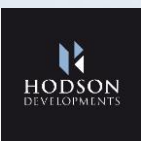




**Planning Condition 17 Detailed Phase Masterplan - Main AAP Phase 2 (Central Phase)  
Summary Report (Rev A)  
May 2022**





## **Chilmington Green (Case Ref: 12/00400/AS)**

### **Application for Approval of details reserved by condition.**

#### **Planning Condition 17 Detailed Phase Masterplan**

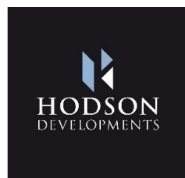
##### **Main AAP Phase 2 (Central Phase)**

##### **Summary Report (Rev A)**

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## **Chilmington Green (Case Ref: 12/00400/AS)**

### **Application for Approval of details reserved by condition.**

#### **Planning Condition 17 Detailed Phase Masterplan**

#### **Main AAP Phase 2 (Central Phase)**

#### **Summary Report (Rev A)**

## **1 Introduction**

- 1.1 This document is submitted by Hodson Developments (Applicant) as an application to discharge Planning Condition 17 pursuant to the outline planning permission 12/00400/AS granted on the 6 January 2017.

The Outline application for a Comprehensive Mixed Use Development comprising:

- up to 5,750 residential units, in mix of sizes, types and tenures;
- up to 10,000 m2 (gross external floorspace) of Class B1 use;
- up to 9,000 m2 (gross external floorspace) of Class A1 to A5 uses;
- Education (including a secondary school of up to 8 ha and up to four primary schools of up to 2.1 ha each);
- Community Uses (class D1) up to 7,000 m2 (gross external floorspace);
- Leisure Uses (class D2) up to 6,000 m2 (gross external floorspace);
- Provision of local recycling facilities;
- Provision of areas of formal and informal open spaces;
- Installation of appropriate utilities infrastructure as required to serve the development, including flood attenuation works, SUDS, water supply and wastewater infrastructure, gas supply,
- electricity supply (including substations), telecommunications infrastructure and renewable energy infrastructure (including CHP in the District Centre);
- Transport infrastructure, including provision of three accesses on to the A28, an access on to Coulter Road / Cuckoo Lane, other connections on to the local road network, and a network of internal roads, footpaths and cycle routes;
- New planting and landscaping, both within the Proposed Developments and on its boundaries, and ecological enhancement works; and
- Associated groundworks

where appearance, landscaping, layout and scale are reserved for future approval and where access is reserved for future approval with the exception of the three accesses on to the A28 and the access on to Coulter Road / Cuckoo Lane

1.2 Condition 17 states the following:

*Prior to the submission of any application for approval of Reserved Matters pursuant of Condition 10 in the case of Main AAP Phase 1 and in the cases of Main AAP Phase 2 Main AAP Phase 3 and Main AAP Phase 4 prior to the submission of any Reserved Matters pursuant to condition 10 for each of those Main APP Phases or the occupation of more than 75% of the dwellings in the preceding Main AAP Phase, whichever is earlier, a Detailed Phase Masterplan, for the whole of the relevant Main AAP Phase shall be submitted to and approved by the Local Planning Authority.*

- i. The boundaries of individual land parcels (including the indicative number of dwellings to be built therein) and development areas.*
- ii. A development strategy for the approximate number of dwellings, land use, approximate quantum's of development and the road hierarchy for the relevant Main APP Phase;*
- iii. A review of the Design Code for that Main AAP Phase.*
- iv. An indicative schedule of the proposed housing mix that will be achieved across the relevant Main AAP Phase demonstrating how the mix in the relevant Main AAP Phase will contribute towards the overall housing mix across the development required by condition 100, taking into account the housing mix in the previous Main AAP Phase(s) if any.*
- v. Indicative landscaping areas, and the phasing for such planting within the relevant Main AAP Phase.*
- vi. The indicative locations of equipped play facilities including access thereto.*
- vii. The indicative location of informal / natural green space, including layout, minimum size of each parcel of open space and access thereto and,*
- viii. The indicative locations of sports pitches and other sports facilities including access.*
- ix. The indicative locations of community buildings including access thereto.*
- x. A detailed Access Management Strategy for the relevant Main AAP Phase, to include on-site circular walking routes and the provision of high quality semi- natural green space within close proximity to all residential properties.*
- xi. Indicative location for public art.*
- xii. The Sustainable Urban Drainage System ("SUDS") strategy for the relevant Main AAP Phase, to include the indicative location and broad extent of SUDS features.*
- xiii. The indicative location of footways, bridleways and cycleways (to be in accordance with drawing 131065/SK/106 rev A unless otherwise agreed) and an indicative timetable for delivery.*
- xiv. The proposed sub-phasing within the relevant Main AAP Phase.*
- xv. The indicative location of education facilities including access thereto.*
- xvi. The indicative locations of the local centres and commercial/retail areas including access thereto.*
- xvii. The identification of any noise sensitive areas which require mitigation.*
- xviii. The indicative locations of ecological mitigation areas.*
- xix. A Hedgerow Assessment which indicates which hedgerows are protected and will be preserved.*
- xx. The indicative locations and design rationale of the allotments, including layout and access thereto.*
- xxi. The indicative areas of advance planting to be in accordance with Plan Number ALP-2015-01 attached to this decision notice, including a timetable for the planting within that Main AAP Phase.*

- xxii. *The areas of woodland to be planted within the relevant Main AAP Phase to include access details for planting and maintenance, any incidental works, and public access details if appropriate.*
- xxiii. *In respect of the Main AAP Phase 1, a detailed Design Strategy for the Chilmington Green Hamlet Character Area (as identified in the AAP), which incorporate the design aspirations set out in Policy CG5 of the AAP.*
- xxiv. *The target for the number of dwellings that will be designed with flexibility in mind to adapt to changing needs.*
- xxv. *Indicative areas where it is suspected there may be contamination based on the information in Chapter A13: Ground Conditions and Contamination of the Chilmington Green Environmental Statement Addendum dated November 2013.*
- xxvi. *Details of which persons owns an interest (including charges) in the land on which the facilities and / or buildings and/or works detailed by vi), vii), viii), ix), xx) and xii) above are located within the relevant Main AAP Phase.*

**Reason:** *To ensure that the development of sites for which Reserved Matters approval is sought are carried out in a sustainable and coherent manner.*

## 2 Context

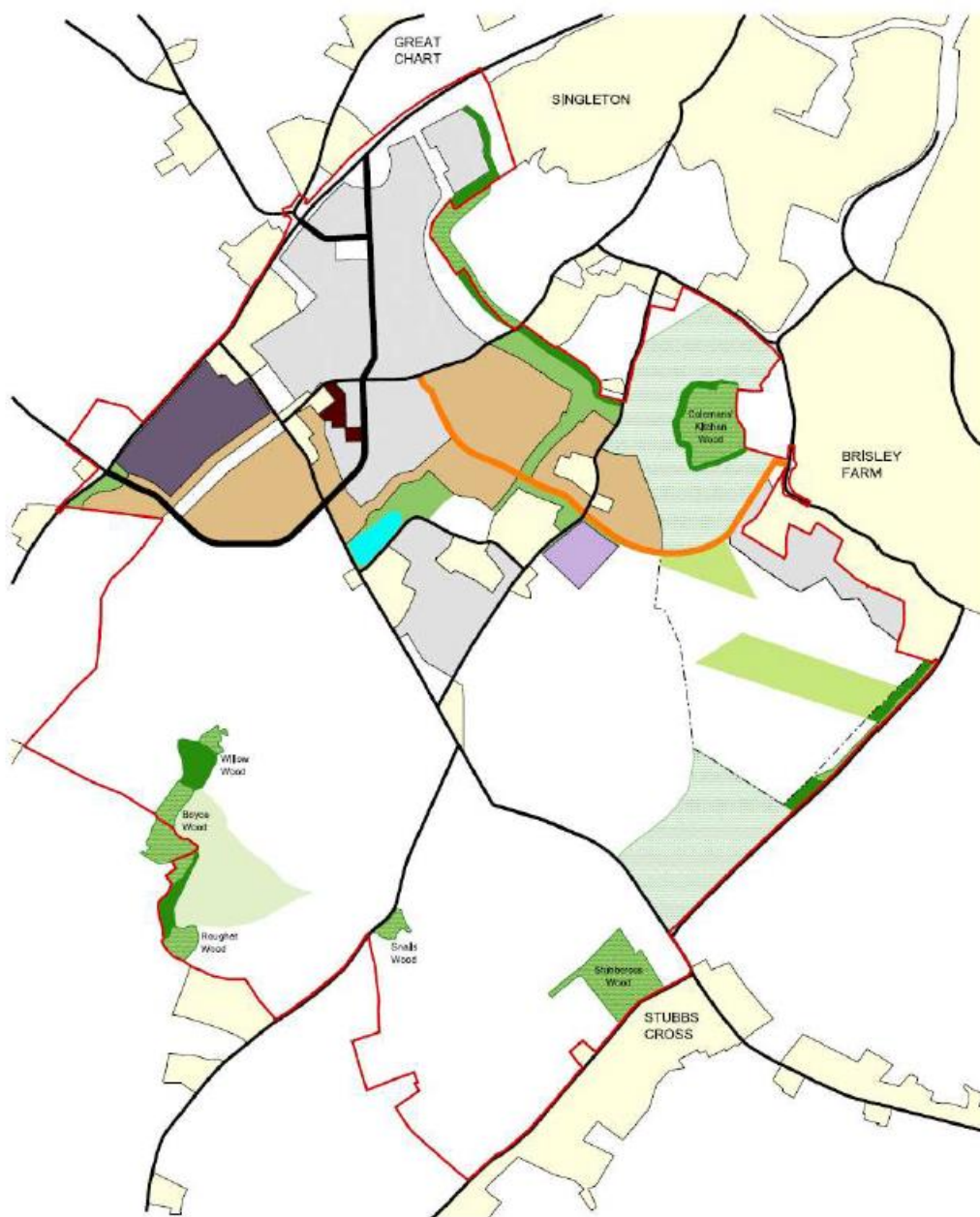
- 2.1 In pursuant of the outline planning consent 12/00400/AS issued on the 6 January 2017 this report is submitted to discharge planning condition 17.
- 2.2 These details are submitted in accordance with the provisions of the current Planning Permission and S106 agreement.
- 2.3 As the Council will be aware, the Applicant has submitted an application to adjust the S106 agreement, and it may be necessary in due course to submit alternative details in accordance with revised obligations.
- 2.4 The Applicant confirms that reserved matters applications are being prepared relating to residential land parcels within Main AAP Phase 2 (Central Phase) pursuant to Condition 10 of the Chilmington Green outline consent. Prior to the submission of any application for approval of Reserved Matters the Detailed Phase Masterplan needs to be approved by the Local Planning Authority.
- 2.5 This submission to discharge Condition 17 is made prior to the 75% dwelling occupations within the preceding Main AAP Phase (Phase 1) and before the submission of the first reserved matters application for Phase 2 as stated and in accordance with the requirements of Condition 17.
- 2.6 This report follows the same format as approved for AAP Phase 1 Condition 17 (12/00400/CONA/AS).
- 2.7 Condition 17 and the Chilmington Green Area Action Plan state that prior to any reserved matters applications being submitted for a main phase, a detailed masterplan and accompanying development strategies for that phase will be agreed with the Council. This will show a more detailed development strategy supported by design codes and Character Statements for all Character Areas within that main phase.
- 2.8 These main phase masterplans will show how things like key views, landmarks and landscape features are being reflected in the local design. It will also show the alignment of streets, the pattern of development blocks and how this relates to green space provision and pedestrian and cycle routes. The way the main phase is divided into sub phases, or development parcels, that will be brought forward will be explained as will how, when, and where associated infrastructure is provided.
- 2.9 This report provides the strategies and supporting information, that has been considered in the production of the detailed AAP Main Phase 2 masterplan.
- 2.10 The Phase 2 detailed masterplan drawings produced by Clague Architects are as follows and are included within Appendix 1 of this strategy summary report:
  - Detailed Masterplan of Phase 2 (Sheet 1) – Drawing Ref 29892D/101 C4
  - Detailed Masterplan of Phase 2 (Sheet 2) – Drawing Ref 29892D/102 D2

2.11 The following sections provide details and statements relating to the 26 sub sections (i) to (xxvi) contained in condition 17.

### 3 (i) The boundaries of land parcels (including No of dwellings) and development areas

- 3.1 Condition 17 bullet (i) states: *“The boundaries of individual land parcels (including the indicative number of dwellings to be built therein) and development areas”*.
- 3.2 The boundaries of the individual land parcels accord with the Land Use Parameter Plan (OPA02R) and the Adopted Chilmington Green Area Action Plan July 2013 (Chapter 11 – Phasing, Implementation and Quality Control – Figure 19 – ‘The Central Phase’).

**Figure 19: The Central Phase**





- 3.3 Main AAP Phase 2 Masterplan (Sheet 1) included in Appendix 1 shows the boundaries of the land parcels within Phase 2 (Central Phase).
- 3.4 The land parcel boundaries are shown on the detailed masterplans and summarised in the Table 1 below:

**Table 1 – Phase 2 Central Phase - Residential Development Land Parcels:**

| Land Parcel Reference | Indicative number of dwellings | Development Areas (Acres) |
|-----------------------|--------------------------------|---------------------------|
| A2                    | 52                             | 5.26                      |
| B2                    | 13                             | 1.53                      |
| C2                    | 82                             | 3.93                      |
| D2                    | 201                            | 11.12                     |
| E2                    | 89                             | 5.41                      |
| F2                    | 73                             | 4.99                      |
| G2                    | 82                             | 5.66                      |
| H2                    | 103                            | 6.50                      |
| I2                    | 71                             | 6.08                      |
| J2                    | 192                            | 14.46                     |
| N2                    | 109                            | 5.61                      |
| CH3 & CH4             | 55                             | 2.17                      |
| <b>TOTAL</b>          | <b>1,122</b>                   | <b>72.72</b>              |

- 3.5 The Density Check plan included in Appendix 2 show the density ranges and unit numbers per Land Parcel that also corresponds with Table 1 above.

#### **4 (ii) A development strategy for the No of dwellings, land use, development, and the road hierarchy**

- 4.1 Condition 17 bullet (ii) states: “A development strategy for the approximate number of dwellings, land use, approximate quantum’s of development and the road hierarchy for the relevant Main APP Phase”;
- 4.2 The development strategy is as follows –
- 4.3 Land uses:**
- 4.4 The approximate number of units are as detailed in the Table 1 above and is consistent with the principles contained within the Chilmington Green Area Action Plan (AAP) and the Section 106 Planning Agreement. The approximate total number of units within Phase 2 is 1,122.
- 4.5 As defined in the Adopted Design Code (July 2016) the land uses identified within the Phase 2 Masterplan are as follows with comments below:
- 4.5.1 **“RESIDENTIAL”** - *These areas are for residential use only. The areas equal the net developable area for residential development on site. Areas of incidental green space within these areas will be provided as indicated on the regulatory plan”.*
- Refer to Appendix 3, for the breakdown of residential areas within the land use schedule. The Land Parcels are clearly shown on the Masterplan drawing (Sheet 1).
- 4.5.2 **“MIXED USE”** - *Mixed use areas will include both residential and non-residential uses along with associated parking and landscaping. Mixed use areas are located within the District Centre and the Local Centre’s. Vertical mixing of uses is encouraged with residential above retail, office or cafe, for example. Taller ground floors should encourage active ground floor uses with flexibility to adapt to changing needs as the community develops over time.”*
- Refer to Appendix 3, for the mixed-use areas within the land use schedule. The mixed-use areas are identified as CH3.2 and CH4.2 are shown on the Masterplan drawing (Sheet 1).
- 4.5.3 **“PRIMARY SCHOOL”** - *There are sites provided for up to four primary schools in Chilmington Green”.*



The site location for Primary School 2 (PS2) is shown on the Masterplan drawings south of Bartlets Lane and adjacent to the Green Spine / Discovery Park Link Road extension.

#### 4.5.4 **“SECONDARY SCHOOL SITE”**

The site location for the secondary school site is shown on the Masterplan drawings.

The Local Planning Authority approved a non-material amendment (Planning Reference 12/00400/AM10/AS) to planning conditions 17, 60, 80, 81, 82, 83, 84, 85 and 86 of planning permission 12/00400/AS relating to the Secondary School within Phase 2, which enabled the submission of the reserved matters application in advance of the discharge of Condition 17.

The Secondary School reserved matters application (Planning Reference 21/01914/AS) was granted planning consent by the Local Planning Authority on 16<sup>th</sup> June 2022 as detailed below:

*‘Reserved matters application pursuant to outline planning permission 12/00400/AS for the construction of a 6FE secondary school which will include a multi-use games area (MUGA), car parking, landscaping, and external play, with the creation of a new access from Chilmington Green Road’*

#### 4.5.5 **“OPEN SPACE”** - *Open space land use areas include informal natural green space, allotments, outdoor sports pitches, play space, parks and recreational grounds.”*

Refer to Appendix 3 for the open space areas within the land use schedule. The open space areas are referenced as per the Open Space Parameter Plan (OPA06) and as per the details below.

- G4 Great Chart Ridge
- G6 Greensands Way at the Hamlet
- G7 Spine
- G8 Spine Excludes PS10 and F5
- G9 Green Arc Excludes F3
- G11 A28 Southern Gateway (although excluded from Greenspace figures and included as Highway Landscaping)
- G20 Chilmington Gardens
- G30 Neighbourhood Park

#### 4.5.6 **“CIVIC SPACE”** - *Civic space will be provided within the District Centre and Local Centre’s in the form of public squares.*

There are no Civic Spaces within Phase 2.

#### 4.5.7 **“COMMUNITY BUILDINGS”** - *Buildings suitable for community uses will be provided within the District Centre and the Local Centre’s. These buildings should be designed to be flexible in order to accommodate the changing needs of the community as it grows over time. The cricket pavilion and the indoor sports hall will also be designed to accommodate a range of community activities.*

The community hub facilities (Land Parcel CH5) are provided by 1800 dwelling occupations.

#### 4.6 Quantum of development:

4.7 In terms of quantum of development with Phase 2, Table 2 below summaries the land uses.

**Table 2 - Phase 2 land use areas:**

| Land Use                         | Phase 2 Area (Acres) | Phase 2 (%)   | Whole Site (Acres) |
|----------------------------------|----------------------|---------------|--------------------|
| Residential & Mixed-Use Areas    | 72.2                 | 17.41%        | 414.63             |
| Green Space                      | 15.07                | 19.18%        | 78.56              |
| Allotments                       | 2.18                 | 32.01%        | 6.81               |
| Outdoor Sports Pitches           | 0                    | 0%            | 55.49              |
| Equipped Play Areas              | 3.83                 | 20.43%        | 18.74              |
| Discovery Park                   | 9.20                 | 36.21%        | 25.41              |
| Ecology Areas                    | 23.69                | 10.66%        | 222.24             |
| Existing Woodlands               | 5.07                 | 19.65%        | 25.8               |
| Flood Attenuation                | 6.86                 | 20.57%        | 33.35              |
| Education                        | 5.76                 | 13.91%        | 41.42              |
| Civic Space                      | 0                    | 0%            | 1.85               |
| <b>TOTAL</b>                     | <b>143.83</b>        | <b>15.56</b>  | <b>924.3</b>       |
| <b>Phase 2 Residential Units</b> | <b>1,122</b>         | <b>26.10%</b> | <b>5750</b>        |

4.8 The overall quantum of development within Phase 2 provides an array of both social and physical infrastructure.

4.9 This is in accordance with the AAP infrastructure phasing statement and Table 2 above shows that the right amount of social and physical infrastructure is provided to meet the needs of the residents as the community evolves and takes shape as Phase 2 is developed.

#### 4.10 Road hierarchy:

4.11 The Design Code states:

*“Streets make up the majority of the public realm within Chilmington Green and the detailed design of streets will play a key role in establishing the character of the place as a whole and the different character of the neighbourhoods within it.”*

*“The principles set out in the Department for Transport’s Manual for Streets (MfS 1) and Manual for Streets 2 (MfS 2) should be reflected in the detailed design of streets.”*

*“Each street should be designed to encourage the particular activities intended to take place within it. In addition to accommodating movement by pedestrians, cyclists and vehicles, streets need to provide access to homes and parking spaces, create visual interest and amenity and encourage social interaction. Within Chilmington Green there is a range of street types; each with a different function within the overall movement hierarchy.”*

4.12 As defined in the adopted Design Code the road hierarchy is shown on the detailed masterplans and are categorised as follows:

#### 4.13 Strategic routes:

*“Strategic routes in the form of boulevards or avenues will connect the site to the wider road network via the A28 in the north-west. They will also connect to Chilmington Road in the south-east with provision for a future connection to the south avoiding the Stubbs Cross junction. In addition, there will be a link to Coulter Road in Brisley Farm via a route crossing Discovery Park.”*

- 4.14 The main strategic routes within the main body of Phase 2 are on the Access and Strategic Vehicular Routes Parameter Plan, (coloured orange) and also shown on the Strategic Diagram 2: Movement Framework – b) plan within the AAP.
- 4.15 The strategic routes shown on the Phase 2 Detailed Masterplan drawings accord with the plans referenced in paragraph 4.14 above and will be phased and delivered within the initial years of construction as follows –
- Access C Roundabout (Detailed Development) – Approved 12/00400/AS.
  - Chilmington Green Avenue (from the A28 to Chilmington Green Road) – Approved 21/00840/AS.
  - Green Spine Extension (Phase 2) – Full Planning Application has been submitted (ref: 22/00814/AS) and is currently under consideration by the Local Planning Authority.

