



NEXT PHASE

THE TOWN PLANNING EXPERTS

Addendum Submission

For the part retrospective retention of completed lakes Bridges and Puma, the retention and completion of part completed raised reservoirs Lakes 1, 2 and 3 (all for angling purposes) along with the clubhouse and detailed landscaping scheme at Monk Lakes, Staplehurst Road, Marden, Maidstone, TN12 9BS

On behalf of Taytime Limited

October 2019



0183/01

Addendum Submission – Monk Lakes

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1.0 INTRODUCTION

- 1.1 NextPhase Development Limited have prepared this addendum supplementary statement to the Environmental Statement of February 2009 on behalf of the applicants Taytime Limited, to address updated matters of detail in relation to a part retrospective planning application relating to the retention of completed lakes Bridges and Puma, the retention and completion of part completed raised reservoirs Lakes 1, 2 and 3 (all for angling purposes) along with the clubhouse and the detailed landscaping scheme at Monk Lakes, Staplehurst Road, Marden, Maidstone, TN12 9BS.
- 1.2 Maidstone Borough Council commissioned its own survey of the Monk Lakes site area around Lakes 1 to 3 in August 2019. The survey results identified differences on site from the proposed plans for Lakes 2 and 3 including some areas where land is currently higher than proposed together with some areas where land is lower. With this in mind, the addendum has been prepared to provide updated plans that account for the differences; provide commentary on the impact of the differences in the context of the conclusions raised in the Environmental Statement of February 2019 and to provide updated technical information to account for these differences where required.
- 1.3 This addendum confirms that with regard to the detail of the planning application, Lakes 2 and 3 are complete and as such the updates have accounted for the differences identified within the survey. Whilst there are differences between the proposed plans and what is on site on the western and southern banks of Lake 1, the works associated with Lake 1 are only part completed.

1.4 Following the council's survey of August 2019, prepared by Aworth Survey Consultants, the following plans, found within Appendix 2 have been updated and should supersede those found on file:

- Site Layout Plan 0183 04 02
- C Clubhouse and Car Park Area 0183 04 04
- Landscape and Plan 0183 04 03
- Revised Floor Plans and Elevations for Clubhouse 0183 04 05

1.5 As part of the works undertaken to satisfy the Environment Agency and remove the holding objection, it has been agreed to raise the land surrounding the clubhouse building by nearly two metres for flood risk mitigation; the increase in land levels have been accounted for in the accompanying clubhouse carpark layout plan together with updated floor plans and elevations in relation to the clubhouse building itself. Given the increase in land levels it was considered reasonable and appropriate to reduce the ridge height associated with the clubhouse building floor plans and elevations so as to mitigate for any landscape impact created by an increase in the height afforded to the massing of the clubhouse itself on the wider area. It is considered that the mitigation proposed in the significant reduction of the ridge height of the clubhouse building has sufficiently addressed any issues in this regard.

1.6 Hydrological Matters

The differences found following the council's survey in relation to Lakes 2 and 3 have had the potential to provide impact in relation to hydrological conclusions raised within the Environmental Statement. With this in mind an assessment of the impacts of the differences from a hydrological perspective has been undertaken by Hafren Water; with their addendum and commentary on the matter found within Appendix 1 of this submission.

1.7 With regards to other matters associated with the Environmental Statement of February 2019 it is considered that the differences do not fundamentally alter the conclusions raised in the individual Environmental Statement Chapters, the technical reporting informing these technical chapters and as such the overall conclusions raised within the Environmental Statement other than where identified in Appendix 1 by Hafren Water.

1.8 Other Matters

Third party representation raised in May 2019 identified that the Environmental Statement has not provided consideration to the fact that the application site is located within a Kent County Council Mineral Safeguarding Area and as such Policy DM7, “*Safeguarding Mineral Resources*”, of the Kent County Council Mineral and Waste Plan applies.

1.9 Policy DM7 identifies that “*planning permission will only be granted for non-mineral development that is incompatible with mineral safeguarding, where it is demonstrated that either:*

2. That extraction of the mineral would not be viable or practicable;

1.10 It is the applicant’s position in regards to the policy that the site does not allow for viable or practicable extraction of mineral given environmental and heritage designations that occur within the immediate context of the site. The site is located immediately adjacent to the River Beult SSSI; any mineral extraction taking place immediately adjacent to the SSSI would need to satisfactorily demonstrate that the works associated with mineral extraction will not offer any significant harm from an environmental impact perspective. It is the applicant’s position that given the technical conclusions raised as part of the EIA process in relation to this application before the council, that the sensitivity of the site in relation to flood risk and surface

water drainage would as a singular factor provide practical difficulties when seeking to extract mineral immediately adjacent to the water course of the SSSI.

1.11 The works in relation to mineral extraction will take place over a considerable period of time; given the site's surrounding boundaries provide residential dwellings, including two Grade II Listed Buildings to the site's immediate western boundary; it is considered that the impacts of mineral extraction with regard to noise, vibration and air quality in particular will be difficult to mitigate against with regard to raising detrimental impacts upon surrounding residential receptors and as such the impact upon Grade II Listed Buildings could be considered to be significantly detrimental.

1.12 Therefore with regard to Part 2 of Policy DM7 it is considered that with regards to the physical and policy characteristics and designations of the land and its surrounding area respectively, the implementation of any mineral extraction within the application site would not be considered practical or viable as the development, with reference to Policy CSM1 of the Kent County Council Mineral and Waste Plan, would not be considered to be sustainable development.

2.0 CONCLUSIONS

2.1 The Environmental Statement submitted on behalf of the applicants in February 2019 identified that the proposal was considered to provide positive effects that outweighed those of a negative effect once mitigation was applied.

2.2 The differences as identified by the Council's own land survey in relation to Lakes 1 to 3 have been reviewed in the context of the information prepared within the original Environmental Statement and updated information where it can be applied has been incorporated into the submission.

2.3 Other than that commentary identified in Appendix 1 from Hafren Water in relation to hydrological updates, the differences identified have not fundamentally changed the conclusions raised within the Environmental Statement of 2019; the proposed restoration will still generate the positive effects and the provision of a number of enhancement measures as identified within that submission consisting of:

- Providing an attractive wider landscape for recreational angling
- Socioeconomic benefits for the employment of local people
- Increased access to leisure and recreational activities for local communities
- Creating a world class sporting facility for the tourism benefit for the area
- Providing the opportunity for biodiversity and habitat enhancement in accordance with local and national policy
- Providing development that offers minimal identified impacts to surrounding receptors. Where impacts have been identified, mitigation is proposed to reduce this impact

2.4 The impacts of the differences have been considered against the technical information prepared to inform the Environmental Statement of February 2019 and

the assessment of impacts identified and raised within the conclusions of the assessment. It is considered that whilst the differences identified have required an update to some of the plans informing the Environmental Statement, the overarching impact of the differences are negligible in the context of the planning permission that is sought in relation to the proposal.

APPENDIX

- 1 Hydrological Addendum – Hafren Water October 2019
- 2 Updated Application Plans
 - I Site Layout Plan 0183 04 02
 - II Landscaping Plan 0183 04 03
 - III Proposed Club House and Car Park Layout 0183 04 04
 - IV Clubhouse Proposed Floor Plans and Elevations 0183 04 05

1 Hydrological Addendum – Hafren Water October 2019

Mr Richard Timms
Principal Planning Officer
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JO

4th October 2019

Dear Mr Timms

Response to Maidstone Borough Council Email Dated 5th September 2019 regarding Monk Lakes

Background

Further to your email dated 5th September 2019 (11/1948 Monk Lakes), the following assessment investigates the potential flood related issues emanating from a comparison of the Council's new topographic survey of Lake 3, and its representation of the 'as built' situation, with the proposed design of Lake 3 shown on Drawing D118024-101-1001 P2.

The potential flood related issue concerning the construction of Lake 3, which was raised by the Environment Agency on 26th June 2019, concerns the loss of flood storage due to the lake's encroachment into flood zone 3.

