

Purpose of Exhibition

The purpose of this exhibition is to:

- provide information about the **New Urban Extension** and **Strategic Public Park** (Discovery Park) proposed at Chilmington Green
- explain some of the key decisions already made following earlier consultation and
- seek your views on ideas and options for some key elements within the emerging masterplan

John Thompson and Partners (JTP), has been employed by a consortium of developers to prepare a masterplan for the sustainable urban extension at Chilmington Green designed to accommodate around 15,000 residents. **New homes, schools, shops, offices, community and leisure facilities** will form part of the new development .

PLEASE FILL IN AND RETURN A QUESTIONNAIRE
TO LET US KNOW WHAT YOU THINK

SITE LOCATION

Study Area
The study area for the masterplan, indicated by the red line, shows the area within which plans for Chilmington Green and the first phase of Discovey Park will be developed. The boundaries of the development will be set somewhere inside the study area shown once further technical studies and design work have been undertaken by the consultant team.

The broad area for development is defined by Long Length to the south-east, and the Ashford Road/A28 to the north-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.

DESIGN PROCESS

What is the timeframe for the masterplan and Area Action Plan?

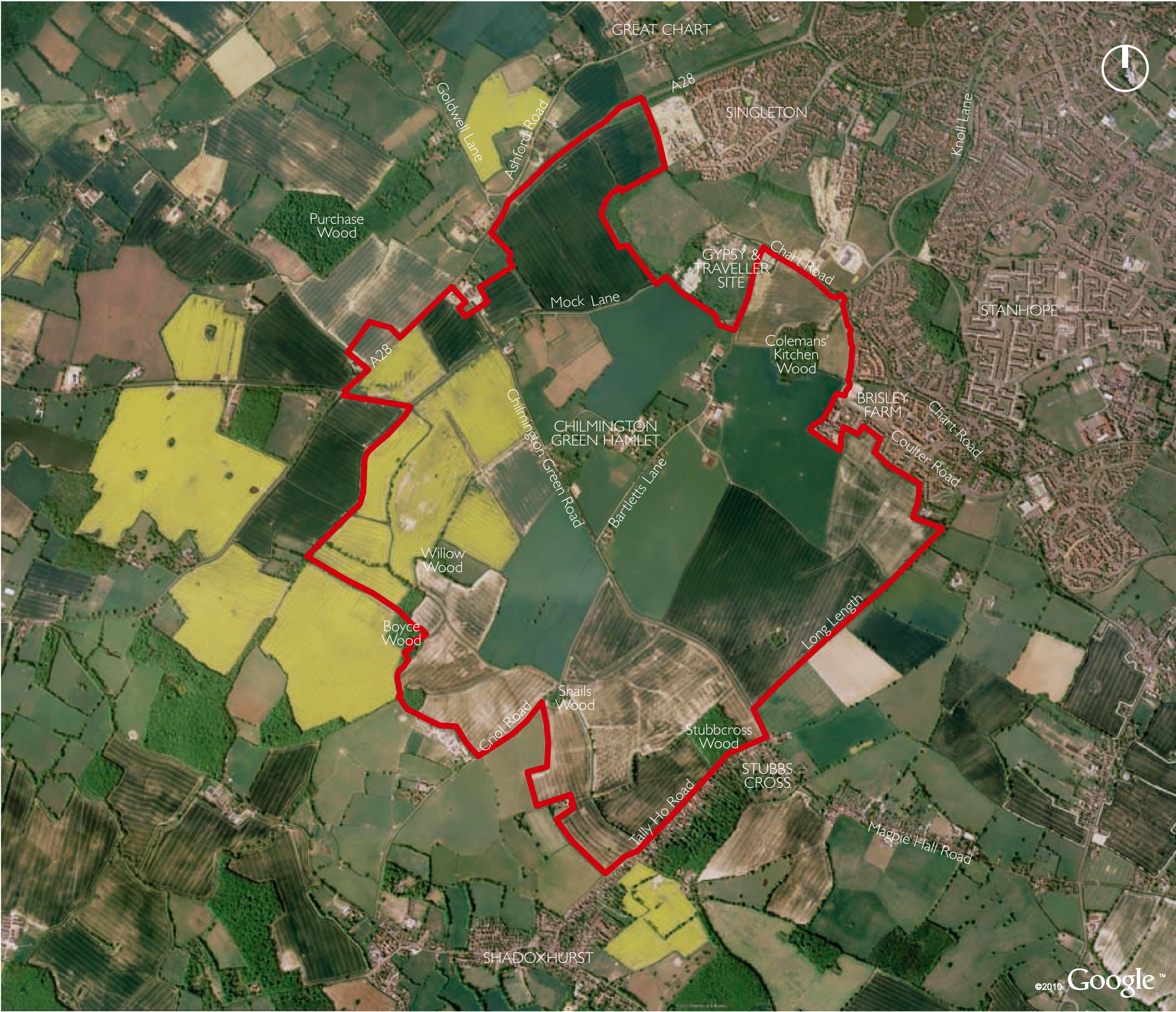
- The approximate timings are:
- Production of masterplan for inclusion in the AAP: by early 2011
 - Publication of AAP for 6 week public consultation: Spring 2011
 - Adoption of AAP by ABC: by Autumn 2011
 - Determination of Outline Planning Application by Ashford Borough Council: Autumn 2011
 - First houses built on site: by the end of 2012/ early 2013.

This part of the process forms another step towards creating a sustainable urban extension to Ashford which will deliver benefits for all of Ashford. The process has involved Stakeholder Workshops undertaken during February 2008 and July 2010 to ensure our delivery partners (ABC, Ashford's Future, Kent County Council, Environment Agency etc) can help us achieve what is necessary in terms of infrastructure and to hear and be influenced by the views of the communities affected through the elected representatives (Parish and District Councillors).

KEY DATES

24th/25th September 2010
Options Exhibition and Workshops

20th October
Report back and presentation of emerging ideas



Policy Background - Ashford Growth Context & Stakeholder Workshops 2009 & 2010

ASHFORD GROWTH CONTEXT

Ashford Borough Council's adopted Core Strategy identifies Chilmington Green and the surrounding area as an urban extension which should be planned to accommodate no less than 3,350 dwellings and 600 jobs by 2021, with potential for over 7,000 dwellings and 1,000 jobs thereafter.

A major public park 'Discovery Park' is also identified.

An 'Area Action Plan' is being produced by Ashford Borough Council for Chilmington Green and the first phase of Discovery Park.

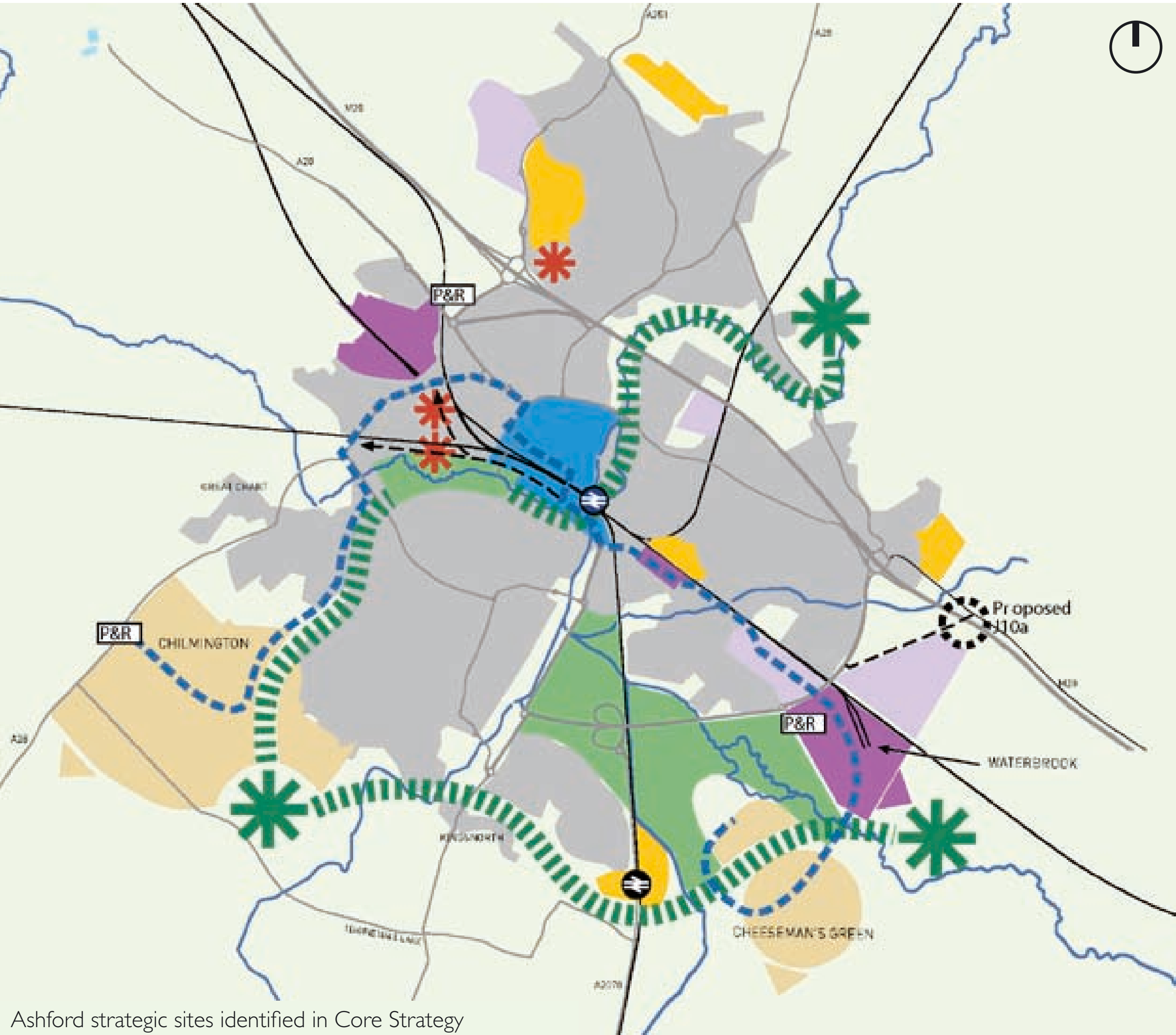
Ashford is a legally designated Growth Area and the principle of development at Chilmington Green remains established in the Council's 'Core Strategy' which is the statutory Development Plan Document for the area.

A key part of the Area Action Plan process is the production of a masterplan for the development of the area. The masterplanning team, led by John Thompson & Partners (JTP), has been employed by a developer consortium, working closely with Ashford Borough Council and Ashford's Future, to draw up a masterplan for the site.

The planning framework for the 'Area Action Plan' will be informed by the masterplan and will define:

- the amount of development and how it is phased
- development and design principles
- policies for land use, density, design and character

The masterplan will also form the basis for an outline planning application to be submitted by the developers.



PROCESS

In 2008 and 2009 workshops were held where stakeholders worked with the Council and a range of specialists to develop masterplan options and key principles for Chilmington Green.

At the 2009 workshop, 5 concepts were identified:

- Concept 1:** Compact, sustainable settlement extension with viable local services
- Concept 2:** Vibrant, active and accessible high street
- Concept 3:** Street frontage based movement network
- Concept 4:** Distinctive, walkable neighbourhoods with viable facilities
- Concept 5:** Viable green network and variety of spaces and roles

A community exhibition was held in the evening to present the masterplan options. This was attended by over 80 local people.

JTP OPTIONS 2010

In 2010 JTP developed a further series of options incorporating key principles from the previous masterplanning work and informed by a number of technical studies. These were presented to a stakeholder workshop held on 22nd July 2010 where they were explored and evaluated. A study to assess the sustainability of proposals was then undertaken by Ashford Borough Council and the outcome of the two exercises resulted in preferred options for key aspects of the masterplan being identified. These options are set out in the exhibition for you to comment on.

FEBRUARY 2009 WORKSHOP



MASTERPLAN OPTIONS 2009 Two different configurations were devised:

Option 1

This showed a residential area extending across Long Length with a park wrapping the new development on the southern and eastern edge separating the new development from existing neighbourhoods.

Option 2

This showed the residential area extending further south than Option 1 and adjoining the existing neighbourhoods to the east. In this option the park has a more compact form.



JULY 2010 WORKSHOP



The Vision for Chilmington Green - High Quality Development & Discovery Park



The Vision for Chilmington Green seeks to set out the key features of Chilmington which the planning of the site will address.

