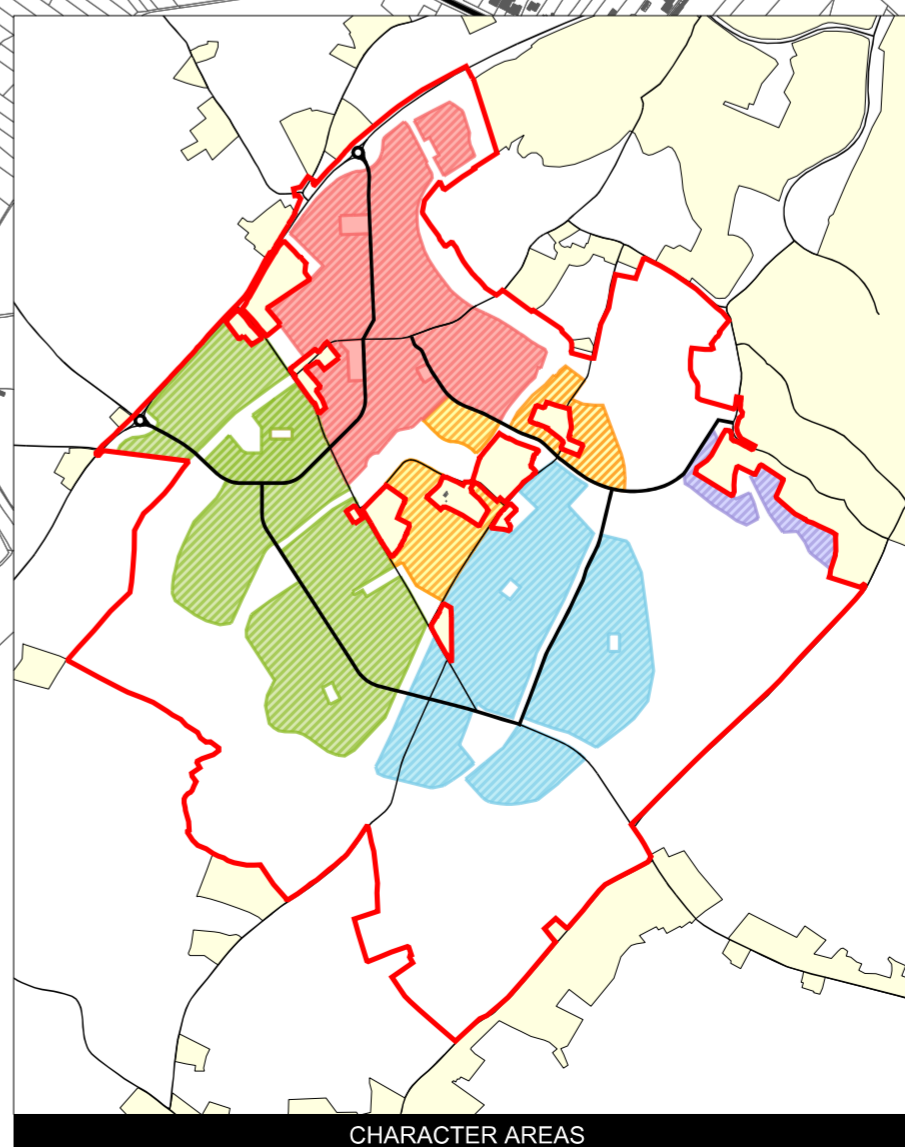
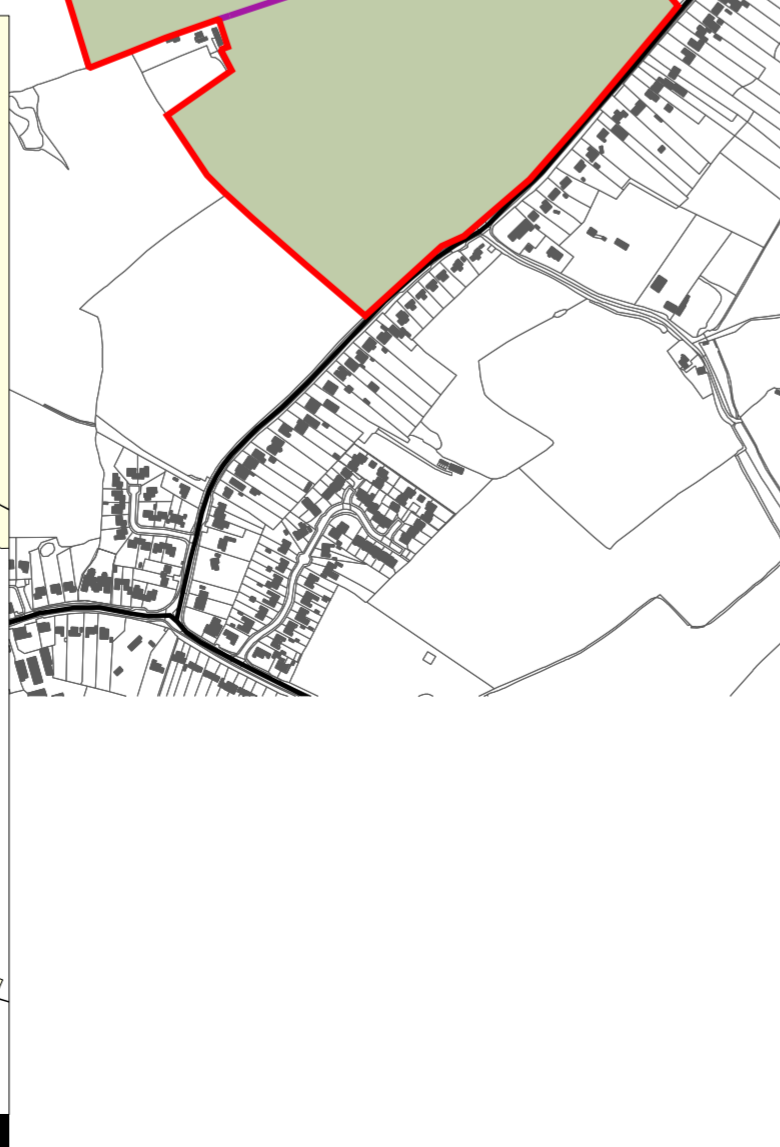