**4.16 Local access streets:**

*“Local access streets will provide access to homes off the strategic route where a minor access road/shared space is unable to provide sufficient capacity to serve the number of homes in an area. They will connect to a network of minor access roads/shared spaces.”*

- 4.17 These are shown as light blue lines on the Detailed Masterplans. The routes are indicative and full details will be developed as part of the reserved matters for the relevant land parcels in accordance with the Design Code. The delivery of the local access streets will be in accordance with the individual house build programmes.

**4.18 Minor access streets & shared spaces:**

*“A network of minor access streets and shared spaces/residential streets will provide access to homes.”*

- 4.19 The indicative locations of the minor access streets are shown on the Detailed Masterplan as orange dotted lines and they will come forward when housing layouts are considered at reserved matters stage and designed in accordance with the Design Code.

**4.20 Lanes & edge streets:**

*“Towards the edges of the development and around Chilmington Green Hamlet, access to homes will be via lanes with a rural character. Edge streets should be used where homes face outwards towards open space.”*

- 4.21 The intention is to retain the rural character of the lanes where possible, however Mock Lane, is shown as being upgraded within the District Centre.
- 4.22 Refer to the Mock Lane approved scheme (Planning Ref 18/00382/AS) for details of Mock Lane improvements.

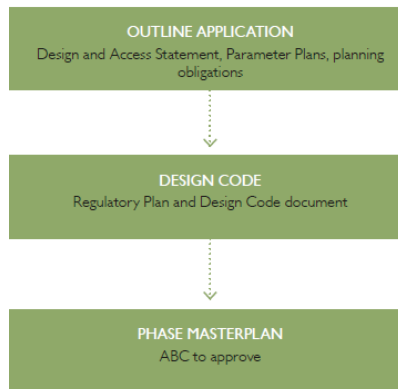
**4.23 Existing roads and lanes:**

*“There are a number of existing roads and lanes within the development. The aim is to encourage traffic to use the new street network where possible, to retain the historic character of the older routes.”*

- 4.24 The new strategic routes have been designed to encourage traffic to use them, rather than the existing roads and lanes. The masterplan shows the location of the road closure of Chilmington Green Road. Outline Planning Condition 29 states that a plan showing the how Chilmington Green Road will be closed to all vehicular traffic is to be approved and the works carried out prior to the opening of the secondary school. An application to discharge this condition (ref: 12/00400/COAR/AS) was approved on 12 September 2022.

## 5 (iii) A review of the Design Code

- 5.1 Condition 17 bullet (iii) states “A review of the Design Code for that Main AAP Phase;”
- 5.2 The Phase 2 masterplans are consistent with the Design Code Regulatory Plan that will be used in conjunction with the Design Code to undertake the detailed design of the development. This section details how the Phase 2 detailed masterplans are in accordance with the regulatory plan and design code.
- 5.3 Condition 17 (Phase Masterplan) is the third stage of the step process that needs approval, prior to the submission of detailed design reserved matters applications. Stages 1 and 2 have now been completed and approved by the Local Planning Authority.



- 5.4 The following information details how the Phase 2 Masterplans comply with the Adopted Design Code:

### 5.5 Design Code and Regulatory Plan – Design Considerations and Process:

The design code states:

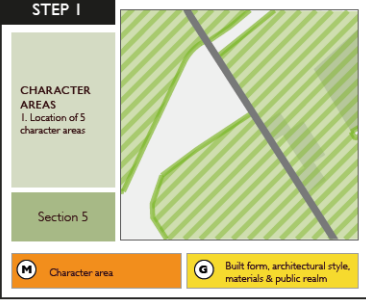
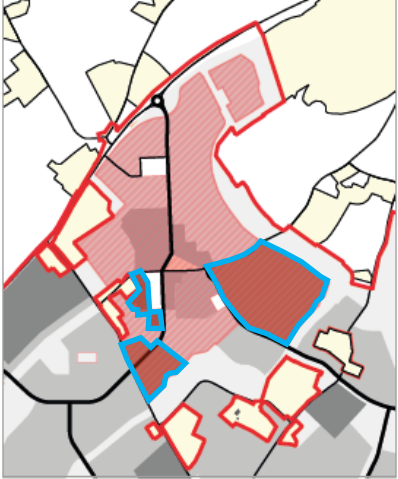
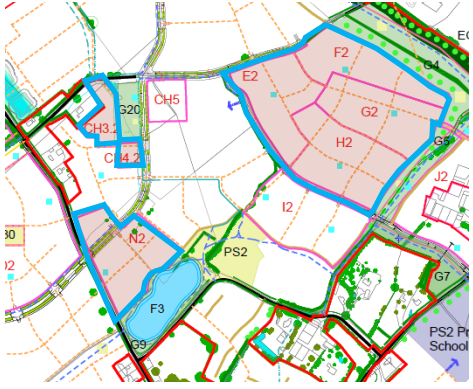
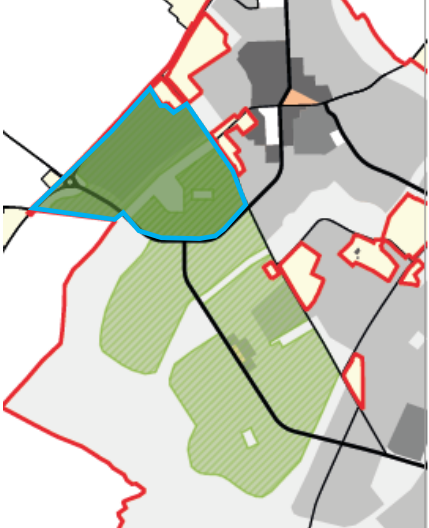
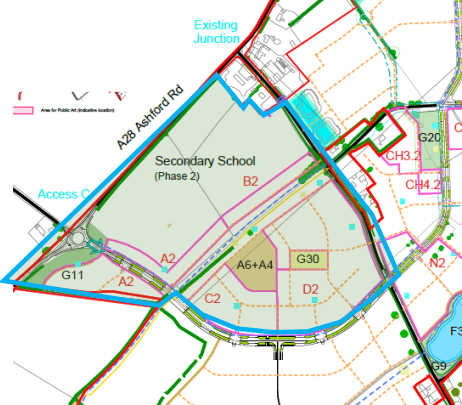
*“The structure of the key on the Regulatory Plan follows the structure of the Design Code. Requirements of the Regulatory Plan are set out in more detail within the Design Code and therefore these documents must be read in conjunction.”*

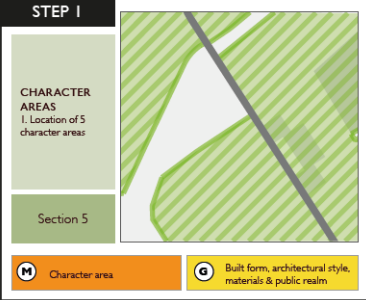
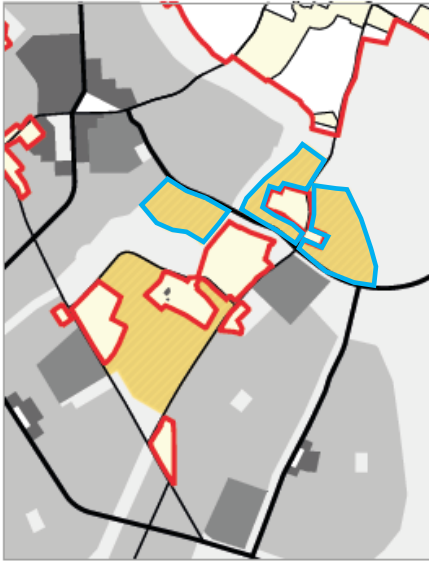
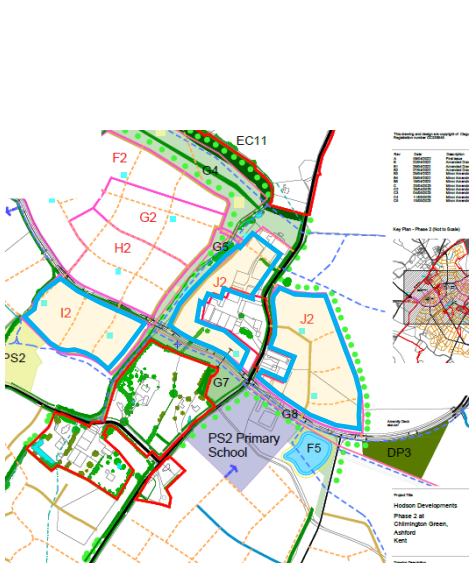
*“An instruction manual is provided on pages 17-18 to explain how to read the Regulatory Plan in conjunction with the Design Code. The manual sets out the layers of the plan in nine steps, identifying mandatory requirements and non-mandatory guidance.”*

- 5.6 The Design Code provides instructions and detailed steps to explain the process which residential parcels are to be designed, using both the Regulatory Plan and the Design Code.
- 5.7 There are 11 steps to consider as per below. Note: 7 of the steps are specifically shown on the Phase 2 Detailed Masterplans and the remaining steps (8 to 11) are specific to the detailed development land parcel reserved matters applications (RMA).
- Step 1: Character Areas (‘Location of character areas’)
  - Step 2: Key Groupings (Key views, marker, and key buildings)
  - Step 3: Residential Density (Location of different density bands)
  - Step 4: Land Use (Type of land use and community buildings)
  - Step 5: Green Infrastructure (Location of different green spaces)
  - Step 6: Street Hierarchy (Street typologies, sections, access points, Pedestrian and cycle network, bus route and stops)
  - Step 7: Access Conditions
- 
- Step 8: Edge Conditions (Specific to detailed development RMA)
  - Step 9: Frontage Character (Specific to detailed development RMA)
  - Step 10: Residential Plot Component (Specific to detailed development RMA)
  - Step 11: Materials Palette (Specific to detailed development RMA)

- 5.8 The steps that are appropriate in developing the Detailed Masterplan are discussed below:
- 5.9 Extracts from the Design Code and Detailed Masterplans are shown, which illustrates how the design has progressed from the design code stage to the masterplan detailed proposals submitted to discharge Condition 17.

**5.10 Step 1: Character Areas ('Location of character areas'):**

| Regulatory Plan Steps:  | Extracts from the Design Code   | Extracts from the Detailed Masterplans   |
|---|---|--|
| <b>STEP 1 CHARACTER AREAS</b>   |   |  |
|  |   |   |
|   | Chilmington Rise – Page 17  | Extract from Phase 2 Masterplan (Sheet 1)  |
|   |  |  |
|   | Orchard Village (Part) – Page 31  | Extract from Phase 2 Masterplan (Sheet 1)  |

| Regulatory Plan Steps:  | Extracts from the Design Code  | Extracts from the Detailed Masterplans   |
|---|--|--|
| <b>STEP 1 CHARACTER AREAS</b>   |  |  |
|  |  <p>Hamlet (Part) – Page 37</p> |  <p>Extract from Phase 2 Masterplan (Sheet 1)</p> |

**Statement:**

Three of the five Character Areas are within Phase 2 (Central Area), i.e., Chilmington Rise (Part), Hamlet (Part) and Orchard Village (Part).

Character will be strongly influenced by the built form and layout of development. The Design Code sets out a range of controls that, taken together, will guide built form along main streets and development edges by regulating the characteristics of street frontage and residential plot components. In turn, the form of development in each character area should respond creatively to the built and cultural heritage assets within the locality to emphasise the distinctiveness and identity of the new place. Built form will also be influenced by residential density: the number of homes in any given area.

The masterplan has considered the Character areas and the road network hierarchy is designed in accordance with the design code, for example Chilmington Rise states that the main strategic routes connecting the A28 to the District Centre will be provided within Phase 1. The infrastructure required for the Phase 1 and 2 areas of Chilmington Rise has been constructed.

The northern part of the phase 2 masterplan will deliver the second stage of build out of the Chilmington Rise Character Area. This will see the continuation of the tree-lined Avenue between Chilmington Green Road and the A28 completing this strategic route that links a sequence of distinctive and memorable spaces. This will include the delivery of Chilmington Gardens. It will also facilitate the completion of the District Centre through the delivery of CH3, CH4 and CH5. This part of the masterplan will deliver the transition from the higher density development with a more compact and orthogonal block structure and straight streets around the Avenue and District Centre through to the medium and lower density development with a less rigid block structure, larger gardens and gently curving streets that will characterise the areas on Great Chart Ridge and nearer to the Hamlet Character Area.

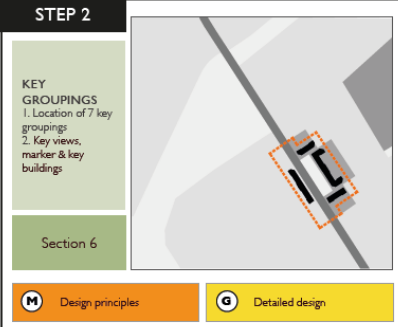
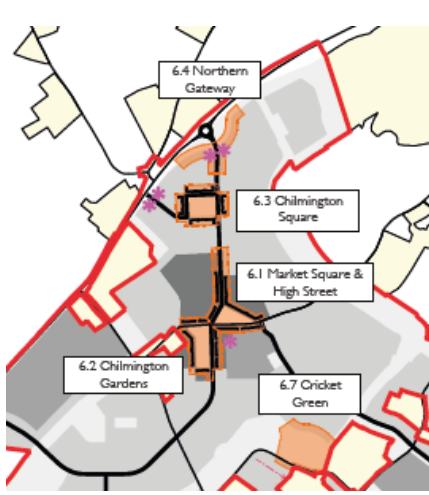
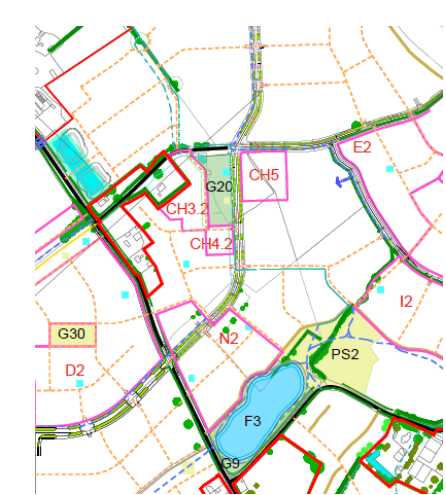
Chilmington Green Road marks the transition from the Chilmington Rise Character Area to the northern most part of the Orchard Village Character Area that falls within Phase 2. The northern section of Chilmington Green Road will lose its strategic role and become a secondary route. The northern boundary of the Chilmington Rise Character Area is marked by the secondary school.

The extension of the Green Spine will provide access to the remaining Hamlet character areas (Land Parcels I2 and J2) and connectivity with Brisley Farm (planning ref: 22/00814/AS). The layout of new streets and homes will limit vehicular access from existing lanes in order to retain the distinctive hedgerows and verges and maintain a quiet rural character. New streets will vary in width and be gently curving with a rural informal character. Density of development will be low, with a maximum of 25dph


Note: The Character Areas are not specifically shown on the detailed masterplans as they are referred to in the design code, however the surrounding road networks, open spaces, public realm and land parcels will reflect the different character areas, and full details will be prepared as part of the reserved matter applications process.



### 5.11 Step 2: Key Groupings (Key views, marker and key buildings)

| Regulatory Plan Steps:   | Extracts from the Design Code  | Extracts from the Detailed Masterplans  |
|--|--|---|
| <b>STEP 2 KEY GROUPINGS</b>  |  |   |
|   |  |  |
|  | Key Grouping Plan page 46  | Masterplan delivers G20   |
| <b>Statement:</b><br>The key groupings within Phase 2, as defined in the Design Code Section 6 are: <ul style="list-style-type: none"> <li>2. Chilmington Gardens – Shown on the masterplan as G20.</li> </ul> |  |   |

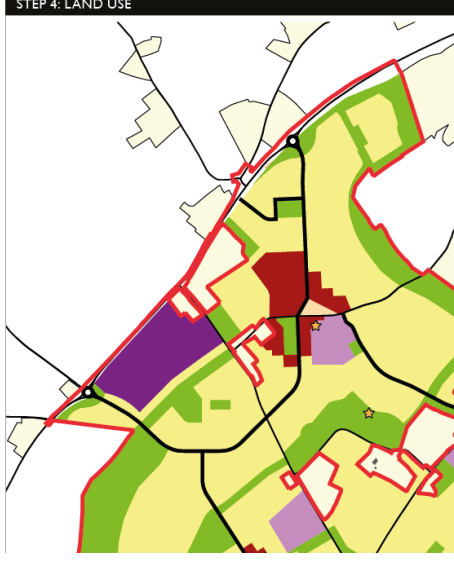

### 5.12 Step 3: Residential Density (Location of different density bands)

| Regulatory Plan Steps:  | Extracts from the Design Code | Extracts from the Detailed Masterplans |
|---|-------------------------------|--|
| <b>STEP 3 RESIDENTIAL DENSITY</b>   |                               |  |
|    | N/A                           | Refer to the Phase 2 Density Plan      |
| <b>Statement:</b><br>Refer to the Phase 2 Density Plan, which shows the density bands and the indicative number of dwellings within each land parcel. The residential densities are not shown on the detailed masterplan, only the boundaries and reference letters of the land parcels. The proposed housing mix which relates to residential density is conditioned under 17 (iv) and details are provided in Section 6 of this report. |                               |  |

### 5.13 Step 4: Land Use (Type of land use and community buildings)

| Regulatory Plan Steps: | Extracts from the Design Code | Extracts from the Detailed Masterplans |
|------------------------|-------------------------------|--|
| <b>STEP 4 LAND USE</b> |                               |  |



|  |  |  |
|--|--|--|
| <p><b>STEP 4</b></p> <p><b>LAND USE</b><br/>1. Type of land use<br/>2. Community buildings</p> <p>Section 8</p> <p><b>M</b> Land Use      <b>G</b> Location of community buildings</p> | <p><b>STEP 4: LAND USE</b></p>  |  |
|  | Land use plan page 86  | Extract from Phase 2 Masterplan (Sheet 1)  |

### Statement:

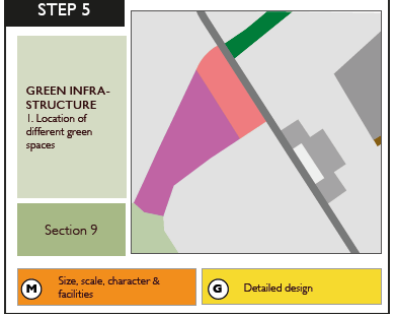
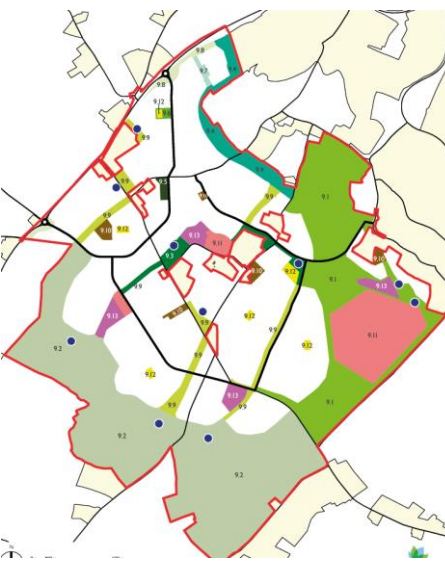
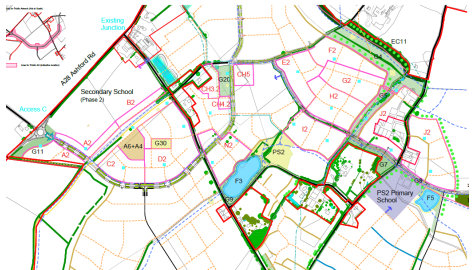
The Masterplan identifies the various categories of land use:

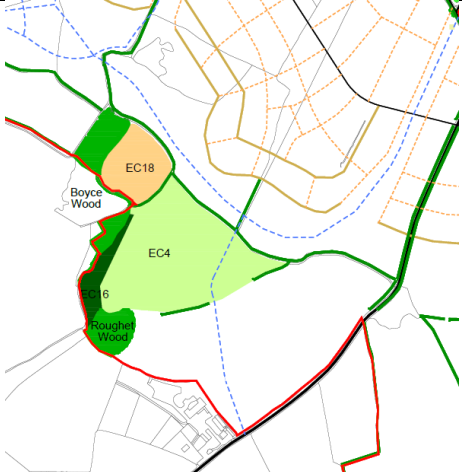
- i. Residential,
- ii. Mixed Use,
- iii. Primary School,
- iv. Open Space,

Details of the land use within Phase 2 are included within Section 4 - Table 2 – ‘Phase 2 Land Use Areas’

The Land Use areas are shown on the masterplans and the references are as shown on the Open Space Parameter Plan (OPA06). Refer to the land use schedule for full land use areas included in Appendix 3.