Chilmington Green will be a great place to live - a place that:

- is a lively and fun place, with an **attractive Main Centre** that meets peoples' daily needs
- works for people of all ages and provides **a range of community, school and health facilities**
- sets challenging standards of innovative design, becomes **a place of special and varied character**
- has **sustainability** integrated into all aspects of design
- offers a range of local jobs, but also caters for those working in the town centre and elsewhere with **high speed, high quality bus connections**
- has its **own, strong, identity in a landscape setting**, but is closely linked to the urban area and able to offer new opportunities to other residents of Ashford, in particular those in Brisley Farm, Singleton, Shadoxhurst and Stanhope
- **respects and integrates heritage buildings, landscape features and wildlife habitats** as part of a well planned layout
- **fosters local pride and a strong community** that develops a strong sense of pride and local ownership and the capacity to help manage Chilmington Green on a day to day basis
- is **flexible in design and resilient to change**, and able to respond positively to advances in technology and changing working and daily lifestyles

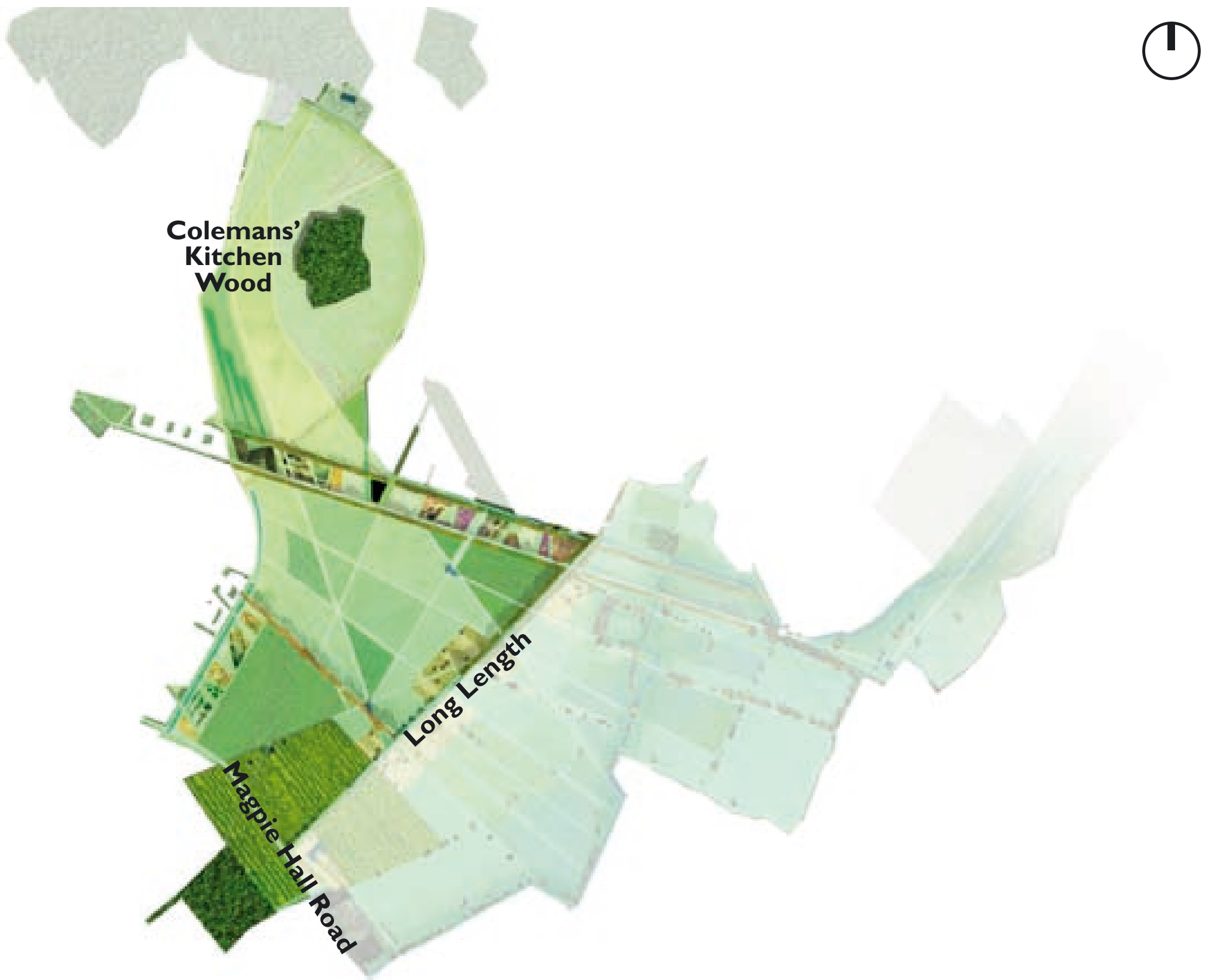


DISCOVERY PARK

A key part of the Vision will be the creation of a new park called Discovery Park which will serve Chilmington Green and surrounding communities. This will include a range of facilities, such as sports pitches, kick-about space and more natural areas to attract and support wildlife.



Q2 WHAT FACILITIES WOULD YOU LIKE TO SEE IN DISCOVERY PARK?

