# A Vision for Chilmington Green Community Planning Weekend

**REPORT BACK** 

20 October 2010

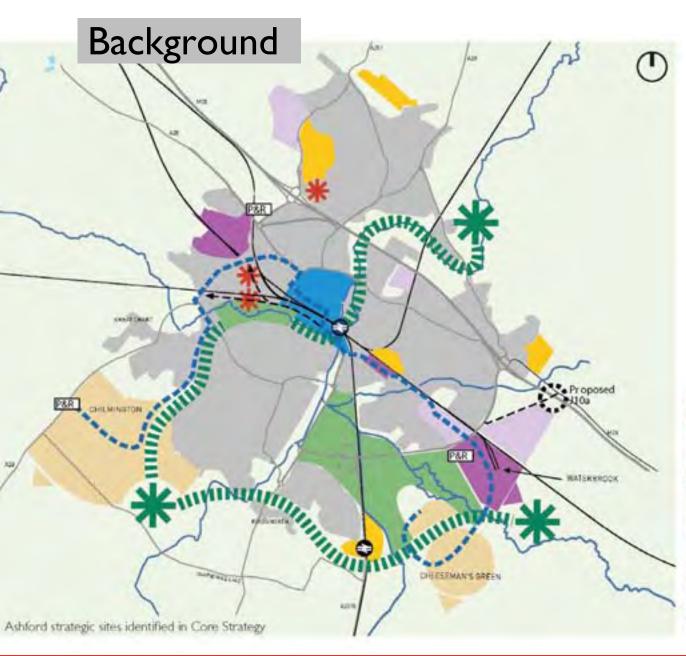


# Presentation

- I. Community planning weekend
- 2. History
- 3. Key themes
- 4. Planning principles
- 5. The vision for Chilmington Green



# I. Community planning weekend



#### **Core Strategy**

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.



### Community Planning Weekend

#### A Vision for Chilmington Green **Community Planning Weekend** itp.co.uk



#### 2PM - 7PM FRIDAY 24 SEPTEMBER & 11AM - 3.30PM SATURDAY 25 SEPTEMBER 2010

SINGLETON ENVIRONMENT CENTRE WESLEY SCHOOL ROAD, SINGLETON, ASHFORD, KENT TN23 5LW

#### Participate in planning options for the future of Chilmington Green

DON'T FORGET THE REPORT BACK PRESENTATION 7.30PM WEDNESDAY 20 OCTOBER SINGLETON ENVIRONMENT CENTRE WESLEY SCHOOL ROAD, SINGLETON

ASHFORD, KENT TN23 5LW



Everyone is welcome **Refreshments will be provided** 

#### A Vision for Chilmington Green **Community Planning Weekend**



#### A Vision for Chilmington Green Community Planning Weekend Friday 24 and Saturday 25 September 2010 at Singleton Environment Centre

You are invited to the Chilmington Green Community Planning Weekend to give your views and help develop ideas for a new arban extension and park at Chilmington Green. Drop in for a short while or stay all day

#### Background

When Borbigh Councils adopted Core Strategy Medifies Chimnetton Green to a site for a sustainable unban extension delivering a sund 1.330 dwnfings and 600 yebs by 2001, with potential for over 7000 dwallings and about 1.800 yebs in

A must public pirk Discovery Firk" # and proposed. All Avea Action Plan's terms proclumit to Arthurd Burnigh Council for Chimington Green and Plan'n't phase of Chief Junery Park.

AiMont is a tegally designated Growth Area and the principle of envelopment in Drinington Greek remain instabilited of the Council's Core Strategy which is the statutory Development Pao Docament for the area. The key-foort now for Chimington Green a pareneg for the predice of a great place to two. This will incrue looking very closely at the persety, persign and layout of physiophysist, types of landscamand the deal range of local facilities that can be achieved.

A key part of the Arga Action Has proons is the production. of a masterplan for the development of that area. The maximplanning teams test by John Thempson & Parsners ((17)). has been implement by a developer consentiants working dosely with Ashford Bonough Council and Ashford's Future. to draw up a masterplay for the site. The will form part of an outility planning approxision to be submitted by the developer's in paralel with the production of the Area Action Plan

#### The Community Planning Weekend

Community Planning is a way of engliging anal proper in stoping the fullure of their towns and neighbourhoods. The ann of the Continuous Playsing Westervit is to bring together everyone with an element of Chimington Green to produce a shared, practical Vision for its future development.

During the Community Planning Weekend yoursell have the shared to view and community on interriging dises and to participate in Aprichops to explore local and site specific

This were has the support of ArManit Burough Esunci.

#### Report Back

ILD

Following the Community Planner Weekend the design inam will analyse and submarise the outportes and develop an illustricted Vision for Chrimiteton Green. This will be reported back to the community in a protestation at 7,50pm on Wednesday 20 October 2010 at September Enveronment

(a) One of the first sector is the sector

Ham - 3.30pm, Saturday 25 September 2010

2pm - 7pm, Friday 24 September



jtp.co.uk

#### Programme

#### Friday 24 September Singleton Environment Cantra

- 14.00 Welcome and Introduction
- 14.15 Paratet Workshuts CHEMINGTON CREEN TOMORROW · Objecturalises and caristraint's of the site + Relationship with the neighbouring artists · Orang maracher and microcloserent YOUNG PEOPLE'S WORKSHOP An apportunity for young people from local streams to
- think about the future and draw up their deal. 15.30 Report back and refreshments 16.00 HANDS ON PLANNING GROUPS
- A chance to work in small groups around plans of the area to explore design toptions for fidare growth
- 1830 Report track and releasivements 1820 LOCAL ECONOMY AND COMMUNITY AMENITIES.
- WORKSHOP · Doirg bainwy in Drimington Green
  - + Subporting an enterprising sommunity.
- · Creating a network of conclementary community
- 1800 HANDS ON PLANNING GROUPS (Instrumt)

#### Satisrillay 25 September Singleson Environment Centre

- 1/00. Welcome and introduction 11.15. Parallel Womahidak
  - CREATING A SUSTAINABLE NEW CORPUNCT · Planning an improvement new community
  - · Proceeding for surfamilities development · Append to safe and attractive fandscape and open

YOUNG PEOPLE'S WORKSHOP Another opportunity for young people to think about and draw up their ideas for the fature. (2.50 Rebort birth

- (13) HANOS ON PLANNING GROUPS. A further chines to work is shall groups secured stars of the area, exploring provide design
- options for Unive Armyth 14.30 Report back and enfrenhiseets
- 15.00 THE WAY FORWARD
- 15.30 Clore

#### Everyone is welcome







Ashford Archaeological & Historical Society

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THE REAL PROPERTY.

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Pubs...Community groups...





### John Wesley School Workshop

#### Two stage workshop with 105 children

- Many thought that too many houses were not a good idea while some houses were fine.
- Building houses means more jobs but what happens when the building jobs go?
- Include green fields in the design
- 81% of the group were concerned about the destruction of animal's habitats and other nature areas.
- The discovery park was a good idea with 87% in favour of it.
- Transport links were essential with 78% of children saying we would need more buses and maybe a rail link to the area from central Ashford.





### John Wesley School Workshop

#### IDEAS

- Skate park
- Graffiti wall
- More schools, both Primary and Secondary
- Football pitches
- Farms
- Play parks that are kept nice
- Something for the teenagers
- Climbing wall
- Maze
- Restaurants and cafes
- Natural sculptures
- Green fields







### Bus tour

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Socie and



### Bus tour – view of countryside from Chilmington Green Rd



# Bus tour – Colemans' Kitchen Wood



# Bus tour – Chilmington Hamlet

Chilmington Green Farm

### Bus tour - Brisley Farm

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### Bus tour - Shadoxhurst

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# People arriving



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# Friday – introduction

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### Friday – introduction

OPTIONA

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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 extrine location, the secondary school facilities and hall will be open for community use during the exercise, weekends and holidays, for the benefit of all residents.

