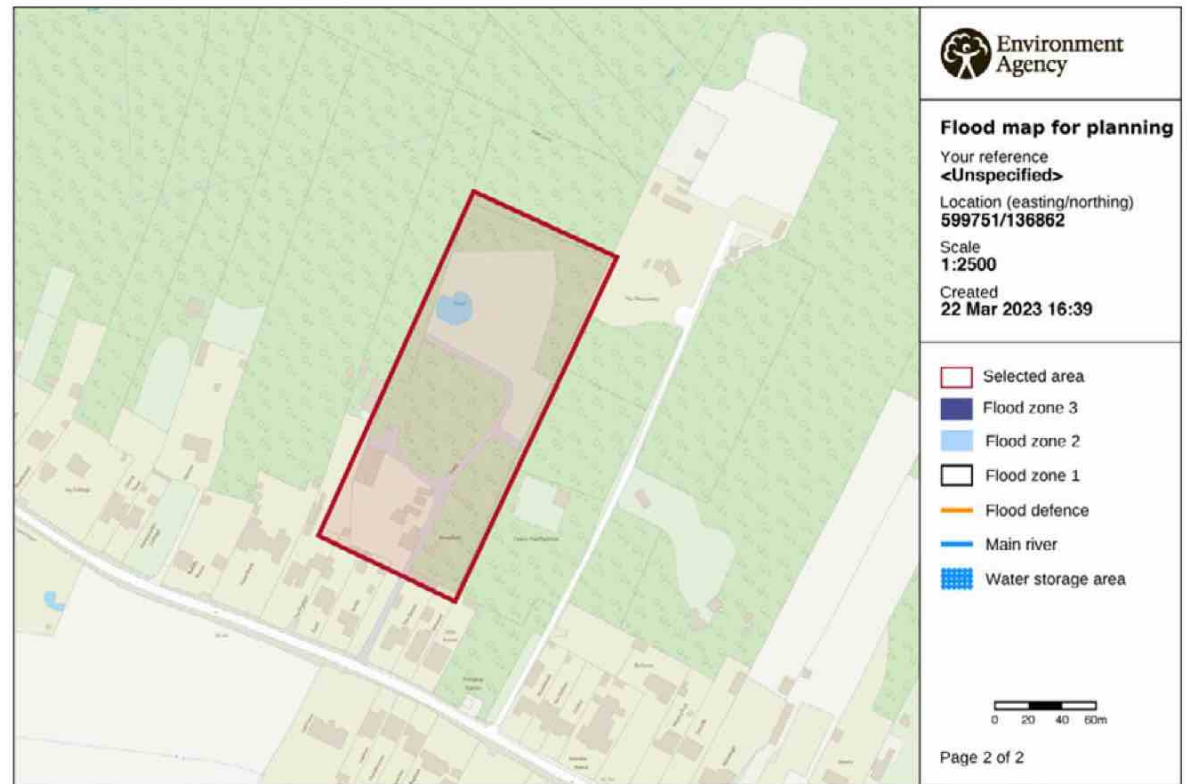
Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Page 1 of 2

7.0 Flood Risk Assessment

The following excerpts have been taken from the planning Environmental Website for flood mapping. The information indicates the property sits within a flood risk zone 1 and of low probability of flooding. We trust on this occasion that the works proposed will continue to have no effect on flood risk to the area.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

8.0 Climate Mitigation Measures



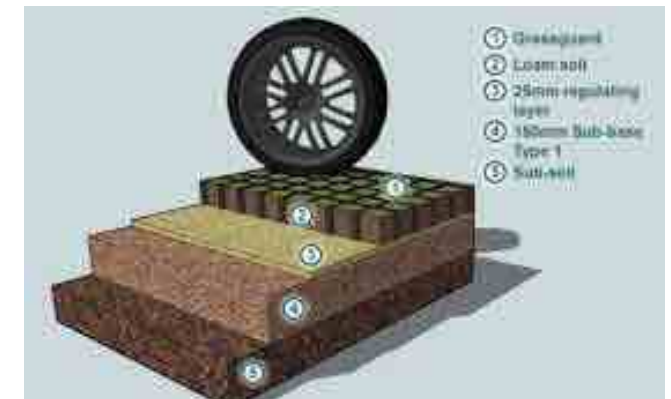
A further feature to the houses is the introduction of sustainable measures, which address the climate mitigation measures for four houses.