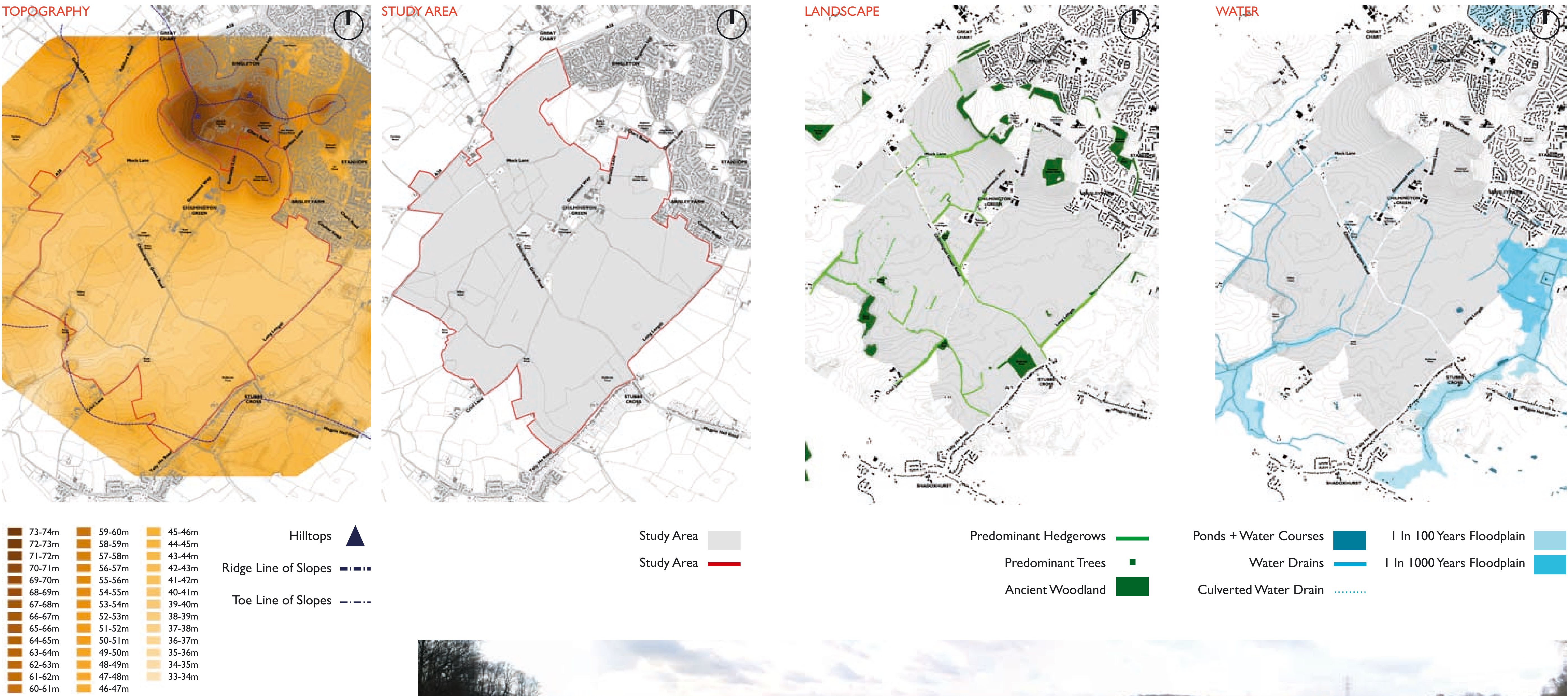


**Q1 WHAT DO YOU THINK OF THE VISION?
IS THERE ANYTHING YOU WOULD LIKE TO ADD TO IT?**

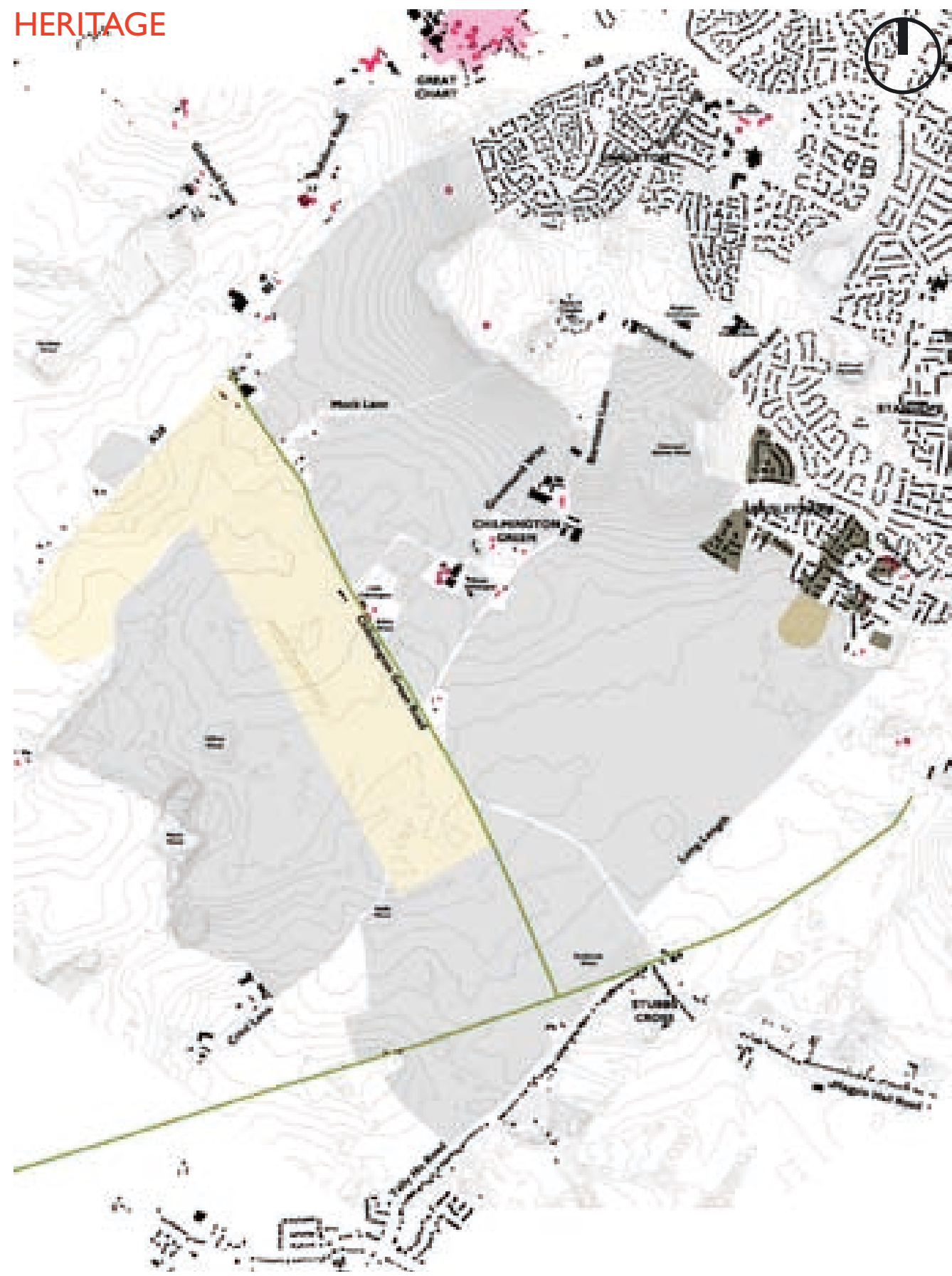
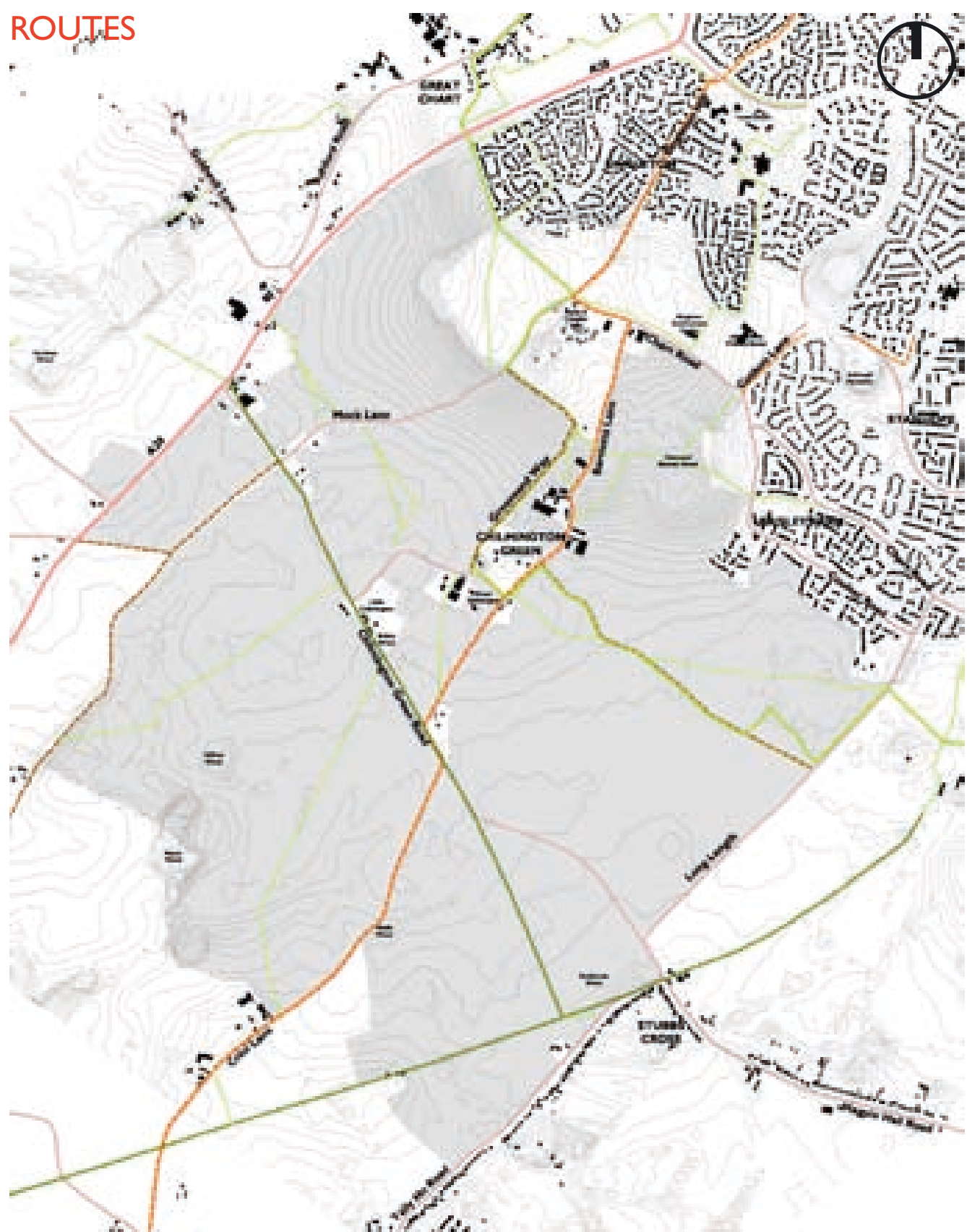
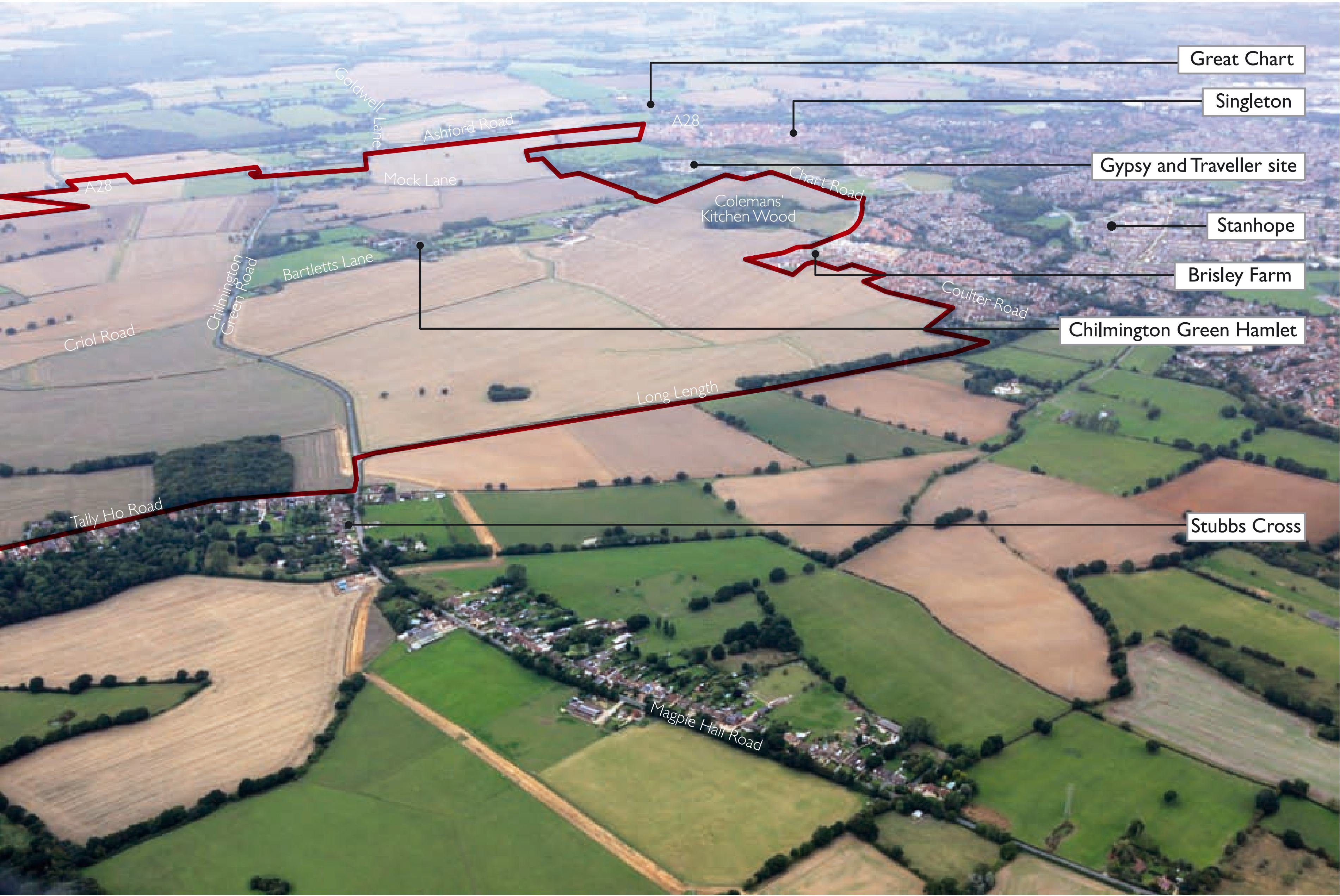
All Discovery Park images produced by Gillespies landscape designers

The Site - The Study Area, Topography, Landscape & Water

The new development at Chilmington Green will respond to and respect the site's landscape and heritage assets. Consideration will also be given to how key buildings and features add to the development's character and 'sense of place', and how the new development relates to the site's topography. Detailed work on heritage and archaeology will be carried out over the next few months.



The Site - Existing communities, Routes & Heritage



Options - Walkable Neighbourhoods

These are the development team's preferred options at this stage, as Ashford Borough Council have not yet consulted with Councillors about these options.

PRINCIPLE

The principle of developing walkable neighbourhoods where a range of facilities are located within a 5 – 10 minute walk of homes will underpin the masterplan layout. This helps create more sustainable development as it means that people can easily meet their day to day needs.

The potential extent of the development area is shown in Yellow. This has been determined by site constraints identified so far and proximity to the new facilities planned.

New facilities will be clustered to form a main centre and two or three smaller Local Centres.

Local Centres

The Local Centres are likely to contain a school, local shops and some business or office space in addition to residential buildings.

The Main Centre

Chilmington Green Main Centre will be located to the north of the development area where it has the best chance of attracting passing trade from the A28 and serving the needs of the development and also the communities of Great Chart and Singleton.

Main Centre Uses

It will contain a mix of land uses:

- A foodstore (a similar size to the Waitrose at Ashford Barracks)
- A range of other shops
- A market
- A community hub accommodating a range of services to support the community including leisure, youth provision and space for community use. NB: The range of facilities to be delivered is currently being determined by Kent County Council and Ashford Borough Council.
- Bus stops including SmartLink (a new high quality bus linking Chilmington Green with Ashford town centre)
- A primary school
- A nursery
- Restaurants and cafés
- Offices and other business/employment premises
- Residential buildings
- An energy centre producing on-site renewable energy

We have considered 2 options

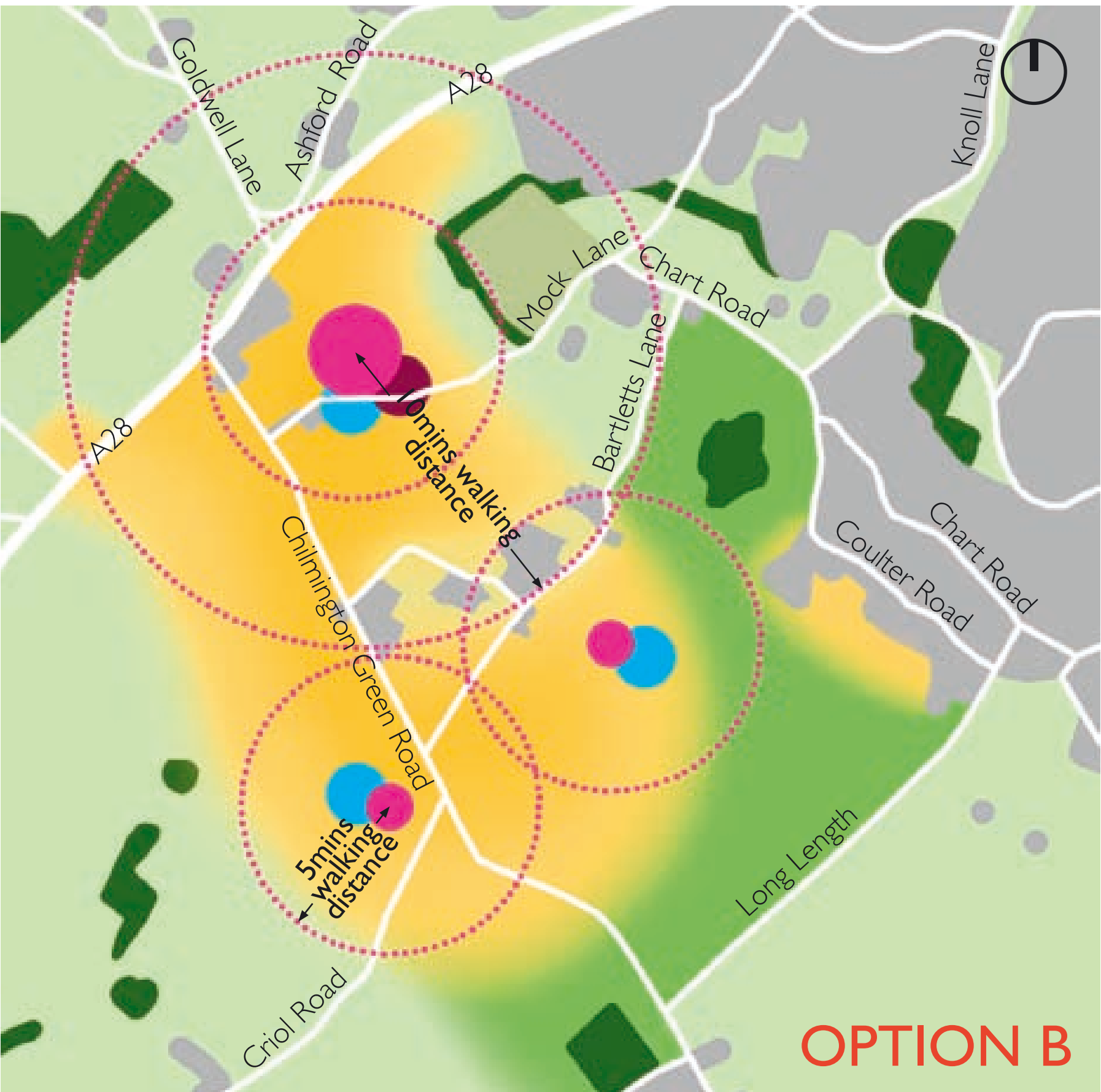
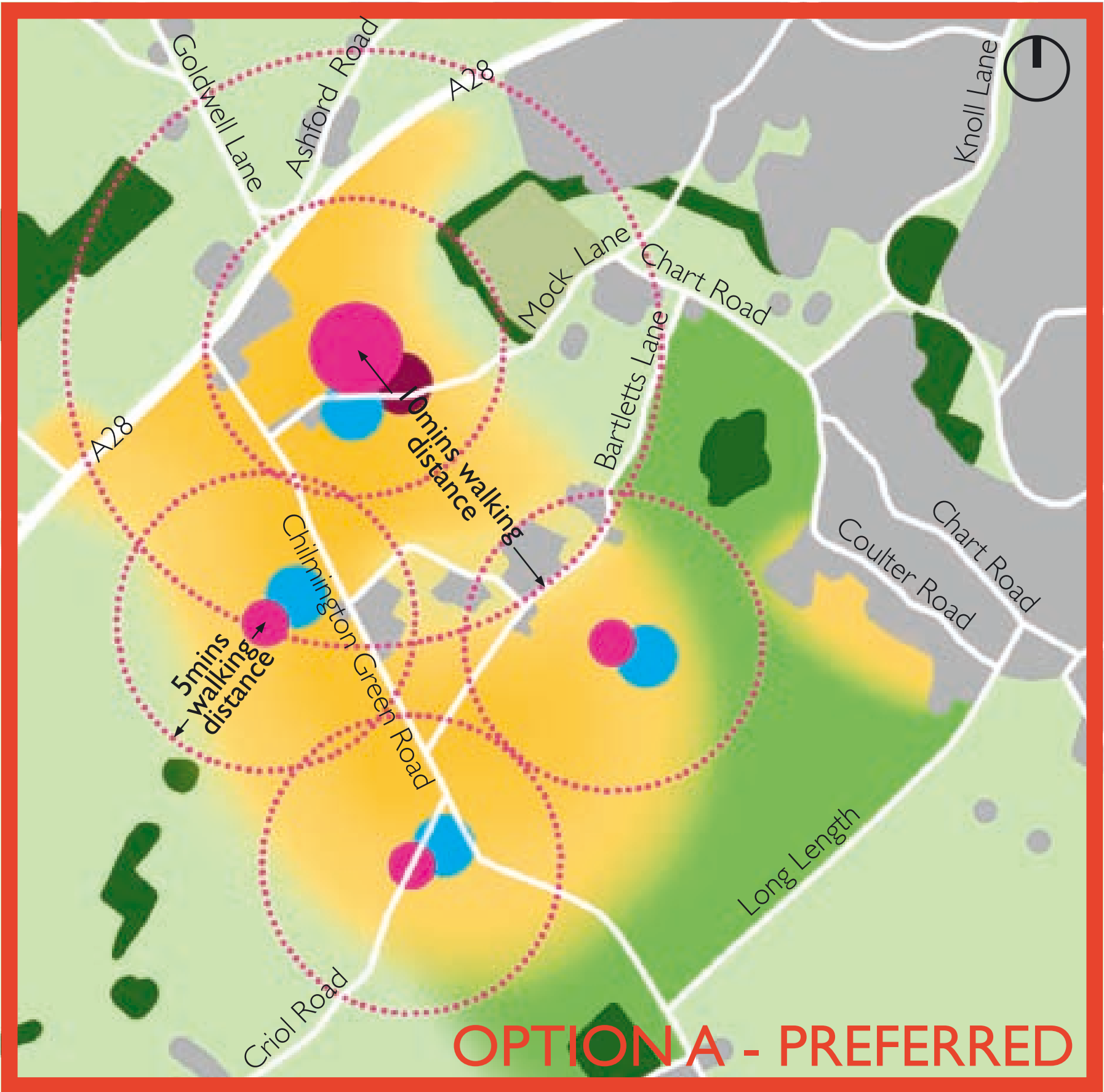
OPTION A