CHOOL BE LOCATED NEAR THE

REEN PUBLIC EXHIBITION - SEPTEMBER 2010

EAR DISCOVERY PARK!

#### OPTION IN

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OPTIONS - THE SECONDART SCHOOL

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OPTIONS - SMARTLINK OS Which and a Strawn with



September 2010

#### 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 hentage buildings, landscape features and wildlife habitats as part of a well planned layout
- losters 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

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



#### 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?



All Discovery Park images produced by Gillespies landscape designers



- QI What do you think of the Vision? Is there anything you would like to add to it?
- Generally a positive response
- Preferable to have a growth area around Ashford rather than expanding the villages to an unacceptable level
- It seems to be a good idea. A pity to build on land but we have to plan for the future
- Moved to this area to be in the countryside. Our road is now like a motorway. What will it be like after building even more houses – impossible to ride a horse round it
- I think it is too large and will cause more gridlock of traffic in Ashford. Where will all the additional people work
- Unbelievable impressive
- Unsure at present

#### Q2 What facilities would you like to see in Discovery Park?

- Park land for leisure pursuits natural features
- At edges playing fields for organised games
- A little woodland or a café for young people, and an ice rink
- Horse riding facilities
- As open a park as possible, i.e. without lots of play areas etc
- Just nature and open space
- Natural areas for walking





Q 3 Which of these facilities would you like to see within Chilmington Green Main Centre?

•	food store	76%
•	range of local shops	76%
•	bus stops including Smartlink	65%
•	offices/business/employment premises	<b>59%</b>
•	primary school	53%
•	restaurants and cafes	53%
•	community hub	47%
•	residential buildings	47%

- energy centre producing on-site renewable energy 41%
- market 35%
  nursery 35%

- Q4 Is there anything else you would like to see in the main Centre?
  - doctors and medical facilities
  - parish / local office
  - dentist
  - chemist
  - vet
  - pub / restaurant
  - church
  - cinema
  - library
  - internet café
  - Chilmington Green should have a green!
  - plenty of parking, for people visiting the above (main centre)
  - private health clubs seem to be popular

Q5 What would you like to see in Local Centres?

- vibrancy
- park
- dentist doctor clinic
- Perhaps some aspects of Q4 could be in the smaller centres



Q6 Do you agree with our preference for 3 rather than 2 Local centres (optional)?

- Split opinion
- 2 area not big enough won't sustain 3
- 3 agree (making more walking possible is preferable)





- Q7 Would you prefer more local green space within the development area or within Discovery Park as currently shown?
  - Within development area 50%
  - Within Discovery Park 33%
  - Within development area (don't want to feel hemmed in with too many buildings etc)
  - Within Discovery Park small pockets of land become open to abuse
  - With the development area and within the Discovery Park (as much green space as possible for good visual feeling)





# QUESTIONNAIRES

- Q8 In relation to the main centre, would you like to see an area reserved for only pedestrians, cyclists and buses?
  - Agree 83%
  - Agree (Village centre type shops in square like Lenham)
  - strongly agree (a public square could be a real focal point opportunity for public art, exhibition, shows and performances)
  - Agree (market space concept is attractive)
  - Britain can never rival the walking and strolling with the family concept existing culturally in Italy & Spain such as "passegiate" but every little prompt would help.





# QUESTIONNAIRES

- Q9 Which option do you prefer, north or south of Colemans' Kitchen Wood?
  - No unanimous decision most people are undecided / have no opinion



# QUESTIONNAIRES

- Q10 Should the secondary school be located near the Main Centre or near Discovery Park?
  - No unanimous location people see the benefits in both locations
  - 39% near the main centre
  - 33% near Discovery Park





# QUESTIONNAIRES

**QII** Would you like to see a temporary Park & Ride close to the Chilmington Main Centre in the early phases of the development?

- 50% agree
- 25% disagree
- 25% have no opinion



# Friday – introduction



# Friday Workshops

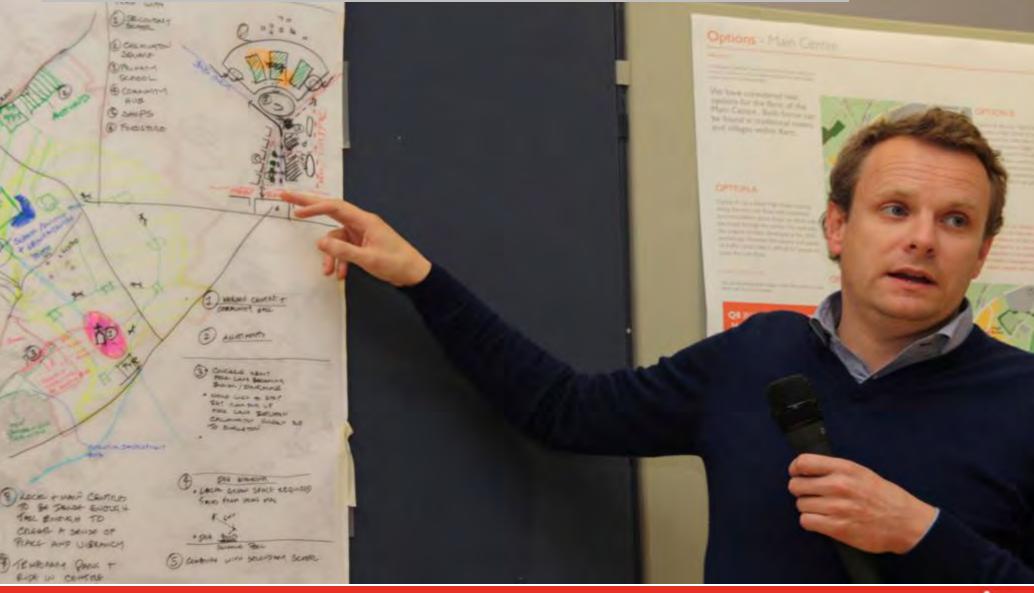
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# Friday workshop - Community Amenities

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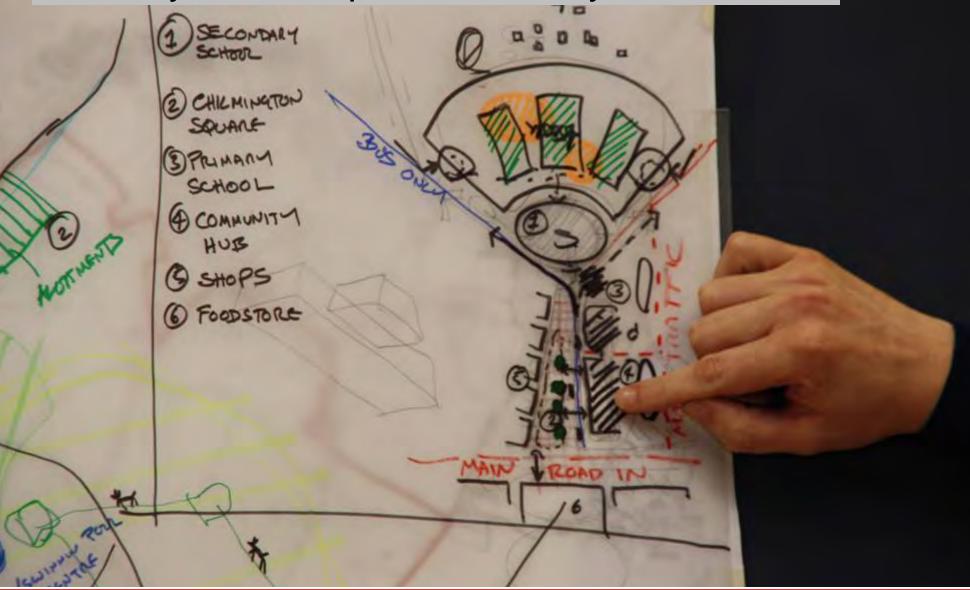
# COMMUNITY AMENITIES CENTRES + SCHOOLS ETC