In this instance the houses will be fitted with PV panels and packages or similar offer that refer to approx 16no panels (a 7.2KW system) to the roofs as indicated on the site plan with battery support (10.5KW unit housed in the garage) for optimum discharge. The PV panels will be arranged to the south facing elevations within 200mm of the roof profile to minimize intrusion, where possible on both Garage and main House roof.



Each property shall provide electrical car charging points of 'Type 2' rating for faster charging. These points shall be governed by a designated 32A electrical system. Two number points will be fitted to each house given the number of cars expected to reside at the property. One type 2 point will be located within the Garage whilst a second will be situated outside on the garage wall. This provides the owner with options for charging and for two cars at once.

Rainwater harvesting – Each house will have a Klargester below ground tank that will collect rainwater and pump for use of flushing water to WCs, garden use and washing Cars. Coupled with this, 3no water butts shall be placed adjacent rainwater down pipes for further garden use. The size of these tanks to be confirmed later when measured against the property's rainfall location and roof areas available.



8.0 Climate Mitigation Measures cont....



The hamlet will also benefit from a Kingspan Klargestar central Septic tank/ water treatment unit given the current location. The foul drainage from all four houses draining to the single Septic unit with management under a communal arrangement that also incorporates power for the electric gates as well as upkeep for the communal spaces. The septic tank will drain off into a water ditch bordering Cherrytree Paddock away from the dwellings.

The scheme seeks to promote SUDs to control surface water run offs, with Pathways, patios and drives featuring within the strategy. Run off may utilize the central pond and will need further exploration to see if viable and not harmful to the pond and proposed fish life.

In terms of energy usage, the House designs will incorporate increased insulation thickness/measures within walls, floors and ceiling/roofs beyond Building Regulation requirements to minimise heating usage due to reduced thermal loss. Glazing will meet current U values and combined with the improved thermal U values to be well within SAP calculations.



Coupled with the construction measures we wish to put in place for example the recycling of masonry and concrete as hardcore, the excavation of soil to be retained and used for the boundary verge (minimising the use construction vehicles to remove such materials) all combine from the beginning of this particular development to reduce carbon emissions and promote the mitigation measures set out by the Council.



ASHFORD BOROUGH COUNCIL

CIVIC CENTRE, TANNERY LANE, ASHFORD, KENT TN23 1PL

ASHFORD (01233) 637311 FAX No. (01233) 634979 DX 30 204 Ashford (Kent)

Borough Planning Officer
and Deputy Chief Executive Anthony Slack MRTPI



ASHFORD BOROUGH COUNCIL

BOROUGH PLANNING OFFICER
& DEPUTY CHIEF EXECUTIVE
Anthony Slack. MRTPI

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

Determination as to whether planning permission is required

Applicant: MR I C J RUMMERY
C/O AGENT

Application No: 92/1566/AS
Date of
Application : 18.12.92

Correspondent: JOHN BISHOP AND ASSOCIATES
HALDEN HOUSE
HIGH HALDEN
ASHFORD KENT
TN26 3BT

Date of
Decision : **14 AUG 1995**

The Ashford Borough Council hereby certify that on 18th December, 1992 the use described in the First Schedule in respect of the land specified in the Second Schedule and edged black on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