Option A has 3 Local Centres in addition to the Main Centre

Our preferred option is Option A because it could bring more homes within a 5-10 minute walk of facilities, which encourages people to travel less and encourages inclusive neighbourhoods.

OPTION B

Option B has 2 Local Centres in addition to the Main Centre. Note that more of the site is beyond a 5 – 10 minute walk of facilities



- Possible development area
- Schools
- Community hub
- Main Centre
- Local Centres
- 5 and 10 minute walking catchments
- Existing development

Q5 WHAT WOULD YOU LIKE TO SEE IN THE LOCAL CENTRES?

Q6 DO YOU AGREE WITH OUR PREFERENCE FOR 3 RATHER THAN 2 LOCAL CENTRES (OPTION A)?

Q3 WHICH OF THESE FACILITIES WOULD YOU LIKE TO SEE WITHIN CHILMINGTON GREEN MAIN CENTRE?

Q4 IS THERE ANYTHING ELSE YOU WOULD LIKE TO SEE IN THE MAIN CENTRE?

Options - Green Space

PRINCIPLE

The development of new homes and associated facilities at Chilmington Green will facilitate the delivery of the first phase of Discovery Park. New development will overlook the park and form attractive edges.



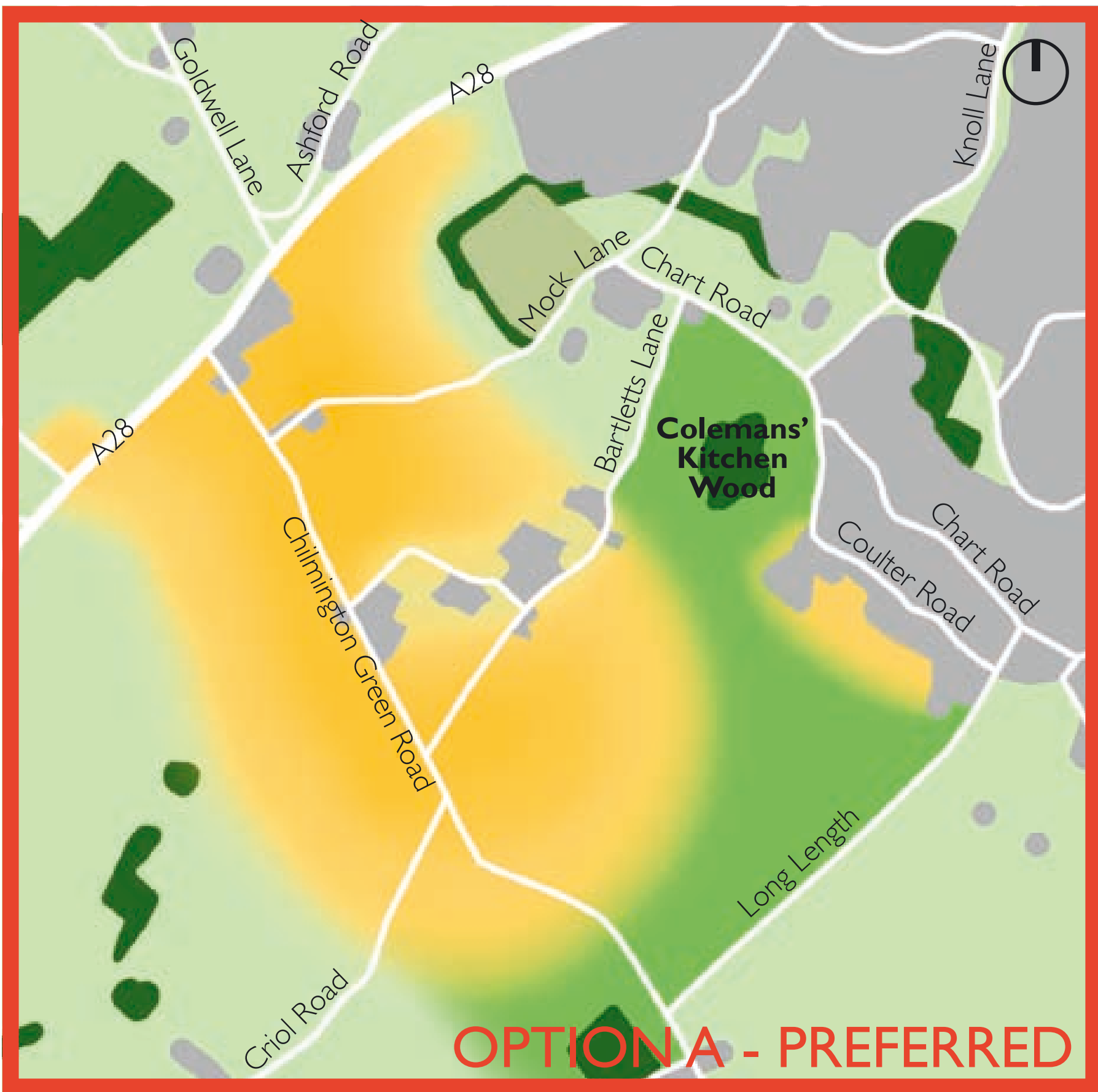
Discovery Park concept images (by Gillespies landscape designers)

We have considered two options for the form of the park.

OPTION A

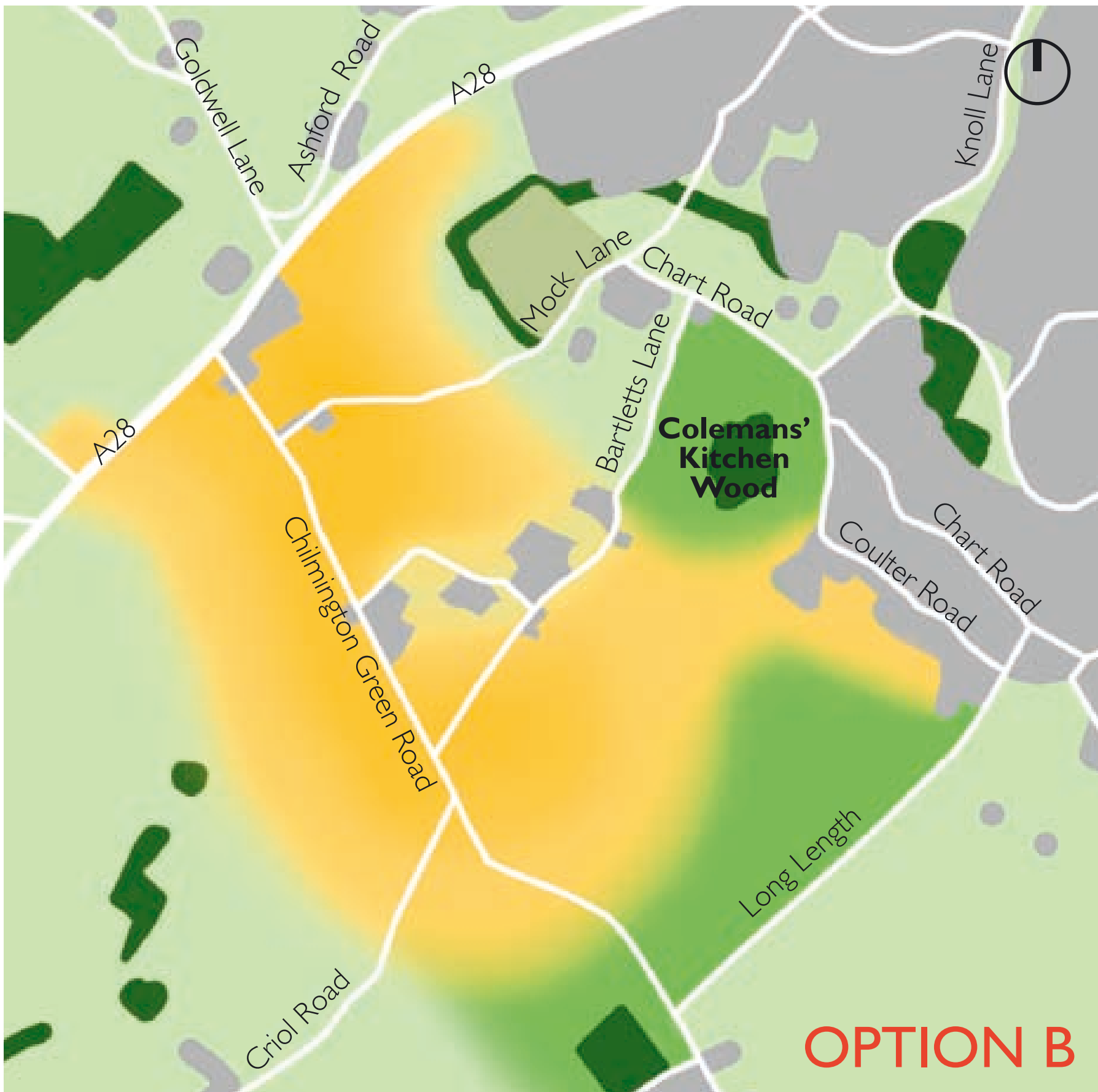
Option A provides a single area of park running from Long Length to Coleman's Kitchen Wood.

Our preferred option is Option A because it provides a single more flexible area of park that supports the proposed strategic role of Discovery Park and provides a continuous green corridor for wildlife. The disadvantage of Option A is that it could isolate the new development from Brisley Farm. However this could be overcome by providing safe and attractive foot/cycle paths and a SmartLink route linking the two communities. Shared community facilities and leisure uses within the park could also assist in connecting the communities.



OPTION B

Option B divides Discovery Park into two separate areas, but it allows the Chilmington Green development area to be physically linked to Brisley Farm.



- Possible development area
- Discovery Park
- Existing woodland
- Landfill site
- Existing development

Q7 WOULD YOU PREFER MORE LOCAL GREEN SPACE WITHIN THE DEVELOPMENT AREA OR WITHIN DISCOVERY PARK AS CURRENTLY SHOWN?