## 5.14 Step 5: Green Infrastructure (Location of different green spaces)

| Regulatory Plan Steps:  | Extracts from the Design Code   | Extracts from the Detailed Masterplans   |
|---|---|--|
| <p><b>STEP 5 GREEN INFRASTRUCTURE</b></p> <p><b>STEP 5</b></p> <p><b>GREEN INFRA-STRUCTURE</b><br/>1. Location of different green spaces</p> <p>Section 9</p> <p><b>M</b> Size, scale, character &amp; facilities      <b>G</b> Detailed design</p>  |  <p>Green Infrastructure Plan – Page 90</p> |  <p>Extract from Phase 2 Masterplan (Sheet 1)</p> |

|  |  |   |
|--|--|---|
| <div> <div> MAJOR GREEN SPACES </div> <div> MINOR GREEN SPACES </div> </div> <div> <div> Site Boundary </div> <div> 9.1 Discovery Park </div> <div> 9.2 Rural Edge </div> <div> 9.3 The Green Arc </div> <div> 9.4 Great Chart Ridge </div> <div> 9.5 Chilmington Gardens (in the District Centre) </div> <div> 9.6 Chilmington Square (located on The Avenue) </div> <div> 9.7 Great Chart Green </div> <div> 9.8 A28 corridor </div> <div> 9.9 Green corridors (generally following the line of existing watercourses and hedgerows) </div> <div> 9.10 Allotments </div> <div> 9.11 Sports pitches </div> <div> 9.12 Local play spaces (set within the residential neighbourhoods) </div> <div> 9.13 Super play spaces </div> <div> 9.14 SUDS (main attenuation basin) </div> </div> |  |  |
|  |  | Extract from Phase 2 Masterplan (Sheet 2)   |

#### Statement:




The Masterplan and Land Use schedule identify the green infrastructure areas.

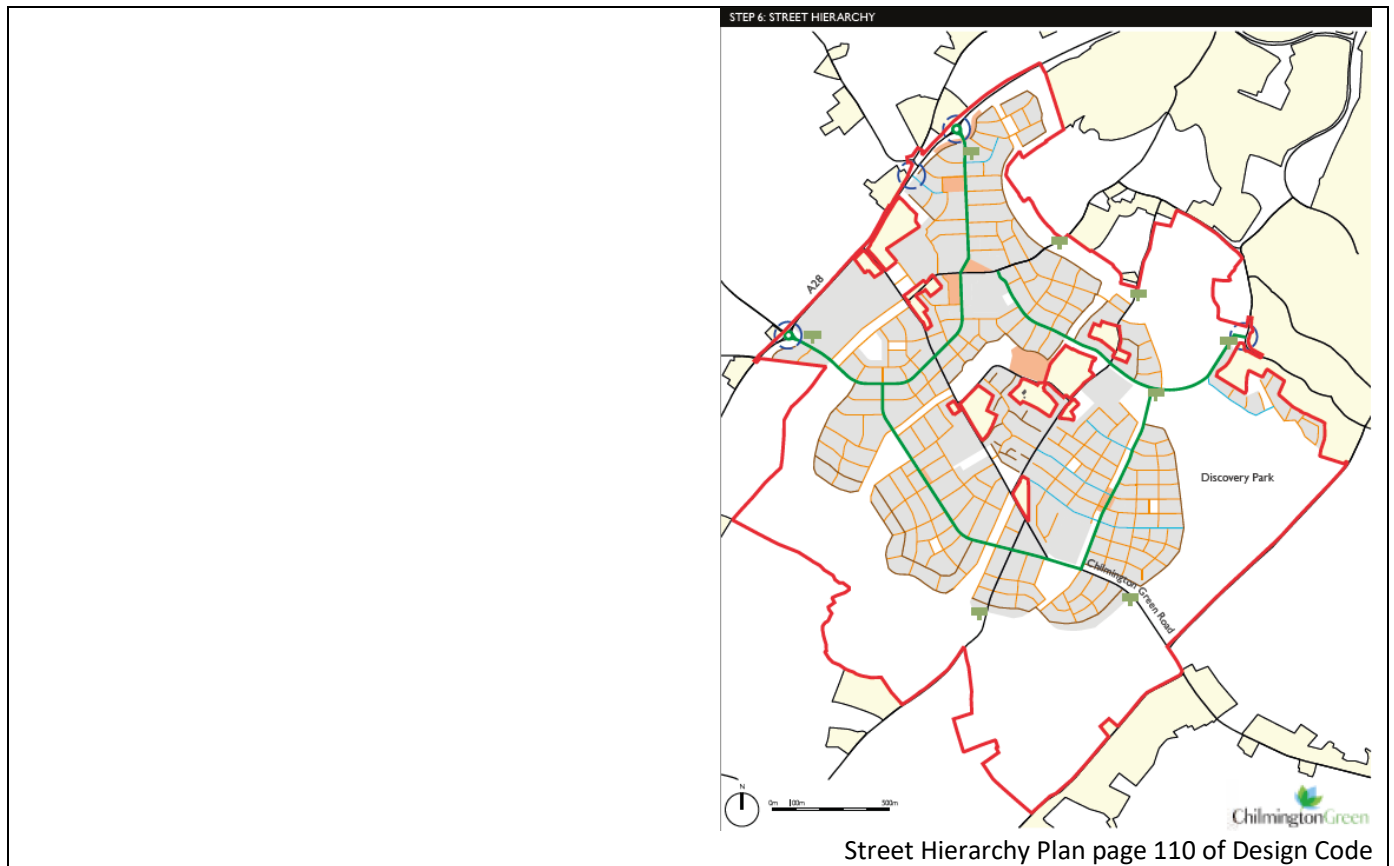
#### Green Infrastructure Plan References:

- 9.1 – Discovery Park – Shown on Masterplan (DP3)
- 9.2 – Rural Edge – Shown on Masterplan (EC18, EC4, EC6 and EC17)
- 9.3 – The Green Arc – Shown on Masterplan (G7 & G9)
- 9.4 – Great Chart Ridge – Shown on Masterplan (G4)
- 9.5 – Chilmington Gardens – Shown on Masterplan (G20)
- 9.6 – Chilmington Square – N/A (Phase 1)
- 9.7 – Great Chart Green – N/A (Phase 1)
- 9.8 – A28 Corridor – N/A (Phase 1)
- 9.9 – Green Corridors – Shown on Masterplan (G6)
- 9.10 – Allotments – Shown on Masterplan (A4 & A6)
- 9.11 – Sports Pitches – N/A (Phases 3 & 4)
- 9.12 – Local Play Areas – Shown on Masterplan (G30)
- 9.13 – Super Play Areas – Shown on Masterplan (PS2)
- 9.14 – SUDS (Main Attenuation Basis) – Shown on Masterplan (F3 & F5)

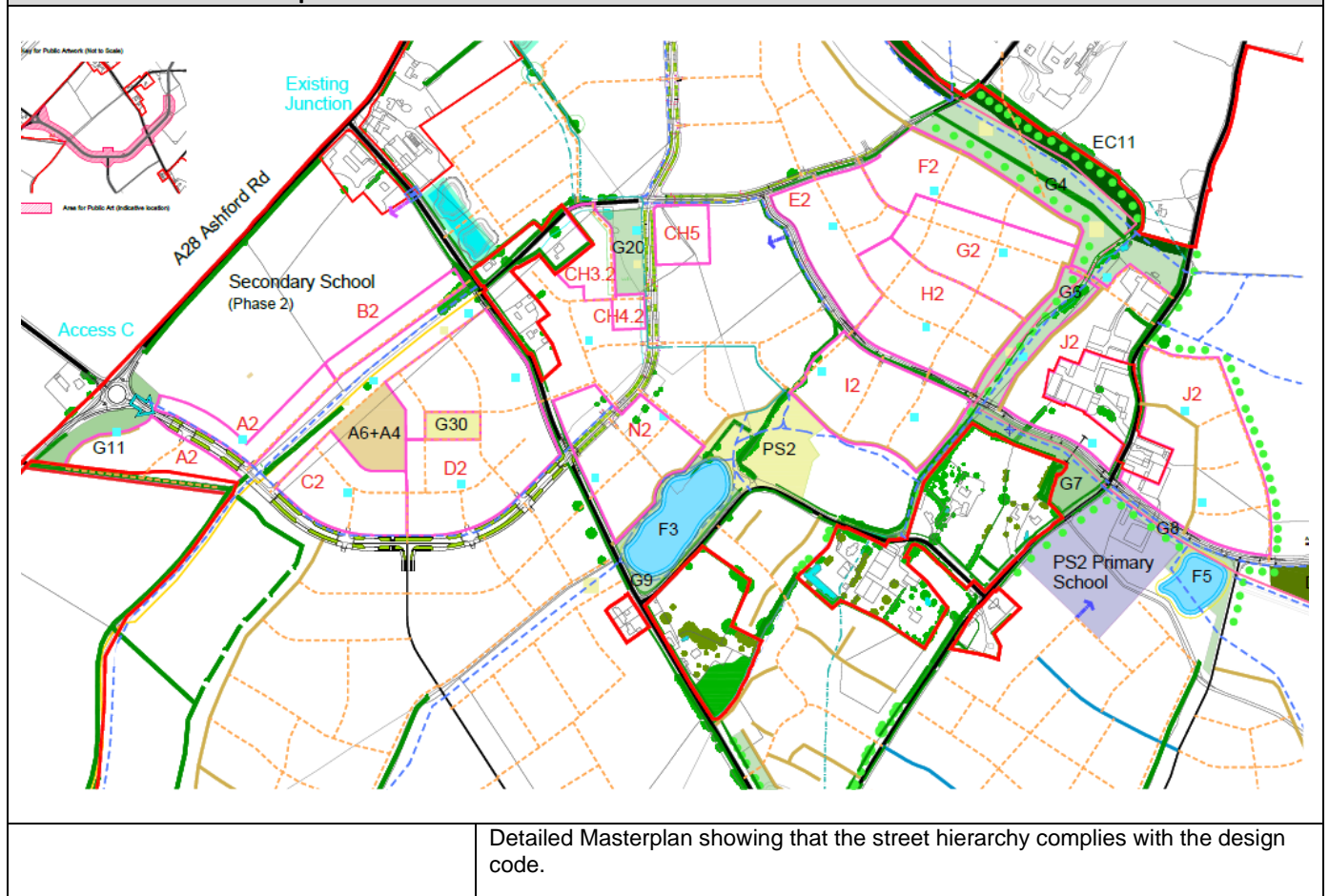
The area references within the masterplans are consistent with Open Space Parameter Plan (OPA06) and the Green Infrastructure Plan in the Design Code.

### 5.15 Step 6: Street Hierarchy (Street typologies, sections, access points, Pedestrian and cycle network, bus route and stops)

| Regulatory Plan Steps:  |  |  |
|---|--|--|
| STEP 6 STREET HIERARCHY   |  |  |
| <div> <div>STEP 6</div> <div> <div>STREET HIERARCHY</div> <div> 1. Street typologies<br/>2. Sections sections<br/>3. Access points<br/>4. Pedestrian &amp; cycle network<br/>5. Bus route &amp; stops </div> </div> <div>Section 10</div> <div> <div>  Street type, sections, pedestrian &amp; cycle routes </div> <div>  Indicative access points, detailed location of bus stops </div> </div> </div>  |  |  |
| Extracts from the Design Code   |  |  |



#### Extracts from the Masterplan



#### Statement:

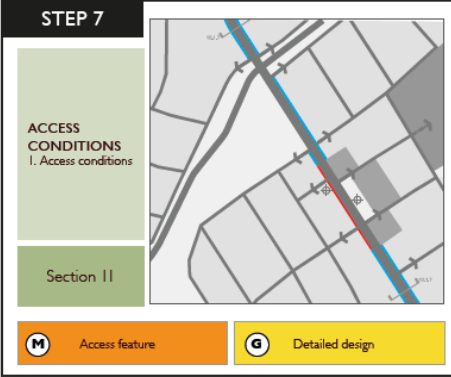
Streets make up the majority of the public realm within Chilmington Green and the detailed design of streets will play a key role in establishing the character of the place as a whole and the different character of the neighbourhoods within it.

The streets are classified as follows:

- i. Strategic routes
- ii. Local access streets
- iii. Minor access streets & shared spaces
- iv. Lanes & edge streets
- v. Existing roads and lanes

The street hierarchy on the masterplans are shown as various types of lines and classified in the key and in accordance with the classifications shown within the Design Code.

## Step 7: Access Conditions

| Regulatory Plan Steps:  | Extracts from the Design Code | Extracts from the Detailed Masterplans |
|---|-------------------------------|--|
| <b>STEP 7 ACCESS CONDITIONS</b>   |                               |  |
|    | Not applicable                | Not applicable                         |
| <p><b>Statement:</b></p> <p>The edges of strategic routes and existing roads are colour coded according to the type of access or movement permitted along that edge. The purpose of this section is to clarify where vehicular access to plots will be restricted.</p> <p>There are very few locations where this restriction applies. The key reason for restricting vehicular access is to create pedestrian routes along shopping frontage in the district and local centres. Lengths of street with special avenue tree planting and swales are other locations where restricted access will apply. The locations of restricted access are shown on the regulatory plan and are mandatory.</p> <p>The masterplans show the key access strategic routes to the development, and also show the indicative locations of the access points to service the individual land parcels etc. The final locations of the access points will be agreed as part of the reserved matters process.</p> |                               |  |

## 5.16 Summary:

The relevant steps detailed in the design code and on the regulatory plan have been considered and reviewed in the production of the detailed phase 2 masterplans.

## 6 (iv) Proposed housing mix, demonstrating how the mix will contribute towards the overall housing mix across the development required by condition 100

- 6.1 Condition 17 bullet (iv) states: “An indicative schedule of the proposed housing mix that will be achieved across the relevant Main AAP Phase demonstrating how the mix in the relevant Main AAP Phase will contribute towards the overall housing mix across the development required by condition 100, taking into account the housing mix in the previous Main AAP Phase(s) if any”
- 6.2 Tables 3, 4 and 5 below, detail the approved mix for land parcels with planning consent within Phase 1 and an indicative mix for the remaining land parcels shown on the detailed masterplans for Phase 1 and Phase 2. The details are compared against the percentage mix as stated in Condition 100.

**Table 3 - Phase 1 – Reserved Matters approved housing mix and indicative mix for remaining land parcels.**

| Land Parcel Reference                  | Phase 1 – Housing Mix as per consented or submitted live planning applications |                   |              |                    |                    |                    |                    | Total |
|--|--|-------------------|--------------|--------------------|--------------------|--------------------|--------------------|-------|
|  | 1 bed flat   | 2 bed flat        | 3 bed duplex | 2 bed house        | 3 bed house        | 4 bed house        | 5 bed house        |       |
| A (18/00911/AS)                        | 0  | 0                 | 0            | 0                  | 34                 | 10                 | 2                  | 46    |
| B (17/01170/AS)                        | 0  | 31                | 0            | 0                  | 26                 | 4                  | 0                  | 61    |
| C (17/01170/AS)                        | 0  | 62                | 0            | 4                  | 57                 | 33                 | 2                  | 158   |
| D (22/00024/AS)                        | 0  | 29                | 0            | 3                  | 25                 | 11                 | 3                  | 71    |
| E (18/00911/AS)                        | 0  | 66                | 0            | 1                  | 28                 | 11                 | 1                  | 107   |
| F (OTH/2022/3142)                      | 0  | 0                 | 0            | 0                  | 29                 | 16                 | 3                  | 48    |
| G (OTH/2022/3142)                      | 0  | 0                 | 0            | 15                 | 26                 | 6                  | 1                  | 48    |
| H (22/00024/AS)                        | 0  | 44                | 0            | 19                 | 23                 | 13                 | 3                  | 102   |
| I (OTH/2022/3169)                      | 3  | 65                | 0            | 0                  | 48                 | 27                 | 2                  | 145   |
| J (17/00170/AS)                        | 0  | 0                 | 0            | 3                  | 49                 | 17                 | 4                  | 73    |
| K (21/02248/AS)                        | 0  | 0                 | 0            | 0                  | 11                 | 36                 | 0                  | 47    |
| L (OTH/2023/0018)                      | 0  | 0                 | 0            | 14                 | 41                 | 21                 | 0                  | 76    |
| M (OTH/2023/0018)                      | 0  | 26                | 0            | 18                 | 31                 | 30                 | 0                  | 105   |
| O (OTH/2023/0018)                      | 0  | 0                 | 0            | 4                  | 15                 | 17                 | 0                  | 36    |
| P (18/00207/AS)                        | 0  | 0                 | 0            | 14                 | 3                  | 59                 | 23                 | 99    |
| Q – Phase 1 (18/01310/AS)              | 0  | 0                 | 0            | 0                  | 17                 | 5                  | 0                  | 22    |
| Q – Phase 2 (19/00475/AS)              | 0  | 0                 | 0            | 7                  | 49                 | 8                  | 0                  | 64    |
| R (19/01032/AMND/AS (19/01032/AM01/AS) | 0  | 0                 | 0            | 0                  | 32                 | 47                 | 0                  | 79    |
| CH1 and CH2 (OTH/2023/0030)            | 18   | 75                | 21           | 0                  | 0                  | 0                  | 0                  | 114   |
| <b>Total Per House Type</b>            | 21   | 398               | 21           | 102                | 544                | 371                | 44                 | 1501  |
| <b>% Per House Type</b>                | 1.4  | 26.5              | 1.4          | 6.8                | 36.2               | 24.7               | 2.9                |       |
| <b>Condition 100 Mix</b>               | No less than 1.4%  | No less than 5.9% | n/a          | No more than 18.8% | No more than 35.3% | No more than 27.9% | No more than 10.7% |       |

**Table 4 – Phase 2 – Indicative Mix based on the density parameter plan (00122\_OPA\_03R1)**

| Land Parcel Reference            | Phase 2 - Indicative Housing Mix (subject to detailed design) |            |              |             |             |             |             | Total |
|----------------------------------|---|------------|--------------|-------------|-------------|-------------|-------------|-------|
|                                  | 1 bed flat  | 2 bed flat | 3 bed duplex | 2 bed house | 3 bed house | 4 bed house | 5 bed house |       |
| A2                               | 0   | 0          | 0            | 0           | 0           | 21          | 31          | 52    |
| B2                               | 0   | 0          | 0            | 0           | 0           | 5           | 8           | 13    |
| C2                               | 0   | 2          | 0            | 20          | 40          | 18          | 0           | 82    |
| D2                               | 0   | 12         | 0            | 47          | 90          | 54          | 0           | 201   |
| E2                               | 0   | 0          | 0            | 11          | 36          | 42          | 0           | 89    |
| F2                               | 0   | 0          | 0            | 0           | 29          | 44          | 0           | 73    |
| G2                               | 0   | 0          | 0            | 0           | 33          | 49          |             | 82    |
| H2                               | 0   | 0          | 0            | 8           | 42          | 53          | 0           | 103   |
| I2                               | 0   | 0          | 0            | 2           | 22          | 38          | 9           | 71    |
| J2                               | 0   | 1          | 0            | 38          | 68          | 58          | 27          | 192   |
| N2                               | 0   | 1          | 0            | 33          | 50          | 25          | 0           | 109   |
| CH3&CH4                          | 19  | 36         | 0            | 0           | 0           | 0           | 0           | 55    |
| <b>Total per house type</b>      | 19  | 52         | 0            | 159         | 410         | 407         | 75          | 1122  |
| <b>Percentage per house type</b> | 1.69  | 4.63       | 0.00         | 14.17       | 36.54       | 36.27       | 6.68        |       |
| <b>Condition 100 mix</b>         | NLT 1.40%   | NLT 5.90%  | 0            | NMT 18.8%   | NMT 35.30%  | NMT 27.90%  | NMT 10.7%   |       |



**Table 5 – Phase 1 and Phase 2 - Total mix assessment**

| Land Parcel Reference     | Phase 1 & 2 - Indicative Housing Mix (Subject to detailed design) |              |              |              |              |               |              | TOTAL  |
|---------------------------|---|--------------|--------------|--------------|--------------|---------------|--------------|--------|
|                           | 1 bed Flat  | 2 Bed Flat   | 3 Bed Duplex | 2 Bed House  | 3 Bed House  | 4 Bed House   | 5 Bed House  |        |
| Phase 1 Total             | 21  | 398          | 21           | 102          | 544          | 371           | 44           | 1501   |
| Phase 2 Total             | 19  | 52           | 0            | 159          | 410          | 407           | 75           | 1122   |
| Total Per House Type      | 40  | 450          | 21           | 261          | 954          | 778           | 119          | 2623   |
| Percentage Per House Type | 1.52  | 17.16        | 0.80         | 9.95         | 36.37        | 29.66         | 4.54         | 100.00 |
| Condition 100 Mix         | NLT<br>1.40%  | NLT<br>5.90% | 0            | NMT<br>19.8% | NMT<br>35.3% | NMT<br>27.90% | NMT<br>10.7% |        |
| Variance                  | 0.12  | 11.26        | 0.8          | -9.85        | 1.07         | 1.76          | -6.16        |        |

Notes\*: Condition 100 percentages are stated above with the following abbreviations: **No less than (NLT)** & **No more than (NMT)**

### Phase 1 Assessment

- 6.3 The phase 1 mix is broadly in accordance with the housing mix requirements set out under condition 100. The number of 1 and 2 bed flats are no less than 1.4% and 5.9% respectively. Similarly, the number of 4 and 5 bedroom houses are no more than 27.9% and 10.7% respectively. The number of 3 bed houses is marginally above the no more than figure of 35.3% being 36.2%. Moreover, within CH1 and CH2 a number of 3 bed duplex properties are proposed, which was not originally a housing typology envisaged, further boosting the proportion of 3 bed properties. However, this is reflective of the fact that Phase 1 is predominantly categorised as “Urban” and “Suburban” areas. The 1-bedroom flats are above the ‘NLT’ figure of 1.40% and also the 2-bedroom flats are above the ‘NLT’ figure of 5.90%.