Assessment

The previous estimate of flood storage loss through construction of Lake 3 was proposed by a Flood Risk Assessment (N Reilly, February 2012 (2012 FRA report)) which gave a volume of 30,200 m³ (see attached Figure 2A, Section 7.3 and Appendix B of the 2012 FRA report). The 2012 FRA report does not include a detailed description of the method of calculation other than to say it represents a storage loss "between the levels of 15.4m and 16.3m AOD". The elevation of 15.4m AOD is assumed to represent pre-development ground levels and an elevation of 16.3m AOD relates to the 100-year plus climate change flood level established in 2011. Figure 2A of the report shows the location of the 2011 flood outline, which runs east – west along the southern side of Lake 3 (blue line in Attachment B). Appendix B of the 2012 FRA report appears to suggest the estimation of storage loss was determined from approximate values of the depth, width and length of Lake 3 that occupies the floodplain.

A revised estimate of flood storage loss through construction of Lake 3 has now been made which gives a volume of 3,662 m³. This has been determined using computer-aided design (CAD) software. The volume was arrived at by prismatic calculations between two TINs (Triangular Irregular Networks). The two surfaces represent pre-development ground levels sourced from a 2002 LiDAR survey (cyan line in Attachment B) and the 'as built' Lake 3 ground levels sourced from a survey drawing (Reference Aworths 5881) created in September 2019 (green line in Attachment B). The areal extent of the volume calculation has been confined to the east, west, north and south by the western edge of Puma Lake, a ditch along the west edge of Lake 3, the southern bank of River Beult and the 2011 Flood Line from Figure 2A in the 2012 FRA report, respectively.

With reference to Attachment B, the flood loss volume is represented by areas where 'as built' ground levels (cyan line) exceed the pre-development ground levels (green line)

and where this area lies below the 2011 Flood Line (blue line). This storage loss is limited to part of the northern embankment, with most of Lake 3 being constructed at or above the 2011 flood level.

Conclusion

A comparison of the flood storage loss volume obtained from design calculations in the 2012 FRA report (30,200 m³) with that obtained from the 'as-built' survey in 2019 (3,662 m³), shows a substantial decrease in the actual flood storage loss caused by construction of Lake 3. Ground level profiles suggest that flood storage loss is restricted to a small part of the northern embankment and that much of the lake has been constructed at or above the 2011 flood level.

The analysis has been based on the 2011 flood outline as shown on Figure 2A in the 2012 FRA report. It is understood that this flood condition was the basis of the accepted Lake 3 design and the subsequent determination of flood compensation storage.

The discrepancy in estimates of flood storage loss is most likely due to differences in the methods used. The original calculation in 2012 makes no reference to the use of CAD or surveyed ground surfaces and therefore may have been limited to a simple arithmetic calculation involving an assumed depth, width and length of the Lake 3 embankment within the floodplain. A revised estimate in 2019 has been based on a more detailed calculation carried out in CAD using surveyed ground surfaces.

The revised calculations show that the effect of constructing Lake 3 on flood storage loss are less than previously envisaged. This will have a beneficial impact on flood risk management.

Yours faithfully



Peter Dunn BSc MSc
Senior Hydrologist

Attachments:

- A. Extracts from in 2012 Flood Risk Assessment Report, Kent. N Reilly, February 2012. Section 7.3, Figure 2A and Appendix B.
- B. Drawing showing plan and profile views of Lake 3 from 2019 CAD analysis.

Attachment A

Extracts from in 2012 Flood Risk Assessment Report, Kent. N Reilly, February 2012.

- 7.3 As noted above, the made ground for Lake 3 extends into the natural flood plain and there will therefore be a loss of flood plain storage as well as a loss of flow cross section. The amount of this storage loss has been assessed at 30,200 m³ (see figure 2A) between the levels of 15.4 m and 16.3 mAOD. This is based on water level information and the indicative flood plain maps provided by the Environment Agency. It is proposed that this loss be compensated for by excavation of the car park area down to a level of 15.4 mAOD by Bridges Lake, rising to 16.3 mAOD on the approach road. This results in a fall of 1 in 226 across the car park area to provide for drainage. The volume of this up to the level of 16.3 mAOD is 15,600 m³. There is thus a small deficiency which is discussed further in section 7.5 below.
- 7.4 The loss of flow cross sectional area on the left bank in the 100 year return period climate change case due to the presence of the Lake 3 embankment is

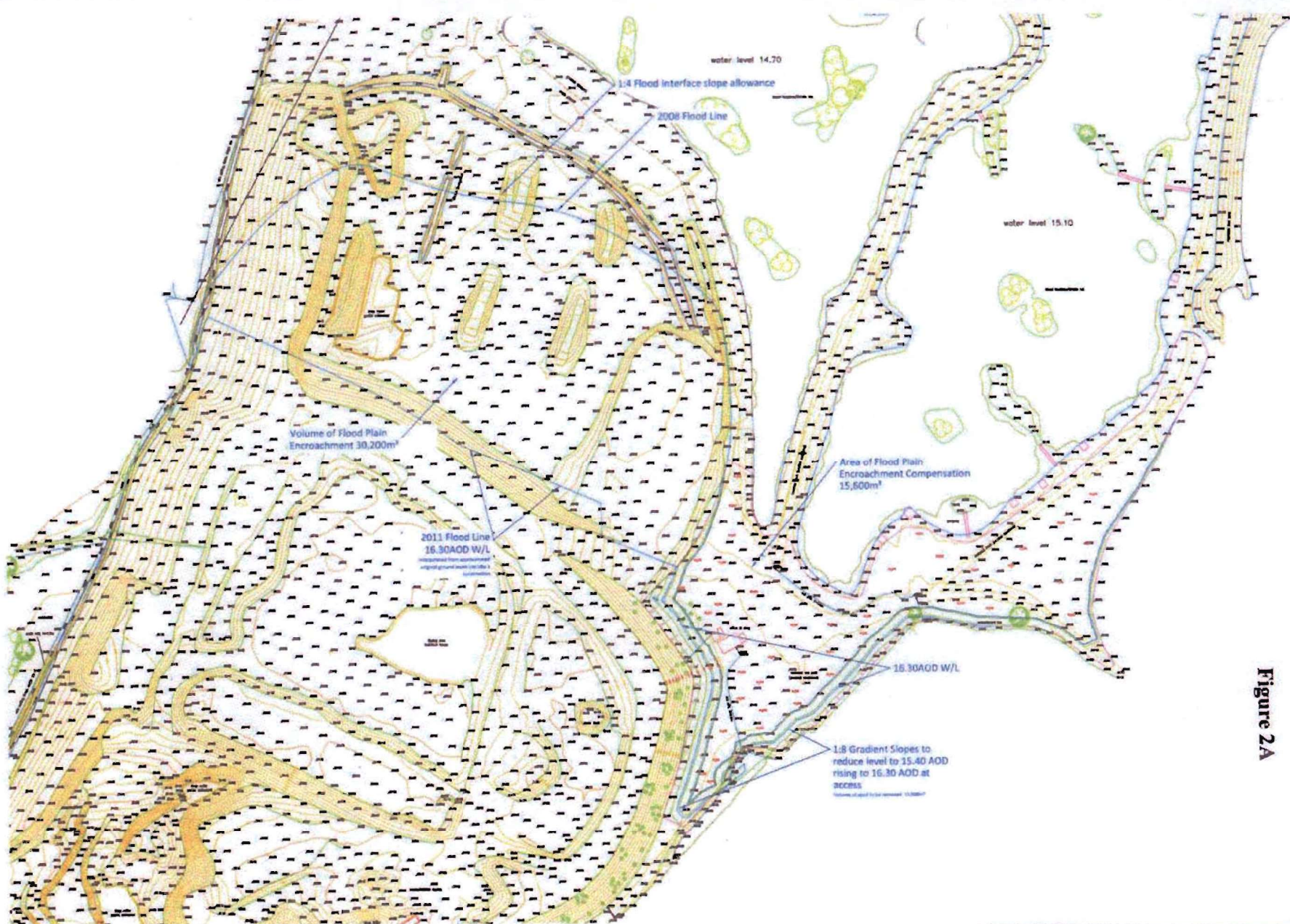


Figure 2A

FURSE landscape architects Our Planning + Assessment + Design + Management 11 Maple Street, Warrington, NSW 2207 Ph: (02) 9439 8100 Fax: (02) 9439 8101 www.furse.com.au	PLANNING SITE PLAN DATE: 15/07/11 DRAWN: JCS CHECKED: JCS	FLOOD PLAN AND FLOOD ENCROACHMENT COMPENSATION DATE: 15/07/11 DRAWN: JCS CHECKED: JCS
	SHEET NO.: OF SHEETS:	PROJECT NO.: CLIENT:

Project **MONK LAKES**

Nick Reilly, B.Sc(Eng), CEng, FICE

Consulting Engineer

17-Ember Lane, Esher, Surrey, KT10 8DZ

nick.reilly@ntlworld.com

Calculations for

**LOSS OF FLOW CROSS SECTION.
ADDITIONAL LOSS OF
FLOOD PLAIN STORAGE**

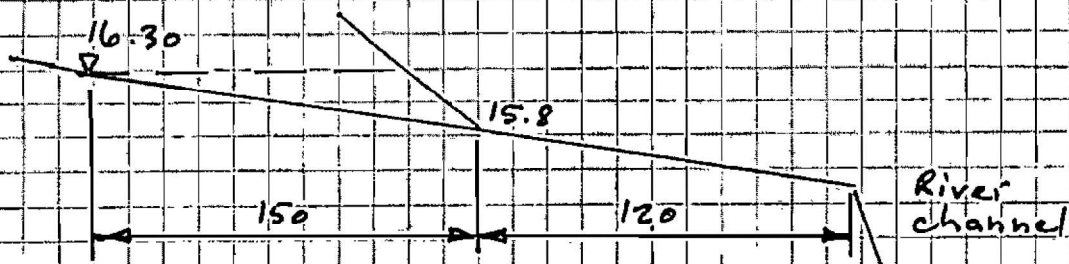
Calculated by **MR** Date **29/11/11**

Sheet nr **7** of **17**

Rev **A**

FLOW CROSS SECTION

Lake 3 encroaches into the flood plain by 150m and thereby reduces the flow cross section



$$\text{Flow cross section lost} = \frac{150 \times 0.5}{2} = 37.5 \text{ m}^2$$

Replace by excavating ground between the embankment and the river channel

$$\text{Depth required} = \frac{37.5}{120} = 0.3125 \text{ m} \approx 0.3 \text{ m}$$

$$\text{Excavation volume} = 120 \times 200 \times 0.3 = 7,200 \text{ m}^3$$

LOSS OF FLOOD PLAIN STORAGE

As a result of increasing the 100 year CC flow level from 16.13 to 16.3 m AOD there is an additional loss of flood plain storage

$$\text{Additional volume} = 140 \times 290 \times (16.30 - 16.13) = 6,900 \text{ m}^3$$