Options - A28 Access

PRINCIPLE

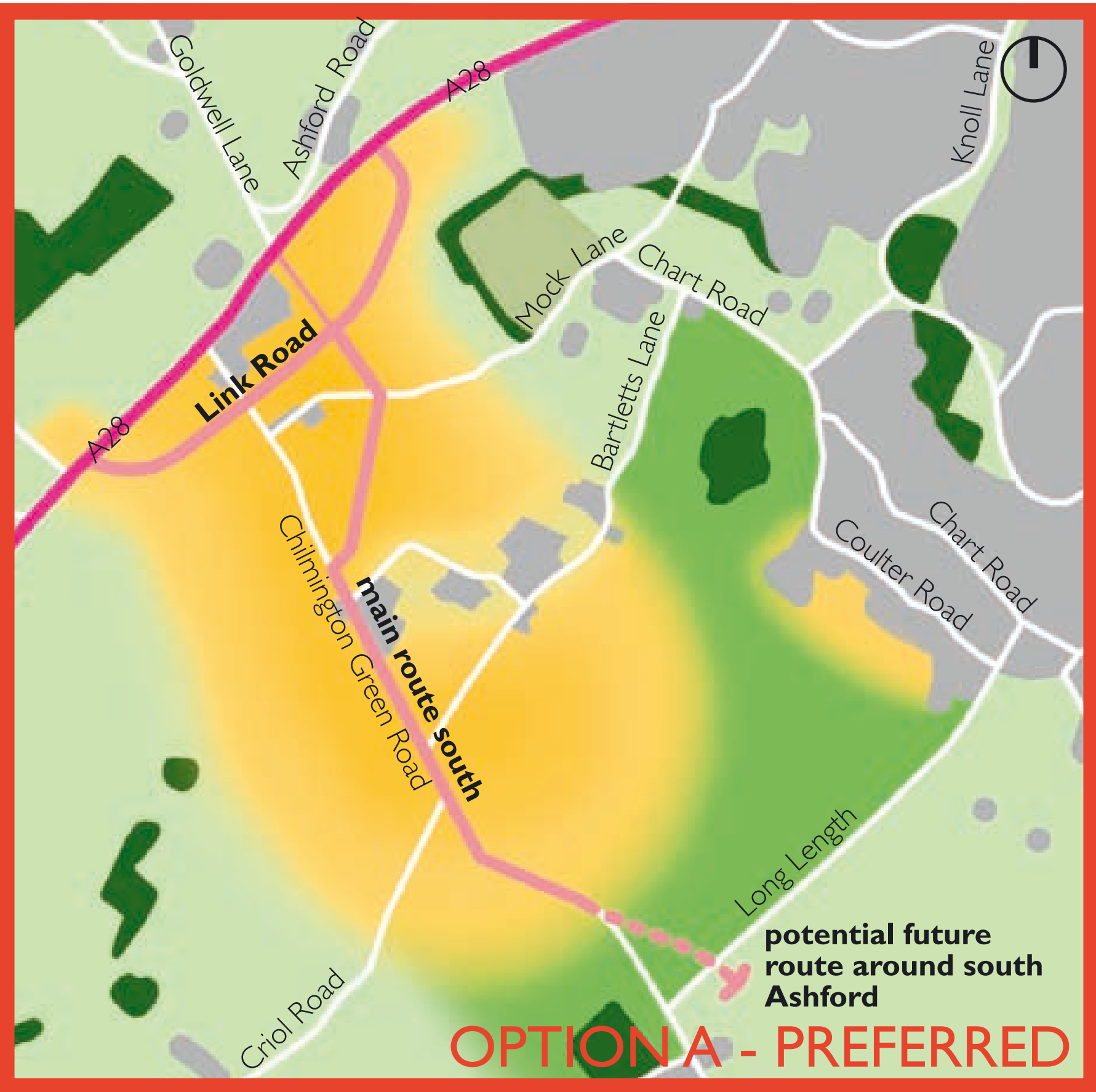
The main vehicular access to the development will be from the A28 in order to reduce the impact of traffic on existing minor roads in and around the site.

We have considered three options for the design of this access.

OPTION A

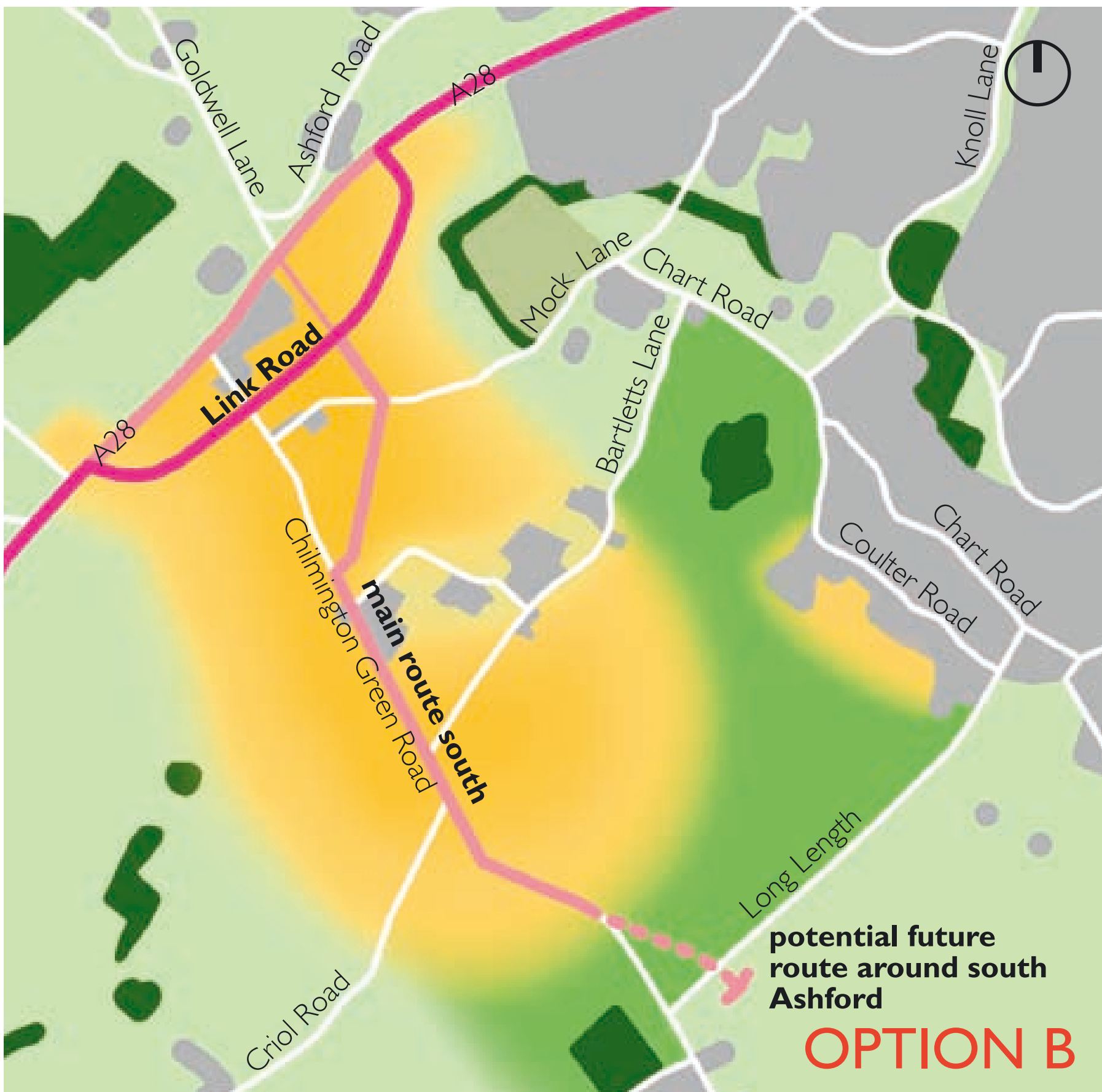
Option A has a new Link Road providing the main access to the new development with two new junctions on the A28. Subject to further transport engineering studies confirming the effect on movement there could be a third junction controlled by traffic lights between the two.

Option A is our preferred option as it creates least severance between parts of the new development and allows through traffic and HGVs to take the most direct route along the existing A28.



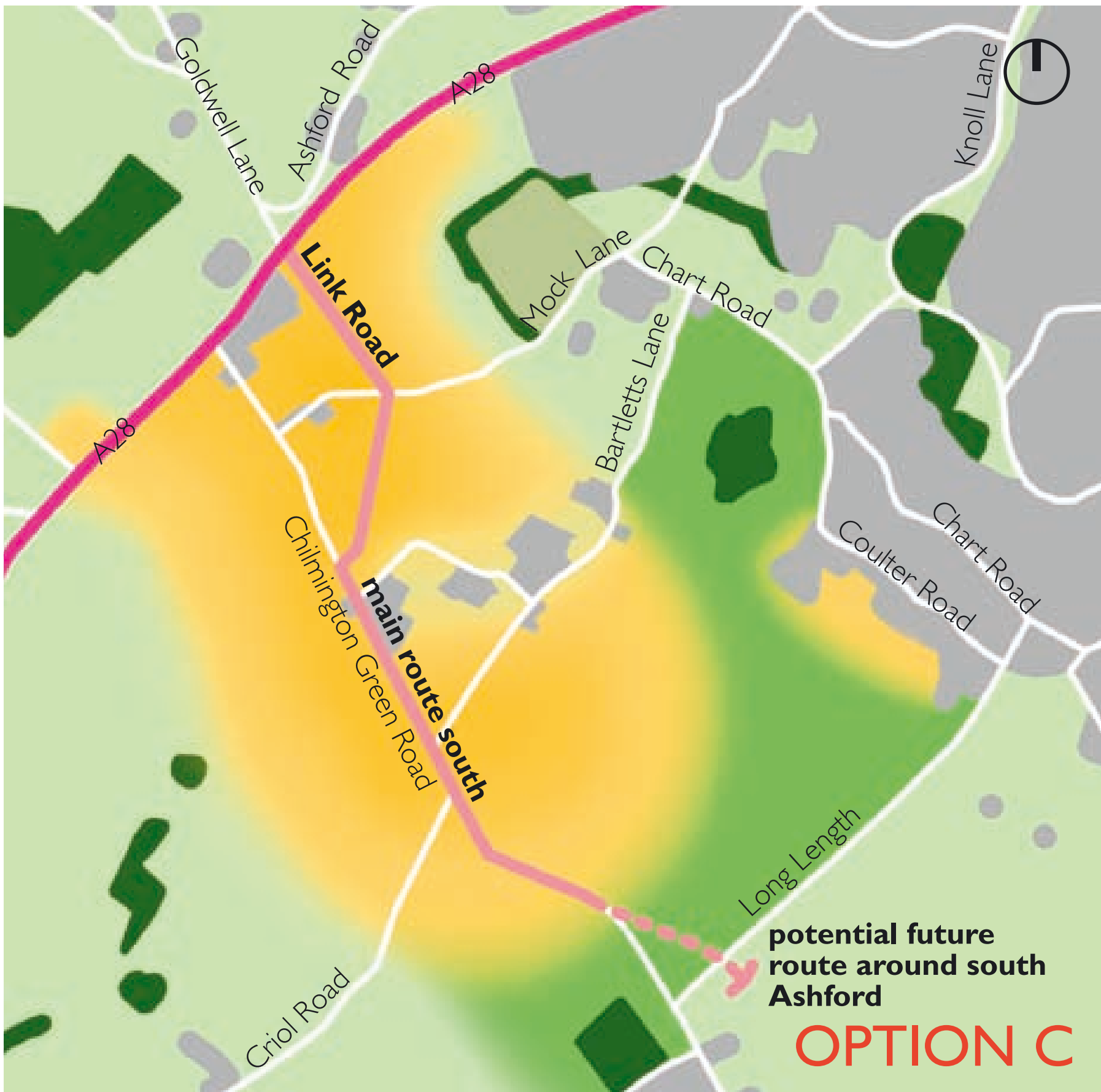
OPTION B

Option B diverts all traffic through the new development and downgrades the A28 to a local access road. The new Link Road would in effect become the A28. This option was not favoured due to the potential impact of the A28 traffic on the new development.



OPTION C

Option C connects the development via a single signalised junction. One of the main reasons why this option was rejected was because it didn't achieve an environment conducive to walkable neighbourhoods and pedestrian priority and the character of place we are trying to achieve.



Options - Main Centre

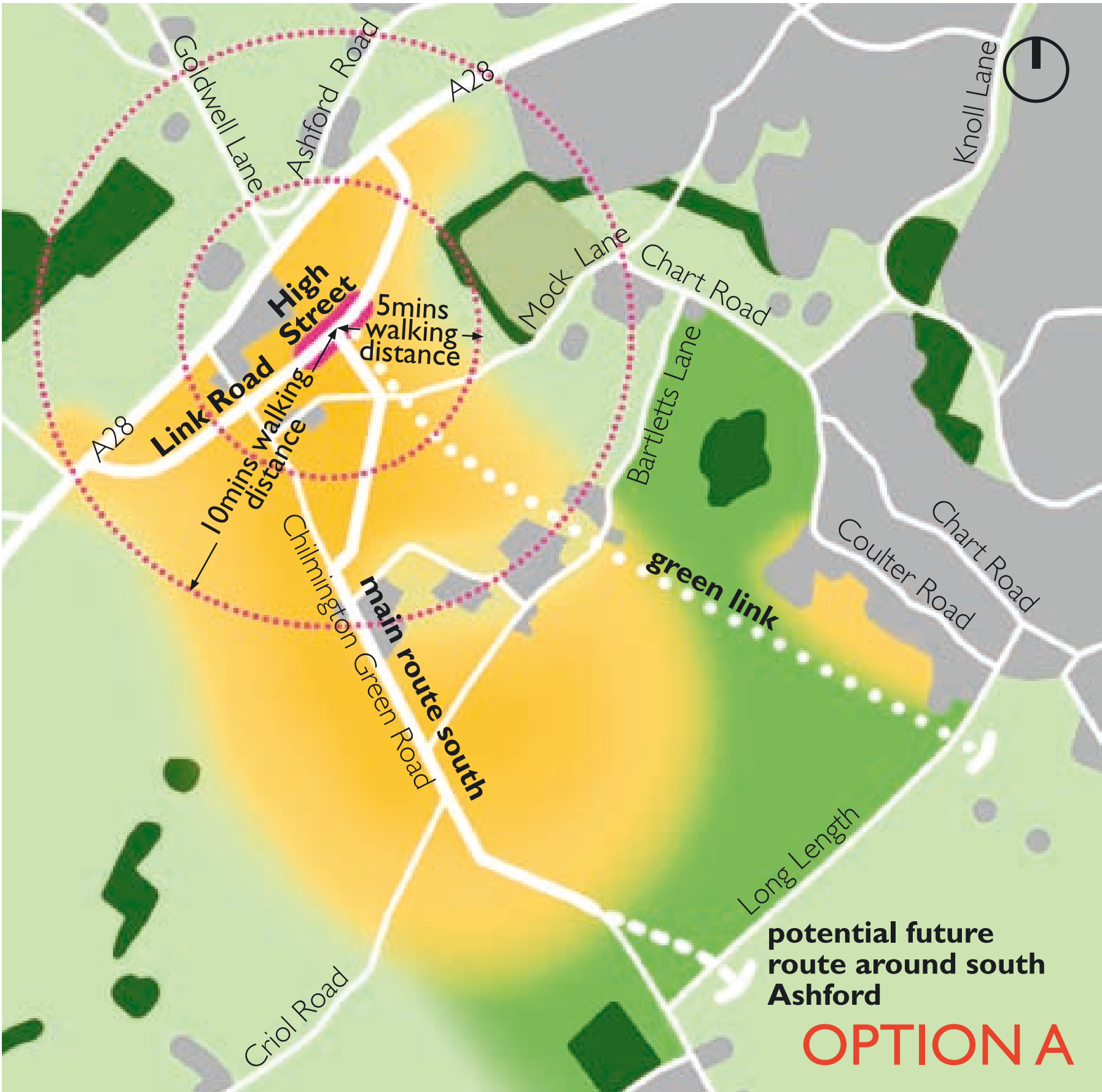
PRINCIPLE

Chilmington Green will have a vibrant Main Centre with a mix of uses. It will have a memorable and distinctive public space at the heart of the development.