### KEY

- I. Main Centre location with religious building
- 2. Allotments
- 3. Mock Lane widened to accommodate bus
- 4. Dog walking routes
- 5. Secondary school with additional facilities
- SmartLink south of Colemans' Kitchen Wood
- 7. Natural Lake/Pond
- Local and Main Centres to be dense enough to create vibrancy and sense of place
- 9. Temporary Park and Ride
- 10. Cycle Route



# Friday workshop - Community Amenities



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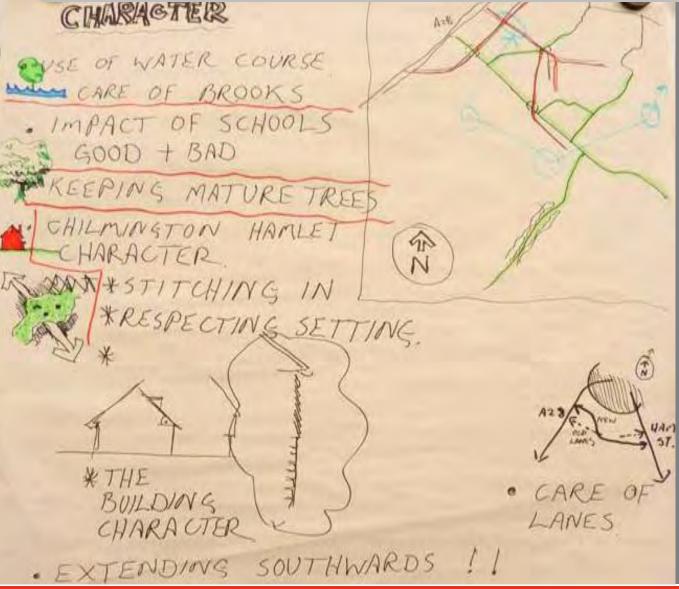


### KEY

chartoli

- . Use of water courses
- 2. Care of brooks
- 3. Impact of schools good + bad
- 4. Keeping mature trees
- 5. Extending southwards
- 6. Chilmington Green Character
  - I. Stitching in
  - 2. Respecting setting
  - 3. The building character
  - 4. Care of lanes





### KEY

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# Friday workshop - Green Army









### KEY

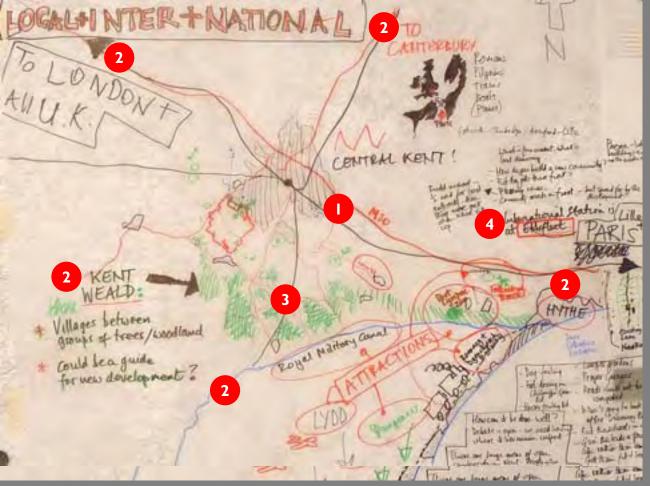
- I. Retain access but for pedestrians and cyclists only
- 2. Two storey maximum for domestic housing
- 3. Main centre
- 4. Secondary school and leisure centre with swimming pool
- 5. Smart link bus route
- 6. Community allotments and orchards
- 7. Three primary schools
- 8. Protect Chilmington Green hamlet's identity and character with green
- 9. Traffic calm existing road
- 10. Low sheltered housing with views

# Friday workshop – Local + Inter + National









Issues raised:

- How do you build a community?
- Put the jobs there first
- Poor existing public realm

Aspirations:

- Large gardens
- Proper garages
- Roads should not be congested

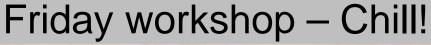
### KEY

- Ashford has been on a movement corridor over the ages due to location & development of road, rail & air links
- 2. Ashford is a gateway to many places
- Existing land use pattern villages between groups of trees/woodland. This could be a guide to character of new development
- 4. Ashford has lost some international status to Ebbsfleet
- 5. Phasing important: community assets built first
- 6. Locate school in Discovery Park to provide positive focus for kids: make them fit & healthy
- 7. Keep / downgrade existing lanes build new roads elsewhere
- 8. Who is going to look after Discovery Park?

# Friday workshop – Chill! HANDS ON PLANNING BIKEY ON SMART LINK

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### KEY

 Pedestrian and cycle green route connection from new heart to discovery Park through hamlet.
 Access only traffic in the hamlet
 Fast frequent bus route to Ashford centre with cycle carrying facilites
 Enhance Chilmington Green hamlet with low density and green surroundings including village green and good connections to discovery Park

4. Protect key views out of the village





# Friday workshop - Movement & Transport

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DISTRUCTION TRAFFIC

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CONSTRUCTION TRAFFIC



### KEY

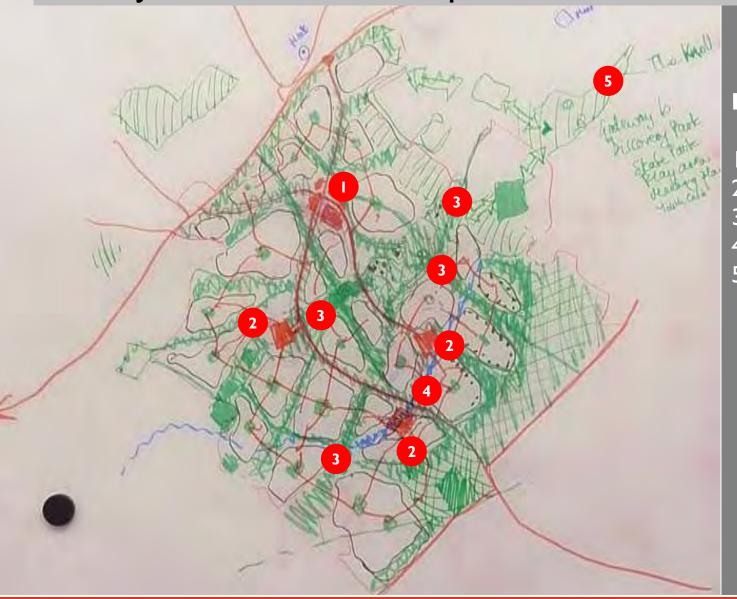
RE CONCESTION

- I. Infrastructure on A28 J9 M20
- 2. No rat running through local roads
- 3. Construction traffic
- 4. Focus on the A28
- 5. Restrict HGV's on local roads
- 6. SmartLink south of Colemans' Kitchen Wood (local stop)
- 7. Quality of Chilmington Green Road



Green

# Friday – sketch masterplan - A series of hamlets



### KEY

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- Main Centre
- 2. Local Centres
- 3. Green corridors
- 4. Blue corridor
- 5. Gateway to Discovery Park:
  - I. Skate Park
  - 2. Play areas
  - 3. Meeting place
  - 4. Youth café



# Friday - Sustainable Development







# Friday - Sustainable Development

- Plan Infrastructure
- Economic viability
- Mixed use development
- Quality [of design development, materials, landscape]
- Promote sustainable transport
- From building to sales
- Local administration
- Impact on existing hamlet
- Residential framework
- Family friendly facilities close and safe
- Landscaping productive green space
- Village centre
- Community spirit
- Attitude, health and wellbeing



