



**CHILMINGTON GREEN – AAP Main Phase 1  
Design Brief and Specification for Play Space 1  
December 2022**

# Chilmington Green – AAP Phase 1

## Design Brief and Specification for Play Space 1

1. Context.....	4
2. Introduction.....	4
a) <i>This Brief (who it is prepared by and who for, its purpose and a summary of inclusions); .....</i>	4
b) <i>Location of Play Space 1;.....</i>	5
c) <i>Budget for the construction of the First CMO Operating Premises; .....</i>	5
d) <i>Scope of the design for Play Space 1;.....</i>	5
3. The site and its uses .....	6
a) <i>Context of the site;.....</i>	6
b) <i>Requirements for the site; .....</i>	6
4. Planning Requirements .....	8
5. Design and materials standards.....	10
a) <i>The design of the facility as detailed by the Brief shall meet all statutory requirements. ....</i>	10
b) <i>The facility's design and specification shall meet best practice guidelines for the given facility at the time of construction in so far as can be afforded within the cost cap .....</i>	10
c) <i>The Brief shall give details of the facilities' appearance .....</i>	10
d) <i>The Brief shall give details of the materials to be used in the construction of the facility (including all fixtures, fittings and equipment) – performance and durability, and to be to all current British/European Standards and Codes of Practice.....</i>	10
e) <i>The Brief shall give details of the design of the landscaping of the facility and surrounding site and materials used in its construction. ....</i>	10
f) <i>The brief shall detail the design of and materials used in the construction of the pedestrian and vehicular routes within the site of the facility;.....</i>	10
g) <i>The Brief shall give details of the design of and materials used in the construction of boundaries of the site on which the facility is located and car parking;.....</i>	10
h) <i>The brief shall detail the design of and materials used in the construction of character features within the site of the facility (if any) .....</i>	10
i) <i>Sustainability Considerations and Inclusions.....</i>	11
6. Budget with full costings (including any drainage, service connections, parking, external storage, landscaping, paths, other external facilities) .....	11
7. Summary of key considerations- .....	11
a) <i>Site Plan (contextual and of specific location) .....</i>	11
b) <i>Consultation findings report, including views and opinions of the community, key stakeholders, particularly those of the CMO Board. ....</i>	12
8. Appendix 1 - Design Brief and Specification (Section 106 Schedule 8A).....	14
9. Appendix 2a – Context Plan of Adjoining Development.....	15
10. Appendix 2b – Design of The Avenue Phase 1 (planning ref: 17-0065-AS).....	16
11. Appendix 2c – Design of Land Parcels B and C (Planning Ref: 17-01170-AS) .....	17

12. Appendix 2d – Design of Land Parcels A and E (Planning Ref: 18-00911-AS) .....	18
13. Appendix 2e – Design of CMO Building (Planning ref: 19-01079-AS).....	19
14. Appendix 3 – Illustrative Layout of Play Space 1 without CMO Building .....	20
15. Appendix 4 – Illustrative Layout of Play Space 1 with CMO Building .....	21
16. Appendix 5 – Redline Plan of Play Space 1 (with CMO Building Area identified).....	22
17. Appendix 6 – Spot Level Plan of Site .....	23
18. Appendix 7 – Phasing Diagram of Surrounding Area .....	24
19. Appendix 8 – Strategic Diagram 1 from Chilmington Green Area Action Plan .....	25
20. Appendix 9 – Proposed Consultation .....	26
21. Appendix 10 – LMMP .....	27
22. Appendix 11 – Soft Landscape Specification.....	28
23. Appendix 12 – Proposed Details (sheets 1 and 2).....	29
24. Appendix 13 – Play Details .....	30

## 1. Context

The Outline Application for a Comprehensive Mixed Used Development as defined within Application No 12/00400/AS was granted consent as detailed within the Notification of Planning Decision dated the 6th January 2017.

Under the terms of the planning agreement (s106) the Owners (Hodson Developments), covenant with the Council to provide a Design Brief and Specification for Play Space 1 for the approval of the Council.

This Brief has been prepared by Hodson Developments with the support of professional consultants, contractors and suppliers for discharging this planning requirement.

Schedule 8A within the Planning Agreement (s106) sets out the content to be included within the Design Brief and Specification (**Appendix 1**), and this document follows the agreed format.