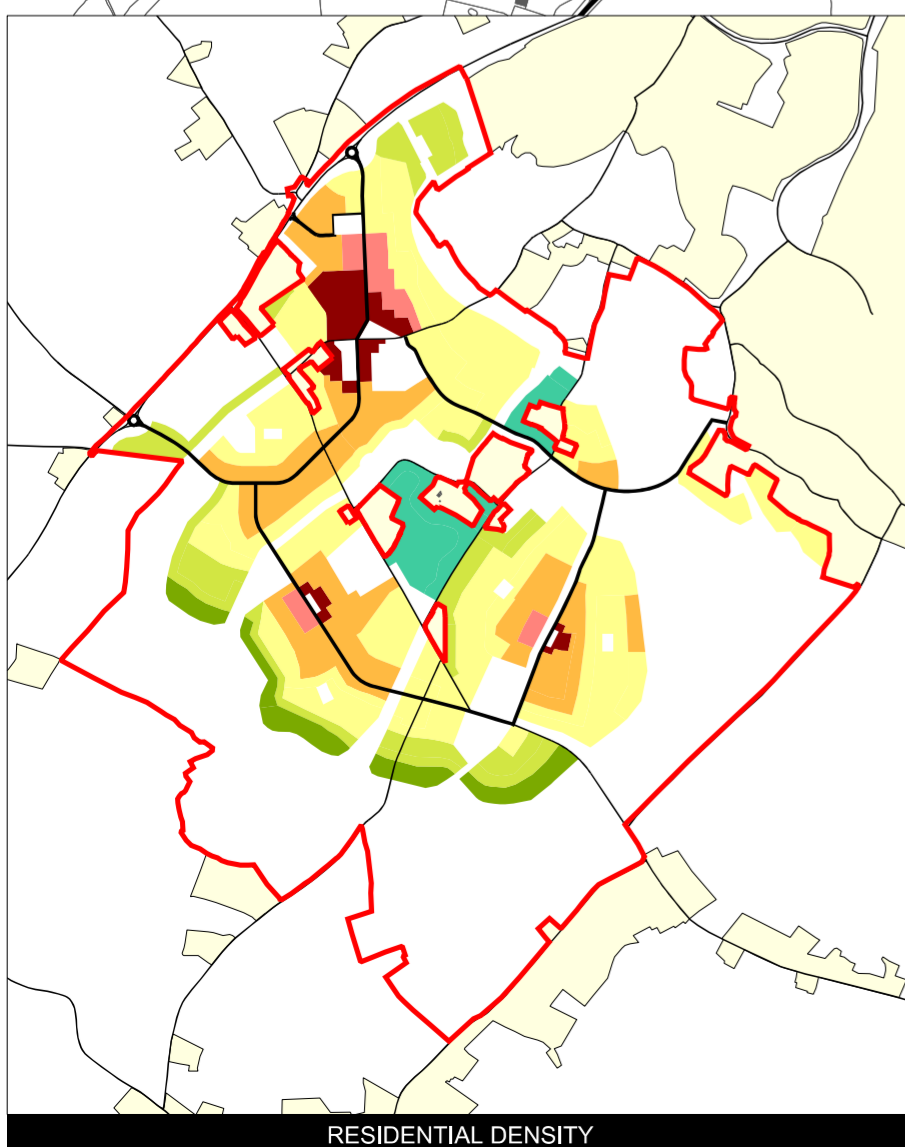