# Friday - Enterprising Community



# Friday - Enterprising Community

### Creating a USP for Chilmington Green

### Ashford's identity

•Ashford developed first as a market town, then became a big railway town but it

- has lost that identity
- Doesn't compare very well to places like Canterbury
- I love Ashford T-shirts?
- Relationship of Chilmington Green to Ashford

### Ashford's assets

- Location
- Good communications good rail/road links; close to the Continent
- Many French businesses here as UK employment laws are better
- Productive local landscape
- Scepticism about employment

### Attract enterpreneurs and enterprising people



# Saturday – MEZE enterprise presentation



## Saturday – MEZE enterprise presentation

#### **MEZE (Micro Enterprise Zone for Entrepreneurs)**

Example of Freiburg, Germany – a totally self-organise community, with offices, co-op owned blocks of flats, serviced plots

Zoned + Flexible planning

Electric cars, so free energy provided

No one can live on ground floor – to encourage active uses

This encourages enterprising people to work together in cooperatives to develop what they want to build in their own way

Buildings are owned by co-ops

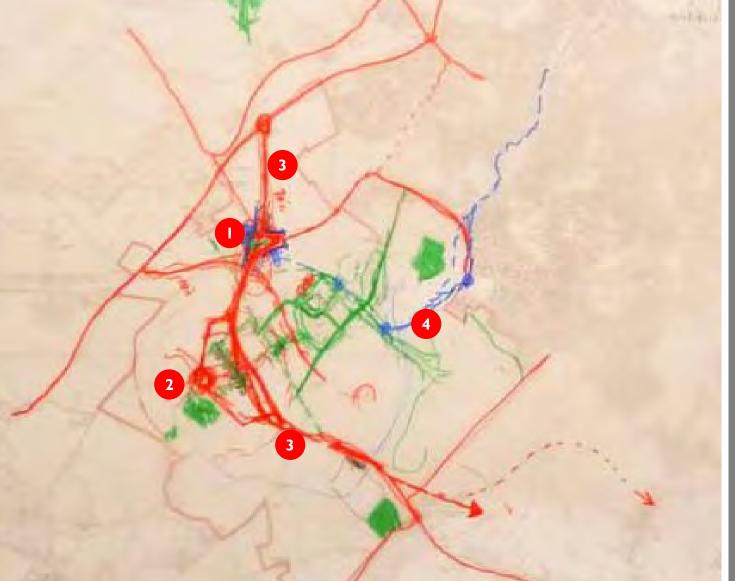
"Creating a MEZE at the centre of the new development could make the heart of the place work"



# Saturday - client/consultant workshop



### Saturday - client/consultant workshop



KEY

- I. Main Centre
- 2. Local Centre
- 3. Proposed Movement Offset to existing movement
- SmartLink south of Colemans' kitchen Wood

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## Saturday – Young people

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## Saturday workshop – hamlet & buffer





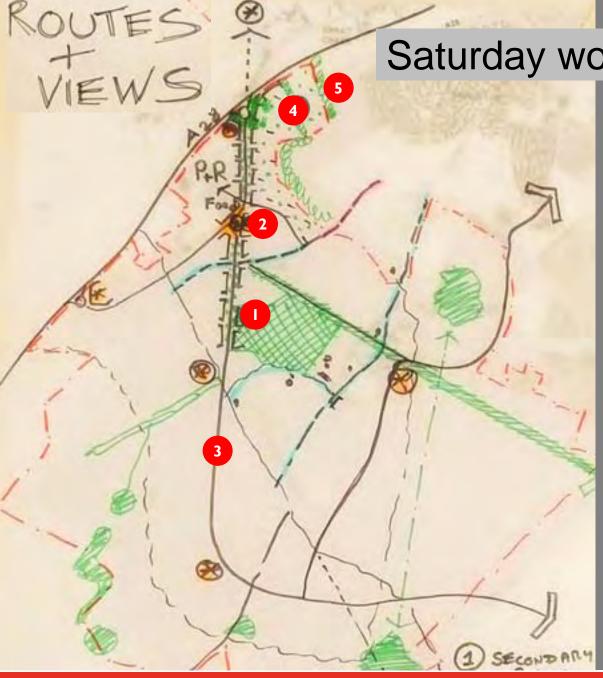
## Saturday workshop – hamlet & buffer



KEY

- Possible routes for Smartlink if required. Plus pedestrians and cycles. No cars.
- 2. Cricket pitch as buffer, with development on edges away from hamlet
- 3. Original location of Chilmington Green
- 4. Brian's Wood
- 5. Extend existing green corridor to link into Brian's Wood
- 6. Possible low density development in part of existing residents' land ownership
- 7. Proposed development on Jarvis land ownership

## Saturday workshop – routes & views



#### KEY

- I. Secondary School near the Main Centre for early delivery
- 2. Main Centre landmark building visible from the A28 north-eastern gateway
- New road infrastructure to avoid existing roads so they can be downgraded
- Low density, large family houses located on sloping edges of Great Chart ridge
- 5. New trees planted to create an green skyline along Great Chart ridge

# CENTREPIECE

# **KEY** 2. 3. 4.

# Saturday workshop the clocktower centrepiece

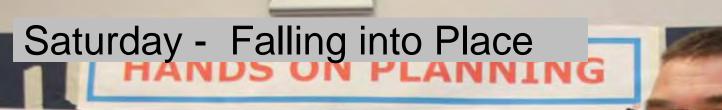
- I. Clock tower centrepiece building within the Main Centre visible from A28
- Visible Main Centre landmark from long distances to the south
- Main Centre hard-surfaced to accommodate a market area
- Photovoltaics on residential buildings to create a green image and attract people interested in living a sustainable lifestyle



# Saturday - Falling into Place

A Waters for Chiltentington Grant





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1) TON CRUTTE COMMUNITY ON HOCH LAVE - ROD TO SECONDARY ALL THE 2) VILLAGE GREEN -

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# FALLIF



KEY

- I. Town centre/community hub on Mock
   Lane for Ped/Cycle and SmartLink,
   Secondary school/ all through school
- 2. Village Green Cricket pitch etc
- 3. Low density housing
- 4. Preferred SmartLink route
- 5. Air strip boulevard focussed development south of CGR
- 6. A28 retained
- 7. Playing fields half shared/half dedicated
  - 'Green' at southern end of High Street to give passing views into community/retail hub



# Saturday - Green Opportunities - Discovery Park



### Saturday - Green Opportunities - Discovery Park



#### KEY

- . Park & development edge opportunities
- 2. Variety of characteristics present throughout the plan
- Development influenced by presence of 'park' character areas throughout
- 4. Park and development bonded together by clear green framework
- 5. Taking the opportunities presented by the park edge into the development to extend a green and sustainable character throughout



fight will be taken

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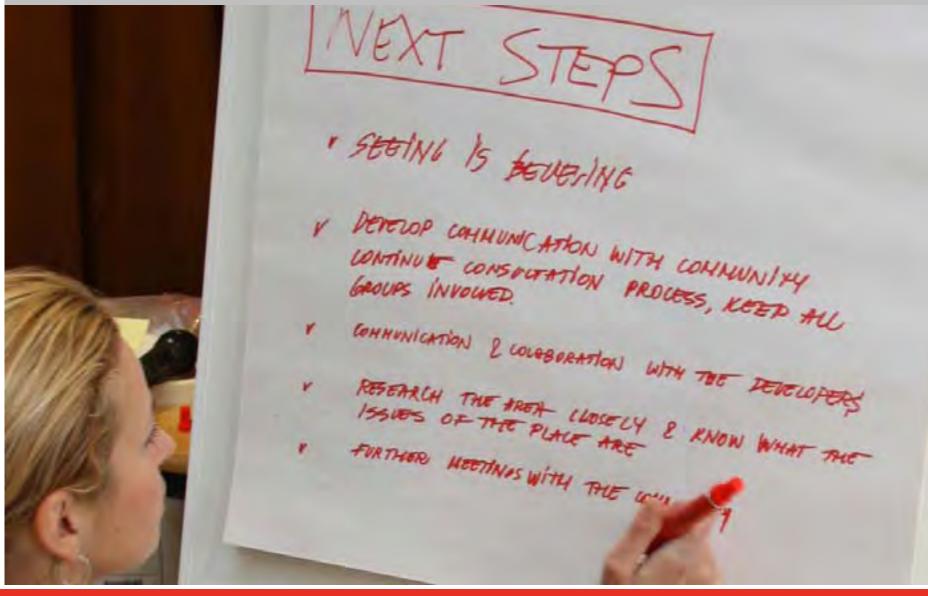
COMMENTS AND IDERS