The sections below are based on the List of Matters to be included in the Design Brief and Specification for Play Space 1.

## 2. Introduction

### a) *This Brief (who it is prepared by and who for, its purpose and a summary of inclusions):*

This brief has been prepared by Hodson Developments as lead developer at Chilmington Green, with the assistance of professional consultants, contractors and suppliers. The purpose of the Brief is to provide sufficient information related to the design and delivery of Play Space 1 in accordance with the obligations contained within the Planning Agreement as detailed in Schedules 8 and 8a.

This document has been prepared to meet the developer's obligations and the information contained in the document is for the Council's approval.

The town planning history and delivery of Play Space 1 is complicated. Following consultation on the Community Management Organisation (CMO) First Operating Premises, Hodson Developments were directed to locate this on the area designated for Play Space 1. Moreover, Ashford Borough Council (ABC) advised Hodson Developments to submit a Full Application for the CMO First Operating Premises, rather than a Reserved Matters Application under the outline planning consent for Chilmington Green.

Hodson Developments duly did this and as part of the Planning Consent for the CMO First Operating Premises, there were a number of conditions that required details of Play Space 1 to be submitted. Hodson Developments submitted applications to discharge these conditions on 20<sup>th</sup> June 2022 (ref: 19/01079/CONC), which set out proposals for Play Space 1.

Following the submission of application 19/01079/CONC to discharge conditions, ABC are now of the view that the design of Play Space 1 should be brought forward as a Reserved Matters Application under the Outline Planning Consent 12/00400/AS. For this process to be pursued, such an application would need to be submitted by 6<sup>th</sup> January 2023 due to the time restriction imposed by Condition 3 to the outline planning consent. This means that an application will need to be submitted before community consultation on the Design Brief and Specification has concluded.

ABC have therefore agreed that the consultation on the Design Brief and Specification should be allowed to conclude after the submission of the reserved matters application. Once concluded, the results of the consultation should be submitted to ABC, together with any proposed amendments to the Design Specification and Brief. Following the agreement of the Design Specification and Brief, any necessary changes required to the proposals for Play Space 1 already submitted as part of the Reserved Matters Application will be made to ensure consistency. These will then be submitted by Hodson Developments to ABC, who will register these amendments to be considered under the Reserved Matters Application.

The Design Brief and Specification document has been sectioned as per Schedule 8A to the s106 legal agreement attached to the outline planning consent, for ease of reference and to ensure that all the details

have been provided and addressed. The specific requirements of Schedule 8A are shown below in bold sub sections.

In addition to the Design Brief and Specification document the following supporting information is included within the Appendices below:

- i. Appendix 1 - Design Brief and Specification (Section 106 Schedule 8A);
- ii. Appendix 2a – Context Plan of Adjoining Development
- iii. Appendix 2b – Design of The Avenue (phase 1) (planning ref: 17-00665-AS)
- iv. Appendix 2c – Design of Land Parcels B and C (Planning ref: 17-01170-AS)
- v. Appendix 2d – Design of Land Parcels A and E (Planning ref: 18-00911-AS-
- vi. Appendix 2e – CMO Building Design (Planning ref: 19-01079-AS)
- vii. Appendix 3 – Illustrative Layout of Play Space 1 without CMO Building
- viii. Appendix 4 – Illustrative Layout of Play Space 1 with CMO Building
- ix. Appendix 5 – Redline Plan of Play Space 1 Site
- x. Appendix 6 – Spot Levels of Proposed Development
- xi. Appendix 7 – Phasing Diagram of Surrounding Development
- xii. Appendix 8 – Strategic Diagram from Chilmington Green Area Action Plan
- xiii. Appendix 9 – Proposed Consultation
- xiv. Appendix 10 – Landscape Management and Maintenance Plan (LMMP)
- xv. Appendix 11 – Soft Landscape proposals
- xvi. Appendix 12 – Design Detail sheet 1 and 2
- xvii. Appendix 13 – Play Details

**b) Location of Play Space 1:**

Play Space 1 is located on the western side of the Main Avenue, approximately 200 metres south of the Northern Gateway (Access A). It is in a prominent location within the Chilmington Green Development Proposals, being located on the main access road into the development from the north. It is also located approximately 200m north of the proposed District Centre.

