

## Synopsis of the Chilmington Green Development

- The Prescott figures for the development in Chilmington Green were approx 7300 dwellings – the target number now being planned is likely to be far lower following the review of the Core Strategy.
- An in depth consultation process, including public workshops, has been taking place over the past eight years and the consultees have included many interested parties, including Borough Councillors, Parish Councillors and Residents.
- Any interested party could have been involved throughout the consultation period of those eight years. Very few residents showed any interest until recently, even though they were informed and given the opportunity to participate.
- There is no other area of land within Ashford where a development of this size will affect so few residents.
- In the Core Strategy the Chilmington Green development was to contain UP TO 7000 dwellings. ABC expect that number to be dramatically reduced to between 3500 – 4500 dwellings following new Government relaxation of density figures. This change cannot be legally implemented until the review of the Core Strategy has been completed and proper consultation with residents in the Borough has taken place.
- The Parish Council has never been in favour of any development in Chilmington Green if at all possible. Since it became clear that the development will take place, the PC has and will continue to work hard to ensure that the best possible design quality; new employment opportunities; energy saving technologies and a wide range of amenities will be achieved for the community.
- There is a Masterplan being put together for Chilmington Green with the co-operation of Land Owners and Developers (the Consortium) and other interested parties. Once agreed, it is vital that this remains in place in order to prevent piecemeal development throughout the Parish and Borough.
- ABC, together with the PC, is working hard to maintain the Masterplan and to deliver the best possible community for Chilmington Green – The Parish Council and its representatives have invested many hundreds of hours with this sole aim.
- The traffic model requested by ABC has yet to be completed. NO final figure for house numbers can be determined until this model is available. No development will take place without a comprehensive transport plan for both the construction stage and later in the life of the community.
- The abandonment of the Godinton development has no bearing on Chilmington Green. Godinton was NOT part of the Core Strategy, whereas Chilmington Green is.

- The Core Strategy is a legally binding document and any planning application turned down by ABC would almost certainly be upheld at appeal by the Planning Inspectorate, the body which found the Core Strategy sound. ABC has brought forward the review of the Core Strategy document, and the preliminary requirements are under way. While the review is likely to take up to 18 months it is likely that the Chilmington Green development will still be included in the revised document.
- In terms of amenities, the Chilmington Green development incorporates one Secondary school and 3 or 4 Primary schools (dependent on the final number of dwellings), together with substantial infrastructure to ensure the Community will not be short of facilities, including shops, businesses, medical and dental practices. The new community will not place more pressure on our already stretched school and medical amenities.
- The various environmental and conservation groups are currently formalising their response(s), which are likely to be on the basis of the need for support of the Core Strategy to prevent any further outward sprawl of Ashford and to pressure for the review of the Core Strategy to go ahead.
- Our Vice Chairman of the past 7 years is a land owner at Chilmington Green. He has given the community great service in that time and always declared an interest when the topic of Chilmington Green has been tabled for discussion. With the plans for the development moving forward, he now feels it appropriate to stand down from the Parish Council as the development is subject to discussion at almost every meeting.
- Phasing: the current thinking is that the development of Chilmington Green will take place over a number of years ensuring that houses and facilities won't be built until there is a demand for them.
- Ecology: the experience of other areas suggests that the variety of birds, mammals, insects, reptiles, flowers and trees of the area will be enhanced by the wider range of habitats, which monoculture fields cannot provide.