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- Research the area closely + identify issues
- Research Transition Towns
- Continue consultation process, keep all groups involved
- Communication + Collaboration with developers
- Seeing is Believing trip to Caterham Barracks
- Further meetings with the community









# 2. History

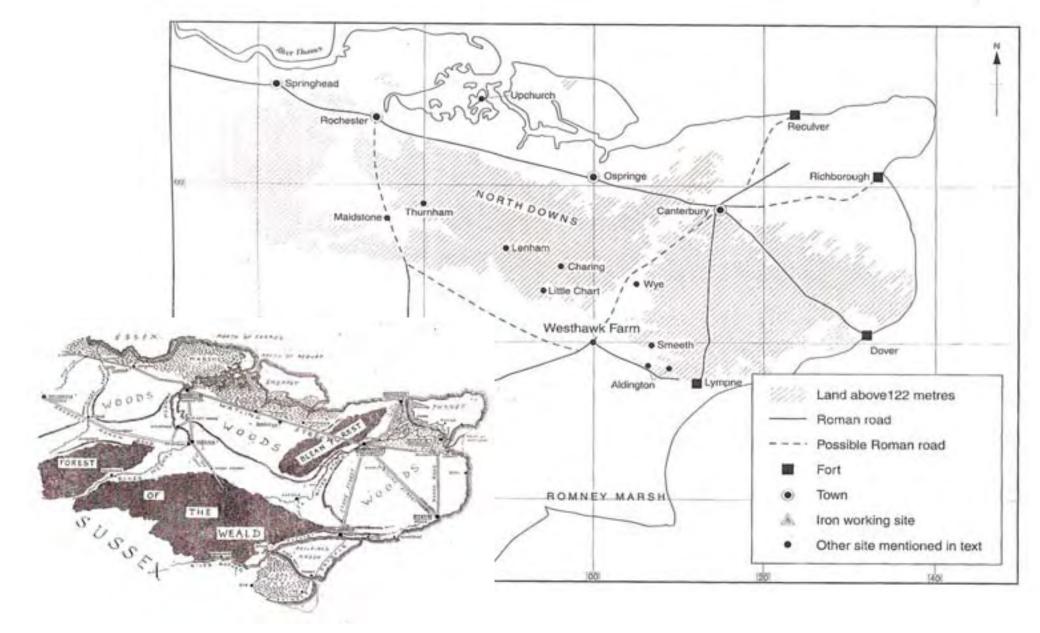




Origin of name: Western branch of river Stour was called Esshe or Esshet. Ashford: Asscheford/Essheford/Estefort - 'the fording place on the bend of the river where the ash trees stood'



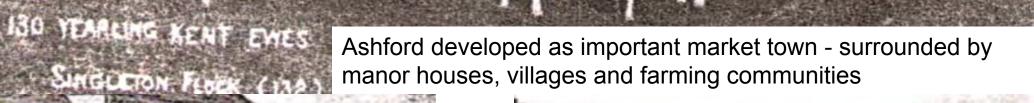
Iron Age & early Roman remains lie under under West Hawk & Brisley Farm housing developments



Area formerly uninhabited forest: the Andredsweald; settlements in river valleys & on open downs. Roman settlement discovered at crossing of 2 important Roman Roads at Westhawk Farm. Iron producing workshops - cremation burial pre Roman conquest. By mid 3rd C site no longer occupied.

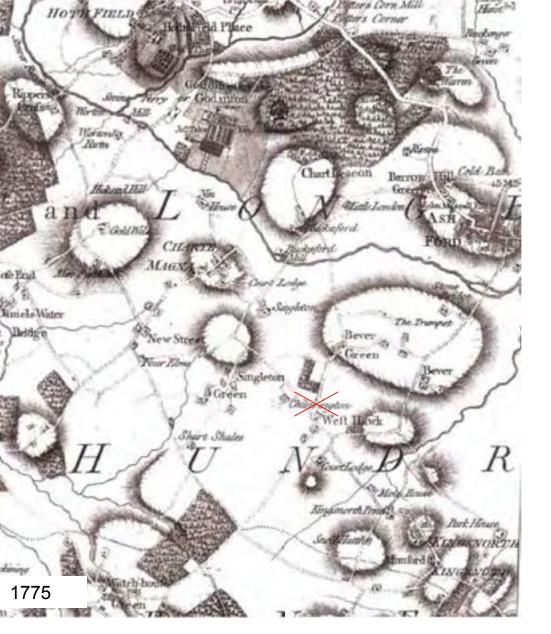


Great Chart in existence 762 - owned by Archbishop of Canterbury - first record of water mill - major settlement until Viking raid 893. Then settlement at Ashford, first recorded 1046



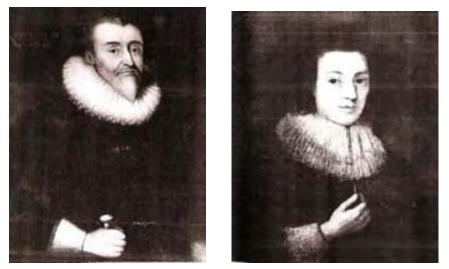


Goldwell was ancient manor - c 1370 Thomas Goldwell bought Godington (Simon de Godington early ancestor). Inherited by TG's granddaughter Joanne, married to Thomas Toke. Toke family major landowner. Singleton Manor & Bucksford sold in 1690 to Haberdashers Company, to support Aske's Hospital School at Hoxton. Singleton sold in 1950. Toke estate broken up 1960s-70s.



#### Manors and landowners

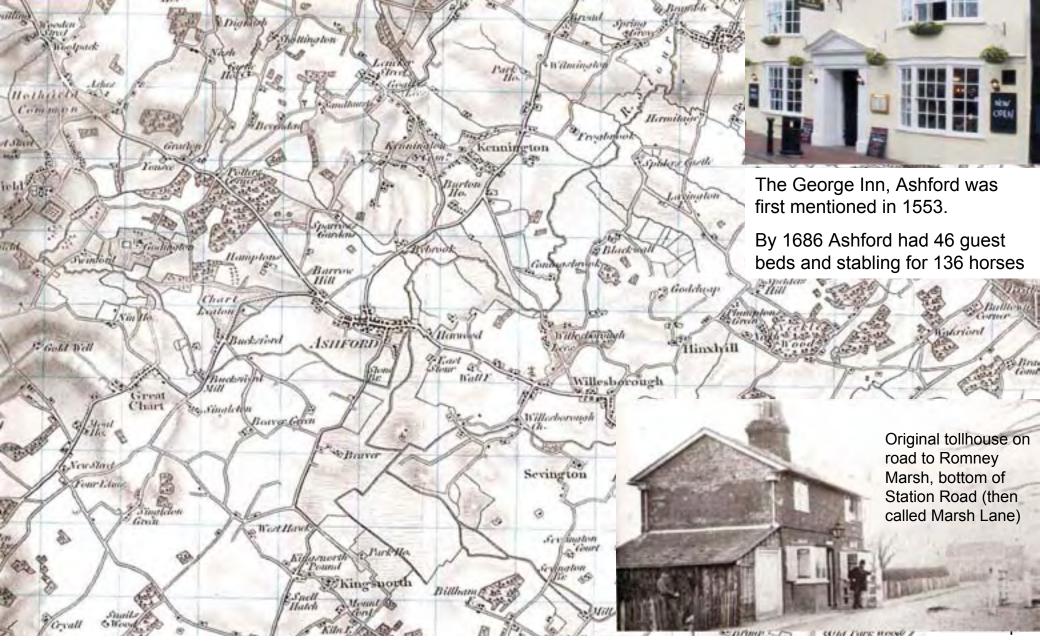
In 15th century Chilmington was an ancient moated manor house with large estate of approx 464 acres. [Also referred to as Edhurst.] John Chelmington (portrait formerly in Great Chart church window) had daughter, Elizabeth, who married Roger Twysden. Lands stayed in Twysden family until 18th C but importance of house declined after 1539. William T moved to Roydon. C estate sold in 1705 to Thomas Hooker; in 1765 to Bartelots (Bartlett) of Stopham. Hooker Bartelot owner in 1798 (Hasted). 1855 estate auctioned - part part bought by Nicholas Toke of Godington Hall.