Full details are provided in Section 3 a) below.

**c) Budget for the construction of the First CMO Operating Premises:**

The Planning Agreement states that the total capital cost of Play Space 1 is £235,013.00 (two hundred and thirty-five thousand and thirteen pounds) index linked.

Full details of the capital cost budget are detailed in section 7.2 below.

**d) Scope of the design for Play Space 1:**

Whilst the Planning Agreement clearly defines the scope of information that the Design Brief and Specification should cover, it does not set out the scope of the Design. However, greater detail for the design of Play Space 1 is defined within the Chilmington Green Design Code, as well as previous planning approvals for the site. These are considered in more detail later in this document, but are summarized below:

- i. It will be a small neighbourhood park in the form of an urban square with the edges defined and well overlooked by homes which create a good sense of enclosure to the space.
- ii. The layout of the park should encourage people to walk through it when moving around the neighbourhood by considering natural desire lines between bus stops and footpaths on adjacent streets,
- iii. There should be a coordinated range of park furniture including benches and a designated equipped area for play.
- iv. Opportunities for public art should be considered which could include customized benches and paving.
- v. There should be railings around the park to enable it to be locked at night.

- vi. The design of the park should ensure there are visual connections between the space within it and adjacent streets to promote and encourage natural surveillance. The design should also aim to create an attractive design when viewed from the interior spaces of homes around it.
- vii. Following planning consent for the CMO first premises on the eastern part of Play Space 1, plans should demonstrate how the land within Play Space 1, but outside the area occupied by the CMO first premises, can be implemented separately but as part of the wider proposals for the whole of PS1, and how land occupied by the CMO first premises can be incorporated into the landscaping scheme once it is no longer present on site.

### 3. The site and its uses

#### a) Context of the site;

***Who are its neighbours (now or planned), how it relates to the overall development and to other CMO facilities), location of SUDS on the site***

Play Space 1 is located on the western side of The Avenue, which is the main spine road to access the site from the north (refer to **Appendix 2a**). The design of The Avenue was approved under planning ref: 17-00665-AS in July 2017 (refer to **Appendix 2b**). As part of the design there will be bus stops located approximately 20m to the south of Play Space 1.

To the north of the site are land parcels B and C. This was granted reserved matters approval under case reference 17/01170 on the 20<sup>th</sup> April 2018 under an application for land parcels BCJK (refer to **Appendix 2c**). The proposals include apartment blocks to the north, east and west of Play Space 1. Thakeham Homes have commenced work on site to build out B C and J. It is anticipated this will be complete by December 2024.

A reserved matters application for Land Parcels A and E, was registered under case reference 18/00911/AS and consent was issued on 14<sup>th</sup> December 2018. The proposals include apartment blocks to the south of Play Space 1 (refer to **Appendix 2d**). This is currently under construction by Hodson Developments and is due to be completed by December 2023.

On the eastern portion of Play Space 1, the Chilmington Management Organisation (CMO) First Operating Premises was granted planning consent under ref: 19/01079/AS on the 20<sup>th</sup> September 2019. This has now been completed and comprises of a single storey building with a small car park to the north (refer to **Appendix 2e**).

#### b) Requirements for the site;

##### ***i. What (if any) Parking is required to be provided***

There will be no specific parking provided in the proposals for Play Space 1.

The design of the roads that frame Play Space 1 make provision for on-street visitor car parking. Under the Phase 1 Consent for the Avenue there are 6 car parking spaces shown within the highway boundary of the road to the north of Place Space 1 (**Appendix 2b**).

Whilst the CMO First Premises is located within Play Space 1, there will be 15 car parking spaces located on site. However, they will be associated with and managed as part of the CMO First Premises Building and not Play Space 1. When the facility is removed from the site, these car parking spaces will also be removed and this part of the site incorporated into the overall design of Play Space 1.

##### ***ii. Any specific features e.g. open square, seating, play space, planting, games areas etc.***

The Chilmington Green Design Code states that this small neighbourhood park should provide play space and informal recreational opportunities for all age groups. It also states that the layout of the park should encourage people to walk through it and that there should be a range of park furniture including benches and a designated equipped area of play.