01 The use has been carried out for a period in excess of ten years.

First Schedule: USE AS CIVIL ENGINEERING PLANT AND MATERIALS DEPOT AND HIRE CENTRE WITH ASSOCIATE TRUCKING OPERATIONS AND ANCILLARY STORAGE AND PROCESSING OF SALVAGED BUILDING MATERIALS AND ANCILLARY PARKING, REPAIR AND MAINTENANCE OF PLANT, LORRIES AND OTHER VEHICLES

List of Activities, Hours of Operation, Goods Stored etc

Plant Hire

360 Degree Excavators
180 Degree Excavators
Dumper Trucks (with and without driver)
Tippers
Skips
Road Rollers

Application number 92/1566/AS continued on next page



CIVIC CENTRE, TANNERY LANE, ASHFORD, KENT TN23 1PL

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9.0 Planning.

In terms of Planning history, please refer to the Planning Consultant report, separate document attached to this application. For record purposes excerpt of Lawful Development Certificate adj.

Extension : 247 Application No: 92/1566/AS
Case Officer : Mrs C Ridings Date : 17/5/95

Dear Sir/Madam,
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION: USE AS CIVIL ENGINEERING PLANT AND MATERIALS DEPOT AND HIRE CENTRE WITH ASSOCIATED TRUCKING OPERATIONS WOODFIELD FARM BROMLEY GREEN ROAD RUCKINGE (TR 997 368)

NOTIFICATION OF DECISION.

You recently sent me your observations on the above proposal which has now been formally considered. Any proposal which attracts objections must be determined by the Members of the Borough Council and the appropriate Committee will have been informed of all representations before arriving at its decision.

I must inform you that the Borough Council has determined that a planning application is not required for the specified proposal.

A copy of the decision can be inspected in the Planning Department Ashford or by prior arrangement at the Council's Office in Tenterden. A copy of the decision notice has also been passed to the Parish Council (where appropriate).

Yours faithfully,

ANTHONY SLACK

Borough Planning Officer

MS D J RENNY
THE PHEASANTRY
BROMLEY GREEN ROAD
UPPER RUCKINGE ASHFORD TN262EG



ASHFORD BOROUGH COUNCIL

BOROUGH PLANNING OFFICER
& DEPUTY CHIEF EXECUTIVE
Anthony Slack. MHTPI

Application number 92/1566/AS continued from previous page

Drag Line
Small Plant
Heavy Plant
Purpose made crushing plant
Loading shovels

This equipment is also serviced on site.

Goods Stored/Processed

Hardcore
Chalk
Crushed concrete
Broken paving slabs
Waste stone including stone masons waste
Sandstone
Limestone
Ballast
Shale and other similar building materials
Car and lorry parts

Use of purpose made crushing plant

Height of storage in the area in the north-east corner - 8 metres.

Height of storage in other areas not above 3 metres.

Operating Centre for three vehicles which are also serviced on site.

Hours of operation for concrete crushing activities:-

8.00am to 6pm Monday to Friday
8.00am to 1pm Saturday only.

Buildings Used for

1. In association with stone crushing and salvaging of materials
2. Store in connection with civil engineering and plant hire uses
3. Site Office
4. Store in connection with civil engineering and plant hire uses
5. Store in connection with civil engineering and plant hire uses
6. Vehicle maintenance and repair.

Application number 92/1566/AS continued on next page



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& DEPUTY CHIEF EXECUTIVE
Anthony Slack. MHTPI

Application number 92/1566/AS continued from previous page

Area 1 Use for the storage and processing of salvaged building materials, primarily the crushing of ferro concrete crushing machinery.

Second Schedule: WOODFIELD FARM, BROMLEY GREEN ROAD, RUCKINGE.

INFORMATIVE(S)/AMENDMENT(S):

- 01 As outlined in letter dated 21st October, 1994.
- 02 The applicant is reminded of the need to submit a planning application for extra bunding round the concrete crushing plant.