William Twysden

Roger Twysden

From Thomas Phillipot's Survey of Kent (1659) "Chelmington is another Mannor in this Parish (Great Chart) which gave sirname to a generous Family who I believe had here their Mansion too, though by the repeated and successive Impressions of Age it be now enter'd into Rubbish and Oblivion."



Ashford was the centre of an important coaching route from 17th to 19th century. It was designated a Post Town in 1675. Turnpike roads were built in 1762 - providing road access from Ashford to Maidstone, Faversham, Canterbury, Hythe & Romney Marsh. Tolls charged until mid 19th century.

View of Ashford c 1840 prior to the arrival of the railway

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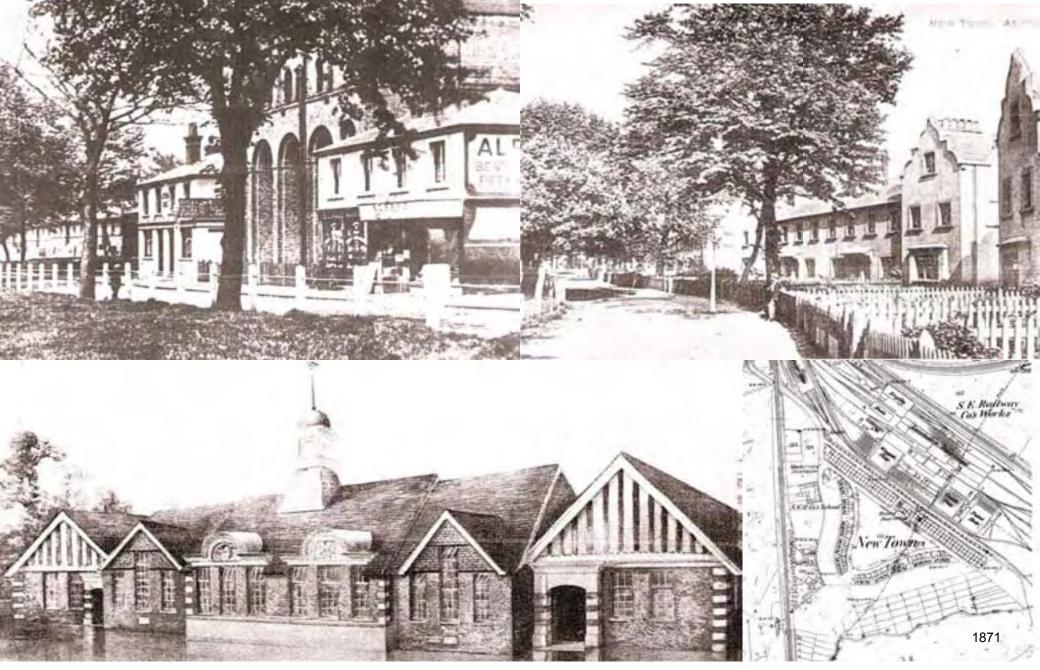


All change. In 1842 Ashford was chosen by the South-eastern railway company for its main line from London to Folkestone; 1845 - Ashford to Canterbury lined opened; 1846 - line to Margate; 1852 - to Hastings





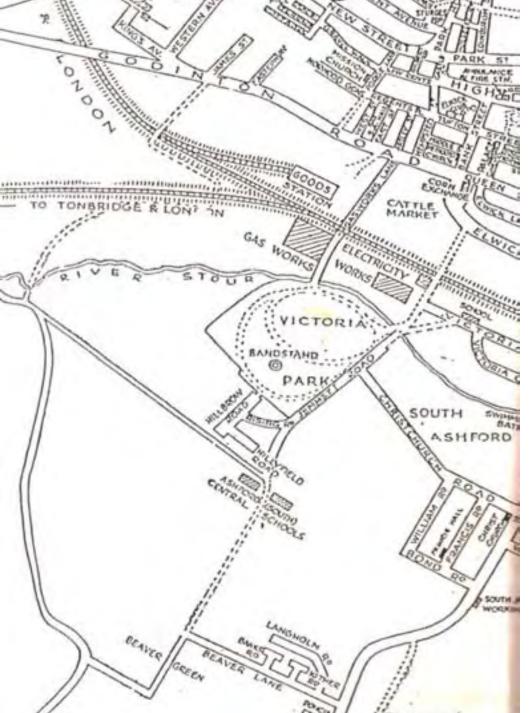
In 1847 South Eastern Railway Company's engineering works moved from London to Ashford on 185 acres of land - supported about 3000 people.



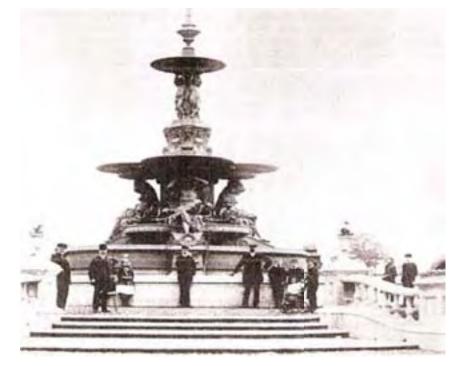
New Town (Alfred Town) - company housing built for workers - planned community with pub, school, baths, Institute with library & recreational facilities - industrial planning like Bourneville in Birmingham



Ashford expanded rapidly with arrival of railway & opening of works. In 1850s Jemmetts (Lord of the Manor of Ashford) sold many fields for development: Bank Street, Church Road, Elwick Road.



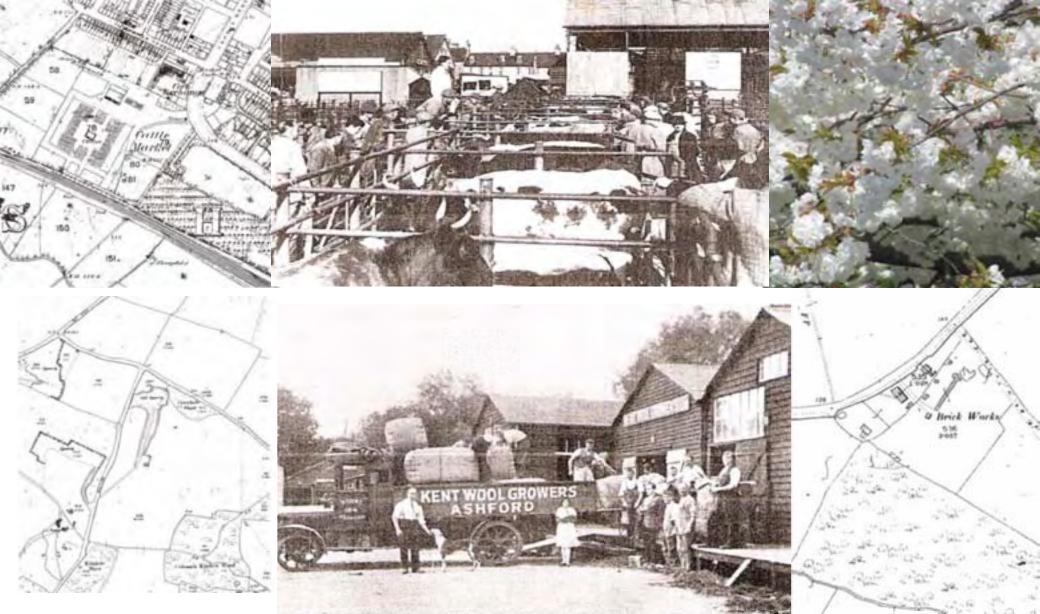
In 1898 Victoria Park was created from fields bought by the Urban District Council