Play Space 1 will therefore include:

- Perimeter boundary treatment comprising of railings so that Play Space 1 is enclosed and can be secured at night-time.
- Access points that allow maintenance vehicles to enter the facility, together with other infrastructure considered necessary for the maintenance of the area e.g. watering points
- Footpaths and Access points that facilitate natural desire lines with the neighbouring development and through the park.
- A dedicated area of play equipment for children of both toddler and junior ages.
- Grass areas that allow informal recreation.
- A variety of seating areas and locations.
- Opportunities for other informal recreation such as informally designed spaces and/or provision of specific equipment.

Refer to **Appendix 3** which illustrates how this may be provided.

Refer to **Appendix 4** which illustrates the proposed design of this space whilst the CMO First Operating Premises remains located on Play Space 1.

***iii. Physical links to other features e.g. to parking, to other CMO facilities, surrounding housing – and what form this link should take e.g. footpath***

Please refer to the site context location plan (**Appendix 2**), which shows the key features including the surrounding housing, pedestrian footpath links and vehicular access routes.

Whilst the CMO First Operating Premises is located on Play Space 1 there will not be any direct access allowed between Play Space 1 and the building. These spaces will be separated by appropriate boundary treatment such as 1.8m high close boarded fence.

***iv. Means of access and egress to the facility (in so far as this isn't covered by iii above) which must include pedestrian and vehicular access to a highway adopted by the highways authority or highway that is in the process of being adopted by the Highway Authority.***

Please refer to **Appendix 3** which sets out the proposed location of the access points into Play Space 1. It is proposed that there would be four points of access into Play Space 1, broadly located on each corner of the Square. All access points will be suitable for pedestrians. It is proposed that the two western access points would also be suitable for maintenance vehicles. All access points would be lockable to ensure security of the Square is maintained after dark.

Whilst the CMO First Operating Premises is located on Play Space 1, the two eastern access points will not be able to be created. A temporary access point for pedestrians will be provided on the south east corner to help facilitate travel along natural desire lines (**Appendix 4**).

All roads surrounding the Square are proposed to be adopted roads.

***v. The Brief shall define the proposed extent of the site on which the facility is to be located and the land which is proposed to be transferred to the CMO.***

**Appendix 5** defines the extent of the site the facility will be located on. The current location of the CMO First Operating Premises is in the process of being transferred to the CMO already. The entire facility within the redline will ultimately be transferred to the CMO to be maintained.

***vi. Facilitating year-round access (e.g. drainage in order to prevent surface water accumulating and drought resistant grass).***

The proposals for the site will include the import of suitable top soil to allow the proposed landscaping to become established and free draining. **Appendix 6** shows the proposed topography of the facility which will prevent surface water accumulating.

Low maintenance, drought resistance grass mix is proposed for the bulk of the open space.

A variety of landscape treatments are proposed with the tree line perimeter surrounding the Square, combined with seating areas throughout the space offering shade during the summer and shelter from cold winter winds. The paths, entrance points, seating areas and amenity spaces are all to be designed to facilitate ease of access at all times of the year. Path gradients are to be set at 1:20 maximum to enable ease of use by wheelchair users and prams. Seating will be provided with back and arm rests, will be set on a hard paved area, and will be manufactured in a good quality timber or recycled material finish to facilitate year-long use.

#### The Site: -

***Details of the design and specification of equipment, maintenance and management implications for the materials (including lifespan of the materials), layout of the site (in particular taking into account health and safety implications), confirmation and details of the disabled access to the site enabling disabled use and details of any necessary services.***

The detailed layout of Chilmington Square reflects the guidance offered by the approved Design Code as detailed in section 4 below. All materials and surfaces have been selected to be fit for purpose and to minimize ongoing maintenance costs.