$$\text{Volume to 16.13 m AOD (original volume)} = 23,300$$

$$\text{Additional} = 6,900$$

Total

$$30,200 \text{ m}^3$$

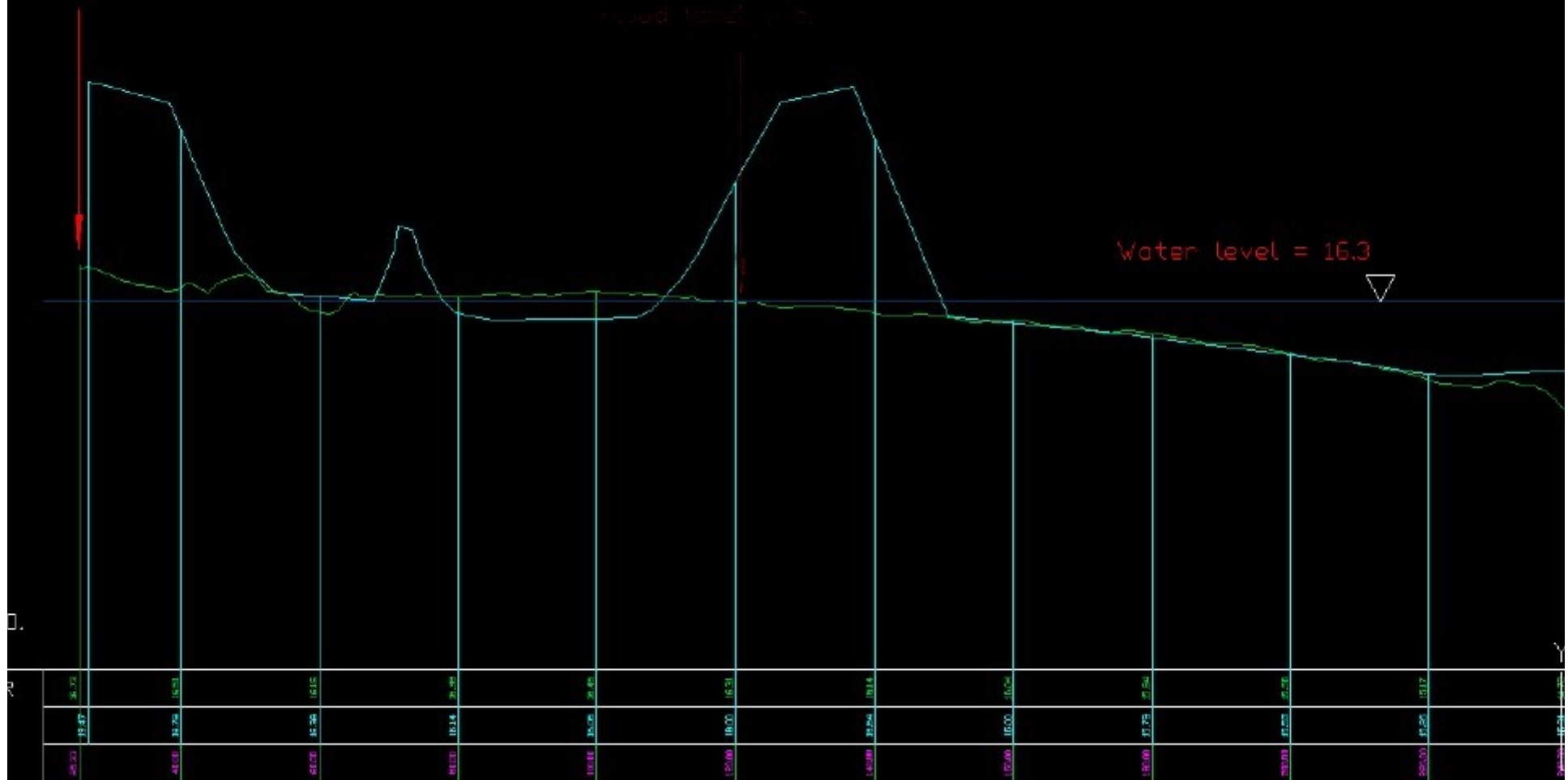
Attachment B

2019 CAD analysis

h of given 16.3
level line. Used as the
boundary of model

water level in w 16.3 contours
road level line

Water level = 16.3

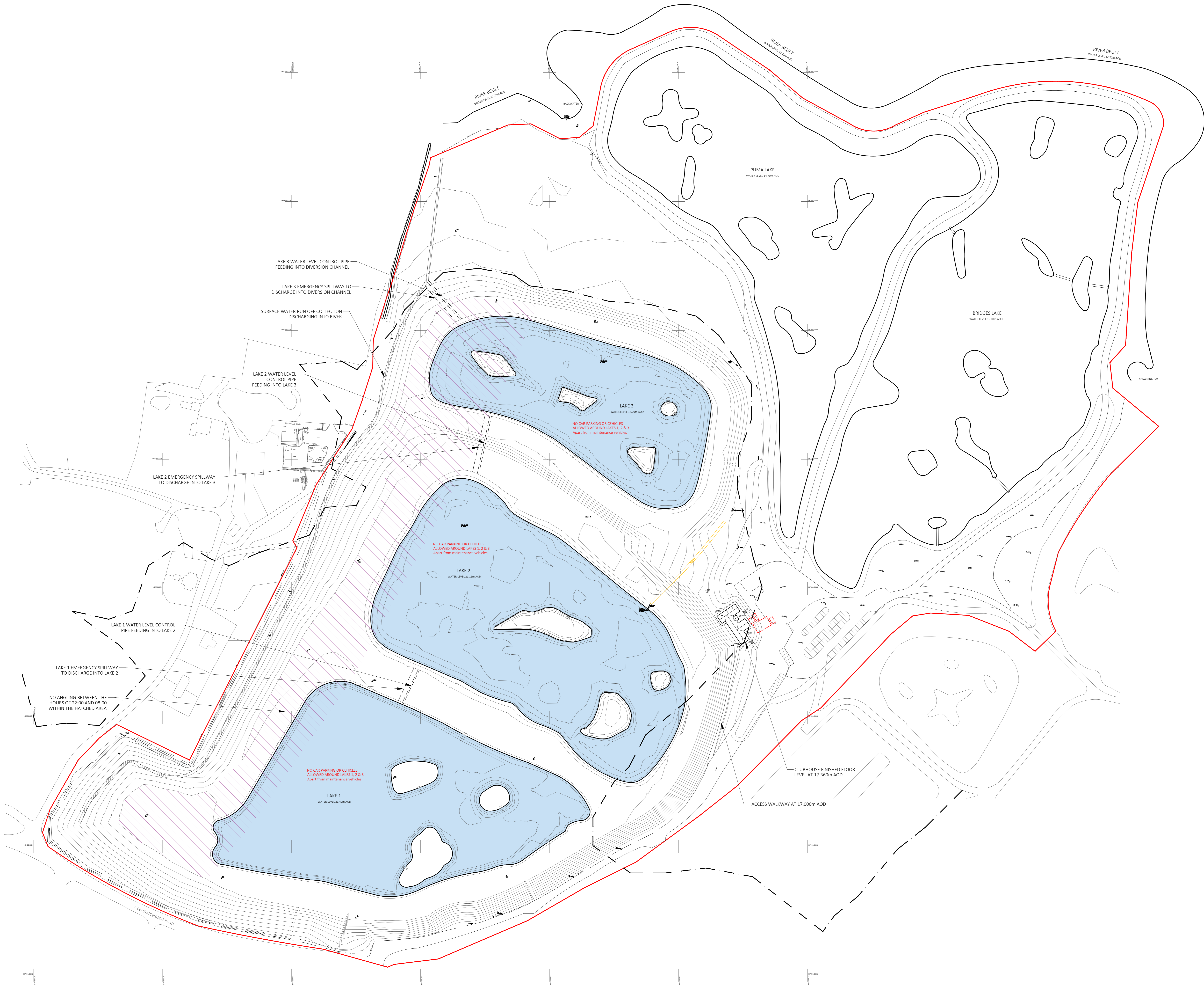


CH 200.0

Horiz. 1:500

Vent. 1:50

- 2 Updated Application Plans
 - I Site Layout Plan 0183 04 02



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KEY:
 — APPLICATION BOUNDARY
 - - - 1 IN 100 YEAR FLOOD PLAIN LINE
 - - - EXISTING BUILDINGS TO BE DEMOLISHED
 // NO ANGLING BETWEEN THE HOURS OF 22:00 AND 08:00 WITHIN HATCHED AREA

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B	CARRIAGE LEVELS AMENDED	RL	04/10/19
A	CLUBHOUSE ORIENTATION AND POSITIONED CHANGED	RL	04/10/19
REV	DESCRIPTION:	BY:	DATE:



HEAD OFFICE
 8 Bone Street, Lichfield,
 Staffordshire, WS13 6LL
 tel: 01543 571718

LONDON OFFICE
 16 Upper Woburn Place,
 London, WC1H 0BS
 tel: 020 3741 8225

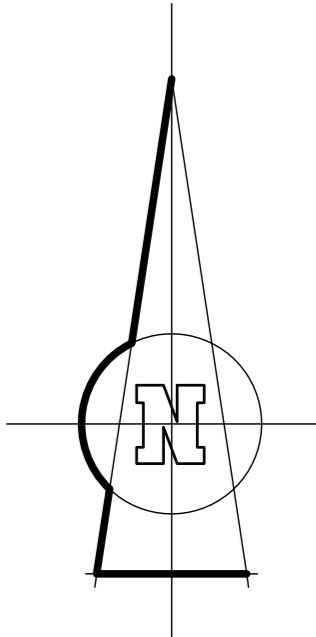
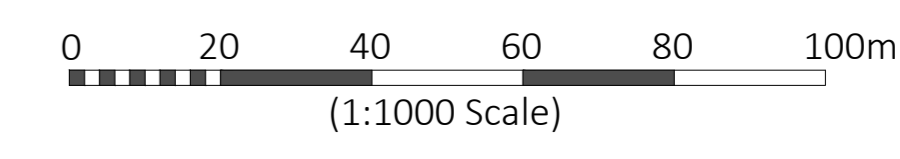
www.nextphasedevelopment.co.uk

PROJECT:
 Monk Lakes **SUPERSEDED**

CLIENT:
 Taytime Ltd.

TITLE:
 Proposed Site Layout

SCALE AT A0:	DATE:	DRAWN BY:	CHECKED BY:
1:1000	27/09/19	RL	CW
PROJECT NUMBER:	DRAWING NUMBER:	REVISION:	
0183-04	0183-04/02	B	



Chartered Planning & Development Surveyors

- 2 Updated Application Plans
 - II Landscaping Plan 0183 04 03

SUPERSEDED

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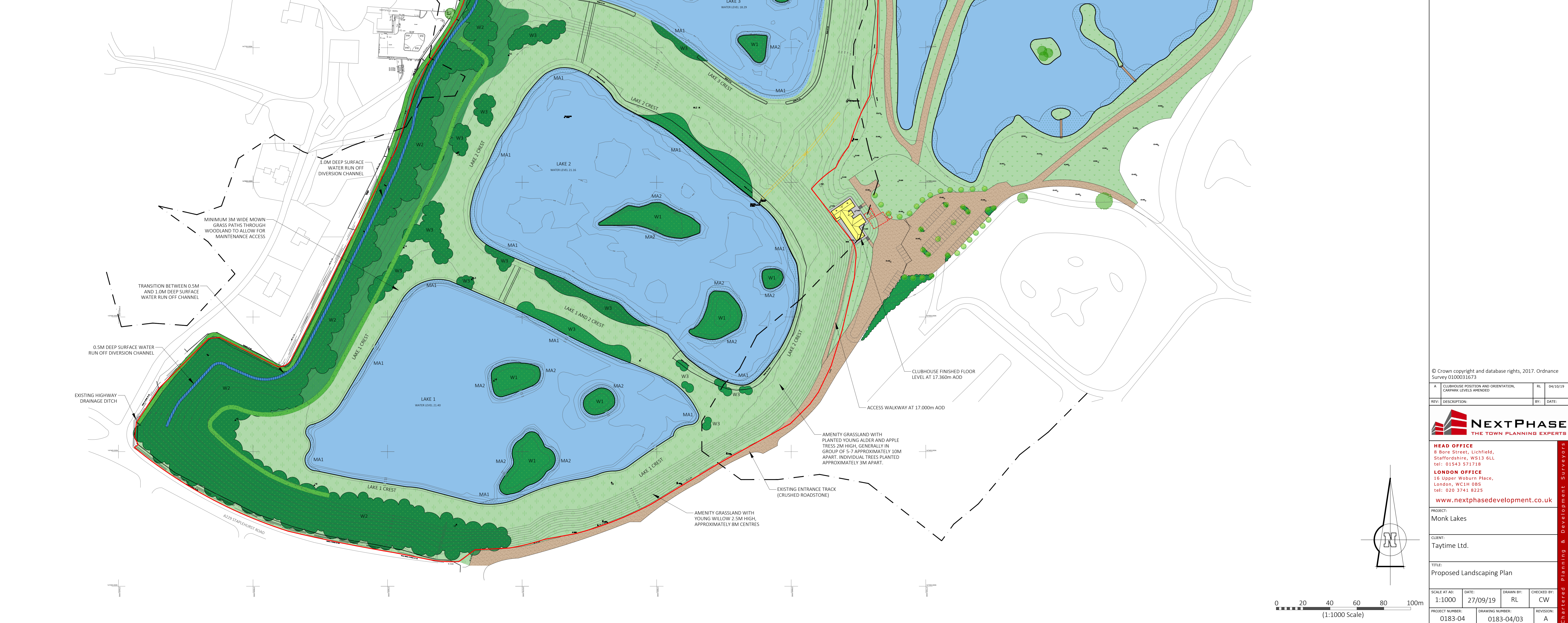
KEY:

- APPLICATION BOUNDARY
- 1 IN 100 YEAR FLOOD PLAIN LINE
- EXISTING BUILDINGS TO BE DEMOLISHED
- WILDFLOWER MEADOW MIX
- EXISTING MOWN GRASS
- PROPOSED NEW NATIVE SHRUB / TREE PLANTING TO SPECIFICATION
- MARGINAL AQUATIC MIX
- EXISTING MARGINAL VEGETATION
- PAVING SLABS
- PROPOSED NEW NATIVE HEDGE
- SURFACE WATER DIVERSION CHANNEL
- COMPACTED MOT TYPE 1
- GANGWAY
- EXISTING SHRUBS/TREES
- PROPOSED NEW NATIVE SPECIES TREE 18-20CM GIRTH CONTAINERISED STOCK

(%)	Quantity	Species	Specification	Density		
W1 Wet Woodland Mix						
Planting to be planted in random species groups of 5.20 at varying spacing between 2.5m centres, (average 3m) throughout the woodland.						
20	172	Salix fragilis (Crack Willow)	Transplant, Q1/2, 150-175, B		4g/m ²	
5	326	Alnus glutinosa (Alder)	Feathered, 2x, 175-200, B, Branched 5			
20	172	Betula pubescens (Downy Birch)	Feathered, 2x, 175-200, B, Branched 5			
5	43	Salix viminalis (Willow)	Transplant, Q1/2, 150-175, B			
5	86	Salix caprea (Goat Willow)	40-60, C, 2L, Branched, 3			
10	86	Salix cinerea (Grey Willow)	40-60, C, 2L, Branched, 3			
W2 Dense Woodland Mix (Boundary Belt)						
Planting to be planted in random species groups of 7.25 at varying centres between 1.5-3.5m centres, (average 2.5m for trees and 1.5m for shrubs) throughout woodland ditches.						
15	100	Sorbus aucuparia (Rowan)	Feathered, 2x, 125-150, B, Branched 3			At varying centres between 1.5m and 3.5m centres, with average 2.5m centres for trees and 1.5m centres for shrubs.
15	605	Acer campestre (Field Maple)	Feathered, 2x, 125-150, B, Branched 3			
15	605	Fagus sylvatica (Beech)	Feathered, 2x, 150-175, B, Branched 3			
20	183	Fraxinus excelsior (Ash)	Whip, 2x, 150-175, B, Branched 3			
5	202	Betula pendula (Birch)	Feathered, 2x, 125-150, B, Branched 2			
10	403	Quercus robur (English Oak)	Feathered, 2x, 125-150, RB, Branched			
5	500	Crataegus laevigata (Hawthorn)	Whip, X1/0, 100-125, B			
5	500	Ilex aquilinum (Holly)	40-60, C, 2L, Leader and laterals			
5	500	Prunus spinosa (Blackthorn)	1+0 or 1/0, 40-60, B, Leader			
5	500	Viburnum opulus (Guelder Rose)	1+1 or 1/1, 40-60, B, Branched 2			
W3 Open Amenity Woodland Mix						
Planting to be planted in random species groups of 7.25 at varying centres between 1.5m and 3.5m centres, (average 3m for trees and 1.5m for shrubs) throughout the woodland.						
10	91	Prunus neocarpus (Alder)	Whip, 2x, 150-175, B, Branched 3		At varying centres between 1.5m and 3.5m centres, with average 3m centres for trees and 1.5m centres for shrubs.	
5	46	Prunus avium (Bird Cherry)	Feathered, 2x, 175-200, B, Branched 5			
20	183	Betula pendula (Birch)	Feathered, 2x, 125-150, B, Branched 2			
10	91	Quercus robur (English Oak)	Feathered, 2x, 125-150, RB, Branched			
5	46	Sorbus aucuparia (Rowan)	Feathered, 2x, 125-150, B, Branched 3			
5	46	Malus sylvestris (Crab Apple)	Feathered, 2x, 175-200, B, Branched 5			
10	91	Fagus sylvatica (Beech)	Feathered, 2x, 150-175, B, Branched 3			
5	46	Salix alba (White Willow)	Transplant, Q1/2, 150-175, B			
5	183	Viburnum opulus (Guelder Rose)	1+1 or 1/1, 40-60, B, Branched 2			
5	183	Corylus avellana (Hazel)	1+1 or 1/1, 40-60, B, Branched			
5	183	Lonicera periclymenum	50-60, C, 3L, Bally, B			
10	366	Crataegus laevigata (Hawthorn)	Whip, X1/0, 100-125, B			
5	183	Prunus spinosa (Blackthorn)	1+0 or 1/0, 40-60, B, Leader			
Individual Amenity Trees on slope						
5	74	Alnus glutinosa (Alder)	Feathered, 2x, 175-200, B, Branched 5		Random species groups of 3.5, planted minimum 3m centres.	
30	45	Betula pendula (Birch)	Feathered, 2x, 125-150, B, Branched 2			
20	29	Sorbus aucuparia (Rowan)	Feathered, 2x, 125-150, B, Branched 3			
S1 Scrub Mix						
Planting to be planted in random species groups of 7-15 at 2m centres.						
20	870	Crataegus monogyna (Hawthorn)	Seedling, 1+0 or 1/0, 40-60, B		2m centres	
30	1044	Salix caprea (Goat Willow)	40-60, C, 2L, Branched, 3			
10	348	Prunus spinosa (Blackthorn)	1+0 or 1/0, 40-60, B, Leader			
20	692	Corylus avellana (Hazel)	1+1 or 1/1, 40-60, B, Branched			
10	348	Viburnum opulus (Guelder Rose)	1+1 or 1/1, 40-60, B, Branched 2			
10	348	Viburnum opulus (Guelder Rose)	1+1 or 1/1, 40-60, B, Branched 2			
MA1 Marginal Aquatics Mix 1						
Locally sourced aquatic plants, planted in swathes of random species groups of minimum 30 and maximum 100 at 500mm centres, 1.5m wide strip (average 2m wide).						
25	1067	Cyperus maxima (Reed sweet grass)	C, P/RCO 5, Sept to April		500mm centres	
25	2654	Juncus effusus (Soft Rush)	C, P/RCO 5, Sept to April			
10	1174	Lythrum salicaria (Purple loosestrife)	C, P/RCO 5, Sept to April			
5	587	Merisma spicatum (Water mint)	C, P/RCO 5, Sept to April			
5	587	Phalaris arundinacea (Reed canary-grass)	C, P/RCO 5, Sept to April			
5	587	Typha latifolia (Reedmace)	C, P/RCO 5, Sept to April			
30	3521	Typha angustifolia (Lesser Reedmace)	C, P/RCO 5, Sept to April			
MA2 Marginal Aquatics Mix 2						
Locally sourced aquatic plants, planted in swathes of random species groups of minimum 30 and maximum 100 at 500mm centres, 1.5m wide strip (average 2m wide).						
25	1067	Cyperus maxima (Reed sweet grass)	C, P/RCO 5, Sept to April		500mm centres	
25	1067	Juncus effusus (Soft Rush)	C, P/RCO 5, Sept to April			
5	213	Phalaris arundinacea (Reed canary-grass)	C, P/RCO 5, Sept to April			
5	213	Typha latifolia (Reedmace)	C, P/RCO 5, Sept to April			
40	1710	Typha angustifolia (Lesser Reedmace)	C, P/RCO 5, Sept to April			