### Phase 2 Assessment

- 6.4 The Phase 2 overall indicative mix shows that the percentage of 1- bedroom flats is in accordance with the condition 100 mix, whilst the percentage of 2 bed flats is marginally less than the ‘no less than’ limit of 5.90% with an overall percentage of 4.63%. The majority of flats in phase 2 will be delivered on land parcels CH2 and CH4. At the reserved matters stage, the residential land parcels may propose a larger number of flats which will increase the inductive mix percentage. However, the split of dwellings sizes is reflective of the fact that most of Phase 2 does not fall within a designated centre.
- 6.5 The 2, and 5-bedroom units are within the ‘no more than’ limits. The 3 bedroom units are only marginally in excess of the no more than limits. The number of 4 bedroom units are in excess of the no more than limits set out under condition 100. However, at the reserved matters stage there may be the ability to further review the mix, especially between the 4 and 5 bedroom units to achieve an overall mix slightly closer to the condition 100 mix.

### Combined Phase 1 and 2 Assessment

- 6.6 When the combined total of phases 1 and 2 are assessed against the condition 100 mix it can be seen that 1 and 2 bed flat units are in accordance with the mix, as well as 2 and 5 bedroom house units. The numbers of 3- and 4-bedroom house units are marginally in excess of the respective ‘no more than’ limits for these unit types, but it is to be generally expected that housing mix for each phase will vary from the proposed mix for the overall development meaning that as the development is built out, there may be small variances from the overall mix, as is currently the case.

### Conclusion







- 6.7 In conclusion, the combined overall housing mixes for Phases 1 and 2 together, are generally compliant with the requirements of Condition 100 target percentages, and a satisfactory mix of housing is being achieved across the site as proposed in the outline application.

## 7 (v) landscaping areas, and phasing for planting

- 7.1 Condition 17 bullet (v) states: *“Indicative landscaping areas, and the phasing for such planting within the relevant Main AAP Phase”*
- 7.2 The land use schedule included in Appendix 3 shows the indicative areas of landscaping within Phase 2, as shown on the detailed masterplan drawings.
- 7.3 The green infrastructure schedule included in Appendix 4 shows the indicative timings of the phasing of the landscaping planting. The landscaping works will be delivered in tandem with dwelling occupations and in accordance with the s106 planning agreement timings.
- 7.4 The informal natural green space timetable will be in accordance with the submission relating to planning condition 38 which has now been approved/discharged under reference No 12/000400/COAK/AS.

## 8 (vi) The locations of equipped play facilities including access

- 8.1 Condition 17 bullet (vi) states: *“The indicative locations of equipped play facilities including access thereto”*
- 8.2 Local Play Spaces will take the form of informal, naturalistic play areas with casual seating and static play equipment including sculptural elements. They will be located to ensure that all residents are within 400m or 5 minutes walking distance of an aggregated play space for all ages. They will be at least 0.5ha in size and respond to their location and context to provide a distinctive play destination with good connectivity. They will be located along green open space corridors with good connectivity.
- 8.3 In accordance with the Design Code the indicative locations of the local play spaces (Yellow Circles) and naturalistic play (Blue Circles) are shown on the Play Strategy Plan within the Design Code (Page 96). There are five areas indicated on the plan within Phase 2.
- 8.4 Refer to the extract from the design code below:

| Extracts from the Design Code  | Extracts from Open Space Parameter Plan  |
|--|--|
|  <div data-bbox="199 1467 646 1691">   <p>Local play spaces within 400m / 5 minutes walking distance</p>   <p>Incidental naturalistic play within green corridors and routes</p> </div> |  |
| Extracts Play Strategy Plan from Design Code (Page 95 & 96)  |  |



- 8.5 Chilmington Gardens will be a small urban park with picturesque informal soft landscaping, including a play space / informal play equipment.
- Chilmington Gardens is identified as G20 on the masterplan and will be delivered in accordance with the reserved matters application approval for this important space that falls within a key grouping designation within the Design Code.
- 8.6 Village Green Play Space – (indicated as a red circle with the letter C in the Design Code) and identified as PS2 on the detailed masterplan.
- PS2 (which comprises of both PS2 and P2b as identified on the approved Open Space parameter plan ref: OPA06R2) is shown on the detailed masterplans and will be delivered in accordance with the requirements set out in the s106 agreement.
  - The location of PS2 (incl PS2b) is identified by Pink shading on the masterplan.
- 8.7 Local Play Space – (Indicated as a yellow solid circle in the Design Code)
- (G30) is shown on the detailed masterplans and will be delivered in accordance with the reserved matters application approval for Land Parcel D2.
- The location of G30 is highlighted by the blue circle above.
- 8.8 Incidental naturalistic play – (Indicated as a blue solid circle in the Design Code)
- There are four incidental naturalistic play areas located within Phase 2, which are situated within the informal green spaces. The areas are shown on the detailed masterplans as olive green squares, and are located in the informal green spaces as follows –
    - Informal Green Space (G4). The access to G4 local area will be from either Mock Lane or the local access streets delivered as part of the housing development (F2)
    - Informal Green Space (G6). The access to G6 will be via the green footway cycle route
    - Informal Green Space (G9) The access to G9 will be via the green footway cycle route.
  - The location of Incidental naturalist play areas are highlighted by the red circles above.
- 8.9 Doorstep play spaces – (Not Shown within Design Code)
- Doorstep play spaces will be integrated into the development footprint, nestled within the block layout. These are play spaces for under 5-year old's, which are located within 100m of each residence, and encourage imaginative play and informal recreation. The indicative locations of the doorstep play are shown on the masterplan, but the specific locations will need to be considered at the detailed design stage.

## 9 (vii) The location of informal / natural green space, incl layout, size of each parcel of open space and access

- 9.1 Condition 17 bullet (vii) states: *“The indicative location of informal / natural green space, including layout, minimum size of each parcel of open space and access thereto and”*
- 9.2 Table 6 below, shows the indicative areas of informal / natural green space within Phase 2, as shown on the detailed masterplan drawings.

| Area Reference | Description                            | Area (Ha)   |
|----------------|--|-------------|
| G4             | Great Chart Ridge                      | 2.48        |
| G6             | Greensands Way at the Hamlet           | 0.69        |
| G7             | Spine                                  | 1.19        |
| G8             | Spine Excludes Primary School 2 and F5 | 0.55        |
| G9             | Green Arc Excludes F3                  | 0.39        |
| G20            | Chilmington Gardens                    | 0.50        |
| G30            | Neighbourhood Park                     | 0.29        |
|                | <b>TOTAL</b>                           | <b>6.09</b> |

- 9.3 The sizes of each parcel of open space are also shown on the schedule included in Appendix 3.
- 9.4 The access arrangements are shown on the detailed masterplans and the exact locations will be considered as part of the detailed design and reserved matters process.
- 9.5 The s106 agreement states in Schedule 6 (Informal/Natural Green Space) that 6.09 ha of space will be provided in Main Phase 2 prior to 1,100 occupations in Phase 2.

## 10 (viii) Sports pitches and other sports facilities including access

- 10.1 Condition 17 bullet (viii) states: *“The indicative locations of sports pitches and other sports facilities including access”*
- 10.2 The sports pitches are to be provided in later phases of the development.

## 11 (ix) The community buildings including access thereto

- 11.1 Condition 17 bullet (ix) states: *“The indicative locations of community buildings including access thereto;”*
- 11.2 The Community Hub location is within Land Parcel CH5 within the District Centre and is shown on the detailed masterplans approved under Condition 17 Phase 1 (12/00400/CONA/AS)
- 11.3 The Community Hub will be accessed from the Market Square, Mock Lane and Chilmington Green Avenue
- 11.4 The construction of the community hub building is likely to commence at the end of Phase 1 and will be completed in Phase 2 by 1,800 occupations. For this reason, Land Parcel CH5 has been shown again on the Phase 2 Masterplan.

## 12 (x) Access Management Strategy, to include on-site circular walking routes

- 12.1 Condition 17 bullet (x) states: *“A detailed Access Management Strategy for the relevant Main AAP Phase, to include on-site circular walking routes and the provision of high quality semi- natural green space within close proximity to all residential properties;”*
- 12.2 Full details of the “Detailed Access Management Strategy dated May 2022, prepared by Clague Architects is included within Appendix 5.
- 12.3 A network of Public Rights of Way runs in and around the Chilmington Green site. These will be upgraded and enhanced to bring them to the standard required to serve the daytime and residential populations of the development.
- 12.4 It is understood that any realignment of PROW is subject to KCC PROW approval and that the details of the proposed PROW will respect recommendations made by KCC PROW. Details of any PROW improvements and any diversions will be secured in separate PROW diversion application(s), following approval of Reserved Matters (RM) applications. It is proposed that a PROW changes plan will be provided with the first RM for Phase Two to enable to the process of RM applications and PROW diversions to happen at the same time.
- 12.5 The intention for the strategic shared foot / cycle way is to follow the strategic route network as outlined in the Design Code (Refer to Figure 2 of the Access Management Strategy Document). This includes the Avenue, Orchard Way, Chilmington Brook, the Green Spine and Discovery Park. Indicative sections within the Design Code and the proposed detailed design sections within the Avenue Design and Access Statement (17/00665/AS and 21/00840/AS) all show the shared foot / cycleways as 3-4m wide and distinct from the vehicular carriageway.
- 12.6 The portion of Mock Lane between Market Square and the eastern site boundary is also part of the proposed strategic shared foot / cycleway. This connects pedestrians and cyclists to/from Greensand Way, and then to National Cycle Route 18, providing a direct link between Chilmington Green and Ashford.
- 12.7 The infrastructure for circular walking routes will be provided in Phase 2, however this detail will be provided as part of a separate Reserved Matters application.
- 12.8 As future phases are developed and built, the pedestrian and cycle network will become increasingly interconnected
- 12.9 As house build is completed the informal, formal and green links will be delivered which will provide a finer grain of local pedestrian and cycleways that provide permeability within and between development parcels. These should be designed in line with the prevailing character and density of those development parcels and will also form an important element of the public realm.
- 12.10 Appropriate signing and way-marking of public rights of way within the AAP area shall be provided to ensure clarity over any diverted routes and encourage the general use of such rights of way.
- 12.11 The proposed pedestrian / cycleway and bridleways are shown on the detailed masterplans.

## 13 (xi) Indicative location for public art

- 13.1 Condition 17 bullet (xi) states: *“Indicative location for public art;”*
- 13.2 Masterplan Sheet 1 highlights the indicative locations for public art opportunities. It is proposed to extend the public art opportunities from Chilmington Green Road to Access C roundabout. The public art strategy will be developed through consultation with the Council and other key stakeholders.

## 14 (xii) Sustainable Urban Drainage System (“SUDS”) strategy

- 14.1 Condition 17 bullet (xii) states: “*The Sustainable Urban Drainage System (“SUDS”) strategy for the relevant Main AAP Phase, to include the indicative location and broad extent of SUDS features;*”
- 14.2 Surface Water Outfall Masterplan for Phase 2 has been prepared which identifies the surface water catchment areas and outfall locations. Refer to Appendix 6 - ‘Surface Water Outfall Masterplan Phase 2’
- 14.3 The supporting document ‘Chilmington Green Phase 2 Surface Water Drainage Technical Note’, prepared by Vectos Engineering is included as part of the application submission. This is to assist the Lead Local Flood Authority (LLFA) in their assessment of the surface water proposals.
- 14.4 It is noted that the technical note that accompanied the Phase 1 Catchment plan included as part of the application to discharge Main AAP Phase 1 Condition 17 was not an approved document and was issued as technical support for the catchment plan.
- 14.5 It is proposed that the surface water pipes on site will be adopted/maintained by Independent Water Networks Ltd (IWNL)
- 14.6 The proposed Sustainable Drainage Systems (SuDS) associated with the site such as the attenuation ponds, will be maintained by the Community Management Organisation (CMO). A full maintenance schedule, based on guidance within ‘The SuDS Manual’ will be submitted with the design at the Reserved Matters and construction stage.
- 14.7 Reserved Matters Applications for the approval of the Local Planning Authority will comply with the requirements contained in the Outline Planning Conditions 39 (Design Code) and 66 (SuDS).

## 15 (xiii) footways, bridleways and cycleways

- 15.1 Condition 17 bullet (xiii) states: “*The indicative location of footways, bridleways and cycleways (to be in accordance with drawing 131065/SK/106 rev A unless otherwise agreed) and an indicative timetable for delivery;*”
- 15.2 Plan 131065/SK/106 Rev A shows the locations of the existing footpaths, bridleways and cycleways. Some of the existing routes that cross the development areas will need to be diverted by the introduction of the new links within Phase 2. The new links will either be constructed as part of the strategic highway works or when housing development areas are delivered. Refer to the proposed sub-phasing within the Phase detailed below.
- 15.3 The Access Management Strategy document references Vectos drawing 131065/SK/106 rev A in relation to the accepted JTP Parameter Plan OPA08R3, which demonstrates similar information. These routes have been incorporated into the Phase 2 Detailed Masterplan.
- 15.4 Full details of the “Detailed Access Management Strategy dated May 2022” produced by Clague Architects are included within Appendix 5.

## 16 xiv) The proposed sub-phasing within the Phase

- 16.1 Condition 17 bullet (xiv) states: *"The proposed sub-phasing within the relevant Main AAP Phase;"*
- 16.2 The delivery of the development and infrastructure is based on the principles adopted in the Chilmington Green Area Action Plan (Chapter 11 - Phasing, Implementation and Quality Control). The key AAP principles are as follows with added statements below, that are relevant to the phasing of development within Phase 2:
- 16.3 **AAP 11.5** *In general terms, the phasing of Chilmington Green should start in the north-west and move to the south-east of the development area. This follows the implied pattern of delivery shown on Figure 2 of the Core Strategy but is also justified more specifically.*

The first residential development areas at the A28 Access A & B, are currently being constructed and this accords with the principles stated in the AAP;

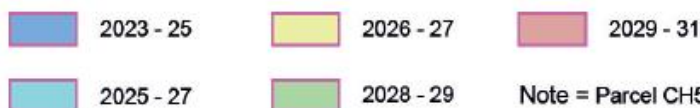
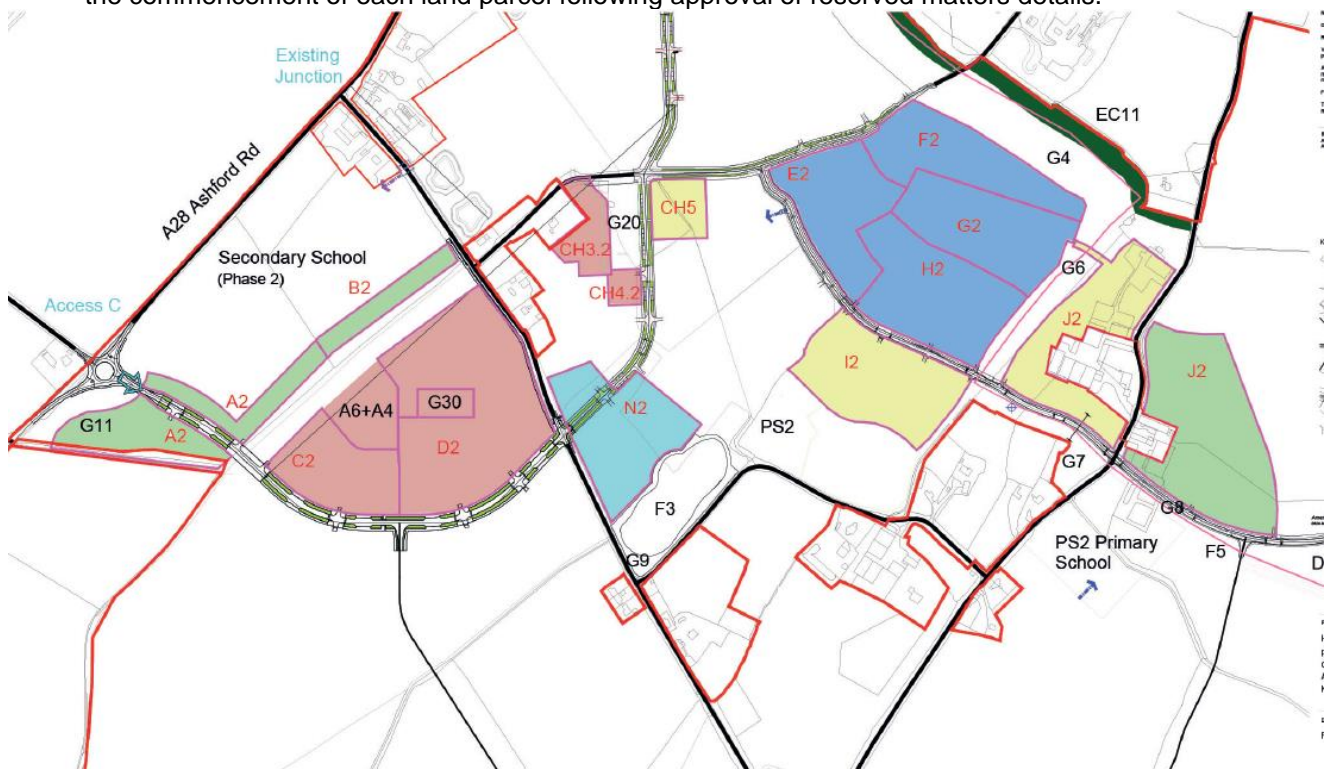
- 16.4 **AAP 11.4** *The second main phase of development at Chilmington Green should see building progress eastwards from the District Centre, north of the hamlet to create an initial section of the western boundary to Discovery Park. This will consolidate the strategic east-west pedestrian/cycleway from the District Centre to the initial elements of the park as well as bringing forward the strategic highway link across Discovery Park connecting Brisley Farm with the main development area. This will serve the second new primary school site which is scheduled for delivery in this phase.*

The strategic highway link has been submitted for the Local Planning Authorities consideration and determination (planning reference: 22/00814/AS).

- 16.5 **AAP 11.15** *Phase 2 should also see development progress south from the District Centre. This will be served by the southern of the two new A28 junctions and is based around the site of the proposed secondary school, which is currently expected to be required during this phase of development.*

The location of the second primary school (PS2) is shown on the masterplan.

- 16.6 The proposed timetable for residential sub phasing is shown below. The proposed timeline is based on the commencement of each land parcel following approval of reserved matters details.



Note = Parcel CH5 will be delivered in Phase 2, but the design process will be carried out in Phase 1

## 17 (xv) Education facilities including access thereto

- 17.1 Condition 17 bullet (xv) states: *“The indicative location of education facilities including access thereto;”*
- 17.2 The location of Primary School 2 (PS2) is shown on the detailed masterplan drawings.
- 17.3 The Primary School will be accessed from the proposed Green Spine Extension that runs south from Mock Lane (shown on the masterplan as a blue arrow). The access location will be agreed with Kent County Council but is currently envisaged to be from the southwestern side of the site (Primary School PS2), in line with the regulatory plan.

## 18 (xvi) local centres and commercial/retail areas including access

- 18.1 Condition 17 bullet (xvi) states: *“The indicative locations of the local centres and commercial / retail areas including access thereto;”*
- 18.2 Part of the District Centre is located within Phase 2 (CH3, and CH4) and the areas are shown on the detailed masterplan drawings.
- 18.3 CH3 and CH4 comprises of residential areas.