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KEY	
<b>PART B: Character Areas</b>	
<b>STEP 1: CHARACTER AREAS</b>	
	5.1 Chilmington Rise Neighbourhood
	5.2 Orchard Village Neighbourhood
	5.3 Chilmington Brook Neighbourhood
	5.4 The Hamlet
	5.5 Brisley Farm Extension
<b>STEP 2: KEY GROUPINGS</b>	
	6. Key groupings
	Key views
	Marker buildings
	Key buildings
<b>STEP 3: RESIDENTIAL DENSITY</b>	
	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
<b>PART C: Detailing the Place</b>	
<b>STEP 4: LAND USE</b>	
	8.1 Residential
	8.2 Mixed use
	8.3 Secondary school
	8.4 Primary school
	8.6 Public realm
	8.7 Community buildings
<b>STEP 5: GREEN INFRASTRUCTURE</b>	
	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
<b>STEP 6: STREET HIERARCHY</b>	
	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
<b>STEP 7: ACCESS CONDITIONS</b>	
	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
<b>STEP 8: EDGE CONDITIONS</b>	
	Edge sections (see Design Code section 12.1 - 12.20)
<b>STEP 9: FRONTAGE CHARACTER</b>	
	1-6 refers to Frontage Character (see Design Code section 13.1)
<b>STEP 10: RESIDENTIAL PLOT COMPONENTS</b>	
	A-G refers to Typology Matrix (see Design Code section 13.2)
<b>STEP 11: MATERIALS PALETTE</b>	
	a-m refers to Materials Palette (see Design Code section 13.3)
<b>GENERAL</b>	
	Outline Planning Permission/Design Code Boundary
	Swale routes
	Flood attenuation basin
	Publicly accessible SUDS margin (freeboard)