We have considered two options for the form of the Main Centre. Both forms can be found in traditional towns and villages within Kent.

OPTION A

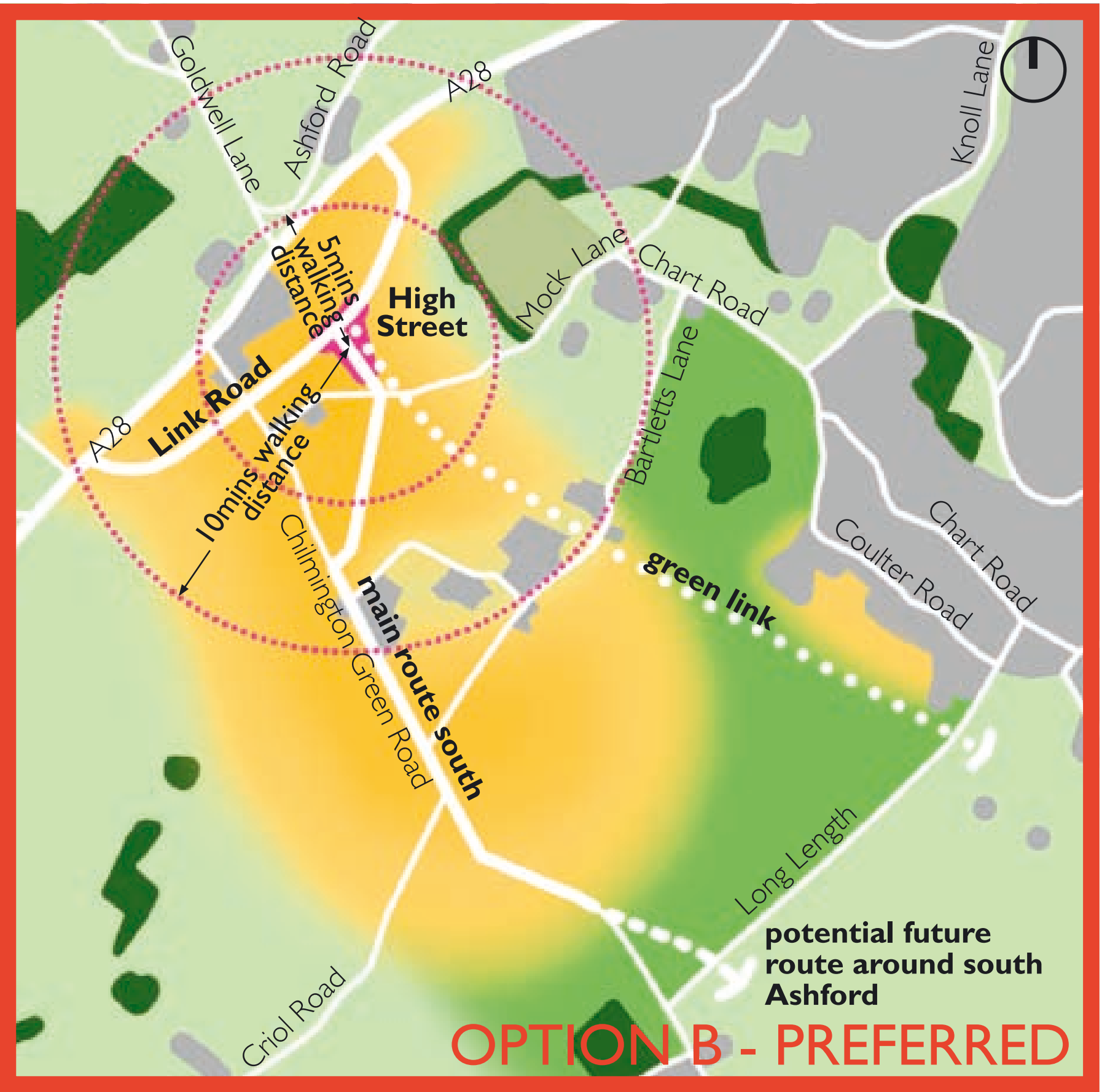
Option A has a linear High Street running along the new Link Road with residential accommodation above shops on either side of the route through the centre. This replicates the original concept developed at the 2009 workshops. However, the volume and speed of traffic could make it difficult for people to cross the Link Road.



OPTION B

Option B also has High Street uses but includes a High Street at the T junction. We developed this alternative form because its location provides a bigger catchment area of homes to support the viability of the centre. It also provides a sunny public square with good views over countryside that could accommodate markets, events and outdoor seating for cafés in an area away from the main traffic.

Option B is our preferred option because there is a risk that the engineering requirements of the Link Road in Option A could lead to an environment on the High Street that is not pedestrian friendly. Option B creates the opportunity to achieve a space where people will enjoy spending time.



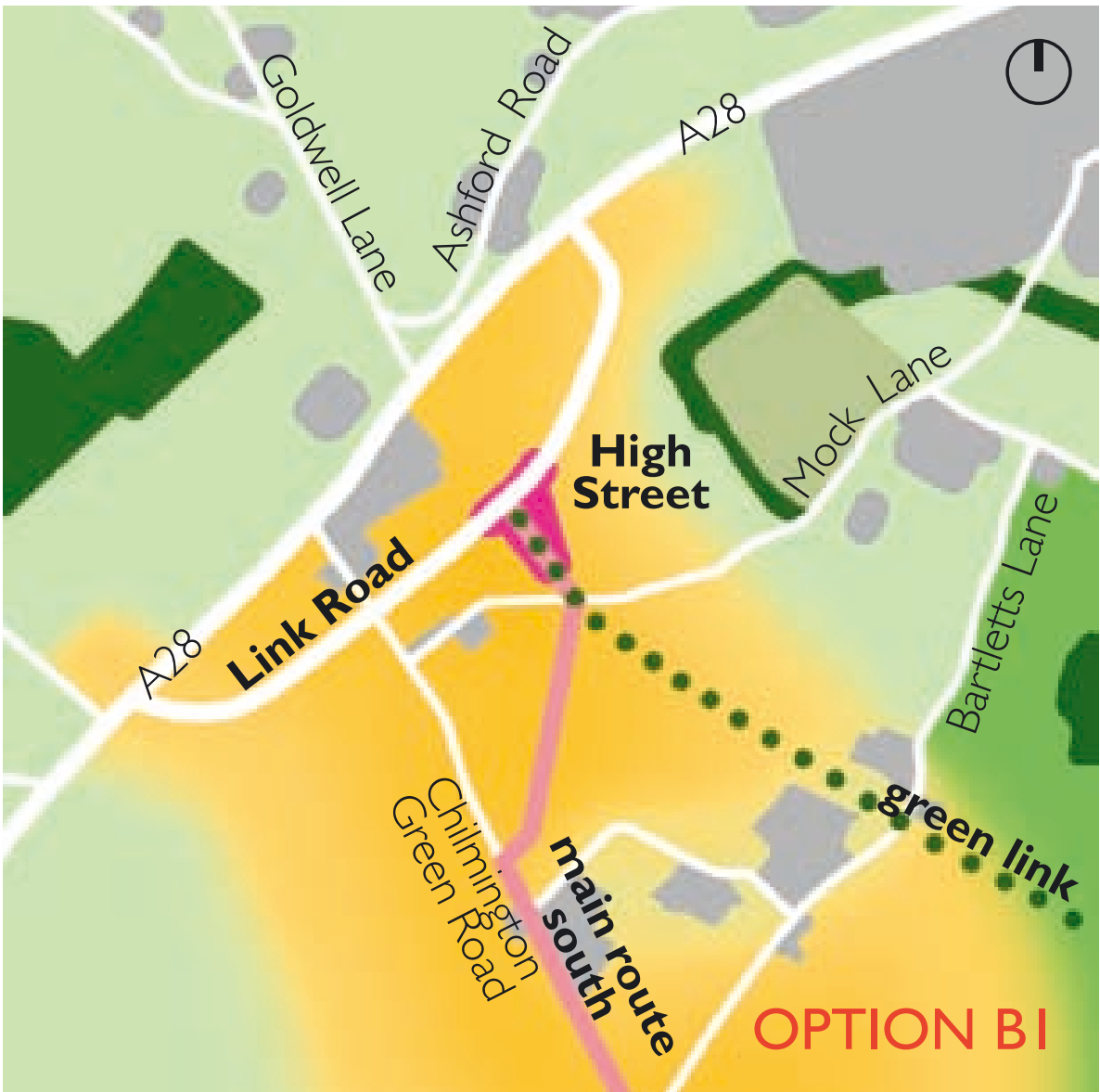
FORM OF THE CENTRE

We will be looking at the design of the Main Centre in more detail over the coming weeks.

Q8 IN RELATION TO THE MAIN CENTRE, WOULD YOU LIKE TO SEE AN AREA RESERVED FOR ONLY PEDESTRIANS, CYCLISTS AND BUSES?

OPTION B1

Option B-1 shows the T junction with all traffic routed through it along one side of the square.



OPTION B2

Option B 2 shows a variation with only pedestrians, cyclists and buses within the square and other vehicular traffic running on another street.



