Notes:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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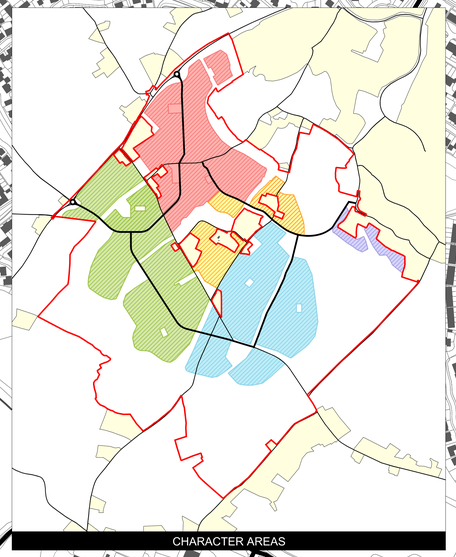

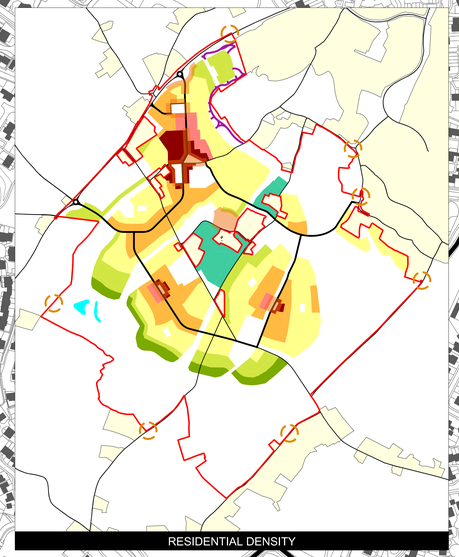

KEY

PART B: Character Areas

STEP 1: CHARACTER AREAS
- 5.1 Chilmington Rise Neighbourhood
- 5.2 Orchard Village Neighbourhood
- 5.3 Chilmington Brook Neighbourhood
- 5.4 The Hamlet
- 5.5 Brisley Farm Extension

STEP 2: KEY GROUPINGS
- 6. Key groupings
- Key views
- Marker buildings
- Key buildings

STEP 3: RESIDENTIAL DENSITY
- 7.1 Mixed use with residential
- 7.2 Formal urban
- 7.3 Medium density urban
- 7.4 Medium density suburban
- 7.5 Low density suburban
- 7.6 The Hamlet
- 7.7 Rural edge

PART C: Detailing the Place

STEP 4: LAND USE
- 8.1 Residential
- 8.2 Mixed use
- 8.3 Secondary school
- 8.4 Primary school
- 8.6 Public realm
- 8.7 Community buildings

STEP 5: GREEN INFRASTRUCTURE
- 9.1 Discovery Park
- 9.2 Rural Edge
- 9.3 The Green Arc
- 9.4 Great Chart Ridge
- 9.5 Chilmington Gardens
- 9.6 Urban Square
- 9.7 Great Chart Green
- 9.8 A28 Corridor
- 9.9 Green Corridors
- 9.10 Allotments
- 9.11 Sports pitches
- 9.12 Local play spaces
- 9.13 Super play spaces

STEP 6: STREET HIERARCHY
- Main vehicular entry points to site
- Existing road
- 10.1 Strategic route
- Strategic route sections *(see Design Code section 10.1.1 - 10.1.8)*
- Access point - fixed location *(for access to fixed local and minor access roads/shared spaces and lanes; +/- 10m flexibility of location permitted)*
- Access point - indicative location
- School vehicular access point - indicative location
- 10.2 Local access streets - indicative
- 10.3 Minor access streets/shared spaces - indicative
- 10.4 Lanes/edge streets - indicative
- 10.5.1 Foot/cycleway - indicative
- 10.5.2 Bridleway
- 10.5.3 Byway
- 10.6.1 Bus stops

STEP 7: ACCESS CONDITIONS
- 11.1 No vehicular movement or access to plots permitted along edge
- 11.2 Occasional vehicular access to shared or individual driveways permitted along edge for access to parking spaces

STEP 8: EDGE CONDITIONS
- Edge sections *(see Design Code section 12.1 - 12.20)*

STEP 9: FRONTAGE CHARACTER
- 1-6 refers to Frontage Character *(see Design Code section 13.1)*

STEP 10: RESIDENTIAL PLOT COMPONENTS
- A-G refers to Typology Matrix *(see Design Code section 13.2)*

STEP 11: MATERIALS PALETTE
- a-m refers to Materials Palette *(see Design Code section 13.3)*

GENERAL
- Outline Planning Permission/Design Code Boundary
- Swale routes
- Flood attenuation basin
- Publicly accessible SUDS margin (freeboard)

Rev	Date	Description	Drawn	Chkd
I	09.03.16	Updated	ECC	CSM
H	16.02.16	Updated	RXP	CSM
G	07.08.15	Updated	JB	CSM

Drawing Status
DRAFT

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Project
Chilmington Green, Ashford

Drawing Title
Regulatory Plan
Sheet 1

Scale @ A0 1:2500 | Job Ref. 00122
Drawing No. 00122 _R1 | Revision I
Scale Bar 0 20 40 60 80 100m