For detailed information, refer to large scale Regulatory Plan (00122\_R1 & 00122\_R2)



Rev	Date	Description	Drawn	Chkd
I	29.02.15	Updated	ECC	CSM
H	22.02.15	Updated	ECC	CSM
G	07.02.15	Updated	JB	CSM
F	27.07.15	Updated	JB	CSM
E	10.04.15	Updated	JB	CSM
D	26.03.15	Updated	SM	CSM
C	05.03.14	Updated	CW	CSM
B	18.11.13	Updated	CW	CSM
A	18.10.13	First Issue	SM	CSM
-	11.10.13	First Issue	SM	CSM

Drawing Status  
**DRAFT**

Client  
Chilmington Green Consortium

**ChilmingtonGreen**

**JOHN THOMPSON & PARTNERS**

**itp** 23-25 Great Sutton Street  
London, EC4V 6DN  
T: +44 (0)20 7017 1780  
F: +44 (0)20 7017 1781  
W: www.jtp.co.uk

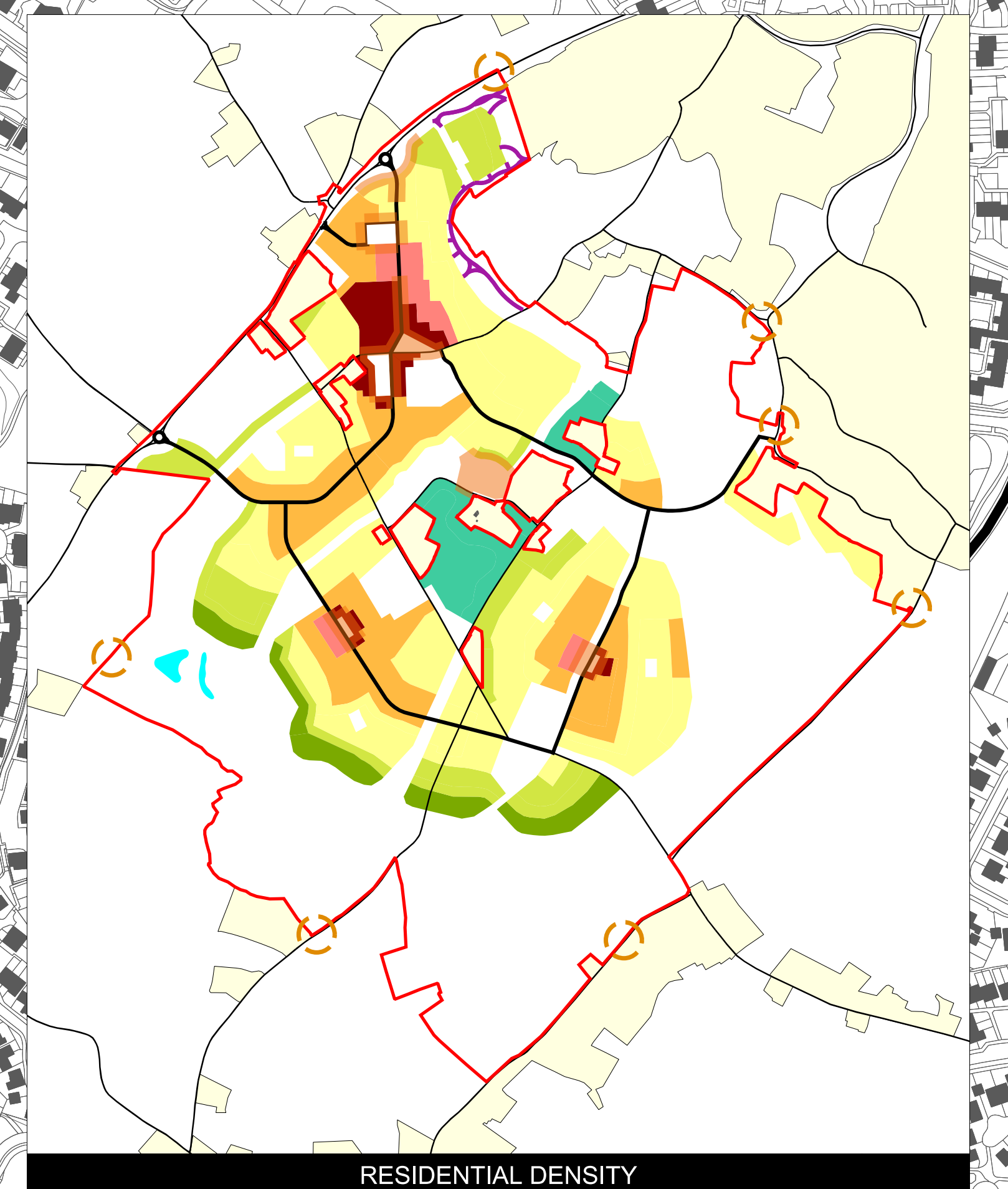
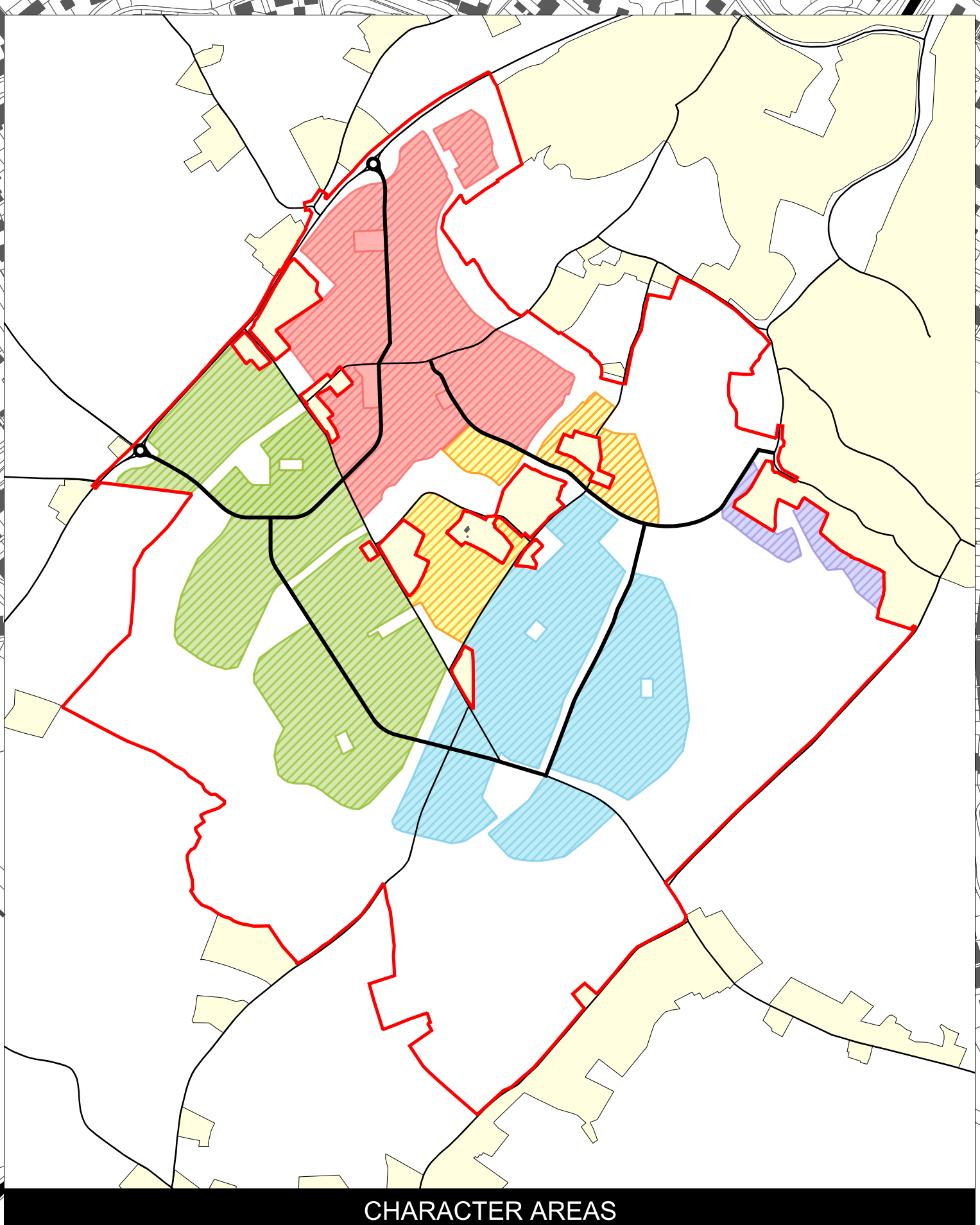
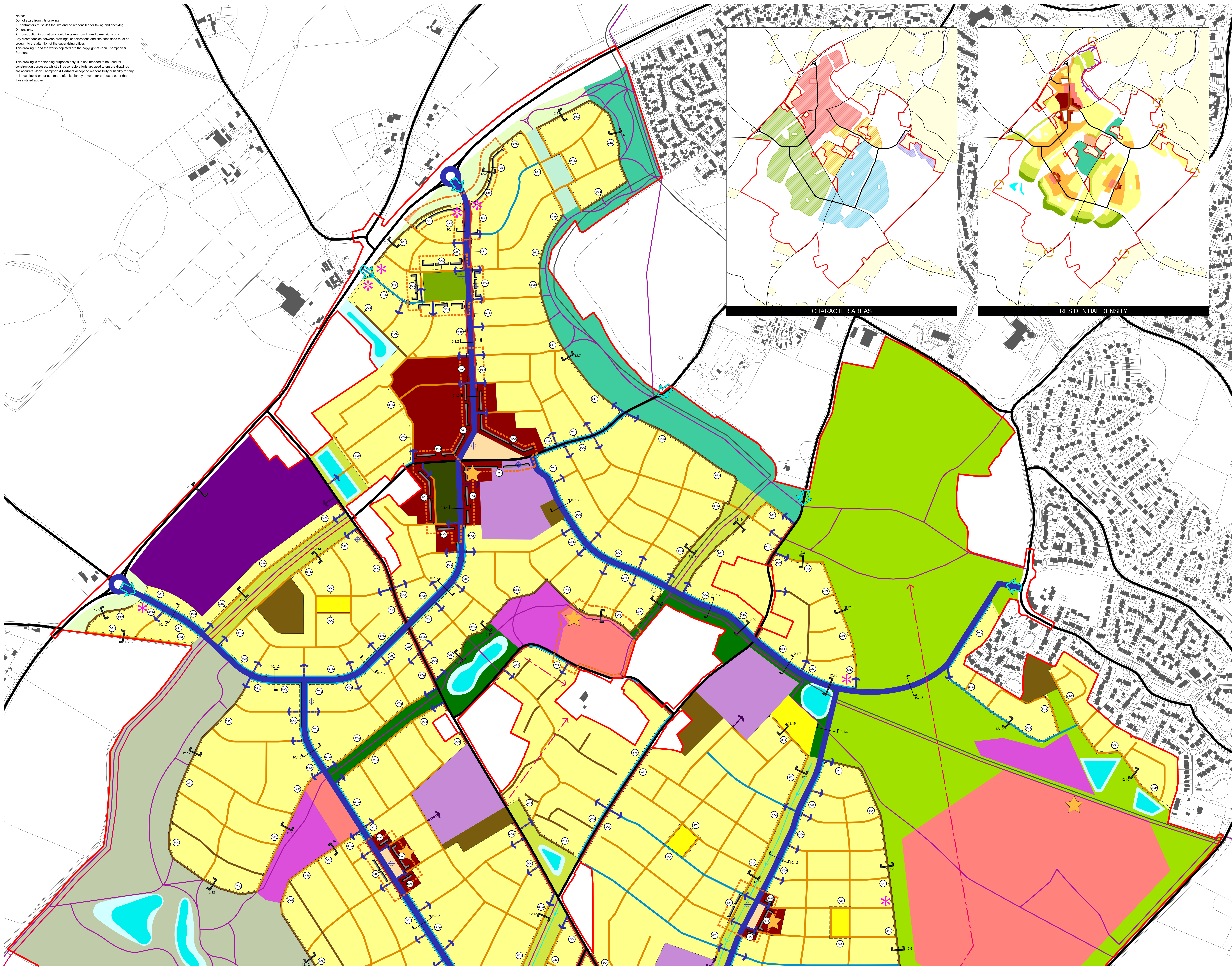
Project  
Chilmington Green, Ashford