Options - SmartLink

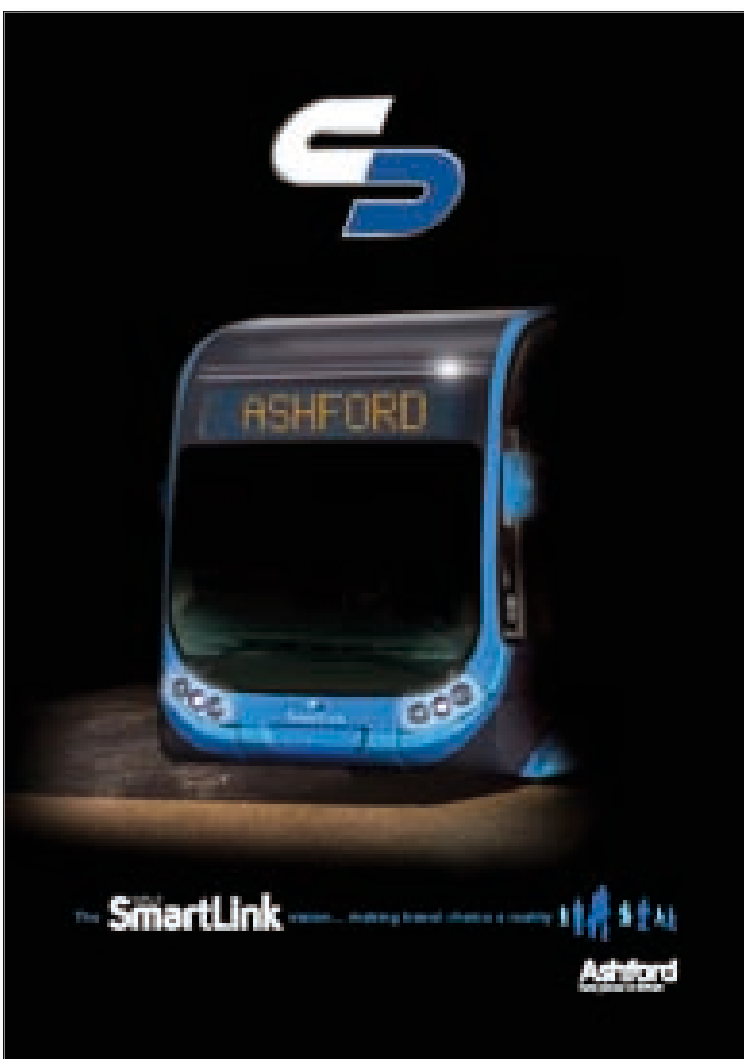
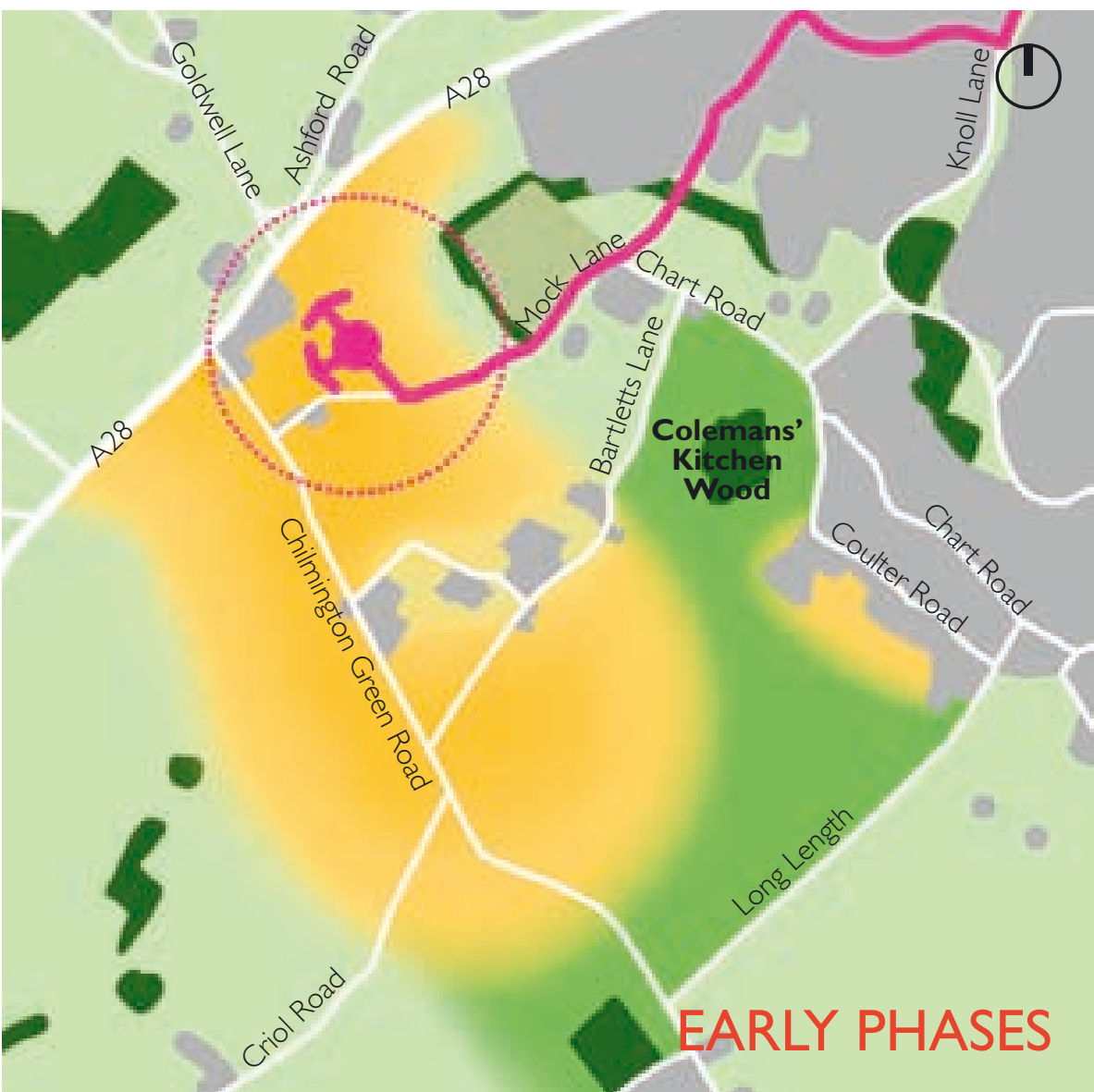
PRINCIPLE

As development progresses, a high quality bus service called SmartLink is planned. SmartLink will provide Chilmington Green with a link to Ashford town centre.

We have considered two options for the SmartLink route.

EARLY PHASES

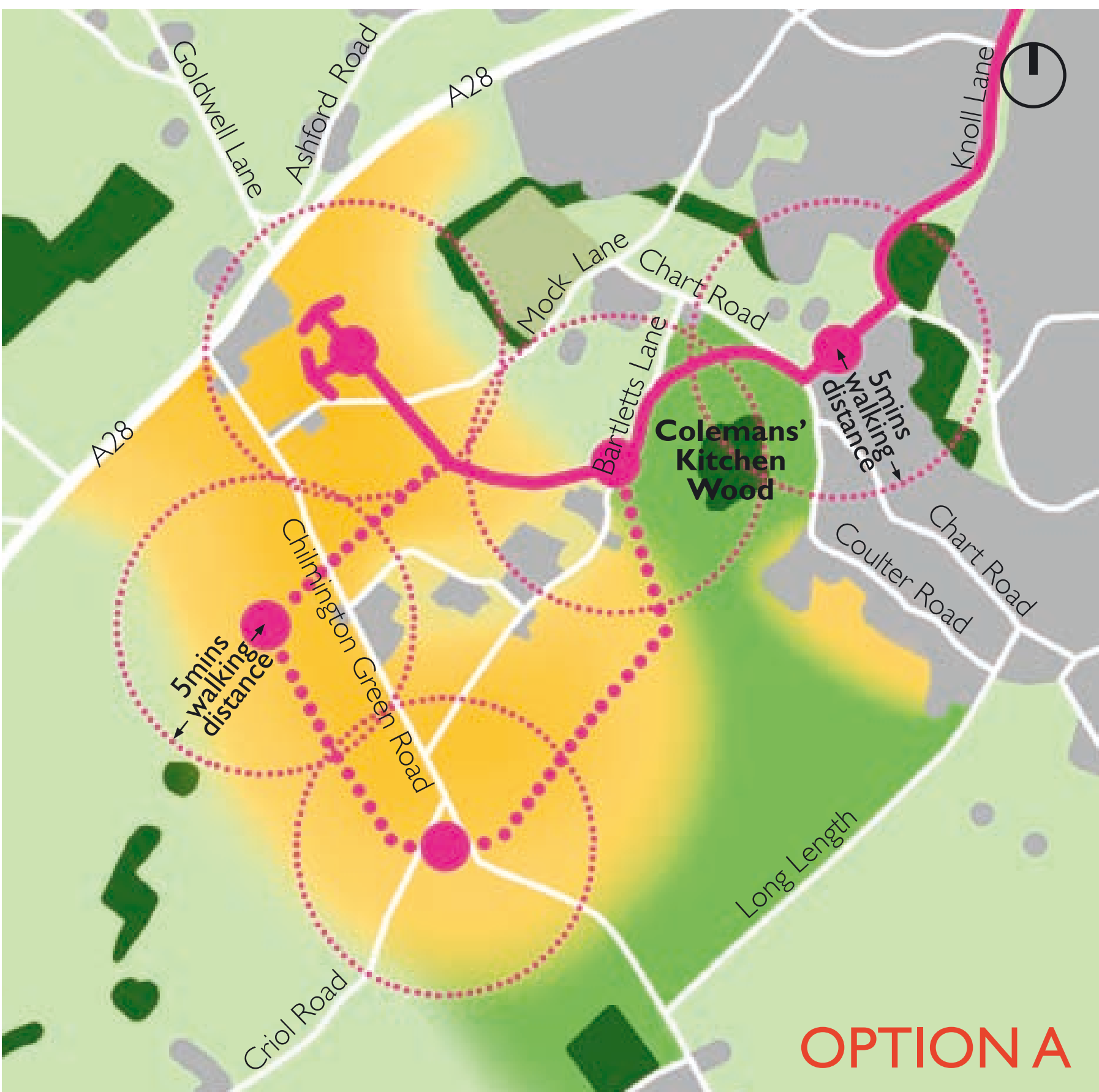
In the early phases of development a bus running via Mock Lane would serve Chilmington Green Main Centre.



OPTION A

Option A shows the SmartLink route running to the **North of Coleman's Kitchen Wood**. Note that this route is shorter than Option B.

- Possible development area
- SmartLink route
- Potential bus stops
- Alternate SmartLink route to serve Local Centres
- 5 minute walking catchments
- Existing development



OPTION B

Option B shows the SmartLink route running to the **South of Coleman's Kitchen Wood**. Note that this Option has a less invasive impact on the park.



Q9 WHICH OPTION DO YOU PREFER, NORTH OR SOUTH OF COLEMANS' KITCHEN WOOD?

Options - The Secondary School

PRINCIPLE

A secondary school will be built as part of the new development. It will need to open at around the same time as the first 1000 new homes at Chilmington Green are occupied. The school will be designed to allow community use of facilities such as the sports halls and playing fields out of school hours.

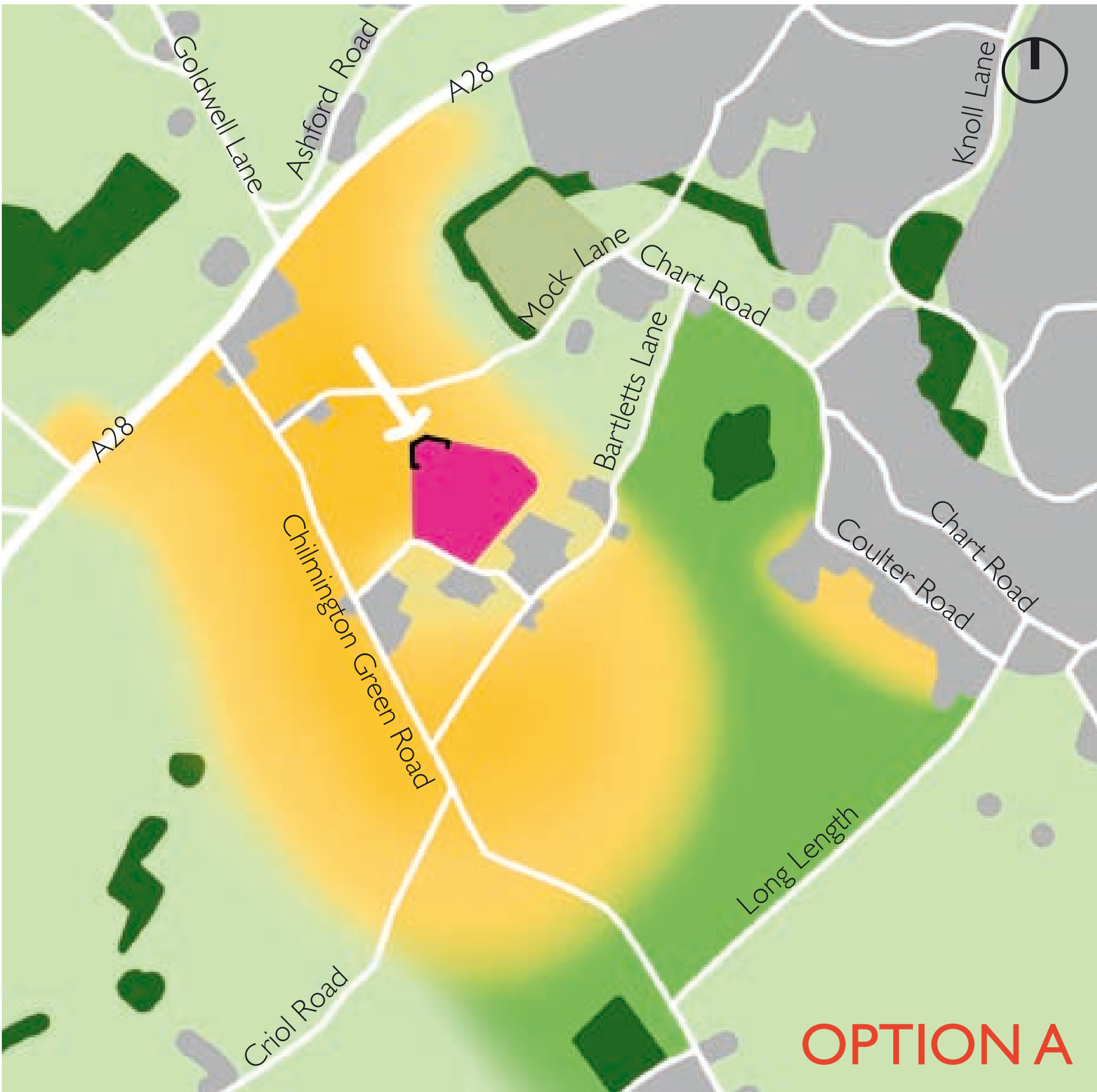
Discussions with Kent County Council over the type of school to be provided are ongoing. Consideration is also being given to a 'through school' catering for pupils from 6-18 years of age.

We have considered two different locations for the secondary school. These are a location close to the Main Centre and a location close to Discovery Park. In either location, the secondary school facilities and hall will be open for community use during the evening, weekends and holidays, for the benefit of all residents.

OPTION A

In this option the secondary school would form part of the Main Centre. The main advantage of this location is that it could support the viability of Main Centre businesses by bringing additional custom from the pupils, staff and parents.