## 19 (xvii) noise sensitive areas which require mitigation

- 19.1 Condition 17 bullet (xvii) states: *“The identification of any noise sensitive areas which require mitigation;”*
- 19.2 The Environmental Statement 2013 Chapter 7 (Noise and Vibration) has been reviewed and considered as part of the preparation of the detailed masterplans.
- 19.3 WSP consultants provided the noise contour locations that are incorporated in the detailed masterplan.
- 19.4 The following extracts from the 2013 ES have been considered and incorporated within the Phase 2 detailed masterplan.
- a) *The dominant noise source affecting the Site is that of road traffic. Road traffic noise predictions were undertaken using the traffic data from the baseline traffic count surveys carried out in 2010 and further predictions made for the future year of 2031, both with and without the Proposed Development. The results were used to predict the changes in road traffic noise to be expected at existing premises along the road network through and around the Site. Those predictions also facilitated a review of the suitability of the proposed school site adjacent to the A28 in terms of potential noise impact.*
  - b) *The layout of the Proposed Development as shown on the Parameter Plans took account of the boundary between the Noise Exposure Categories (NEC) B and C as described in PPG 24 and the predicted level of noise from the A28 in particular as this impacts upon the site of the proposed secondary school. A 20m setback from the nearside kerb of the A28 for the residential elements of the Proposed Development was defined to ensure proposed residential areas lie within NEC B.*
  - c) *The mitigation of road traffic noise affecting both existing and proposed noise sensitive receptors was considered and generic advice on appropriate methods provided as well as specific measures for the achievement of satisfactory internal noise levels for residential properties within the Proposed Development.*
- 19.5 The detailed masterplan shows grey hatched areas along the existing A28 Ashford Road and parts of Chilmington Green Road.
- 19.6 Any development adjacent to these areas will undertake further acoustic noise surveys and provide the findings and recommendations to the Local Planning Authority in support of any reserved matters application.



## 20 (xviii) ecological mitigation areas

- 20.1 Condition 17 bullet (xvii) states: “The indicative locations of ecological mitigation areas;”
- 20.2 The land use schedule included in Appendix 3 shows the indicative areas of the ecological mitigation areas within Phase 2 (EC4, EC11, EC16 & EC18) as shown on the detailed masterplan drawings.

## 21 (xix) Hedgerow Assessment

- 21.1 Condition 17 bullet (xix) states: “A Hedgerow Assessment which indicates which hedgerows are protected and will be preserved;”
- 21.2 Planning condition 60 states that prior to first submission for the approval of Reserved Matters for each Main AAP Phase, a plan shall be submitted to and approved by the Local Planning Authority which shall show all the existing hedges or hedgerows to be retained in the relevant Main AAP Phase. Such plan shall be in accordance with Parameter Plan OPA 06R2 (Open Spaces Plan) and shall be supported by a Hedgerow Assessment which identifies the historic hedgerows to be retained.
- 21.3 The report “Hedgerow Assessment, Hedgerow Retention and Removal Plan and Hedgerow Management Plan – Phase 2, dated the March 2022” has been submitted to the Local Planning Authority in accordance with planning condition 60. The planning condition reference is 12/00400/COAL/AS and confirmation that this condition was discharged was received on 22 May 2022.


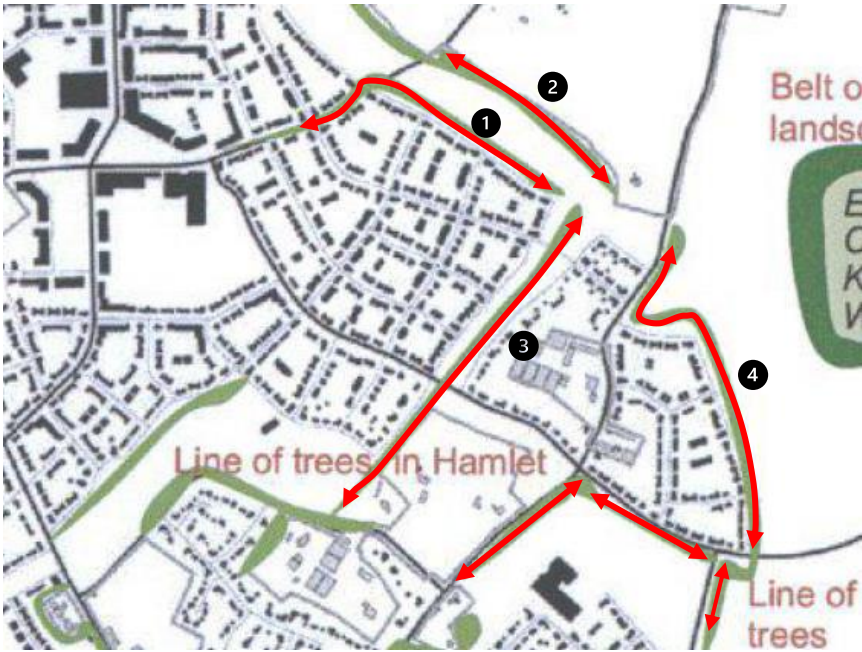
## 22 (xx) allotments, including layout and access

- 22.1 Condition 17 bullet (xx) states: “The indicative locations and design rationale of the allotments, including layout and access thereto;”
- 22.2 The main allotment site is located adjacent to Land Parcels C2 and D2. The allotment references on the detailed masterplan are A4 and A6 (0.88ha) and shown on Sheet 1.
- 22.3 As required by the Design Code all allotments sites will be defined by secure fencing as well as existing native hedgerows and new fruit trees. Pedestrian and vehicular access will be provided in addition to car parking, disabled parking and maneuvering space.
- 22.4 The sites have been laid out to provide a choice of plot sizes with a maximum plot size of 250 sqm and good pedestrian access to each plot.
- 22.5 The ground will be dressed with well-draining soil to provide an opportunity for cultivation to a reasonable standard.
- 22.6 Facilities also include a good water supply within the easy walking distance of individual plots, communal lockable storage and a centralised composting and refuse area.
- 22.7 Once the Developers have delivered the allotments in accordance with the timescales stated in the S106 Agreement the intention is to transfer the allotments to the Community Management Organisation.
- 22.8 Please refer to the Indicative Allotment Layouts produced by Clague Architects drawing (00122H\_SK42) included in Appendix 7.

## 23 (xxi) advance planting

- 23.1 Condition 17 bullet (xxi) states: “The indicative areas of advance planting to be in accordance with Plan Number ALP-2015-01 attached to this decision notice, including a timetable for the planting within that Main AAP Phase;”
- 23.2 The advanced planting will be completed on a phase-by-phase basis. The advanced landscaping will be submitted as part of the first Phase 2 Reserved Matters application in accordance with Condition 18.
- 23.3 The advanced planting within Main AAP Phase 2 includes the following:



| Description   | Extracts from Plan ALP-2015-01   |
|---|--|
| <p> Single informal or formal row of trees to define edges of parks and green space or along main streets.</p> |  |

23.4 It is proposed that the Advanced Planting will be provided to the following timetable:

- 1 and 2 Great Chart Ridge – Autumn 2024
- 3 Green Arc – Autumn 2025
- 4 Discovery Park – Autumn 2026
- 5 PS2 – Autumn 2026

## 24 (xxii) woodland, and public access details if appropriate

- 24.1 Condition 17 bullet (xxii) states: *“The areas of woodland to be planted within the relevant Main AAP Phase to include access details for planting and maintenance, any incidental works, and public access details if appropriate;”*
- 24.2 Roughet Wood planting will come forward as part of the ecological area later in the Phase 2 development phase. Expected delivery timetable will be between 2030 and 2031;
- 24.3 Woodland surveys will be undertaken by ecologists and heritage consultants to explore the design rational and to produce a detailed design that protects the ecology and heritage of the woodland but also looks at the opportunities to provide attractive pedestrian routes and access through them.
- 24.4 The maintenance arrangements will be agreed following consultation with stakeholders, and the Community Management Organisation;

## 25 (xxiii) Design Strategy for the Chilmington Green Hamlet Character Area

- 25.1 Condition 17 bullet (xxiii) states: *“In respect of the Main AAP Phase 1, a detailed Design Strategy for the Chilmington Green Hamlet Character Area (as identified in the AAP), which incorporate the design aspirations set out in Policy CG5 of the AAP;”*
- 25.2 The design strategy for the Hamlet was approved as part of the Condition 17 submission for Phase 1. No further information is required.
- 25.3 The Hamlet reserved matters application has been approved by the Local Planning Authority. Refer to Case No 18/00207/AS. As part of the planning approval Outline Condition 45 (Design Strategy for Chilmington Green Hamlet Character Area) was also discharged.

## 26 (xxiv) dwellings that will be designed with flexibility in mind

- 26.1 Bullet (xxiv) states: “The target for the number of dwellings that will be designed with flexibility in mind to adapt to changing needs”
- 26.2 The ‘Quality Agreement’ has been entered into by the developers at Chilmington Green and Ashford Borough Council. It is not a formal legal agreement but is a statement of intent and a set of practical steps that both parties are committed to. The intention is that these will apply not just to the current developers but also to the future housebuilders working at Chilmington Green.
- 26.3 Quality Charter 8 – Homes that can respond to flexibly to changing needs: The changing needs of households can often be met by flexibly designed homes – for example roof-space designed to allow conversion and plot dimensions and building layouts that allow for small-scale extensions or adaptations that could accommodate changing family needs. The developers will agree a series of ‘flexibility targets’ with the Council at the master planning stage for each main phase of the development and detailed designs coming forward will be assessed against these. This approach will help to allow families to stay longer and establish a stronger community catering for all household types. Information on flexible homes will be added to householder packs for future residents.
- 26.4 Flexibility of dwellings can include single or double storey extensions into the rear of side gardens, first floor level extensions (eg. over connected garages or ground floor projections) and converting loft spaces.
- 26.5 Designing flexibility into units means that consideration should be taken to provide adequate depth of back gardens, sufficient foundations during initial construction that might allow for first floor extensions and providing appropriate trusses and joist layouts for loft conversions.
- 26.6 The “Flexibility Target Calculation” below recommends a target of 25% of the new homes should be designed with flexibility in mind. This target will be reviewed in the future and agreed with the LPA as part of the AAP Detailed Masterplans for phases 3 and 4.
- 26.7 The target of 25% is calculated on the indicative house types detailed within Section 6 (Con 17 iv) Table 4, which indicates that 279 dwellings with Phase 2 will be designed with flexibility in mind
- 26.8 Table 6 provides the calculation demonstrating how the target of 25% has been reached.

**Table 6 - Flexibility Target Calculation:**

| Percentage per house type | House Type   | Unit Numbers | Target Percentage flexible | Total of Target Flexible | Assumptions   |
|---------------------------|--------------|--------------|----------------------------|--------------------------|---|
| 1.69%                     | 1 Bed Flats  | 19           | 0%                         | 0                        | Excluded from flexibility target  |
| 4.63%                     | 2 Bed Flats  | 52           | 0%                         | 0                        | Excluded from flexibility target  |
| 14.17%                    | 2 Bed Houses | 159          | 15%                        | 24                       | Mainly narrow fronted – potential for loft extensions to add extra room by using appropriate joists and attic trusses (*)               |
| 36.54%                    | 3 Bed Houses | 410          | 40%                        | 164                      | Mix of types with potential for loft extensions, rear extensions and side extensions (**)   |
| 36.27%                    | 4 Bed Houses | 407          | 20%                        | 82                       | Higher percentage of 2.5 storeys precluding loft extensions but good potential for rear and side extensions to wide fronted types (***) |
| 6.68%                     | 5 Bed Houses | 75           | 10%                        | 8                        | Potential for loft extensions, rear and side extensions but less need to extend as already large homes (****)                           |
| 100%                      |              | 1122         | 25%                        | 278                      |   |

**Notes: (Reasons for higher or lower percentage)**

(\*) Encouraging loft extensions in a high percentage of 2 bedroom houses would result in losing smaller range of properties for future buyers – low percentage target 15%

(\*\*) Potential for extending 3 beds most likely to be beneficial to growing families needing extra space – high percentage target – 40%

(\*\*\*) Potential for extending 4 beds beneficial to growing families needing extra space but less needed than 3 bed range – medium percentage target 20%

(\*\*\*\*) less need to extend as already large – low percentage target 10%

- 26.9 All applications for approval of reserved matters shall be accompanied by a strategy detailing how the proposed development will comply with the Flexibility Statement and how elements of the proposed house types, can be adapted or extended to meet changing needs.
- 26.10 Each application for approval of reserved matters shall demonstrate how it accords with the target percentage for each house type as detailed in Table 6 above.
- 26.11 The LPA and the developers will review the target against the planning consents as they come forward to ensure that the target for AAP Phase 2 is achieved.

## **27 (xxv) Indicative areas there may be contamination**

- 27.1 Condition 17 bullet (xxv) states: *“Indicative areas where it is suspected there may be contamination based on the information in Chapter A13: Ground Conditions and Contamination of the Chilmington Green Environmental Statement Addendum dated November 2013;”*
- 27.2 Chapter A13: Ground Conditions and Contamination of the Chilmington Green Environmental Statement Addendum dated November 2013, has been reviewed.

## **28 (xxvi) Details of which persons owns an interest (including charges) in the land.**

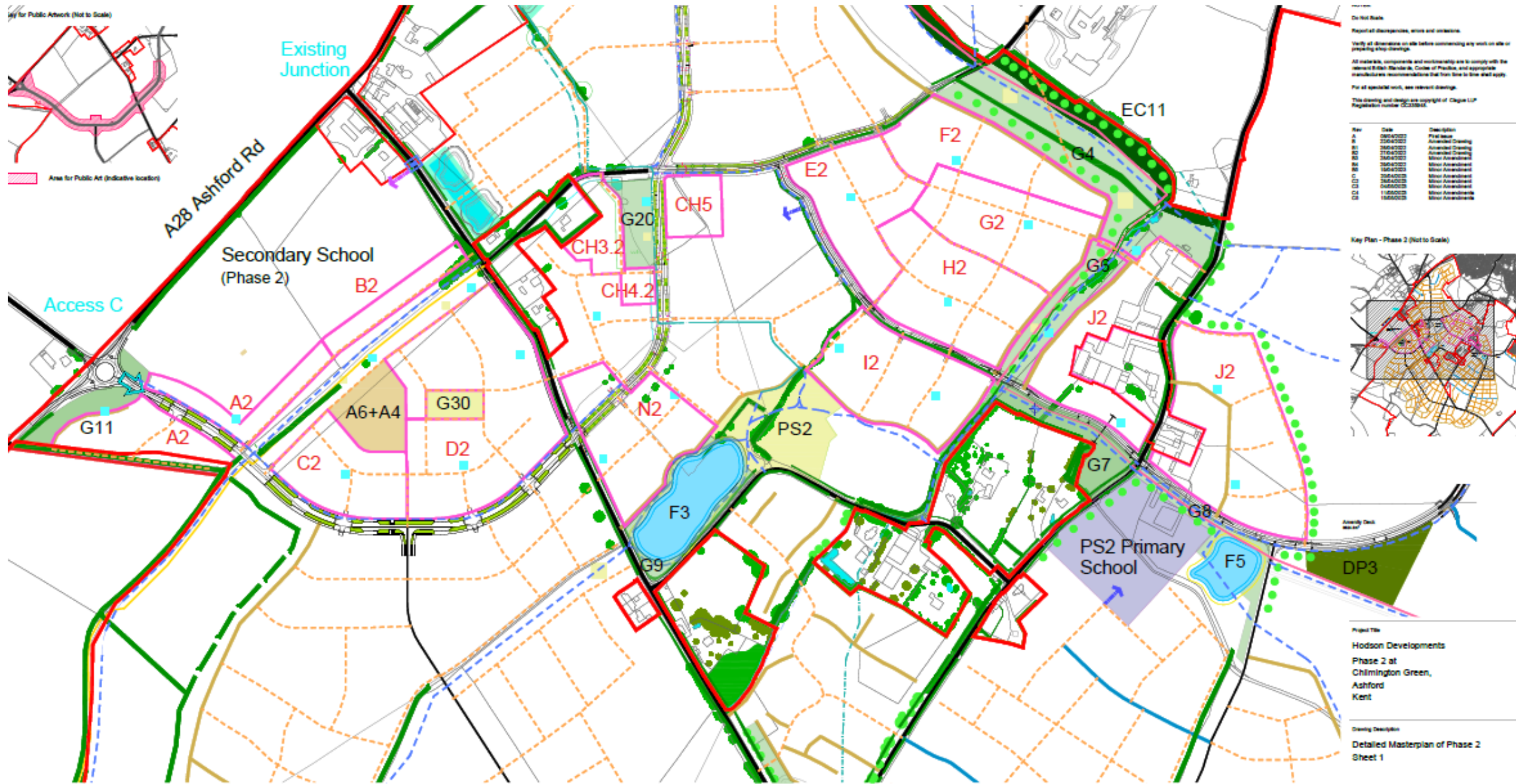
- 28.1 Condition 17 bullet (xxvi) states: *“Details of which persons owns an interest (including charges) in the land on which the facilities and / or buildings and/or works detailed by vi), vii), viii), ix), xx) and xii) above are located within the relevant Main AAP Phase.”*
- 28.2 Refer to the Land Ownership Schedule is included in Appendix 8.

## 29 Summary and Conclusion

- 29.1 This section draws together the information addressed in the previous sections of this strategy report.
- 29.2 These details are submitted in accordance with the provisions of the current Planning Permission and S106 agreement.
- 29.3 As the Council will be aware, the Applicant has prepared a submission to adjust the S106 agreement, and it may in be necessary in due course to submit alternative details in accordance with revised obligations.
- 29.4 The detailed masterplans, accord with the approved parameter plans.
- 29.5 The detailed masterplans have been produced in accordance with the requirements within the Design Code and Regulatory Plan.
- 29.6 The detailed masterplans have considered the supporting information and prepared in accordance with the recommendations.
- 29.7 This strategy summary report has provided statements for all 26 sub sections of Condition 17 (i) to (xxvi)
- 29.8 The application is supported by a detailed suite of information to enable the Local Planning Authority's swift determination of the planning condition, thus enabling the submission of Reserved Matters Applications and commencement of development at the earliest opportunity.
- 29.9 Once Condition 17 has been discharged the applicant confirms that the developers will approach the Council to commence with the pre-application consultation and submission of reserved matters applications relating to the land parcels in Phase 2.
- 29.10 On this basis, the Applicant respectfully request that the Authority approve and discharge Planning Condition 17.