Species rich wildflower grass mix	
EMF mix from Emongate Wild Seeds (www.wildseeds.co.uk) to cover an area of approximately 10,000sqm	
%Wildflowers	
0.5%	Adonis vernalis (Summer Pansy)
2%	Centaurea nigra (Common Knapweed)
1%	Daucus carota (Wild Carrot)
1%	Echium vulgare (Viper's Bugloss)
2%	Galium aparine (Lady's Bedstraw)
1%	Leucanthemum vulgare (Oxeye Daisy)
0.5%	Linum catharticum (Common Flax)
0.5%	Lotus corniculatus (Birdfoot Trefoil)
2%	Malva moschata (Musk Mallow)
0.5%	Plantago lanceolata (Ribwort Plantain)
1%	Plantago media (Hoary Plantain)
1%	Prunella vulgaris (Self-heal)
1.5%	Ranunculus acris (Meadow Buttercup)
1%	Ranunculus bulbosus (Bulbous Buttercup)
1.2%	Rumex acetosa (Common Sorrel)
2%	Silene vulgaris (Beaded Campion)
%Grasses	
10%	Agrostis capillaris (Common Bent)
2%	Anthoxanthum odoratum (Sweet Vernal)
20%	Cynodon dactylon (Crested Dogtail)
4%	Deschampsia flexuosa (Wavy Hair-grass)
5%	Festuca rubra (Red-leaved Sheep)
20%	Festuca ovina (Sheep's Fescue)
10%	Festuca rubra (Slender Creeping Red)
4%	Poa pratensis (Small Timothy)

Close mown grass mix	
Grass mix from Emongate Wild Seeds (www.wildseeds.co.uk) to cover an area of approximately 46,500sqm	
%Grasses	
10%	Agrostis capillaris (Common Bent)
10%	Festuca rubra commutata (Cheviot)
30%	Festuca rubra ssp. Moirae (Creeping Red)
10%	Poa pratensis (Meadow Grass)
30%	Cynodon dactylon (Crested Dogtail)
4%	Poa trivialis (Small Timothy)



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A	CLUBHOUSE POSITION AND ORIENTATION, CARPARK LEVELS AMENDED	RL	04/10/19
REV	DESCRIPTION	BY	DATE

NEXTPHASE
THE TOWN PLANNING EXPERTS

HEAD OFFICE
8 Bone Street, Lichfield, Staffordshire, WS13 6LL
tel: 01543 571718

LONDON OFFICE
16 Upper Woburn Place, London, WC1H 0BS
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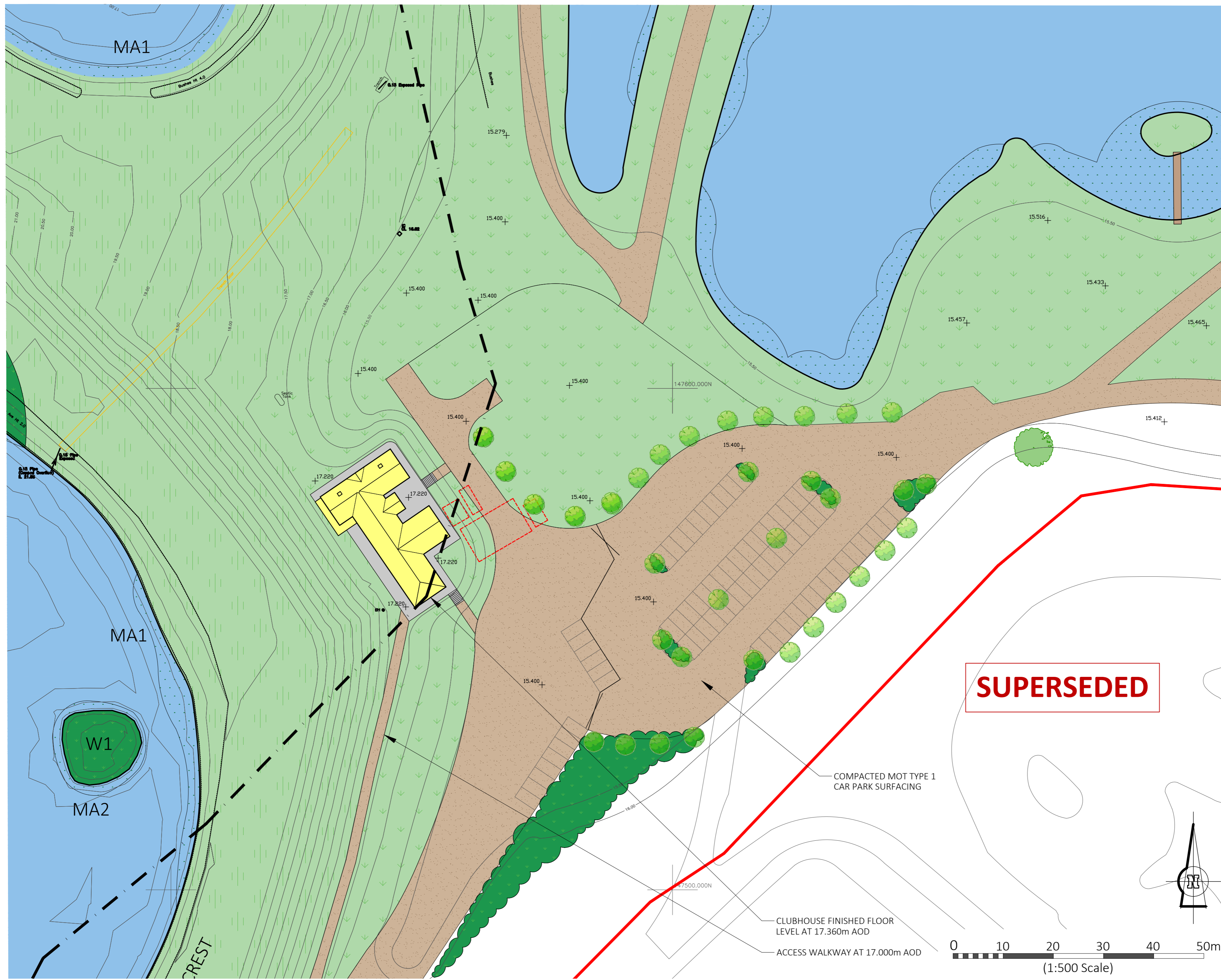
PROJECT: Monk Lakes
CLIENT: Taytime Ltd.
TITLE: Proposed Landscaping Plan

SCALE AT A0:	DATE:	DRAWN BY:	CHECKED BY:
1:1000	27/09/19	RL	CW
PROJECT NUMBER:	DRAWING NUMBER:	A	
0183-04	0183-04/03		

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2 Updated Application Plans

III Proposed Club House and Car Park Layout 0183 04 04



SUPERSEDED

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- KEY:**
- APPLICATION BOUNDARY
 - 1 IN 100 YEAR FLOOD PLAIN LINE
 - EXISTING BUILDINGS TO BE DEMOLISHED
 - WILDFLOWER MEADOW MIX
 - EXISTING MOWN GRASS
 - PROPOSED NEW NATIVE SHRUB / TREE PLANTING TO SPECIFICATION
 - MARGINAL AQUATIC MIX
 - EXISTING MARGINAL VEGETATION
 - PAVING SLABS
 - PROPOSED NEW NATIVE HEDGE
 - SURFACE WATER DIVERSION CHANNEL
 - COMPACTED MOT TYPE 1
 - GANGWAY
 - EXISTING SHRUBS/TREES
 - PROPOSED NEW NATIVE SPECIES TREE 18-20CM GIRTH CONTAINERISED STOCK

A	CLUBHOUSE POSITION AND ORIENTATION, CARPARK LEVELS AMENDED	RL	04/10/19
REV:	DESCRIPTION:	BY:	DATE:



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PROJECT:
Monk Lakes

CLIENT:
Taytime Ltd.