Fountain in Victoria Park



Locomotive pub built 1866



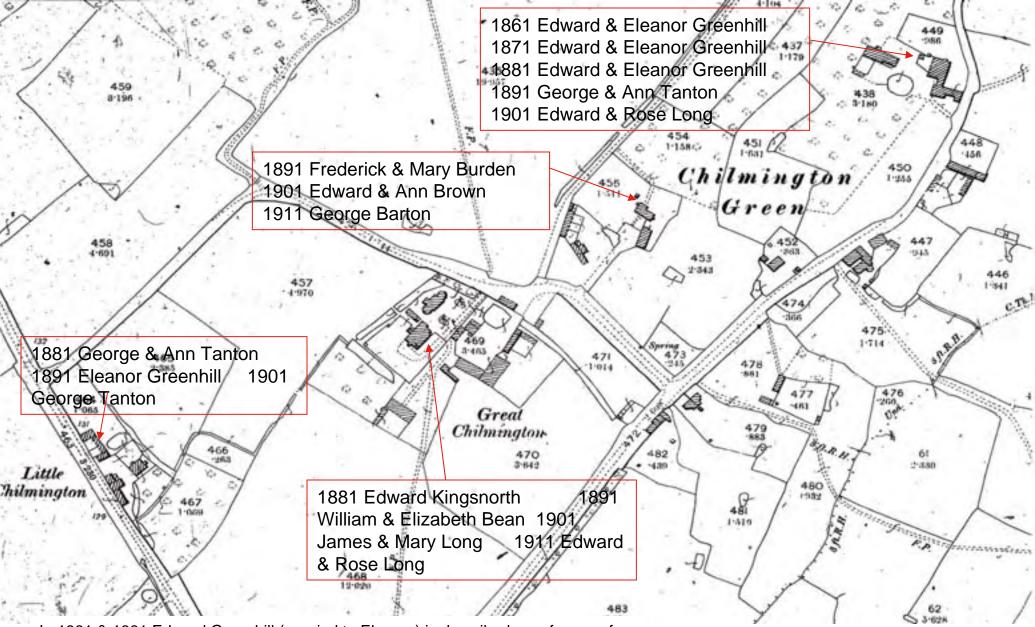
Agriculture was always important in the area - corn, hops, timber, cherry orchards. Sheep, cattle. Clay extracted for quality bricks. Ridge called the 'quarry hills'. Gravel, ragstone, sand. The privilege to hold a market was granted 13th century - in the 20th century the cattle market (opened 1856) was one of the largest in southern England.



Late 19th/early 20th C - sheep were still driven from Romney Marsh into the town - and in the fields and villages beyond, nothing really changed: dairy and sheep farming & hop growing continued

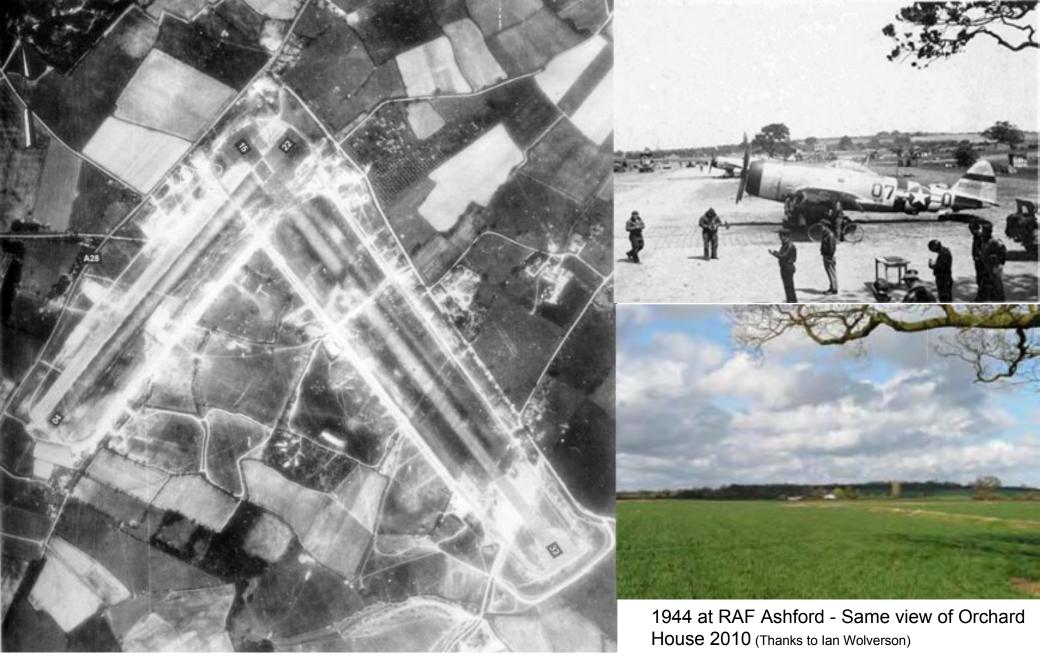


and farming community

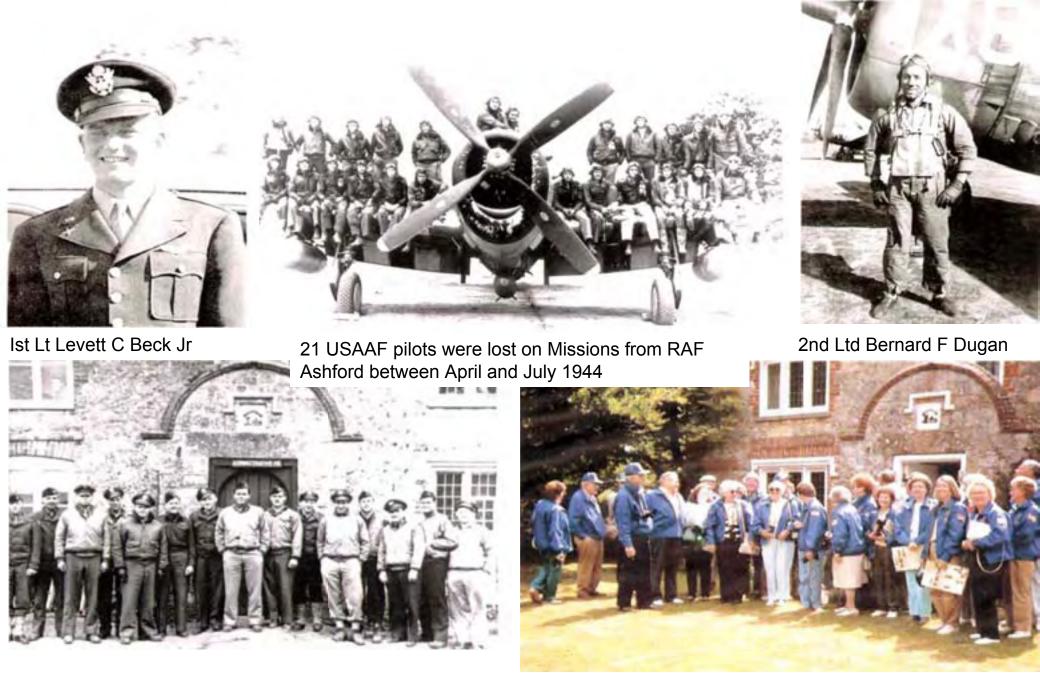


In 1861 & 1881 Edward Greenhill (married to Eleanor) is described as a farmer of 266 acres at Chilmington Green

1897 OS map / census information about local farmers



Change came to Chilmington Green with the building of the runway in World War II and the arriva of the American airforce (3 squadrons - 80 aircraft)



Colonel Anthony V Grosetta with officers outside Little Chilmington HQ, 1944

Reunion of survivors in 1984



Change in the 1960s - Stanhope Estate

#### Change in the 1980s - Singleton Centre & housing



Change today

Links with the past and a sustainable future: bikes for getting around...



