

CHILMINGTON GREEN AND DISCOVERY PARK AREA ACTION PLAN

What is the Chilmington Green urban extension?

Chilmington Green is identified in Ashford Borough Council's **Core Strategy** (the overarching planning document for the Borough) as a site for a sustainable urban extension which should be planned to accommodate around 3,350 dwellings and 600 jobs by 2020, with the potential for up to 7,000 dwellings and 1,000 jobs in the longer term. Delivering the new homes will occur in several phases over a 15 – 20 year time period and careful attention will be given to the provision of the necessary community facilities, open space and transport improvements needed to create a new community of this size.

Where exactly will the Chilmington Green urban extension be?

The broad area for development is defined by Long Length to the east, and the Ashford Road/A28 to the west. The northern boundary borders the Chilmington gypsy and traveller site and the KCC closed landfill site. The southern boundary will lie south of Chilmington Green Road, but the exact boundary will be defined through the masterplanning process.

Why is development happening at Chilmington Green?

The principle of development at Chilmington Green is established in Ashford Borough Council's Core Strategy. The Core Strategy was 'adopted' in 2008 following the production of a wide range of evidence which set out where growth could be accommodated within the borough, a period of public consultation and a formal 'Examination in Public' of the Core Strategy and evidence by an independent, government appointed planning Inspector.

You can find the Core Strategy on the Council's website at:

http://www.ashford.gov.uk/planning_and_building_control/planning_now_and_in_the_future/core_strategy_2008.aspx

The change in government in May 2010 has led to the removal of centrally designated housing targets, but the principle of development at Chilmington Green remains established in the Core Strategy. The key focus now for Chilmington Green is planning for the creation of a great place to live. This will involve looking very closely at the density, design and layout of development, types of landuses and the best range of local facilities that can be achieved.

How will Chilmington Green be planned?

A planning document for Chilmington Green, called an '**Area Action Plan**', is currently being produced by Ashford Borough Council. This will set out the strategic development and design principles for the site and the policies for land use, density, building heights and the quantum and phasing of development.

A key part of the Area Action Plan process is the production of a **masterplan** for the development of the area. The masterplan will be included in the Area Action Plan. Planning applications and policies submitted for development at Chilmington Green will need to be in accordance with the policies and principles set out in the Area Action Plan.

The Area Action Plan will be produced with public involvement, and an 'Examination in Public' by an independent planning Inspector will be held in 2012 to assess the Area Action Plan.

What type of facilities will be at Chilmington Green?

New development at Chilmington Green is being planned as a sustainable new community, with the type of day to day facilities which will help the community to become a successful, thriving place. It will include Discovery Park, a new park serving Chilmington Green and surrounding communities which is likely to include a range of facilities, such as sports pitches, kick-about space and more natural areas to attract and support wildlife.

As well as new homes, the new community will also have a High Street with a range of local shops and business premises, 2 – 3 primary schools, a new secondary school, medical facilities, a dedicated bus link to Ashford town centre and a 'community hub' which offers a range of services.

The new community will also include sustainable energy technologies to help generate some energy on-site.

What is the Process and Timeframe?

Work on the Chilmington Green masterplan is now gathering pace. In March 2010, the Chilmington Green developers appointed a team of technical consultants, including masterplanners, urban designers, transport, utilities and sustainability consultants and ecology, landscape, heritage and archaeology specialists.

The masterplanning team, lead by John Thompson & Partners, is now beginning the process of comprehensively masterplanning the site area. The team will examine a wide range of aspects, including the environmental and ecological conditions of the site (such as topography, landscape and the presence of protected species and important ecological areas), how footpaths, cycle ways and roads can be best accommodated in the site, where community facilities, open space and the High Street will be located, and how environmental impacts can be mitigated.

A Steering Group, comprising the main landowners, development partners, Council officers and Ashford's Future Company representatives, is overseeing the masterplanning work. An outline planning application for the site will be produced by the developers in parallel with the production of the Area Action Plan.

The key milestones and approximate timings for the masterplanning and Area Action Plan process are:

- Publication of AAP for 6 week public consultation: by Autumn 2011
- Submission of the AAP (to Secretary of State): early 2012
- Examination in Public (Assessment of the plan by an independent Inspector): Spring 2012
- Adoption of AAP by ABC: by Summer 2012

An outline planning application will be submitted by developers for approval at around the same time that the Area Action Plan is adopted

How you can get involved or be kept updated

Currently, the masterplanning for Chilmington Green is at the 'options development' stage. This is where the evidence gathered so far is examined and options for the strategic layout of the site, such as access roads, schools, etc, are considered. Residents of Chilmington Green and the surrounding communities can feed into this process, and there are a number of ways that you can provide your views and/or be kept updated on progress;

Parish Council meetings: You can provide your views and be kept up to date by attending your local Parish Council meetings. The Great Chart with Singleton Parish Council meet at 7.30pm on the second Monday of every month at a venue alternating between Great Chart and Singleton. The Parish Council meeting dates are always posted on the 7 Parish Council notice boards, advertised in the Parish Council newsletter (which is delivered to every household in the Parish) and are provided on the Parish Council website.

Community Exhibition: A community exhibition will be held to give the residents of Chilmington Green and other adjoining communities the chance to comment on progress with the masterplan. This will be held at the end of September at the Singleton Environment Centre. Details will be posted on this website, the ABC website, sent via email update and publicised locally.

Email updates: If you would like to be kept updated by periodic emails on progress with the masterplanning and Area Action Plan, as well as news on upcoming exhibitions and meetings, then please email the Planning Policy team at: ashfordldf@ashford.gov.uk

Website: There is a Chilmington Green webpage on the Ashford Borough Council website which will be kept updated as the masterplanning progresses. You can find the webpage at the link below:

http://www.ashford.gov.uk/planning_and_building_control/planning_now_and_in_the_future/chilmington_green_discovery.aspx

The Chilmington Green developer consortium also have a website:
www.chilmington-green.co.uk

For further information on the Chilmington Green & Discovery Park Area Action Plan, please contact the Ashford Borough Council Planning Policy team on 01233 330 229 or by email: ashfordldf@ashford.gov.uk