Drawing Title  
**Regulatory Plan Overview Plan**

Scale @ A2 1:8000 Job Ref. 00122  
Drawing No. 00122\_R3 Revision 1

Scale Bar 0m 10m 20m

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- PART B: Character Areas**
- STEP 1: CHARACTER AREAS**
- 5.1 Chilmington Rise Neighbourhood
  - 5.2 Orchard Village Neighbourhood
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  - 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
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  - 7.6 The Hamlet
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- PART C: Detailing the Place**
- STEP 4: LAND USE**
- 8.1 Residential
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- STEP 6: STREET HIERARCHY**
- Main vehicular entry points to site
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  - 10.1 Strategic route
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- 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)

19.03.18 Updated	EGC CDM
16.02.18 Updated	RFP CSM
07.09.19 Updated	JTB CSM

Drawing Status: Description: Drawn: CDM

**DRAFT**

Client: Chilmington Green Consortium

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**JOHN THOMPSON & PARTNERS**

**jtp** 23-25 Great Sutton Street, London, EC1V 0XW  
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F: +44 (0)20 7017 1781  
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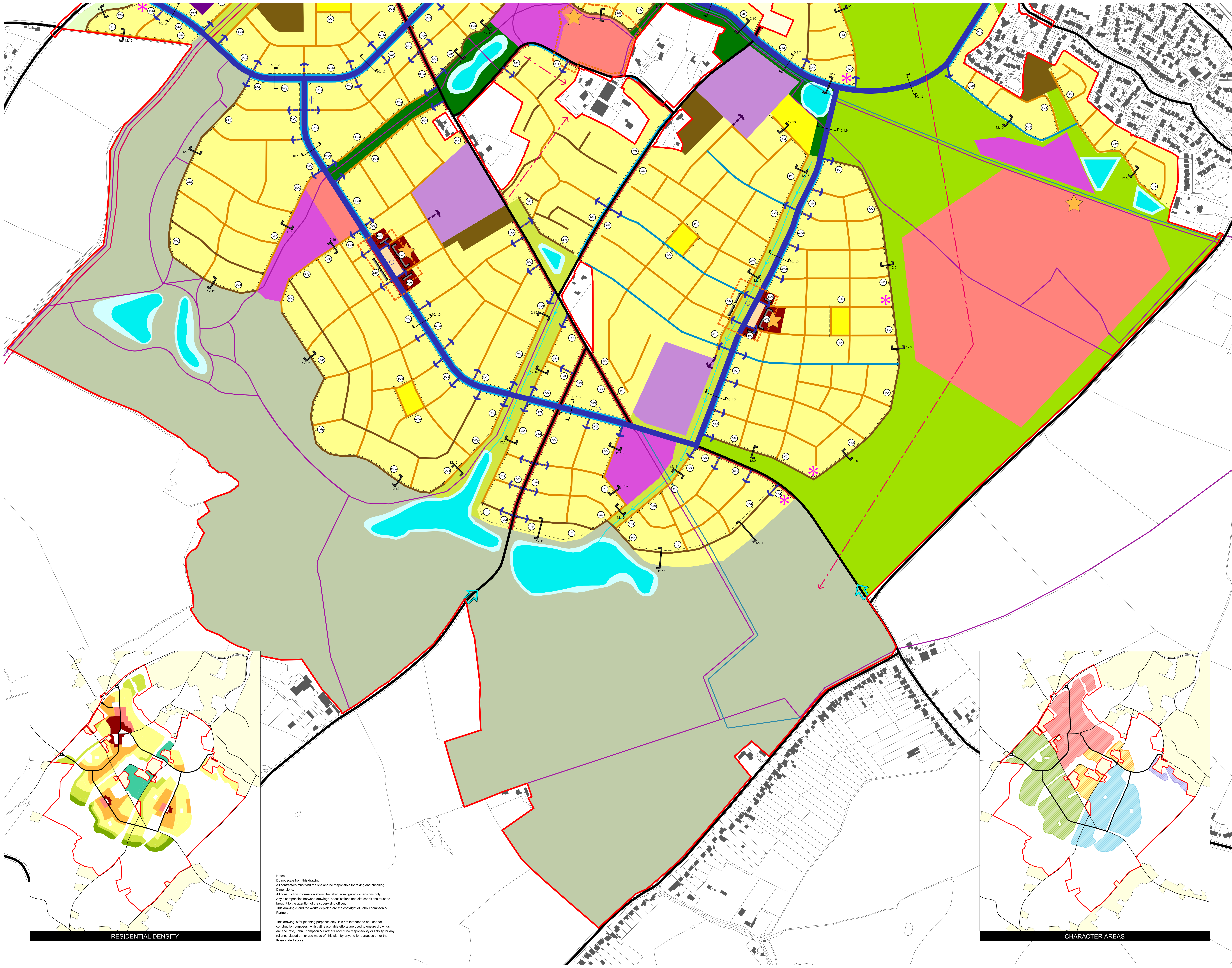
Project: Chilmington Green, Ashford

Drawing Title: **Regulatory Plan Sheet 1**

Scale @ A0: 1:2500 Job Ref: 00122

Drawing No: 00122\_R1 Revision: |

Scale Bar: 0 20 40 60 80 100m



**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**

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**PART C: Detailing the Place**

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**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)

0	09.03.16	Updated	ECC	CSM
F	07.08.16	Updated	JR	CSM
E	27.07.15	Updated	SM	CSM
D	26.03.12	Updated	SM	CSM

Rev | Date | Description | Drawn | Chkd

Drafting Status: **DRAFT**

Client: Chilmington Green Consortium

**ChilmingtonGreen**

**JOHN THOMPSON & PARTNERS**

**jtp** 23-25 Great Sutton Street, London, EC1V 0DW  
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Project: Chilmington Green, Ashford

Drawing Title: **Regulatory Plan Sheet 2**

Scale @ A0: 1:2500 Job Ref: 00122  
Drawing No. 00122\_R2 Revision: G

Scale Bar: 0 20 40 60 80 100m

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