Anticipated Lifespan of main hard works components:

Railings and gates:	60 years +
Surfacing -	coloured macadam 25 years granite setts 100 years+
Play elements (Playdale or similar approved):	Timber on steel foundations: 20 years Stainless steel: (316): 25 years Timber in ground: 15 years
Benches NVDH:	25 years
Bins, finger posts, recycled materials:	20 years
Rubber crumb surfacing to play areas:	15 years

Anticipated Lifespan of main soft works components:

Trees and woody shrubs:	15-100 years +
Herbaceous / ornamental planting:	2-5 years
Grassed areas:	100 years +

**Appendix 10** provides a Landscape Management and Maintenance Plan for Play Space 1.

## **4. Planning Requirements**

- a) *The brief shall identify those design elements to give overall compliance with overall the Chilmington Design Code or such successor document that may replace or amend the Chilmington Green Design Code and is adopted by the Council.*

Play Space 1 is located in the “Chilmington Rise” character area. This sets out that:

*“The tree-lined Avenue will lead south through a sequence of distinctive and memorable spaces including: the formal crescent at the Northern Gateway; the small urban park at Chilmington Square; the triangular Market Square and Chilmington Gardens with its more picturesque informal landscape design.*

*The strong structure of civic spaces forms the spine of the Chilmington Rise neighbourhood from which residential streets will branch out to create an interconnected grid that is formal and orthogonal close to the Avenue and more organic towards the neighbourhood’s edges.”*

The design of Play Space 1 is formal in its design and structure, reflecting its location adjacent to the Avenue, which is also formal in design and appearance.



The proposed railing as the boundary treatment adds to formality of the regular rectangular shape of the space. This is mirrored by the proposed planting which consists of avenue trees and hedging along the perimeter and frames the space.

The Design Code sets out that Chilmington Square should achieve economic, social/cultural and environmental outcomes. This is achieved in the following ways:

- The proposed spacing of the Avenue trees around the perimeter of Play Space 1 will allow surrounding homes to have attractive views into the open space, supporting property values.
- The proposal provides a number of areas for people to meet and socialize and for children to play.
- The proposed planting provides a variety of plants and trees to help support biodiversity.

b) *The Brief shall identify those elements to give general compliance with the site-specific masterplan and to the Chilmington Green Area Action Plan. The Brief shall identify the requirements within the s106 agreement which are an integral part of delivering the scheme in question e.g. floor area.*

Under the approved site-specific masterplan (ref: 12-00400-CONA-AS) it is agreed that Play Space 1 should be 0.54 ha in size and delivered by 500 occupations. By bringing forward this Design Brief and Specification the delivery of Play Space 1 is proposed to be achieved by April 2024 which is currently envisaged to be before 500 dwellings will be completed and occupied, as illustrated in **Appendix 7**

Policy CG8 within the Chilmington Green Area Action Plan sets out how proposals should meet the recreational needs of the Chilmington Green development. It requires public open space to be provided based upon the parameters and spatial requirements set out within the Public Green Space and Water Environment SPD, in a way that meets the needs of the development as it evolves, to ensure each phase of the development is sustainable in its own right. By bringing forward Play Space 1 by 500 occupations in the centre of Phase 1, it will ensure delivery of a valuable community resource as part of the first phase of development. This important local facility being provided prior to the completion of a third of the housing proposed under Phase 1, will ensure the development seeks to meet its needs as the development is built out, assisting in achieving sustainable development.

Policy CG8 goes on to say informal and natural green space areas at Chilmington Green should be delivered in the locations indicated on Strategic Diagram 1 (see **appendix 8**) and will be provided to add interest, variety and distinctiveness within the development. This will include the provision of an integrated network of green corridors that connect key destinations.

This Design Brief and Specification ensures the provision of a well-designed park and area of equipped play that will provide recreational opportunity for all age groups. It is located along a key corridor through the development – The Avenue – and will provide an important landmark and facility for residents and visitors entering the site from the north on route to the District Centre.

The s106 agreement requires this Design Brief / Specification to be approved by 50 occupations. This has been delayed due to the impact of Covid-19, Natural England's advice in relation to Stodmarsh, as well as discussions with ABC in relation to the precise location upon which the facility should be provided and the planning application route to deliver it. However, the s106 agreement goes on to state that Play Space 1 should be provided no later than the occupation of 500 dwellings. The preparation of this document will facilitate the completion of the design for Play Space 1 allowing reserved matters approval to be sought and the facility delivered by the time 500 dwellings are occupied.

The s106 agreement does not provide any greater clarity as to what has to be provided on site but confirms that the total capital cost of the facility should be £235,013.00, index linked up to the date of reserved matters approval.