Borough Planning Officer *ce*

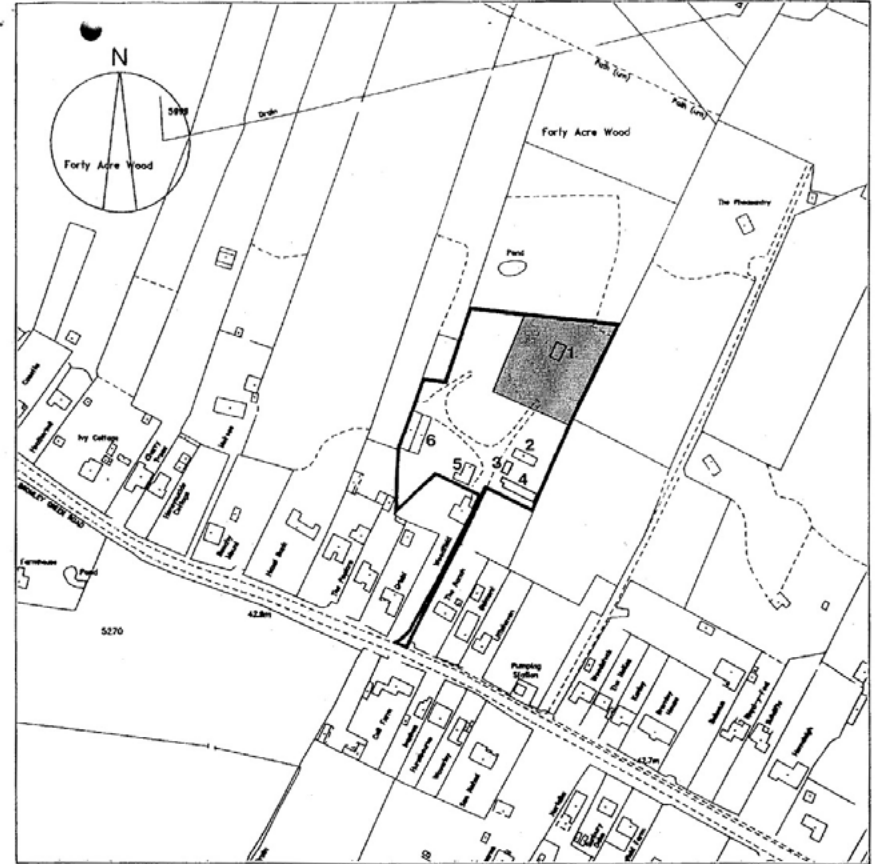
Refer to the statement of Applicants' rights and General Information attached hereto.

REF: 10895



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ASHFORD BOROUGH COUNCIL

**Plan to accompany Application for Certificate of Lawfulness - 92/1566/AS
WOODFIELD FARM, BROMLEY GREEN ROAD**

Buildings used in connection with:

- | | | | |
|---|---|---|---|
| 1 | stone crushing and salvaging of materials | 4 | (Store) civil engineering and plant hire uses |
| 2 | (Store) civil engineering and plant hire uses | 5 | (Store) civil engineering and plant hire uses |
| 3 | site office | 6 | vehicle maintenance and repair |



Area used for storage and processing of salvaged building materials, primarily the crushing of ferro concrete crushing machinery.

Date. March 1995
Scale. 1:2500

Drawing No. TB/95/13

Existing Lawful Development Certificate (map).

10.0 Assessment on Impact of design

The proposed scheme is located on part of the redundant commercial land, that affords an opportunity for a 'change of use' to part of the land for new homes, whilst the existing is maintained commercial use. We assume the back land location will have a minimal impact on the surrounding area given its previous usage. The proposed works envisaged in terms of mass, depth and height should not create a visually overbearing scheme that impacts upon the public realm/neighbours adjacent. With Planning guidelines having been accommodated with houses located beyond privacy guides and supported by the introduction of trees and shrubs as a natural visual boundary. The scheme is reflective of other houses along Bromley Green Road in terms of height, size and materiality, these examples exist to support the proposal, which we trust is not out of character.