**Key**

- Chilmington Green wider site boundary
- Phase 2 Land Parcel boundary (indicative)
- Fixed main access points
- Existing road
- Strategic routes
- Local access streets
- Minor access streets & shared spaces (indicative)
- Lanes & edge streets (indicative)
- Bus stops (indicative)

- Footway (indicative)
- Realignment of existing footways (indicative)
- Driveway (indicative)
- Byway (indicative)
- Informal open space (indicative extent)
- Equipped play facilities (indicative location)
- Doorstep play (indicative location)

- Discovery park
- Soft landscaping in public realm (indicative extent)
- Tree with root protection area - retained
- Tree - proposed (indicative)
- Indicative location for advanced planting
- Hedge - retained
- Woodland - proposed (indicative extent)
- Woodland - existing
- Existing pond

- Alignments
- GUOG (indicative location and extent)
- Noise contour
- Proposed Road Closure
- Indicative location of primary school access point
- Indicative location of primary school
- Location of secondary school access point

Do Not Scale

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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| Rev | Date       | Description     |
|-----|------------|-----------------|
| A   | 08/04/2022 | Final Issue     |
| B   | 22/04/2022 | Amended Drawing |
| B1  | 22/04/2022 | Amended Drawing |
| B2  | 22/04/2022 | Amended Drawing |
| B3  | 22/04/2022 | Minor Amendment |
| B4  | 22/04/2022 | Minor Amendment |
| B5  | 22/04/2022 | Minor Amendment |
| C   | 22/04/2022 | Minor Amendment |
| C1  | 22/04/2022 | Minor Amendment |
| C2  | 22/04/2022 | Minor Amendment |

Key Plan - Phase 2 (Not to Scale)

Project Title

Hodson Developments  
Phase 2 at  
Chilmington Green,  
Ashford  
Kent

Drawing Description

Detailed Masterplan of Phase 2  
Sheet 1

Scale

1:2500 at A1

Date

May 2023

Drawn by

HM

Checked by

MC

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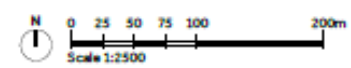
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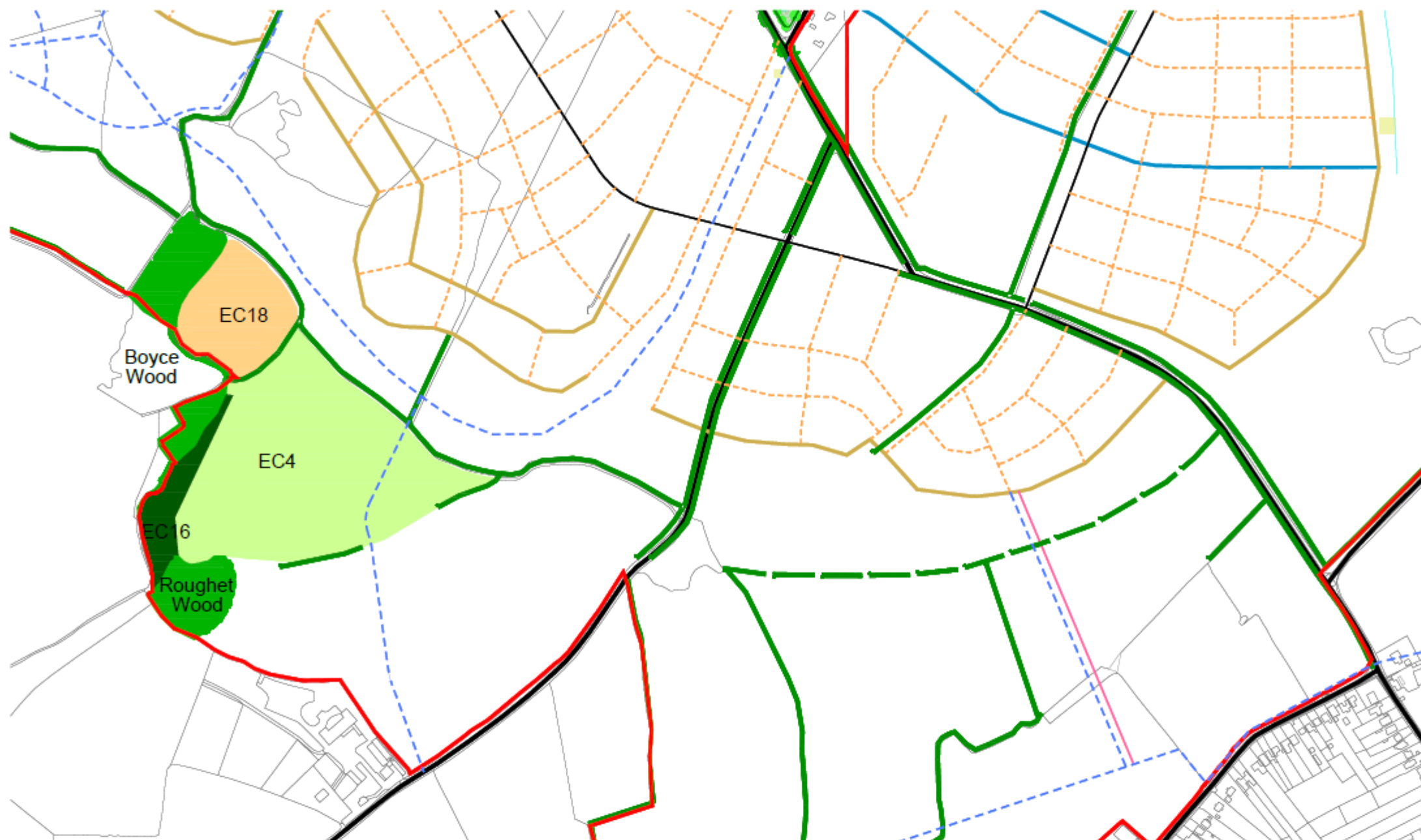
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Revision

C5

Proposed Masterplan of Phase 2 at Chilmington Green





NOTES

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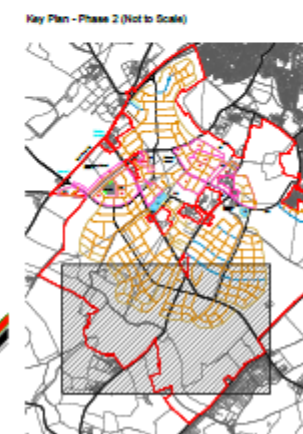
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| Rev | Date       | Description            |
|-----|------------|------------------------|
| A   | 19/04/2022 | First Issue            |
| B   | 27/04/2022 | Revised Issue          |
| C   | 11/05/2022 | Minor Amendment to Key |
| D   | 08/04/2022 | Minor Amendment        |
| D2  | 28/04/2022 | Minor Amendment        |



Project Title

Hodson Developments  
Phase 2 at  
Chilmington Green,  
Ashford  
Kent

Drawing Description

Detailed Masterplan of Phase 2  
Sheet 2

Scale

1:2500 at A1

Date

April 2022

Drawn by

HM

Checked by

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Drawing Number

29892D/102

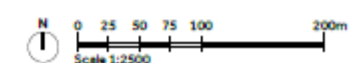
Version

D2

Key

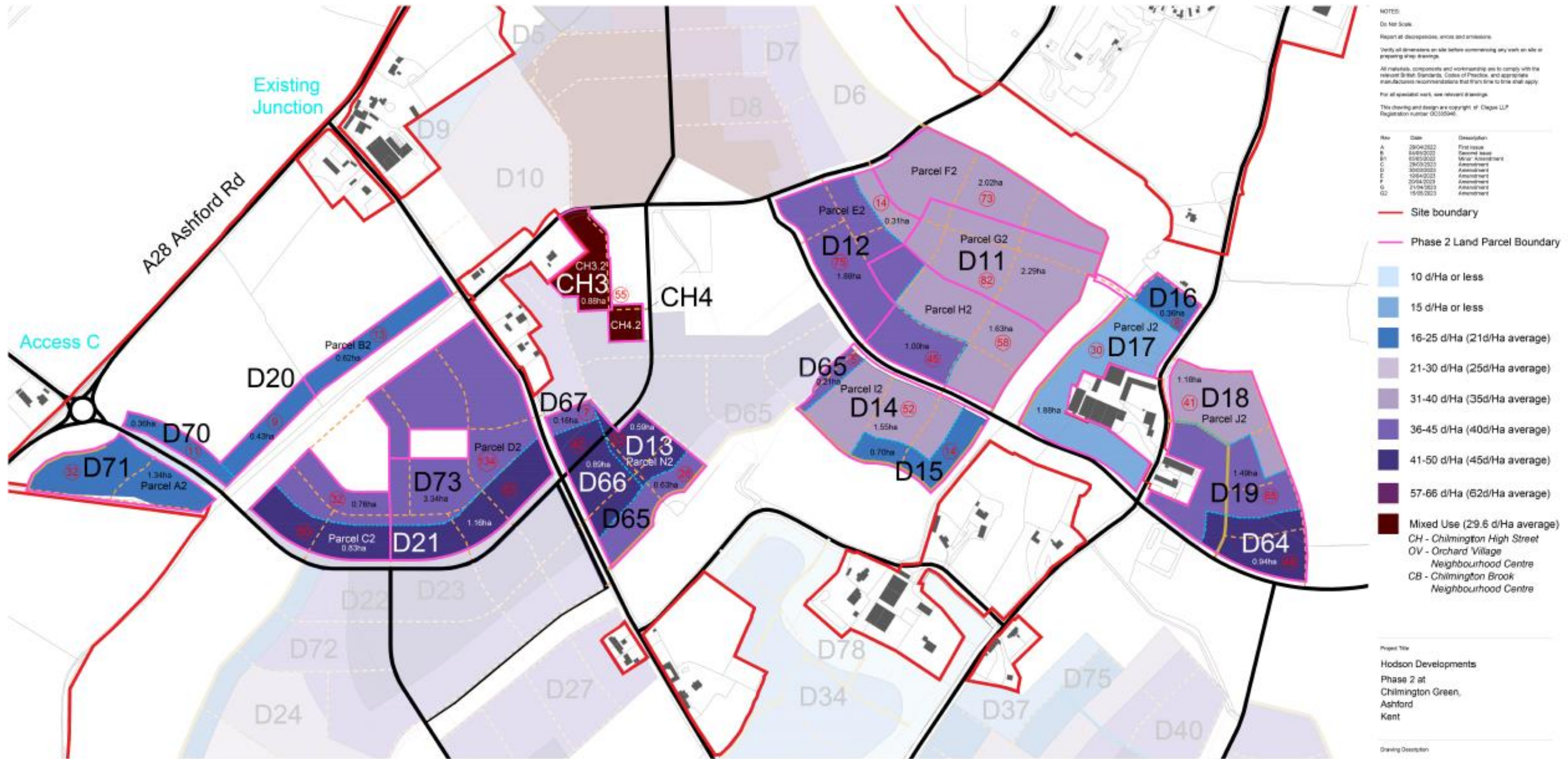
|   |  |  |  |
|---|--|--|--|
| Chilmington Green wider site boundary             | Foot/cycleway (indicative)                     | Discovery park                                       | Allotments   |
| Phase 2 Land Parcel boundary (indicative)         | Realignment of existing footways (indicative)  | Soft landscaping in public realm (indicative extent) | SUDS (indicative location and extent)                |
| Proposed main access points                       | Bridleway (indicative)                         | Tree with root protection area - retained            | Noise contour  |
| Existing road                                     | Byway (indicative)                             | Tree - proposed (indicative)                         | Indicative location of primary school access point   |
| Strategic routes                                  | Informal open space (indicative extent)        | Indicative location for advanced planting            | Indicative location of primary school                |
| Local access streets                              | Equipped play facilities (indicative location) | Hedgerow - retained                                  | Indicative location of secondary school access point |
| Minor access streets & shared spaces (indicative) | Doorstep play (indicative location)            | Woodland - proposed (indicative extent)              |  |
| Lanes & edge streets (indicative)                 |  | Woodland - existing                                  |  |
| Bus stops (indicative)                            |  | Existing pond  |  |

Proposed Masterplan of Phase 2 at Chilmington Green









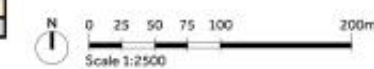
Phase 2 Density Ranges

| Density Range | Development Spec (Average) | Dev Spec Ave + 5% | Proposed | Variance from Dev Spec Avg | Actual Variance from Dev Spec Avg | Comments   |
|---------------|----------------------------|-------------------|----------|----------------------------|-----------------------------------|--|
| D11           | 227                        | 238               | 227      | 0                          | 0.00%                             |  |
| D12           | 124                        | 130               | 120      | -4                         | -3.23%                            |  |
| D14           | 52                         | 55                | 52       | 0                          | 0.00%                             |  |
| D15           | 14                         | 15                | 14       | 0                          | 0.00%                             |  |
| D16           | 8                          | 8                 | 8        | 0                          | 0.00%                             |  |
| D17           | 30                         | 32                | 30       | 0                          | 0.00%                             |  |
| D18           | 41                         | 43                | 41       | 0                          | 0.00%                             |  |
| D19           | 65                         | 68                | 65       | 0                          | 0.00%                             |  |
| D20           | 22                         | 23                | 22       | 0                          | 0.00%                             |  |
| D21           | 117                        | 123               | 117      | 0                          | 0.00%                             |  |
| D64           | 48                         | 50                | 48       | 0                          | 0.00%                             |  |
| D65           | 31                         | 33                | 33       | 2                          | 6.45%                             | Proposed D65 total is 60 units, comprises 45% in Phase 1 = 27 units.   |
| D66           | 40                         | 42                | 42       | 2                          | 5.00%                             | Proposed D66 total is 42 units, 100% within Phase 2.                   |
| D67           | 7                          | 7                 | 7        | 0                          | 0.00%                             | Proposed D67 total is 41 units, comprises 88% in Phase 1 = 36 units.   |
| D70           | 11                         | 12                | 11       | 0                          | 0.00%                             |  |
| D71           | 32                         | 34                | 32       | 0                          | 0.00%                             |  |
| D73           | 166                        | 174               | 166      | 0                          | 0.00%                             |  |
| CH            | 55                         | 58                | 55       | 0                          | 0.00%                             |  |
| Sub Total     |                            |                   | 1090     |                            |                                   |  |
| D13           | 32                         | 34                | 32       | 0                          | 0.00%                             | Proposed D13 total is 188 units, comprises 83% in Phase 1 = 156 units. |
| TOTAL         | 1122                       |                   | 1122     | 0                          | 0.00%                             |  |

Note: The Boundary of Land Parcel M,O, L and N changed in Phase 1 - NMA to change Phase 1 Masterplan (12/0040/D/AM09/AS)

Phase 2 Land Parcel Areas

| Land Parcel Ref | Indicative number of dwellings | Development Area (Acres) |
|-----------------|--------------------------------|--------------------------|
| A2              | 52                             | 5.26                     |
| B2              | 13                             | 1.54                     |
| C2              | 82                             | 3.93                     |
| D2              | 201                            | 11.12                    |
| E2              | 89                             | 5.41                     |
| F2              | 73                             | 4.98                     |
| G2              | 82                             | 5.66                     |
| H2              | 103                            | 6.50                     |
| I2              | 71                             | 6.08                     |
| J2              | 192                            | 14.46                    |
| K2              | 109                            | 5.61                     |
| CH2 & CH3       | 55                             | 2.17                     |
| TOTAL           | 1122                           | 72.72                    |



Scale  
 1:2500 at A1  
 Date  
 April 2022

Drawn by  
 QID  
 Checked by  
 MIC

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 Harpenden, Northwales AL5 2BL  
 01582 766188  
 8, Deane Street,  
 London SE1 1JF  
 0203 987 8112

CANTERBURY LONDON HARPENDEN

Drawing Number  
 29892D/104  
 Revision  
 G2

Phase 2 at Chilmington Green





PHASE 2

|                        | AREA               | Description                                     | % | Hectare | Acre  | Units |
|------------------------|--------------------|---|---|---------|-------|-------|
| RESIDENTIAL AREA       |                    |   |   |         |       |       |
|                        | Land Parcel A2     | Residential Area                                |   | 2.13    | 5.26  | 52    |
|                        | Land Parcel B2     | Residential Area                                |   | 0.62    | 1.53  | 13    |
|                        | Land Parcel C2     | Residential Area                                |   | 1.59    | 3.93  | 82    |
|                        | Land Parcel D2     | Residential Area                                |   | 4.50    | 11.12 | 201   |
|                        | Land Parcel E2     | Residential Area                                |   | 2.19    | 5.41  | 89    |
|                        | Land Parcel F2     | Residential Area                                |   | 2.02    | 4.99  | 73    |
|                        | Land Parcel G2     | Residential Area                                |   | 2.29    | 5.66  | 82    |
|                        | Land Parcel H2     | Residential Area                                |   | 2.63    | 6.50  | 103   |
|                        | Land Parcel I2     | Residential Area                                |   | 2.46    | 6.08  | 71    |
|                        | Land Parcel J2     | Residential Area                                |   | 5.85    | 14.46 | 192   |
|                        | Land Parcel N2     | Residential Area                                |   | 2.27    | 5.61  | 109   |
|                        | CH2 & CH3          | District Centre                                 |   | 0.88    | 2.17  | 55    |
|                        | Sub total          |   |   | 29.43   | 72.72 | 1122  |
| GREEN SPACE            |                    |   |   |         |       |       |
|                        | G4                 | Great Chart Ridge                               |   | 2.48    | 6.13  |       |
|                        | G6                 | Greensands Way at the Hamlet                    |   | 0.69    | 1.71  |       |
|                        | G7                 | Spine   |   | 1.19    | 2.95  |       |
|                        | G8                 | Spine Excludes PS2 Primary School and F5        |   | 0.55    | 1.36  |       |
|                        | G9                 | Green Arc Excludes F3                           |   | 0.39    | 0.96  |       |
|                        | G20                | Chilmington Gardens                             |   | 0.50    | 1.24  |       |
|                        | G30                | Neighbourhood park                              |   | 0.29    | 0.72  |       |
|                        | Sub total          |   |   | 6.10    | 15.07 |       |
| COMMUNITY SPACE        |                    |   |   |         |       |       |
|                        | CH5                | Community Space                                 |   | 0.61    | 1.51  |       |
|                        | Sub total          |   |   | 0.61    | 1.51  |       |
| HIGHWAY LAND           |                    |   |   |         |       |       |
|                        | G11                | A28 Southern Gateway                            |   | 1.78    | 4.40  |       |
|                        | Sub total          |   |   | 1.78    | 4.40  |       |
| ALLOTMENTS             |                    |   |   |         |       |       |
|                        | A4 & A6            |   |   | 0.88    | 2.18  |       |
| OUTDOOR SPORTS PITCHES |                    |   |   |         |       |       |
|                        | Sub total          |   |   | 0.88    | 2.18  |       |
| EQUIPPED PLAY AREAS    |                    |   |   |         |       |       |
|                        | PS2 (Incl. PS2b)   | Chilmington Green Hamlet Location (Phase 2)     |   | 1.55    | 3.83  |       |
|                        | Sub total          |   |   | 1.55    | 3.83  |       |
| DISCOVERY PARK         |                    |   |   |         |       |       |
|                        | DP3                | SPINE - Excludes F6 & F7 and Play PS6           |   | 3.72    | 9.20  |       |
|                        | Sub total          |   |   | 3.72    | 9.20  |       |
| ECOLOGY                |                    |   |   |         |       |       |
|                        | EC4                | Ecologically managed farmland                   |   | 6.35    | 15.68 |       |
|                        | EC11               | new woodlands                                   |   | 0.92    | 2.27  |       |
|                        | EC16               | new woodlands                                   |   | 0.68    | 1.68  |       |
|                        | EC18               | species rich grassland (translocated)           |   | 1.64    | 4.06  |       |
|                        | Sub total          |   |   | 9.59    | 23.69 |       |
| EXISTING WOODLANDS     |                    |   |   |         |       |       |
|                        |                    | Boyce Wood                                      |   | 1.29    | 3.18  |       |
|                        |                    | Roughet Wood                                    |   | 0.76    | 1.89  |       |
|                        | Sub total          |   |   | 2.05    | 5.07  |       |
| FLOOD ATTENUATION      |                    |   |   |         |       |       |
|                        | F3                 | Detention Pond                                  |   | 1.18    | 2.92  |       |
|                        | F5                 | Detention Pond                                  |   | 0.48    | 1.19  |       |
|                        |                    | Small areas of ex. landscape & public infrastr. |   | 1.12    | 2.76  |       |
|                        | Sub total          |   |   | 2.78    | 6.86  |       |
| EDUCATION              |                    |   |   |         |       |       |
|                        | PS2 Primary School | Primary School                                  |   | 2.33    | 5.76  |       |
|                        | Sub total          |   |   | 2.33    | 5.76  |       |

|             |                                 |       |        |      |
|-------------|---------------------------------|-------|--------|------|
| TOTAL Area  | GROSS                           | 60.82 | 150.28 |      |
| TOTAL Area  | NET (Residential and Mixed Use) | 29.43 | 72.72  |      |
| TOTAL Units |                                 |       |        | 1122 |

Note:

For all calculations hidden decimal points may result in discrepancies of 0.01 acre or 1 housing unit between totals and sub totals



| Infrastructure Type                | ID Ref  | Description  | Phase 2 Occupations | Comments   |
|------------------------------------|---------|--|---------------------|--|
|                                    |         |  |                     |  |
| <b>GREEN SPACE</b>                 |         |  |                     |  |
|                                    | G4      | Great Chart Ridge                                      | 950 occupations     | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | G6      | Greensands Way at the Hamlet                           | 1000 occupations    | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | G7      | Spine  | 1100 occupations    | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | G8      | Spine Excludes Primary School 2 and F5                 | 1100 occupations    | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | G9      | Green Arc Excludes F3                                  | 900 occupations     | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | G30     | Neighbourhood park                                     | 1100 occupations    | Trigger proposed to discharge Condition 38 (Phase 2) |
| <b>ALLOTMENTS</b>                  |         |  |                     |  |
|                                    | A4 & A6 | Allotments   | 1000 occupations    | s106 trigger   |
| <b>EQUIPPED PLAY AREAS</b>         |         |  |                     |  |
|                                    | G20     | Chilmington Gardens                                    | 1100 occupations    | Trigger proposed to discharge Condition 38 (Phase 2) |
|                                    | PS2     | Chilmington Green Hamlet Location (Phase 2)            | 500 occupations     | s106 trigger   |
| <b>DISCOVERY PARK</b>              |         |  |                     |  |
|                                    | DP3     | Discovery Park   | 1000 occupations    | s106 trigger   |
| <b>ECOLOGY</b>                     |         |  |                     |  |
|                                    | EC4     | Ecologically managed farmland                          | 1100 occupations    |  |
|                                    | EC11    | new woodlands  | 1100 occupations    |  |
|                                    | EC16    | new woodlands  | 1100 occupations    |  |
|                                    | EC18    | species rich grassland (translocated)                  | 1100 occupations    |  |
| <b>FLOOD ATTENUATION</b>           |         |  |                     |  |
|                                    | F3      | Detention Pond   | 500 occupations     |  |
|                                    | F5      | Detention Pond   | 900 occupations     |  |
|                                    |         | Small Areas of ex. Landscape and public infrastructure | 1100 occupations    |  |
| <b>ADVANCED LANDSCAPE PLANTING</b> |         |  |                     |  |
|                                    | 1 and 2 | through to Mock Lane                                   |                     | Autumn 2024  |



|  |   |                               |  |             |
|--|---|-------------------------------|--|-------------|
|  | 3 | Adjoining G6 - Green Arc      |  | Autumn 2025 |
|  | 4 | Adjoining Discovery Park / J2 |  | Autumn 2026 |
|  | 5 | Adjoining Primary School PS2  |  | Autumn 2026 |
|  |   |                               |  |             |