Another advantage is that it could provide an attractive green space close to the Main Centre. However as parts of the school would be fenced off, it would mean that some walking routes to the Main Centre would be less direct if the school were located here.

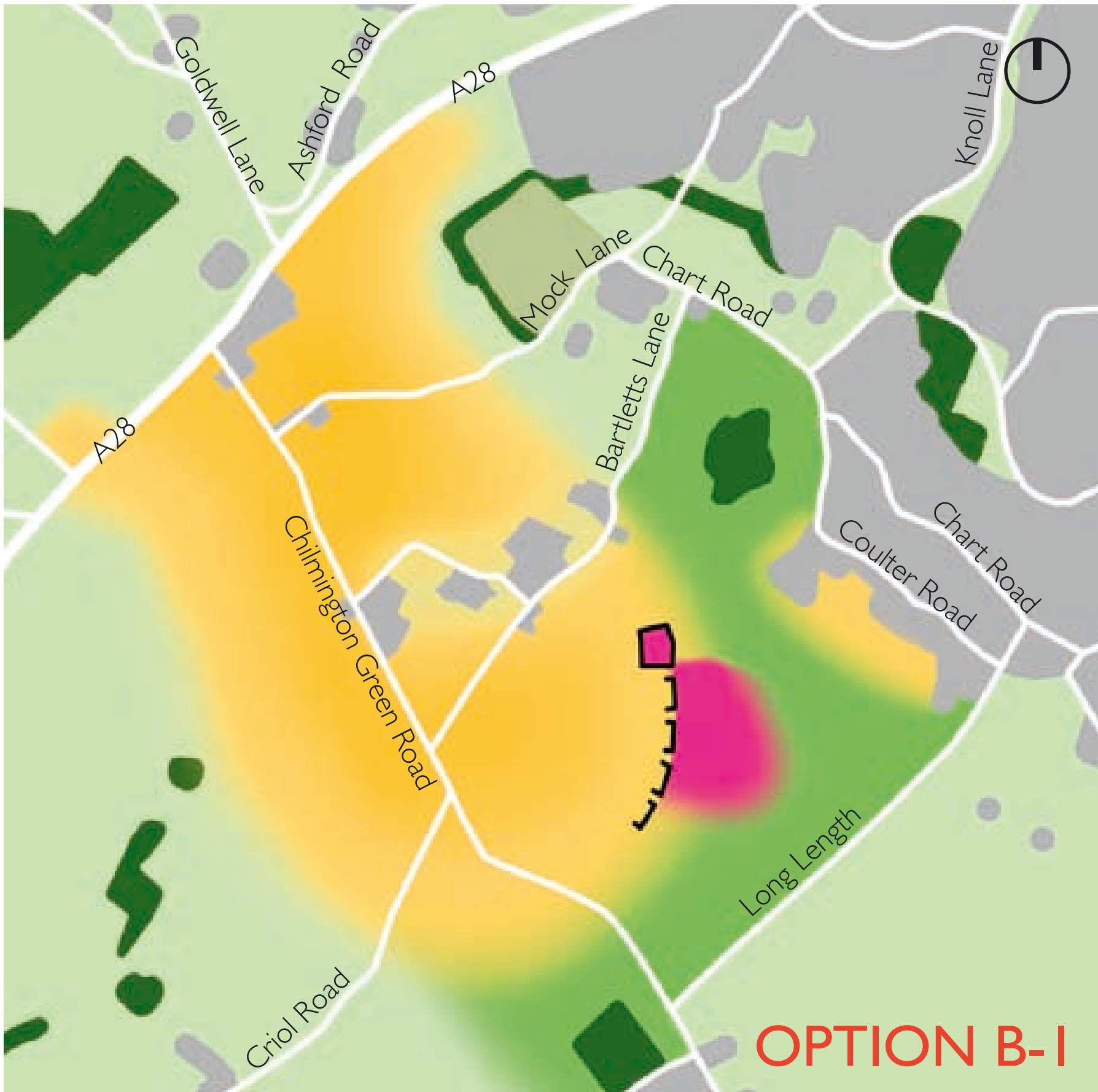


OPTION B-1

In this option the secondary school is located close to Discovery Park.

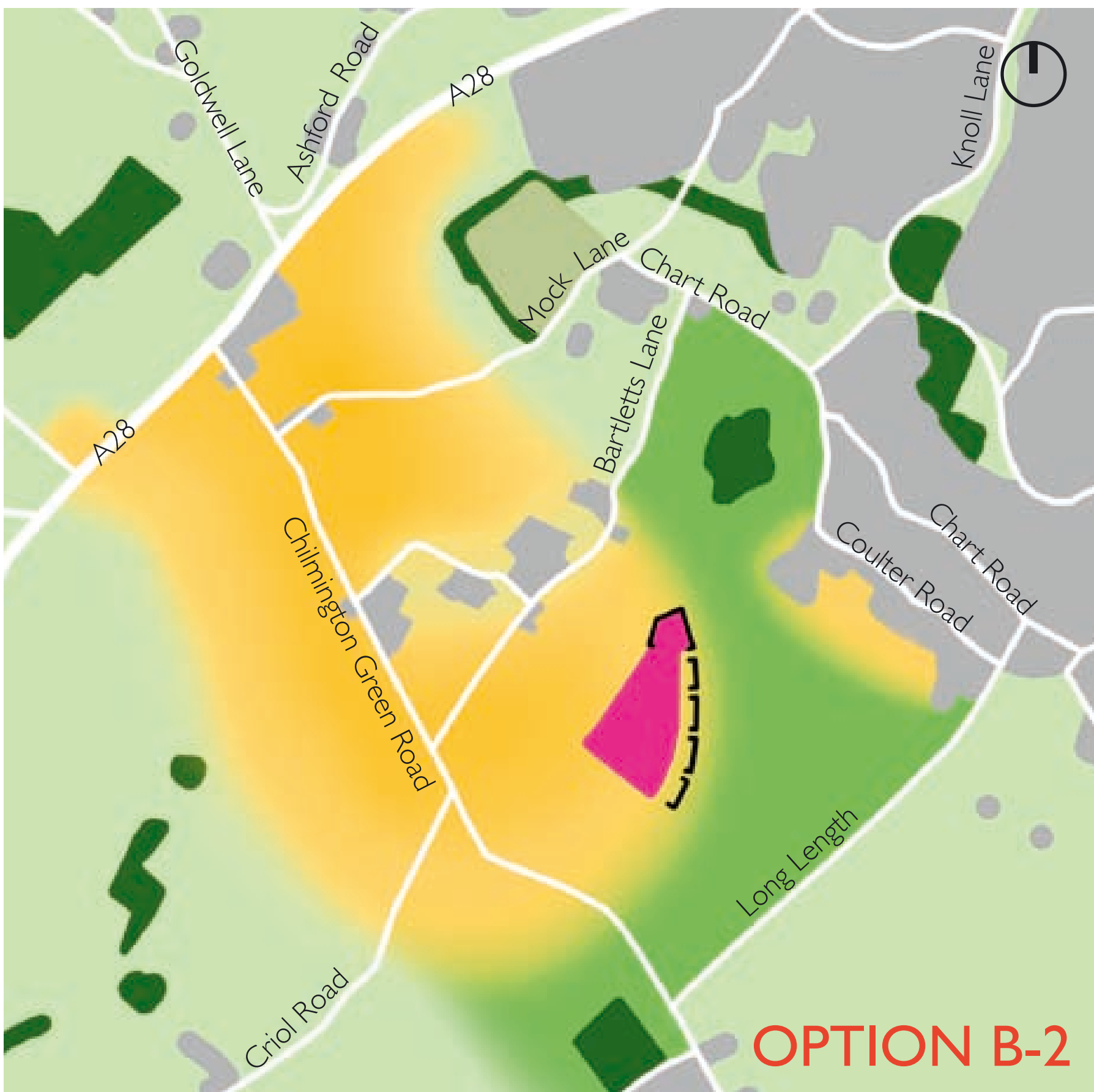
In this option the school would benefit from the amenities in the park and would bring activity into the Park during otherwise quiet periods of the day. The school would also be closer to the other South Ashford communities its pupils may come from. The adjacent local centre could significantly benefit from the patronage of the school children, staff and parents.

Other sports facilities could be clustered there to create a sports hub that would be easier to manage and provide an enhanced facility for the wider community.



OPTION B-2

Option B-2 is a variation on Option B-1 where the location is the same but the playing fields are set behind new homes and separated from Discovery Park. This has many of the advantages of Option B-1.



Q10 SHOULD THE SECONDARY SCHOOL BE LOCATED NEAR THE MAIN CENTRE OR NEAR DISCOVERY PARK?

- Possible development area
- School Frontage
- Residential Frontage
- Playing Fields
- Existing development

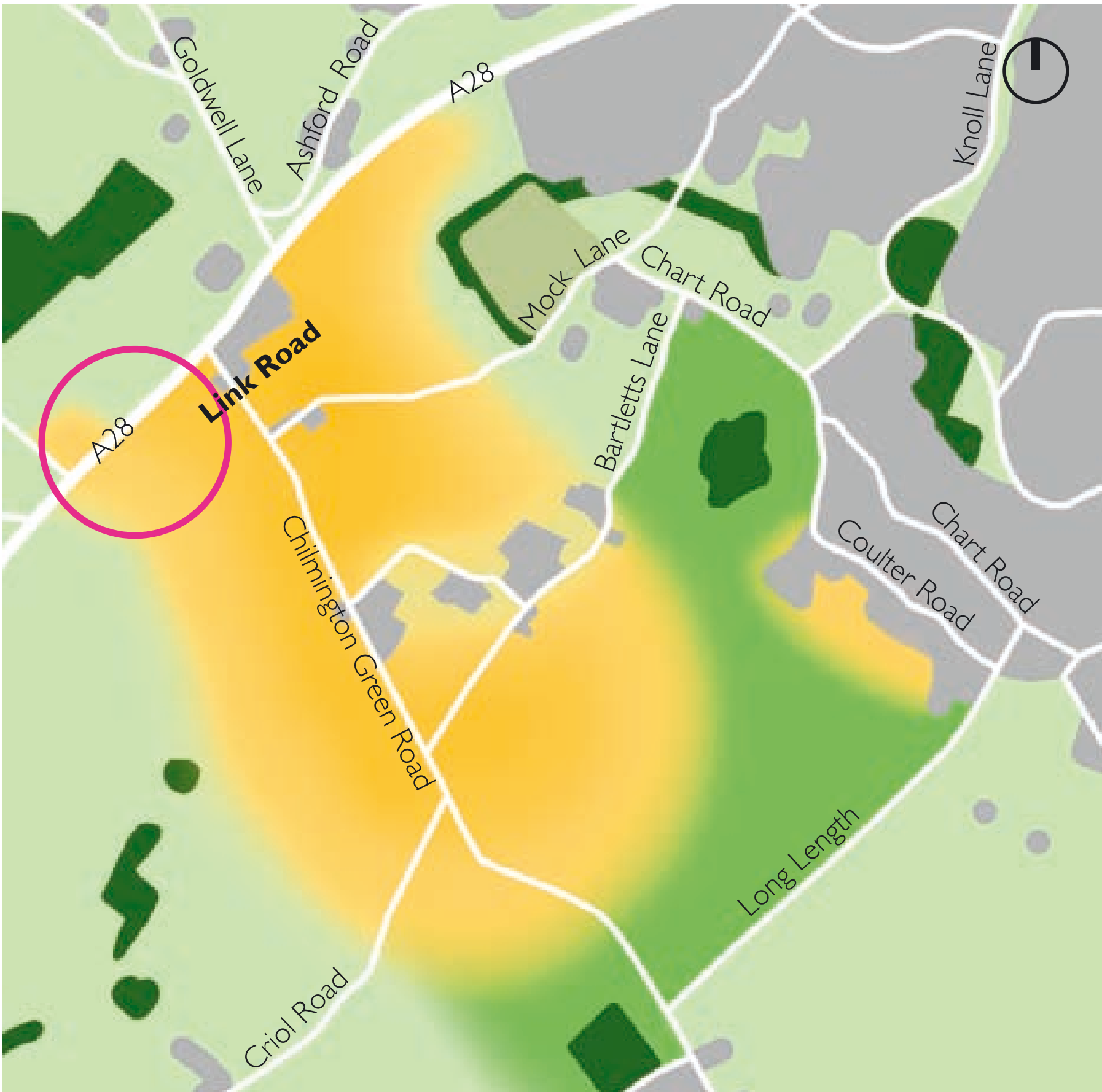
Options - Park & Ride

PRINCIPLE

A Park and Ride facility is planned but will not be built until after 2021. The Park and Ride facility will be served by SmartLink and enhance patronage of the SmartLink service.

PARK & RIDE LOCATION

A Park & Ride is proposed for a location on the A28 after 2021.



Q I I WOULD YOU LIKE TO SEE A TEMPORARY PARK & RIDE CLOSE TO THE CHILMINGTON MAIN CENTRE IN THE EARLY PHASES OF THE DEVELOPMENT?

EARLY PHASES

In the period before 2021 we are looking at the possibility of providing a temporary Park and Ride facility within the Foodstore car parking area in the Main Centre. This will be served by a bus to Ashford. In the later phases of development it will be served by SmartLink.

Whether the P&R will share the foodstore car park is something that will be determined once we have a retail agent on board.