As set out later, the current design proposals exceed this capital cost and therefore agreement with the Ashford Borough Council will need to be secured as to how to progress the delivery of the facility. Consequently, whilst the design proposals for the facility are considered to be in accordance with planning policy and requirements, the total capital cost is contrary.

c) *The Brief shall identify relevant planning requirements including those of the Planning Permission and the development plan and shall demonstrate how the brief complies with such requirements.*

The Planning Consent (ref: 12/00400/AS) for Chilmington Green requires, under condition 14, that the development be carried out in accordance with the approved drawings, including:

- Land Use Parameter Plan – 00122-OPA02R1
- Open Space Parameter Plan – 0122-OPA06R2
- Development Specification Dated 13 September 2013.

Condition 17 to the outline planning consent then goes on to require that a masterplan be submitted and approved for each phase of development prior to the submission of reserved matters applications for that phase.

This development brief is consistent with the planning permission in that it seeks to bring forward the delivery of Play Space 1 which is identified on the approved parameter plans of the outline planning consent. Moreover, it forms an integral part of the masterplan approved for phase 1 of Chilmington Green which identifies its delivery by 500 occupations.

## 5. Design and materials standards

- a) The design of the facility as detailed by the Brief shall meet all statutory requirements.  
The landscape design of Play Space 1 has been progressed in consultation with officers from ABC, as well as being brought forward in accordance with planning policy and guidance. Play Space 1 will therefore meet all statutory requirements.
- b) The facility's design and specification shall meet best practice guidelines for the given facility at the time of construction in so far as can be afforded within the cost cap  
The landscape design of Play Space 1 has been progressed in consultation with officers from ABC, as well as being brought forward in accordance with planning policy and guidance. Key considerations in progressing the design have been accessibility, safety, and durability of the space and equipment within. The landscape design will therefore meet best practice guidelines.
- c) The Brief shall give details of the facilities' appearance  
Section 4 of this brief sets out the guidance provided by the Design Code in regards to the appearance that Play Space 1 should take. The detailed drawings and specification provided in **Appendix 3 and 4** show how this will be achieved. Play Space 1 will take the appearance of a formal square drawing inspiration in its design from London's 19<sup>th</sup> Century residential squares. **Appendix 11** provides details of the proposed soft landscaping specification.
- d) The Brief shall give details of the materials to be used in the construction of the facility (including all fixtures, fittings and equipment) – performance and durability, and to be to all current British/European Standards and Codes of Practice.  
**Appendix 12** provides details of the materials to be used as part of the facilities in Play Space 1. This includes details of the proposed railings, benches, signage, footways, lighting. This will comply to all current BS standards and Codes of Practice.
- e) The Brief shall give details of the design of the landscaping of the facility and surrounding site and materials used in its construction.  
**Appendix 11** provides details of the proposed soft landscaping.
- f) The brief shall detail the design of and materials used in the construction of the pedestrian and vehicular routes within the site of the facility;

The only vehicular access that will be permitted will be for maintenance vehicles.

- g) The Brief shall give details of the design of and materials used in the construction of boundaries of the site on which the facility is located and car parking;  
**Appendix 12** provides details of the proposed railings which will form the boundary treatment to Play Space 1.
- h) The brief shall detail the design of and materials used in the construction of character features within the site of the facility (if any)  
The overall composition of Play Space 1 is designed to create an area of distinct character being a focal point for the community. The use of materials set out in **Appendix 12** are designed to combine with the

proposed planting plan set out in **Appendix 11** to provide informal recreational opportunities within a space comprised within a more formal layout.

i) *Sustainability Considerations and Inclusions*

Play Space 1 is an important component of the Chilmington Green development, providing informal recreational opportunities to residents and the wider public. It is therefore important that the design of the space facilitates year round use and is comprised of robust, well lasting materials. Examples include the use of drought resistant grass and landscaping and design to provide shade during the summer.

6. Budget with full costings (including any drainage, service connections, parking, external storage, landscaping, paths, other external facilities)

Hodson Developments have gone out to competitive tender based upon the information provided within this brief and the proposals included within **Appendix 3**.

The price to deliver the park is shown to exceed the cost cap for this facility.