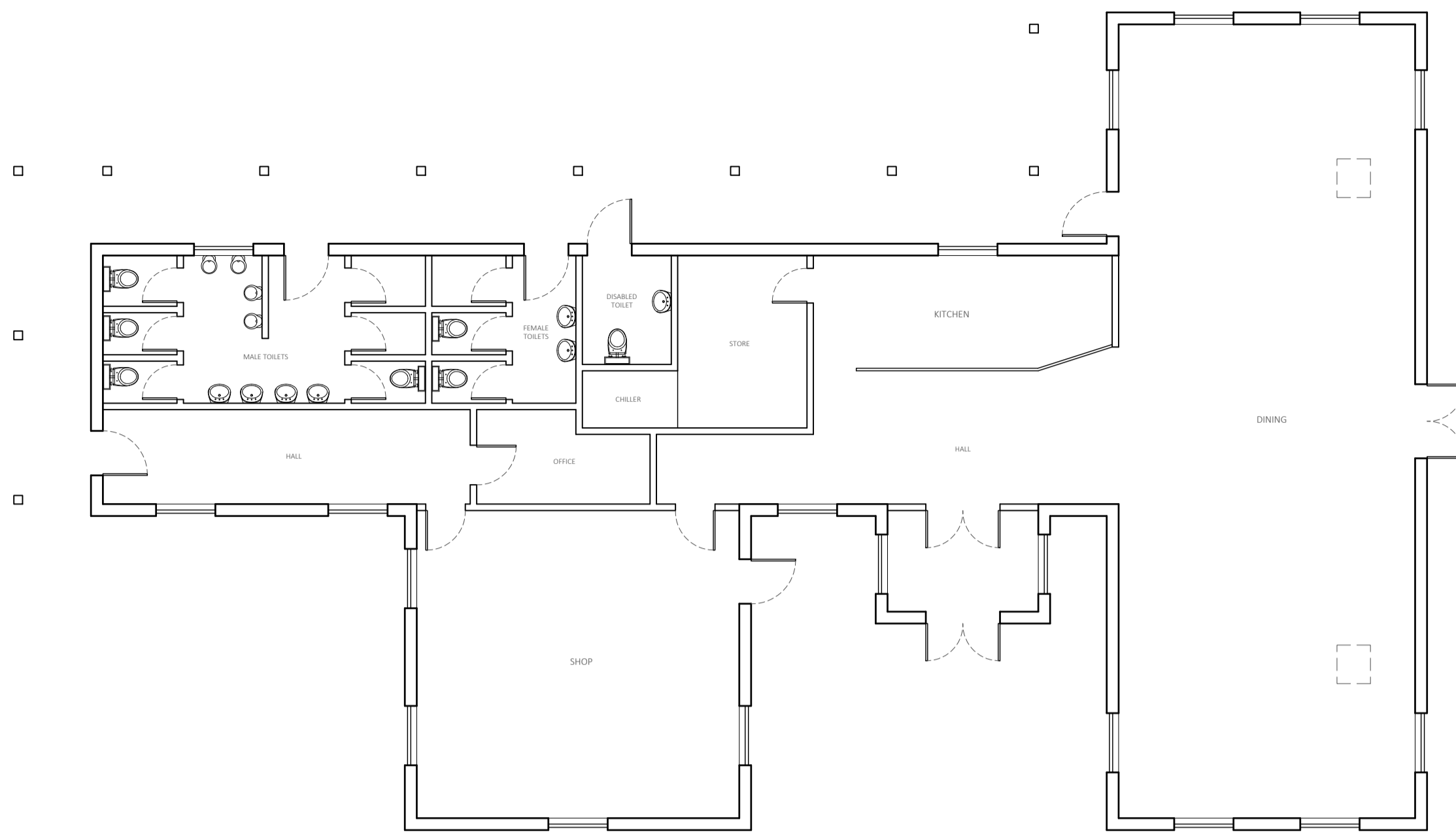
TITLE:
Proposed Clubhouse & Car Park Layout

SCALE AT A2: 1:500	DATE: 27/09/19	DRAWN BY: RL	CHECKED BY: CW
PROJECT NUMBER: 0183-04	DRAWING NUMBER: 0183-04/04	REVISION: A	

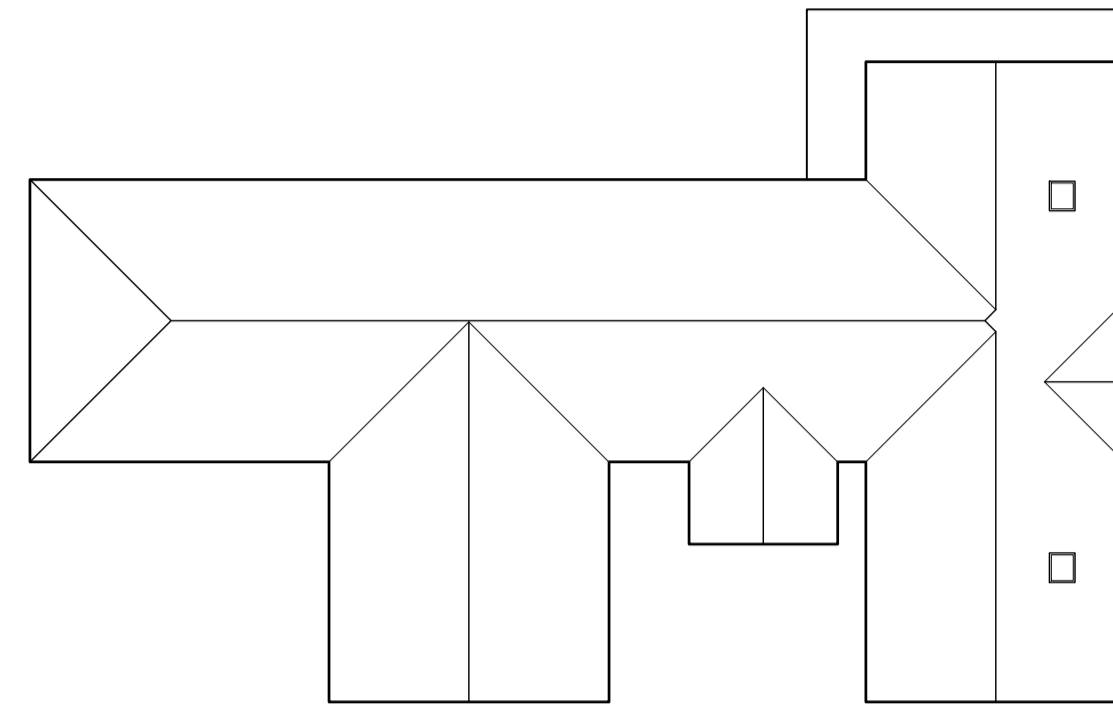
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2 Updated Application Plans

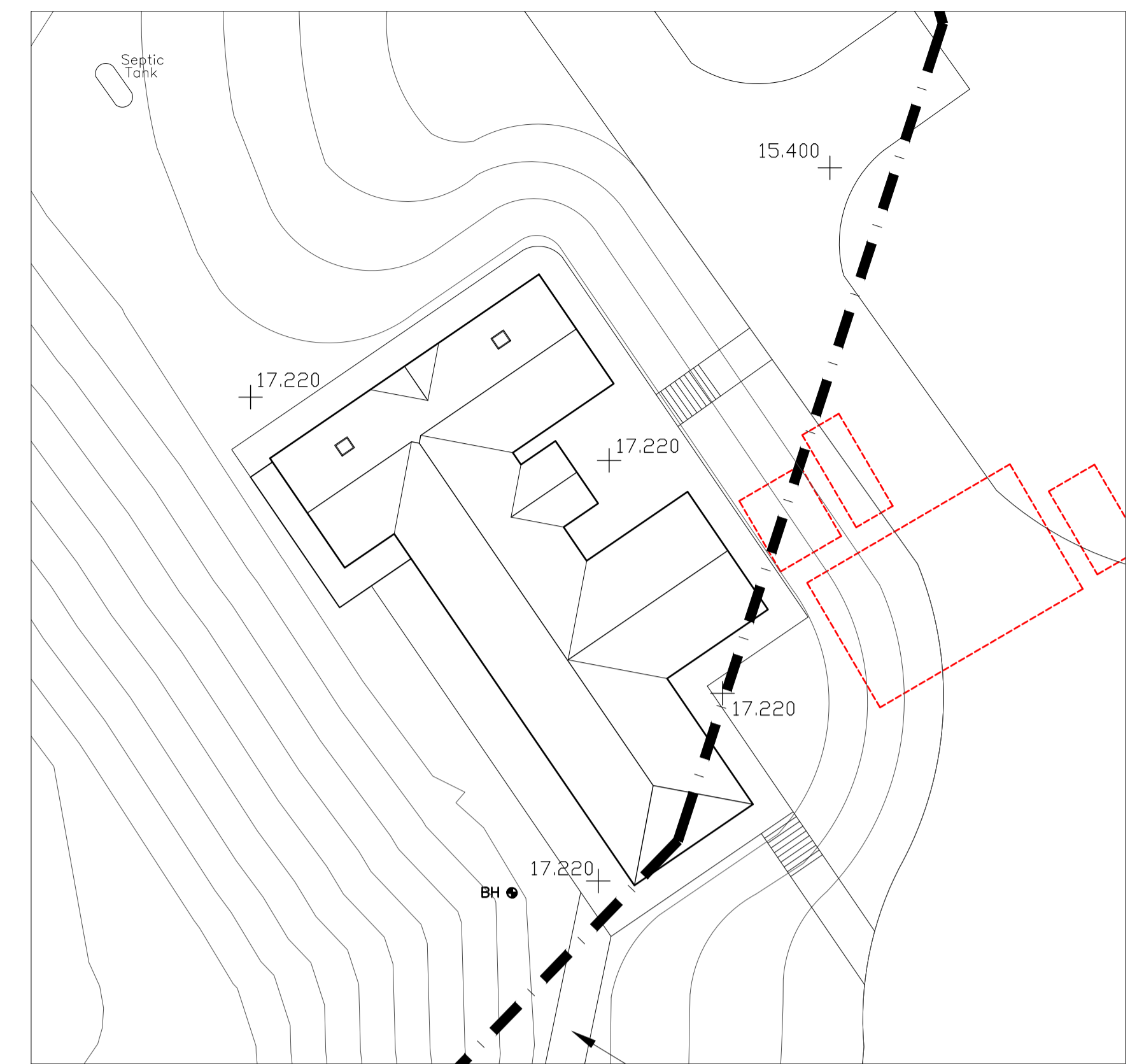
IV Clubhouse Proposed Floor Plans and Elevations 0183 04 05