Within this assessment we wish to highlight the following:

- The nature of the proposed works will not have a major affect on the adjacent property or proposed regeneration/activities of the existing commercial site. The extension has been designed as such to prevent any overlooking or affect or make worse privacy issues with the neighbours.
- The Houses have undertaken required Climate mitigation measures to promote a sustainable approach that seeks to reduce carbon emissions from the outset at construction to living within the homes.
- The scheme will not affect any Rights of Way, utilising the existing lane for access.
- There are no projections or the like which will affect the adjacent properties in terms of Rights to light or daylight factors given proximity of other properties to the new homes.
- The construction works are not deemed major in this instance, but applicable to a typical housing development for four detached houses.
- Given the location and area of land available there is plenty of space to enable the construction with minimal disturbance and impact on the neighbours. The existing land providing suitable space for siting construction materials/storage for less construction deliveries/traffic, promoting a controlled delivery strategy with daytime slots when neighbouring traffic and occupancy is reduced.
- The scheme calls for adaptations to the existing rainwater/surface water drainage, which will introduce SUDs measures as well as Septic tanks for foul drainage. The final drainage designs will be in keeping with Building Regulations.
- Current access routes should not be affected and off road parking improved within the design.

12.0 Photographic Survey



1. Front of Woodfield site and location of the proposed houses, access lane to Bromley Green Road in the background. Note left of white line is the area designated ancient woodland.



2. Existing boundary where House 3 would be located. Treatment and planting required with new fencing.



3. Existing rear fencing to The Ranch and properties on Bromley Green Road



4. View of existing derelict cottage on site.



5. View of the site and metal clad/framed barn on the site boundary (to be cleared).



6. Aerial view of proposed residential site (existing cottage centred).



7. Existing site is littered with junk, derelict outbuildings and mobile caravans.



8. Further junk littering the site. The land being designated ancient woodland.



9. Photo taken within the steel frame barn to be removed from site.



10. Existing outbuildings in disrepair.



11. Further view of steel frame barn, note trees forming natural barrier.



12. Existing caravan and other storage units.



13. Existing properties on Bromley Green Road, 'The Ranch' and 'Belmont' to the right. Fencing being the only protection to any commercial operations.



14. Existing lane leading to Woodfield, taken from Bromley Green Road.



15. Further view of the lane leading to Woodfield site.



16. View taken from the centre of the site looking towards Cherrytree Paddock and boundary



17. Taken from within the lane and looking at Grisbi and existing fencing. Lane to be re-landscaped with SUDs driveway and parking for visitors.



18. Picture of 'The Ranch' and the access lane to Woodfield to the left.



19. Further evidence of the decay with derelict outbuildings, storage units and mobile facilities.



20. Aerial shot between houses and the lane towards Woodfield.



21. Existing perimeter, south of the barn on the boundary.



22. Aerial shot of fencing where Cherrytree Paddock meets the fencing belonging to houses on Bromley Green Road.



23. View of Cottage to the left and locations of the plots.



24. Aerial view of where proposed Gardens of the two plots would be located.



25. Taken from the top of the site (north) back to proposed plots and Barn (to the right) to be removed from the boundary.



26. Further view of timber fencing on the boundary with site.



27. Further views of derelict outbuildings and caravan situated across the site. Some units have been moved together as part of the cleaning up.



28. View back towards Cherrytree Paddock



29. Boundary fencing to Cherrytree Paddock.



30. Further image of existing access from Bromley Green Road to site.



31. Aerial shot of 'The Ranch' top right and Grisbi bottom left with lane between. Site and location of proposed houses to be centred on a new pond.



32. Taken from over 'The Ranch' back to the site and Cherrytree Paddock to the right.



33. Further view of the land and boundary adjacent the steel frame barn.



34. Taken from Cherrytree Paddock back to the cottage



35. Further aerial shot of the land allotted.



36. Taken from Cherrytree Paddock back to the cottage

ANA architecture + design