An agreed way forward is therefore required in order to deliver Play Space 1 as the specification set out in this document is not deliverable within the agreed cost cap

<u><b>Task</b></u>	<u><b>Budget Cost</b></u>
Planning Fees	£460
Ecology visit and Statement	£600
Archeology visit and statement with watching brief - £2,400 (£600 without watching brief)	£2,400
Project Management and Supervision	£15,000
Ground works / Earthworks / Drainage	£100,000
Soft works / landscape	£120,000
Hard Landscaping (excl railings)	£120,000 to £150,000
Railings (assume 286 linear metres, 1.1m railing)	£78,650
Lawn – Grass and topsoil	£40,000
Play Equipment (Playdale)	£82,700
Design Fees (architect and Engineer including soil and concrete testing)	£10,000
<u><b>TOTAL</b></u>	£599,810
Contingency at 10% of (£599,810)	£59,981
<u><b>Total</b></u>	<u><b>£659,791</b></u>

The above cost exclude removal of the CMO buildings, utilities, drainage, hard standing, car parking and remediation of the existing CMO building site.

The above price assumes the design requires no retaining walls or structures.

7. Summary of key considerations-

a) *Site Plan (contextual and of specific location)*

Please refer to the site context plan (**Appendix 2a**).

b) Consultation findings report, including views and opinions of the community, key stakeholders, particularly those of the CMO Board.

Owing to Ashford Borough Council wishing that a planning application be submitted as a Reserved Matters Application under the outline planning consent for Chilmington Green, rather than as a discharge of condition planning application under the CMO First Premises Planning consent, this draft Design Specification and Brief needed to be completed before consultation on the brief was finalised. It was therefore agreed that a consultation findings report could be submitted separately to this document. This was to ensure there was adequate time allowed to engage with the CMO and stakeholders and to consider any comments raised in the final version of the Design Brief and Specification Document.

Notwithstanding the above, the following engagement activities have already commenced:

- A meeting with Ashford Borough Council officers on 20<sup>th</sup> September 2022 to discuss the proposals in **Appendix 3 and 4**.
- A meeting with the CEO of CMO on 25<sup>th</sup> November 2022 to discuss the proposals in **Appendix 3**, as well as the nature and format of engagement with the CMO and community that the Applicant could consider.
- A presentation to the CMO Board on 8<sup>th</sup> December 2022 to present the proposals in **Appendix 3 and 4**, as well as initial proposals for consultation with the community set out in **Appendix 9**. Feedback from this meeting is being used to inform the final consultation strategy.

## **List of Plans and Documents submitted as part of the planning application**

### **Schedule 1 (Sheet 1 of 1)**

Drawing / Document No	Rev	Drawing / Document Title	Scale:	Author of Document:
<b>SITE DRAWINGS</b>				
01535_SO1	P04	Site Location Plan	1:1250 @ A1	John Thompson & Partners
D0451_002 C	P04	Site Boundary Plan	1:200 @ A1	Neil Tully
<b>LANDSCAPING DRAWINGS</b>				
D0451_001	A	PS1 Masterplan	1:200 @ A1	Neil Tully Associates
D0451_002	A	PS1 Softworks Plan	1:200 @ A1	Neil Tully Associates
D0451_003		PS1 Play Details	1:100 @ A1	Neil Tully Associates
D0451_004		PS1 Details	As Shown	Neil Tully Associates
D0451_005		Tree Details	As Shown	Neil Tully Associates
D0451_006		Stage 1 Temporary Layout CMO	1:200 @ A1	Neil Tully Associates
SP451_001		Chilmington PS1 LMMP Full		Neil Tully Associates
SP451_002		Soft Works Specification		Neil Tully Associates
<b>ENGINEERING DRAWINGS</b>				
VD21443-VEC-05-XX-DR-D-100		PS1 Spot Levels and Gradients	1:1000 @ A1	Vectos

8. Appendix 1 - Design Brief and Specification (Section 106 Schedule 8A)

## 9. Appendix 2a – Context Plan of Adjoining Development

10. Appendix 2b – Design of The Avenue Phase 1 (planning ref: 17-0065-AS)









## 14. Appendix 3 – Illustrative Layout of Play Space 1 without CMO Building

## 15. Appendix 4 – Illustrative Layout of Play Space 1 with CMO Building

16. Appendix 5 – Redline Plan of Play Space 1 (with CMO Building Area identified)

## 17. Appendix 6 – Spot Level Plan of Site

## 18. Appendix 7 – Phasing Diagram of Surrounding Area