## MAIN AAP PHASE 2 ACCESS MANAGEMENT STRATEGY

Prepared by Clague Architects

CLAGUE ARCHITECTS

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Hodson Developments  
Phase 2 at Chilmington Green  
Ashford  
Kent

29892D  
15/05/2023  
Revision G2

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On plan drawings North is orientated toward the top of the page unless otherwise noted



2023

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## 1.0 Introduction

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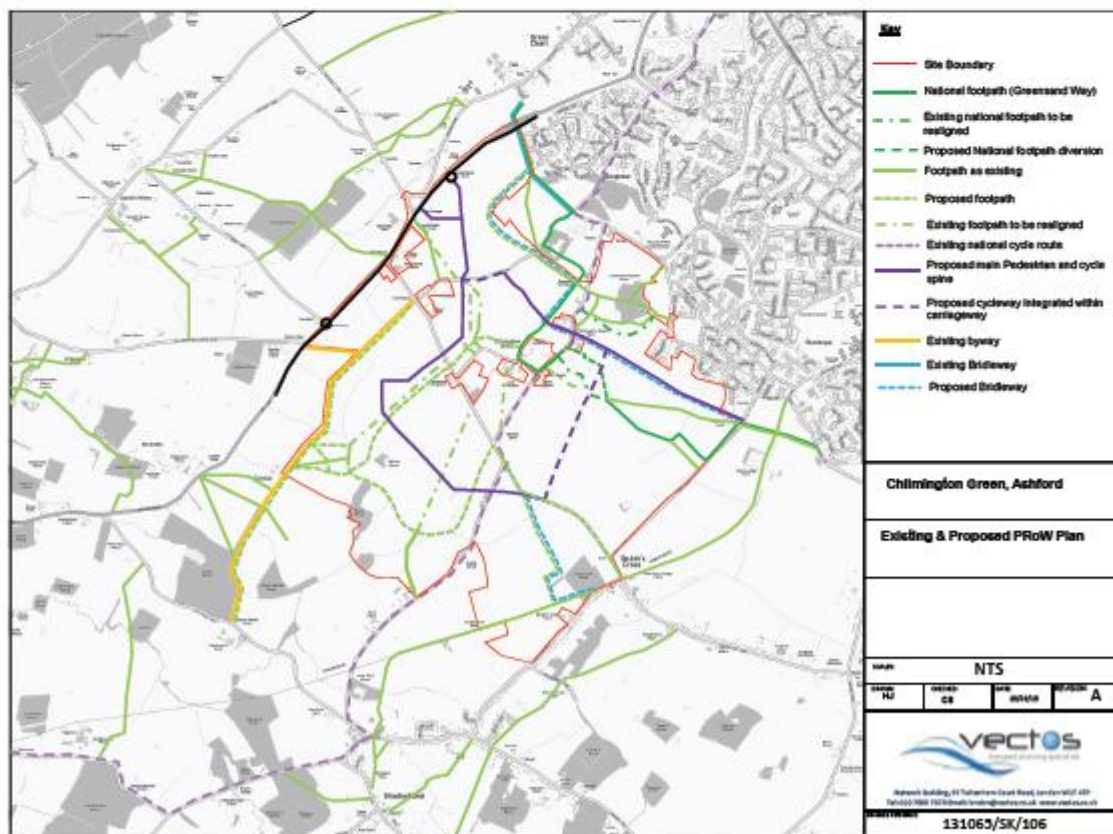
## 1.1 Purpose of this Document

This document has been prepared to support Hodson Development's application to discharge Condition 17 in relation to Phase 2 of the Chilmington Green planning consent (Ref: 12/00400/AS). It provides responses to ABC's Condition 17 comments in relation to subsections x and xiii. This document illustrates the proposed walking and cycling routes in Phase Two and how they connect with phase one and other existing infrastructure, the existing public right of way (PROW) network, and the provision of high-quality semi-natural green space within close proximity to all residential properties across the whole development site.

The proposals illustrated combine information from the accepted Vectos plan 131065/SK/106 (March 2015) (refer Figure 1), accepted Footpath and cycle routes parameter plan OPA08R3 (May 2015), the Design Code (July 2016), Phase 2 Avenue (21/00840/AS) and 'The Avenue, Access B Local and Minor Access Streets, Parts of Mock Lane and the Green Spine Design and Access Statement' (April 2017) (referred to hereafter as 'The Avenue DAS'). More detailed proposals are set out in the Detailed Masterplan Phase 2 drawings (29892D\_101 & 102).

The structure of this document is:

1. Introduction
2. Walking & Cycling Routes
3. Provision of Green Space
4. Programme (e.g. indicative timetable for delivery)





## 1.1 Purpose of this Document

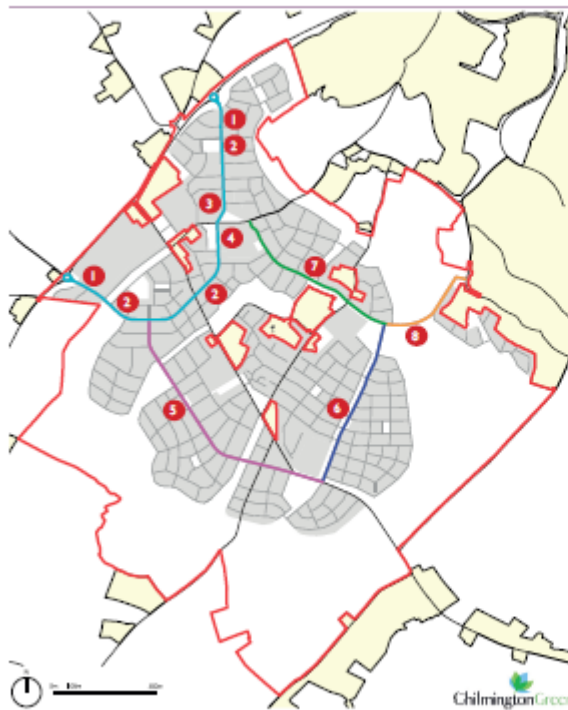
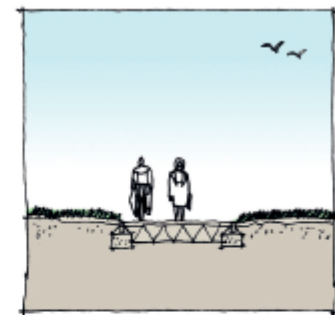


Figure 2: Extract from design code - Strategic Routes Plan

- The Avenue
  - The Green Spine
  - Orchard Way
  - Chilmington Brook
  - Discovery Park Link Road
- 1 The Avenue (Gateway)
  - 2 The Avenue (typical)
  - 3 The High Street
  - 4 Chilmington Gardens
  - 5 Orchard Way
  - 6 Chilmington Brook
  - 7 The Green Spine
  - 8 Discovery Park Link Road



Figure 3: Extract from Design Code - Pedestrian and Cycle Network



Section through Green Spine

- Location of Section through Green Spine
- Key Pedestrian Access Point
- Site Boundary
- Foot/Cycle Way
- Bridleway
- Byway

## 1.2 Strategic Routes Plan

The Design Code outlines the strategic access and movement routes for Chilmington Green (refer Figure 2 and 3). This provides the framework for the strategic pedestrian and cycle network, in addition to routes within and connecting to informal natural green spaces and established national routes.

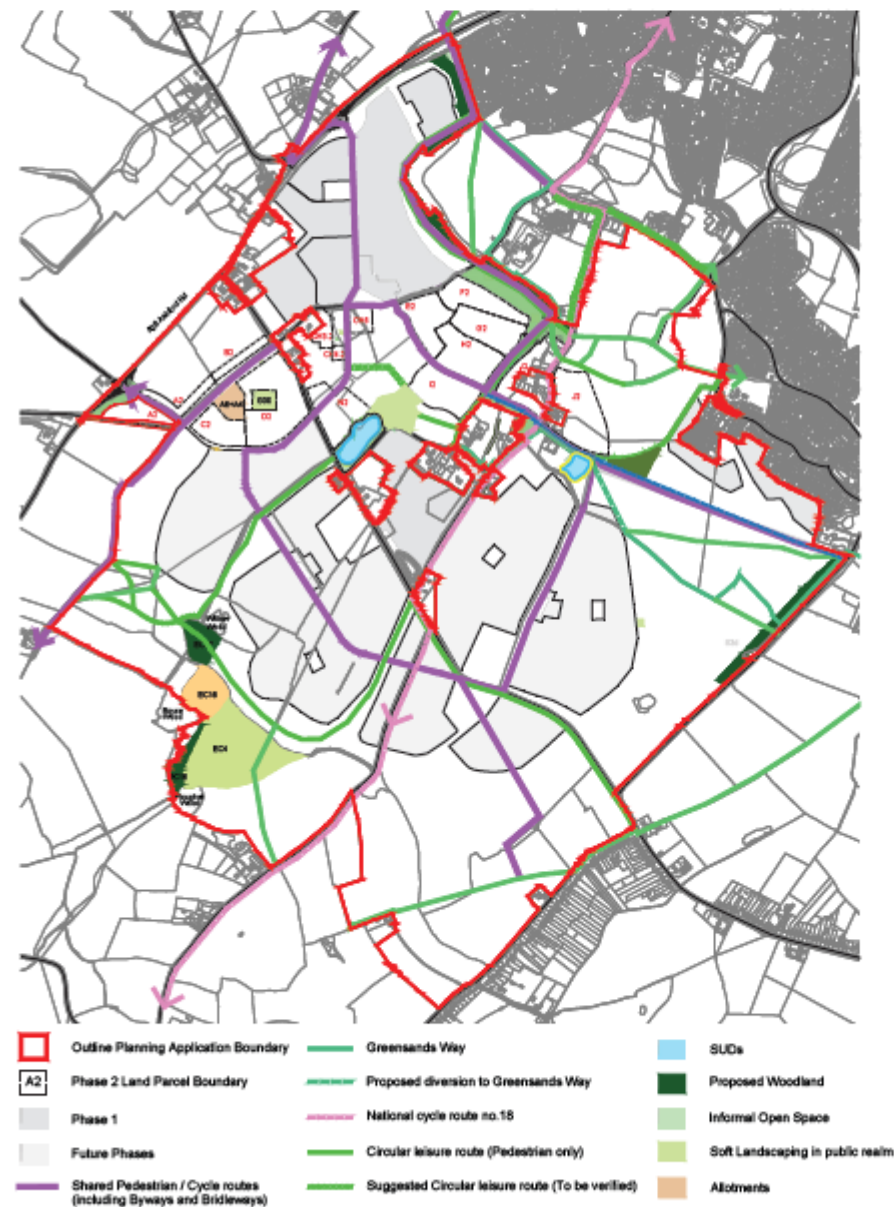
All roads, except the Avenue Gateway (30mph), have a 20mph speed limit (refer Design Code, Part C - Street Design, 10.1.1-10.4.1) suggesting a safe and comfortable environment for cycling and pedestrians alongside and, in some cases, within carriageways.

Figure 4 shows the 'Strategic Cycle and Leisure Routes\*' with the Phase2 Development areas.

The proposed strategic pedestrian and cycle network is illustrated in Section 2 of this document.

\*Note: Leisure routes refers to pedestrian only routes. Within this document, reference is made to 'walking' or 'pedestrian' routes or 'foot ways'.

Figure 4: Phase 2 Strategic Cycle and Leisure Routes Plan



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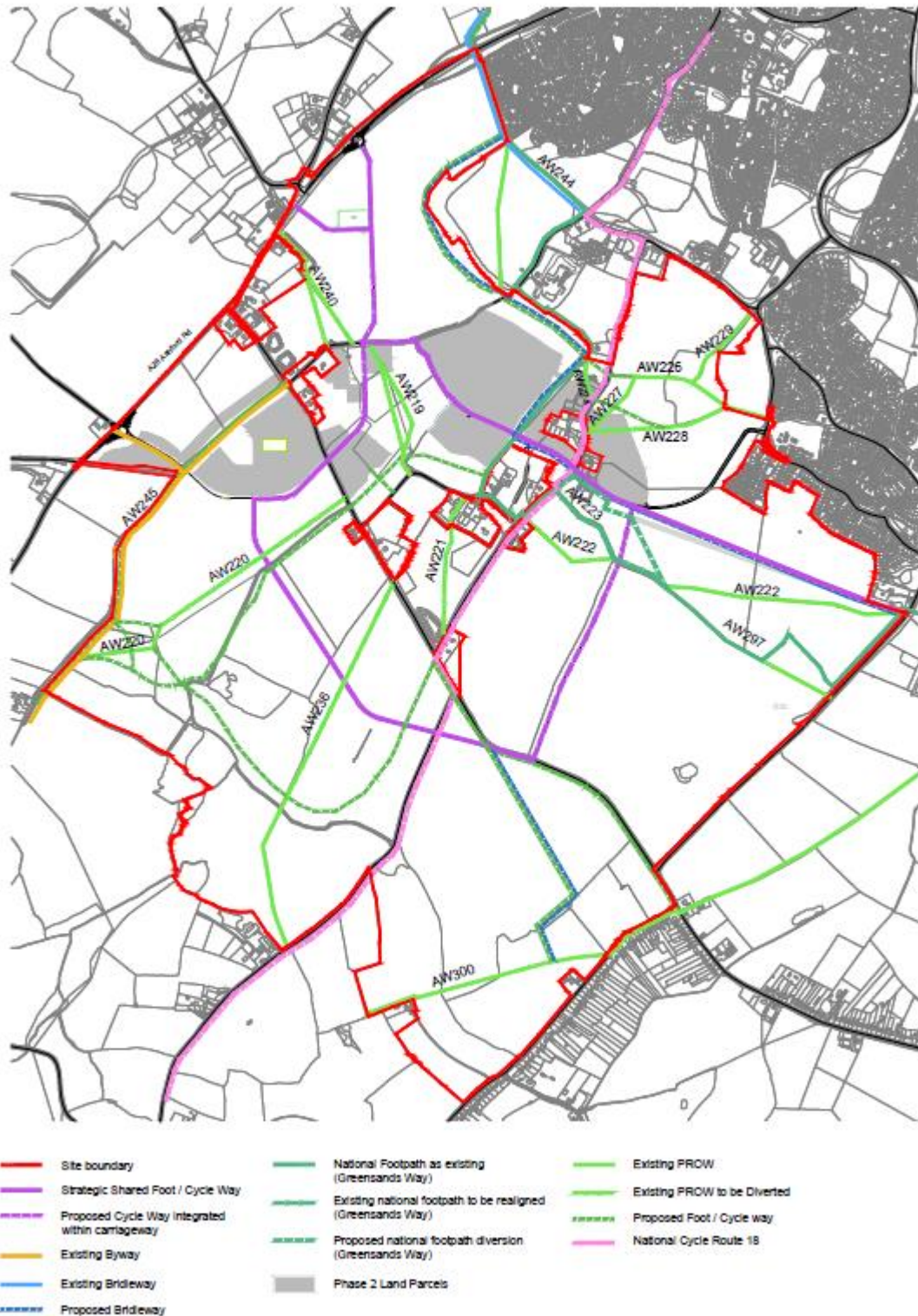
## 2.0 Walking and Cycling Routes

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## 2.1 Phase 2 Existing and Proposed PROW Plan

Figure 5: Pedestrian and cycle network plan



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## 2.1 Phase 2 Existing and Proposed PROW Plan

Figure 5 illustrates the existing and proposed routes, PROW routes are labelled accordingly. It incorporates Vectos drawing 131065/SK/106 (March 2015) (refer Figure 1), as referenced within ABC's Condition 17 comments (dated 17/11/2022), sub-section xiii, and consolidates the relevant information for Phase Two.

It is understood that any realignment of PROW is subject to KCC PROW approval and that the details of the proposed PROW will respect recommendations made by KCC PROW. Details of any PROW improvements and any diversions will be secured in separate PROW diversion application(s), following approval of Reserved Matters (RM) applications. It is proposed that a PROW changes plan will be provided with the first RM for Phase Two to enable the process of RM application and PROW diversion to happen at the same time.

The PROW, in Phase Two are as follows:

- AW220 (part):  
Retained and not diverted in Phase 1 / 2
- AW222:  
Diversion required within Phase 2 (Refer to section 2.2)
- AW223 (Greensand Way):  
Diversion required within Phase 2 (Refer to section 2.2)
- AW226:  
Diversion required within Phase 2 (Refer to section 2.2)
- AW229:  
Retained and not diverted in Phase 1 / 2
- AW227 / AW228:  
Diversion required within Phase 2 (Refer to section 2.2)
- AW244 (bridleway):  
Retained and not diverted in Phase 1 / 2
- AW245 (byway):  
Retained and not diverted in Phase 1 / 2, however detail required at Future RM stage to promote use as a recreational route

(Note: When proposed bridleway and proposed footpath are located next to each other within a diagram, the bridleway and proposed footpath will be combined.)

## 2.2 Existing PROW improvements

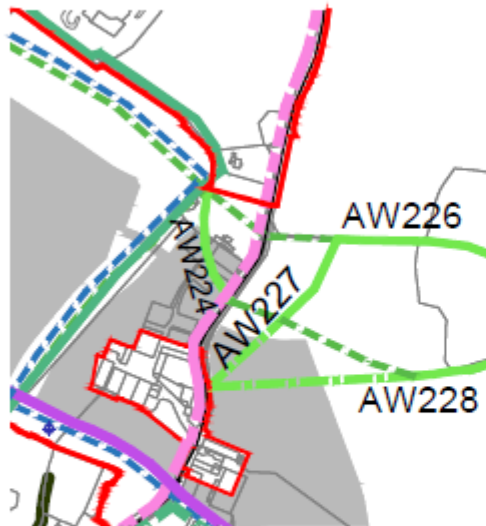


Figure 6.1: Proposed Diversion of Existing PROW AW226 & AW227

- Existing PROW
- - - Existing PROW to be Diverted
- . . . Proposed Foot / Cycle way
- Phase 2 Development

AW226, AW227 and AW228  
(Refer to Figure 6.1)

- An application will need to be made at the appropriate time to divert a portion of AW227 and AW228 which overlap with the proposed development.



Figure 6.2: Proposed Diversion of Existing National Footpath AW226

- National Footpath as existing (Greensands Way)
- - - Existing national footpath to be realigned (Greensands Way)
- . . . Proposed national footpath diversion (Greensands Way)
- Phase 2 Development

AW222 and AW223  
(Refer to Figure 6.2)

- An application will need to be made at the appropriate time to divert a portion of AW222 and AW223 which overlap with the proposed Primary School site PS2 .



Figure 7: Proposed Pedestrian and cycle network plan



- |  |  |   |
|--|--|---|
| <span style="color: red;">—</span> Site boundary                                       | <span style="color: green;">—</span> National Footpath as existing (Greensands Way)              | <span style="color: green;">—</span> Existing PROW                |
| <span style="color: purple;">—</span> Strategic Shared Foot / Cycle Way                | <span style="color: green;">—</span> Existing national footpath to be realigned (Greensands Way) | <span style="color: green;">—</span> Existing PROW to be Diverted |
| <span style="color: purple;">—</span> Proposed Cycle Way integrated within carriageway | <span style="color: green;">—</span> Proposed national footpath diversion (Greensands Way)       | <span style="color: green;">—</span> Proposed Foot / Cycle way    |
| <span style="color: orange;">—</span> Existing Byway                                   | <span style="color: grey;">■</span> Phase 2 Land Parcels   | <span style="color: pink;">—</span> National Cycle Route 18       |
| <span style="color: blue;">—</span> Existing Bridleway                                 |  |   |
| <span style="color: blue;">—</span> Proposed Bridleway                                 |  |   |

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## 2.3 Proposed Phase 2 Pedestrian and Cycle Network

Figure 7 shows the existing and proposed pedestrian & cycle network for Phase Two including national footpath, Greensand Way, and National Cycle Route 18. Both Greensand Way and National Cycle Route 18 provide connections to/from Ashford. The diagram is based on Vectos drawing 131065/SK/106, the Design Code, and The Avenue DAS.

The intention for the strategic shared foot/cycle way is to follow the strategic route network as outlined in the Design Code (refer Figure 2). This includes the Avenue, Orchard Way, Chilmington Brook, the Green Spine and Discovery Park. Indicative sections within the Design Code and the proposed detailed design sections within The Avenue DAS all show the shared foot / cycle ways as 3-4m wide and distinct from the vehicular carriageway.

The portion of Mock Lane between Market Square and the Parcel E2 is also part of the proposed strategic shared foot/cycle way. This connects pedestrians and cyclists to/from Greensand Way, and then to National Cycle Route 18, providing a direct link between Chilmington Green and Ashford. (Details of the Mock Lane upgrade are part of a separate Reserved Matters application.)

Some existing footpaths will require diversions which will be secured in separate applications (refer Section 2.2).