GROUND FLOOR
SCALE 1:100

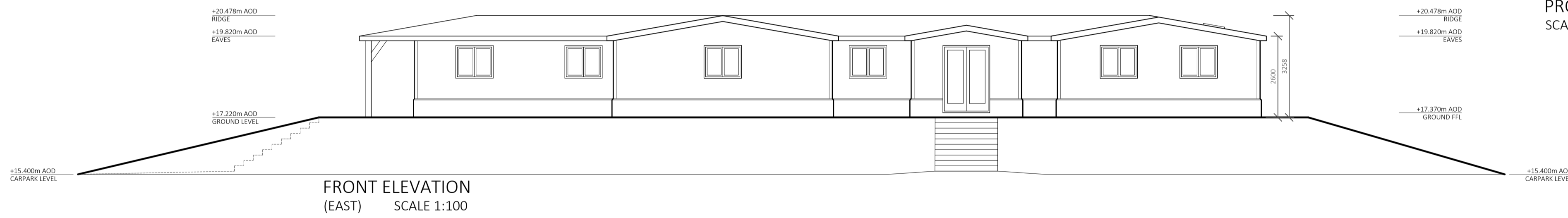


ROOF PLAN
SCALE 1:200

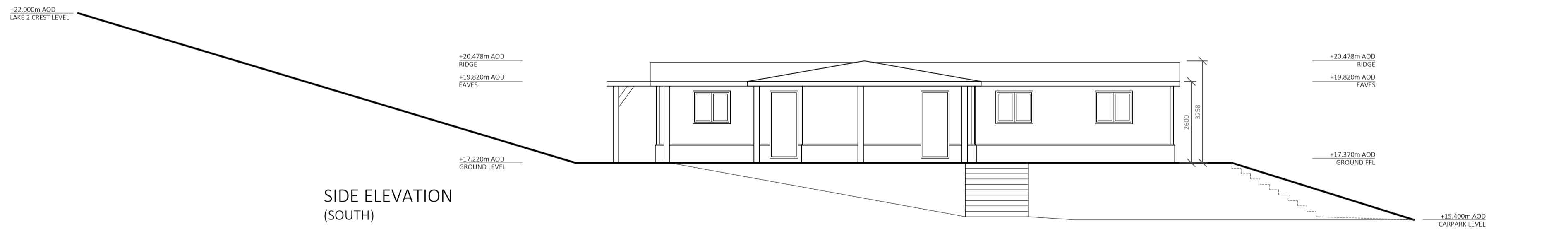


PROPOSED CLUBHOUSE LAYOUT
SCALE 1:250

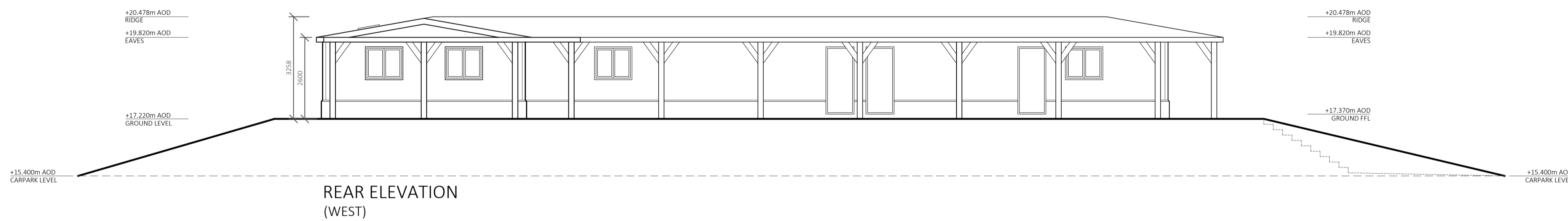
ACCESS WALKWAY AT 17m AOD



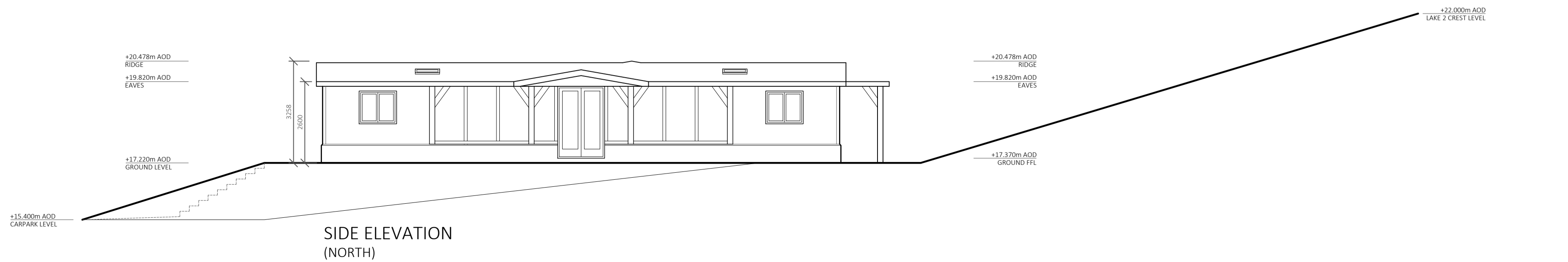
FRONT ELEVATION
(EAST) SCALE 1:100



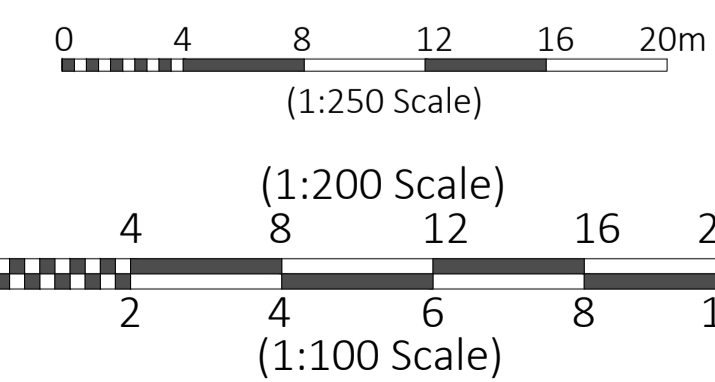
SIDE ELEVATION
(SOUTH)



REAR ELEVATION
(WEST)



SIDE ELEVATION
(NORTH)



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REV:	DESCRIPTION:	BY:	DATE:
B	CARPARK LEVEL AMENDED	RL	04/10/19
A	LEVELS AND ORIENTATION AMENDED	RL	04/10/19



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PROJECT:
Monk Lakes

CLIENT:
Taytime Ltd.

TITLE:
Clubhouse - Proposed Floor
Plans and Elevations

SCALE @A1:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	27/09/19	RL	CW
PROJECT NUMBER:	DRAWING NUMBER:	REVISION:	
0183-04	0183-04/05	B	

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