Note: 'Proposed footpaths' in Vectos drawing 131065/SK/106 (March 2015) are to be proposed as shared foot/cycle ways, as indicated in Figure 7.

### Circular Walking Routes

The infrastructure for circular walking routes is being provided in Phase One + Two, however this detail will be provided as part of a separate Reserved Matters application.

### Future Phases

As future phases are developed and built, the pedestrian and cycle network will become increasingly interconnected. An indicative site-wide plan is shown in Section 3, Figure 9.

### General Principles to be Considered:

1. Position of cycle lanes in relation to hedges to be considered. Strategic leisure routes need to be a part of a map overlaid with the proposed access routes to get an idea of what the entire network will look like; Leisure Routes Strategy to be reviewed.
2. Pedestrian/cycle route strategy to be reviewed and established.
3. Movement network, particularly for pedestrians/cyclists, to consider the development as a whole; the Hamlet should not be considered in isolation. However, entrances/gateways to be considered.
4. Closer analysis of designated leisure routes required, in particular when sharing a bus network route.

### Response

As part of the Main AAP Phase One Access Management Strategy, the pedestrian/cycle route strategy has been reviewed and established for Phase Two. These routes correspond with the strategic vehicular access routes (refer Figure 2) and are consistent with the proposed street sections as part of the Design Code and The Avenue DAS.

The strategic shared foot / cycleway network (refer Figure 7) is proposed along new routes and distinct from carriageway, which in principle keeps these clear from existing hedges and the proposed bus network (in carriageway) (refer Design Code 10.6 Bus Routes & Stops, p142).

In terms of the Hamlet, no shared strategic foot / cycle ways have been proposed. This is to reduce the number of pedestrians and cyclists in and around this area to preserve its historical and special character. The Hamlet is connected to the wider network via proposed footpaths to the adjacent green space to the north (refer Figure 9).



## 3.0 Provision of Green Space

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### 3.0 Provision of Green Space

Figure 8: Extract from Design Code: 9. Green & Blue Infrastructure





### 3.1 Phase 2 Proposed Strategic Green Space



Informal open space



Allotments



Informal open space



Naturalistic water feature



The following text and diagram, refer to Figure 8 (from Part C - Place of the Design Code (Page 89-90) explains the intention for the green and blue infrastructure network in Chilmington Green to provide high quality semi-natural green spaces to the benefit of the residential community.

#### 9. Green & Blue infrastructure

The green infrastructure will create a range of high quality spaces which complement the existing landscape character and give Chilmington Green a unique identity. The Design Code for green infrastructure will ensure that:

- Significant landscape elements such as woodland, mature trees, hedgerows and watercourses are retained and integrated into the design of new open spaces;
- A limited palette of hard and soft materials is used to create a cohesive identity to a series of distinctive spaces, each with a different character;
- The environment will be inclusive and of a high quality throughout;
- The design of landscaping has a key role to play in tackling climate change problems;
- There will be a co-ordinated approach to connectivity, drainage, underground utilities, tree planting, lighting and provision of space for sport, play and food production, and the technical requirements of the National Houses Building Code (NHBC) and the National Joint Utilities Group (NJUG) are met.

Informal natural green spaces to be delivered as part of Phase Two include:

- Informal Open Spaces (G11, G20, G9, G4, G6, G7, G8)
- Play Spaces (G30, PS2)
- Ecological managed Farmland (EC4)
- Species rich grassland (EC18)
- Proposed Woodland (EC17, EC16, EC11)
- Discovery Park (DP3)
- SUDs (F3 + F5)

## 3.2 Pedestrian and Cycle Routes Overlay

Figure 9: Pedestrian and Cycle Routes Overlay



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ChilmingtonGreen

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## 3.2 Pedestrian and Cycle Routes Overlay

Figure 9 shows the indicative pedestrian and cycle route network for the entire site, including those illustrated throughout Section 2, overlaid with general green open space and existing woodlands. It proposes an integrated network of pedestrian and cycle routes, allowing users to access the high quality semi-natural green spaces adjacent to the residential / mixed-use footprint.

For more detailed plans of routes within Phase Two, please refer to Figures 10 & 11, on pages 18 & 19, which denote the existing and proposed routes.

### 3.3 Existing & Proposed Routes

Figure 10: Plan showing existing routes

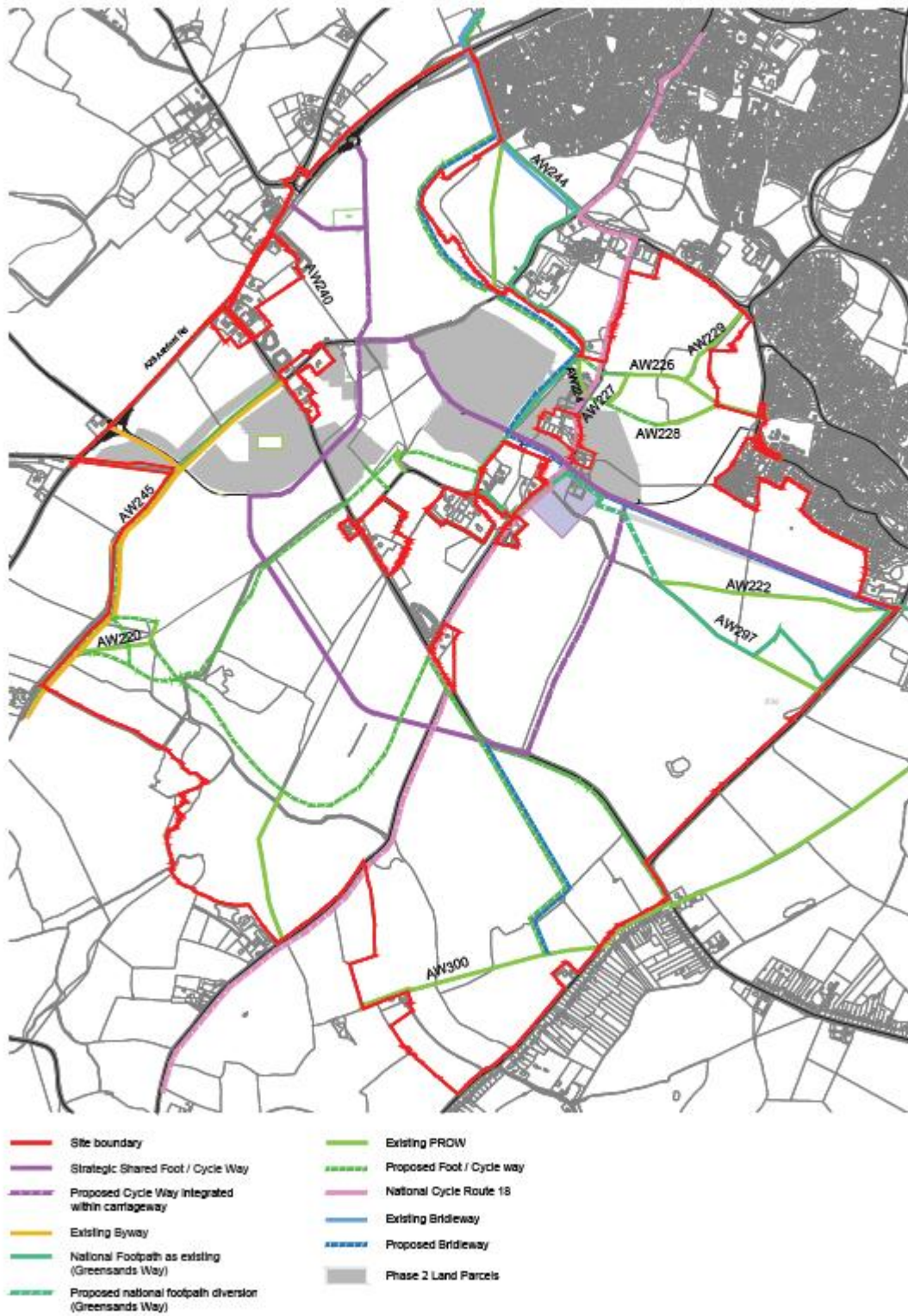


- Site boundary
- Existing Byway
- National Footpath as existing (Greensands Way)
- Existing PROW
- National Cycle Route 18
- Existing Bridleway
- Phase 2 Land Parcels

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Figure 11: Plan showing proposed routes





## 4.0 Programme

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Figure 12: Phase Two Infrastructure to Illustrate Timetable of Delivery



## 4.1 Indicative Timetable for Delivery

The programme for Phase Two infrastructure (refer Figure 10) delivery will be provided in two strategic stages:

1. Footway/cycleways will be delivered as part of the strategic infrastructure highway works. These include the construction of the Avenue (Phase 2), upgrade to the existing Mock Lane Phase 2, and extension to the Green Spine.

All footway/cycleway links as shown in Figure 9 of the Strategy will be provided as part of the Phase two strategic infrastructure work.

2. The footway/cycleway links within the informal natural green spaces will be delivered in accordance with the timings agreed under Condition 38.

| Description of Infrastructure                           | Proposed Date for Delivery<br>(No. of occupations in Phase 2)                      |
|---|--|
| Stage 1: Infrastructure Highways                        |  |
| The Avenue (from Access C to Existing Chilmington Road) | Prior to the Secondary School Opening or 500 occupations (whichever is the sooner) |
| Mock Lane Phase 2                                       | 750  |
| Green Spine Extension Phase 2                           | 1000   |
| Brisley Farm Discovery Park Link Road                   | 1000   |
| Stage 2: Informal Natural Green Spaces                  |  |
| G4  | 950  |
| G6  | 1000   |
| G7  | 1100   |
| G8  | 1100   |
| G9  | 900  |

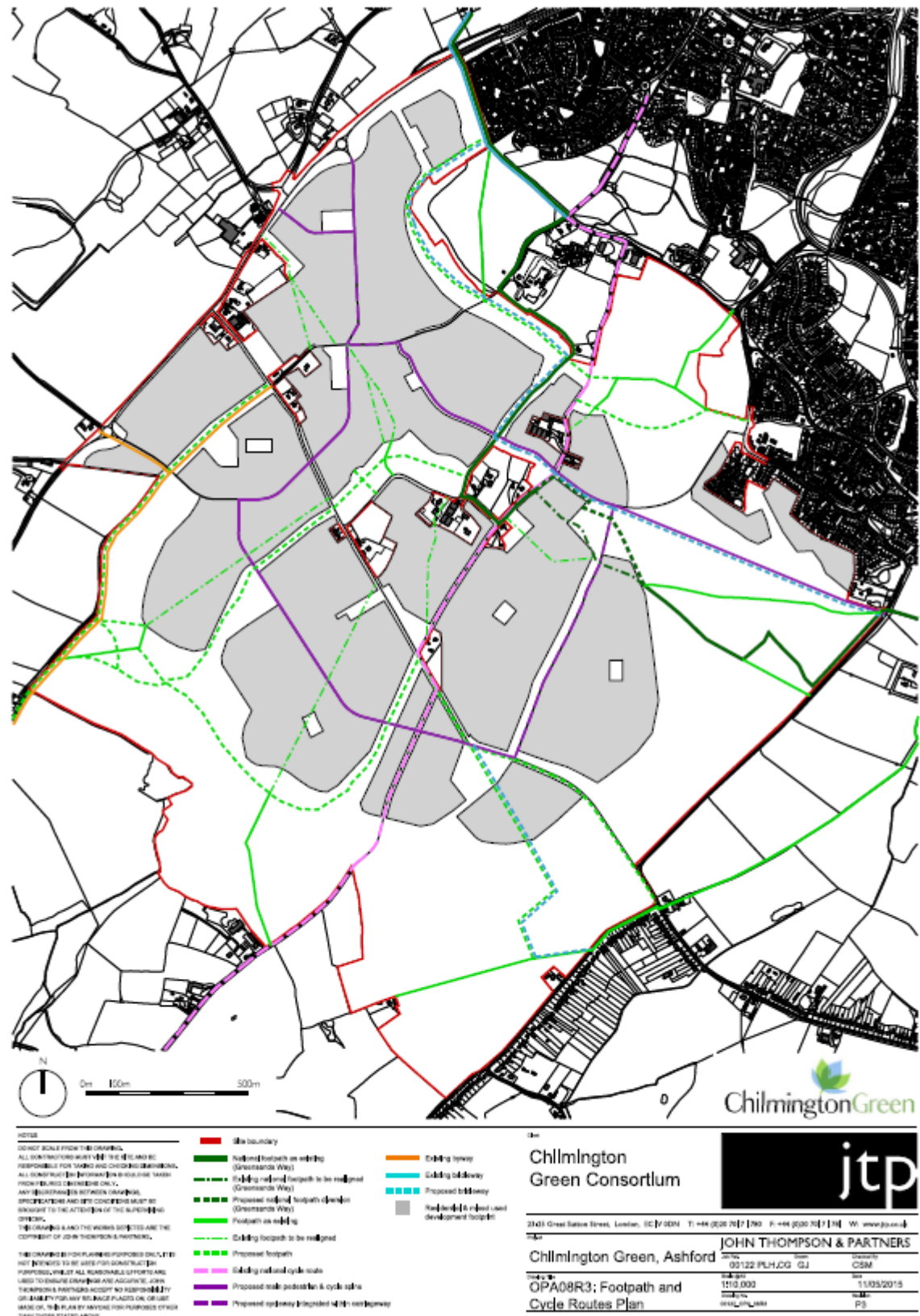




## Appendix

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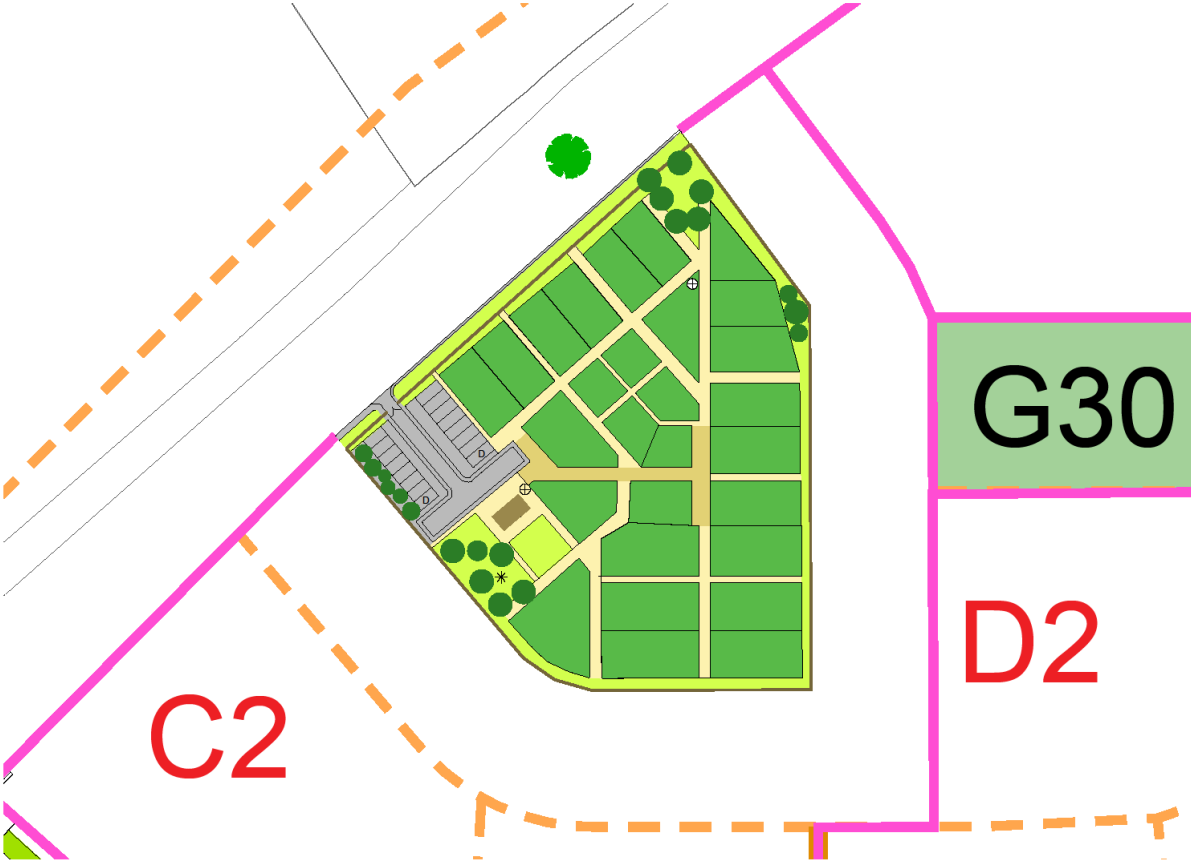
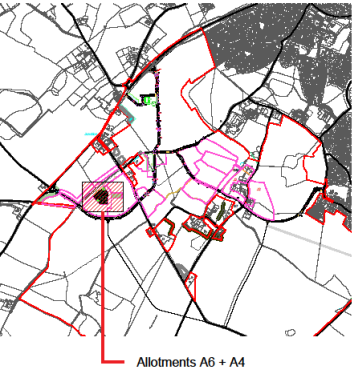






Hodson Developments

Key Plan - Phase 2 (Not to Scale)



Phase 2 Allotments Plan (Ref A6 + A4)

Proposed Masterplan of Phase 2 at Chilmington Green

NOTES:  
Do Not Scale.  
Report all discrepancies, errors and omissions.  
Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations but from time to time shall apply.  
For all specialist work, see relevant drawings.  
This drawing and design are copyright of Clague LLP  
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| Rev | Date       | Description |
|-----|------------|-------------|
| A   | 11/05/2022 | First Issue |

- Key
- Secure Allotment Boundary fence
  - Footpath
  - Car Park
  - D Disabled Parking Spaces
  - Shared Surface
  - Allotment plots of varying Sizes (Max 250 Sq Meters)
  - Grass
  - Lockable Storage Facility/ Communal Shed
  - Proposed fruit trees/ orchard
  - Existing trees - retained
  - Gate
  - Centralised Composting and Refuse Area
  - Indicative Location of Communal Water Supply

Project Title  
Hodson Developments  
Phase 2 at  
Chilmington Green,  
Ashford  
Kent

Drawing Description  
Phase 2 Allotments Layout Plan  
Ref (A6 + A4)

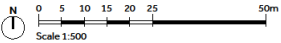
|                      |                  |
|----------------------|------------------|
| Scale<br>1:500 at A1 | Drawn by<br>HM   |
| Date<br>May 2022     | Checked by<br>MC |

CLAGUE ARCHITECTS

82 Burgate, Canterbury  
Kent CT1 2BH 01227 762060  
2 Kinbourne Court, Luton Road,  
Harpenden, Hertfordshire AL5 3BL 01582 765102  
8, Disney Street  
London SE1 1JF 0203 597 6112

CANTERBURY LONDON HARPENDEN

| Drawing Number | Revision |
|----------------|----------|
| 29892D/200     | A        |





## **Chilmington Green Phase 2 – Land Ownership**

### **Planning Condition 17 (xxvi)**

Details of which persons owns an interest (including charges) in the land on which the facilities and/or buildings and/or works detailed by vi), vii), viii), ix), xx) and xii) above are located within the relevant Main AAP Phase.

| <b>Condition 17 sub ref:</b>   | <b>Landowner:</b>             |
|--|-------------------------------|
| <b>vi) The indicative locations of equipped play facilities including access thereto;</b>  |                               |
| <b>PS2</b>   | Hodson Developments (CG Two)  |
| <b>vii) The indicative location of informal / natural green space, including layout, minimum size of each parcel of open space and access thereto and;</b>                 |                               |
| <b>G4</b>  | Hodson Developments (CG Two)  |
| <b>G6</b>  | Hodson Developments (CG Two)  |
| <b>G7</b>  | Hodson Developments (CG Two)  |
| <b>G8</b>  | Hodson Developments (CG Two)  |
| <b>G9</b>  | Hodson Developments (Ashford) |
| <b>G11</b>   | Hodson Developments (Ashford) |
| <b>G30</b>   | Hodson Developments (Ashford) |
| <b>EC4</b>   | Hodson Developments (Ashford) |
| <b>EC11</b>  | Hodson Developments (CG Two)  |
| <b>EC16</b>  | Hodson Developments (Ashford) |
| <b>EC18</b>  | Hodson Developments (Ashford) |
| <b>viii) The indicative locations of sports pitches and other sports facilities including access;</b>  |                               |
| <b>None</b>  |                               |
| <b>ix) the indicative location of community buildings including access thereto;</b>  |                               |
| <b>CH5</b>   | Hodson Developments (Ashford) |
| <b>xx) The indicative location and design rationale of the allotments, including layout and access thereto;</b>  |                               |
| <b>A4 + A6</b>   | Hodson Developments (Ashford) |
| <b>xii) The Sustainable Urban Drainage System (“SUDS”) strategy for the relevant Main AAP Phase, to include the indicative location and broad extent of SUDS features;</b> |                               |
| <b>F3</b>  | Hodson Developments (Ashford) |
| <b>F5</b>  | Hodson Developments (CG Two)  |