Links with the past and a sustainable future: an idea for landscape maintenance...?!

Links with the past - a housing development on green fields in the 1860s....



Many thanks to Ian Wolverson, Pauline Pullen and Marion Pont for information and photos - and to all those local historians whose books I found and research I've borrowed....

# 3. Key themes



### **KEY THEMES**

Participants were keen to explore the following themes:

- Respect for Chilmington Green hamlet
- The relationship of the new development with Ashford
- The social impact of the new development
- Green space
- Local enterprise opportunities
- Travel / getting around
- Community spirit / creation



### KEY THEMES – RESPECT FOR CHILMINGTON HAMLET

"There's no advantage to the Chilmington residents to be in the epicentre of a vast sprawl of houses. But if it's going to happen, it is most important to look after the interests of the people who live here now."

"People are going to have the sword of Damocles hanging over them for 20 years before the place is built and they can sell their houses for what they're worth."

"I think Chilmington Green should have a green."



## KEY THEMES – RESPECT FOR CHILMINGTON HAMLET

- The integration of the hamlet with the rest of the new development can be best achieved by sensitive development and landscaping and the design of green routes to encourage walking, cycling and horse-riding through the hamlet, with limited vehicular access
- Any new buildings within the hamlet must respect the heritage context
- The rural character of this distinctive area can be celebrated with the reinstatement of a village green



## KEY THEMES – RESPECT FOR CHILMINGTON HAMLET

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# KEY THEMES – RELATIONSHIP OF NEW DEVELOPMENT WITH ASHFORD

"Development can't work in isolation – we must look at what is next door."

"Ashford is a terribly convenient place to live even though it doesn't have the city life and a 1000 year old cathedral."

"Don't reinvent the wheel. Look at what is already happening in Ashford – at what does and doesn't work."



# KEY THEMES – RELATIONSHIP OF NEW DEVELOPMENT WITH ASHFORD

- It is crucial that the urban expansion should benefit the town centre and that Chilmington Green's future residents feel they are part of an integrated and improved Ashford, not living in a dormitory suburb on the edge of town
- It is important to ensure integration of access routes, public transport and facilities that encourage local vibrancy flow to and from Ashford centre



# KEY THEMES – RELATIONSHIP OF NEW DEVELOPMENT WITH ASHFORD

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## KEY THEMES – SOCIAL IMPACT OF NEW DEVELOPMENT

"We need to enhance the area, not destroy it!"

"I don't want to live in a concrete jungle."

"I don't want to have kids and shops and new homes being built around me. I know it's a selfish view but that's why I came here."



# KEY THEMES – SOCIAL IMPACT OF NEW DEVELOPMENT

- The size of the proposed development has highlighted the need to include facilities and initiatives that will help to establish a strong and nurturing community from an early stage
- Participants were concerned about possible over dense development and resultant environmental and traffic issues
- There is a desire to see quality urban and landscape design based around safe and walkable neighbourhoods
- Engagement with existing community groups will help ensure that the right community facilities are developed within the new neighbourhood



"You don't have to wind the clock back too far to see how much green space has disappeared."

"Wellbeing is based on what there is in terms of nature, wildlife and amenities. You don't want to feel hemmed in by too much development – you need to be able to breathe."

"Plant decent trees – not spindly things that won't last 5 minutes!"



#### KEY THEMES – GREEN SPACE

- A key aspiration is to make sure that the new development does not turn its back on the rural world that surrounds it there should be plenty of green and open space within the residential neighbourhoods
- The principle of houses nestling amongst trees and fields can be reinforced by the retention of hedges and mature trees, the planting of new trees and community orchards and the addition of school sports fields
- Existing lanes should be downgraded and retained as green routes for pedestrians, cyclists and horse-riders
- Existing watercourses can provide a framework for sustainable urban drainage as well as a place for people to experience the natural world



### KEY THEMES – LOCAL ENTERPRISE OPPORTUNITIES

"We need to create a really compelling place that people want to come to."

"We need to infiltrate Ashford - and other places in Kent - to attract the people who will see Chilmington Green as an opportunity."

"Creating a micro enterprise zone at the centre of the new development could make the heart of the place work."

"Make an economic reason for a business to function here."

### KEY THEMES – LOCAL ENTERPRISE OPPORTUNITIES

- Jobs need to be provided within the new development to prevent it from becoming simply an enclave for commuters
- Some felt that the development could be marketed to attract people who want to set up local enterprises and who would like to explore the principles of 'localism' and produce and sell their own food or other locally-produced items
- The emphasis on sustainable living could attract those who support such principles
- The aspiration is to create somewhere special where people want to move to, not out of expediency but because the development makes it a place to live, play and work



#### KEY THEMES – TRAVEL / GETTING AROUND

"If there's no public transport the new residents will never get out of their cars."

"Walking and cycling help create a safer environment and promote healthy exercise."

"Britain can never rival the 'walking and strolling with the family' concept existing in Italy and Spain, but every little prompt would help."



### KEY THEMES – TRAVEL / GETTING AROUND

- Participants expressed concerns that the new development will add to traffic congestion around Ashford
- Potential traffic congestion needs to be addressed by studying the impact of the development and implementing improvements to road infrastructure in the wider area
- The size of development justifies the introduction of additional public transport (SmartLink) that will allow local residents to move around more easily, encourage people to leave their cars at home and contribute to a more sustainable lifestyle
- Cars currently speed along the country lanes making it an unpleasant experience for both pedestrians and cyclists the creation of designated leisure routes throughout the development will encourage non-vehicular means of getting around, including horse-riding
- There is an opportunity for residents to combine bicycle and bus for journeys around Ashford



### KEY THEMES – CREATING COMMUNITY

"If you have people who don't want to move away, you're half way to creating a community."

"Community doesn't happen overnight – it takes time to develop."

"Not everyone is community minded – they move to new places for other reasons."

"We need an army of volunteers of all ages, motivated by pride of place and community spirit."



### KEY THEMES – COMMUNITY SPIRIT / CREATION

- To ensure day-to-day wellbeing and quality of life, the building of community is as important as the building of a place
- Neighbourliness and interaction can be encouraged by the design of residential areas and local centres, and the right selection of amenities within them
- A sense of community can be enhanced by the appropriate location of schools and the provision of a park that is well managed and contains both natural areas and formal recreational and educational activities
- There are many ways to bring people together: through community-led projects and initiatives, through cultural and sporting events, through learning about the area's social and archaeological heritage, through the development of allotments and community orchards, through having somewhere attractive to meet and pass the time of day



# 4. Planning principles



## PLANNING PRINCIPLES

- Landscape
- Character
- Movement
- Community





Integrated natural play elements

Small local play spaces



### Landscape - food growing



Community Gardens and Allotments



## Landscape – Existing Edible Landscape



### Landscape - connectivity



Existing hedge lined lanes converted to cycle paths and walkways

Safe, green pedestrian routes





### Landscape - sustainable drainage

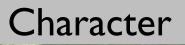




### Character









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### Character









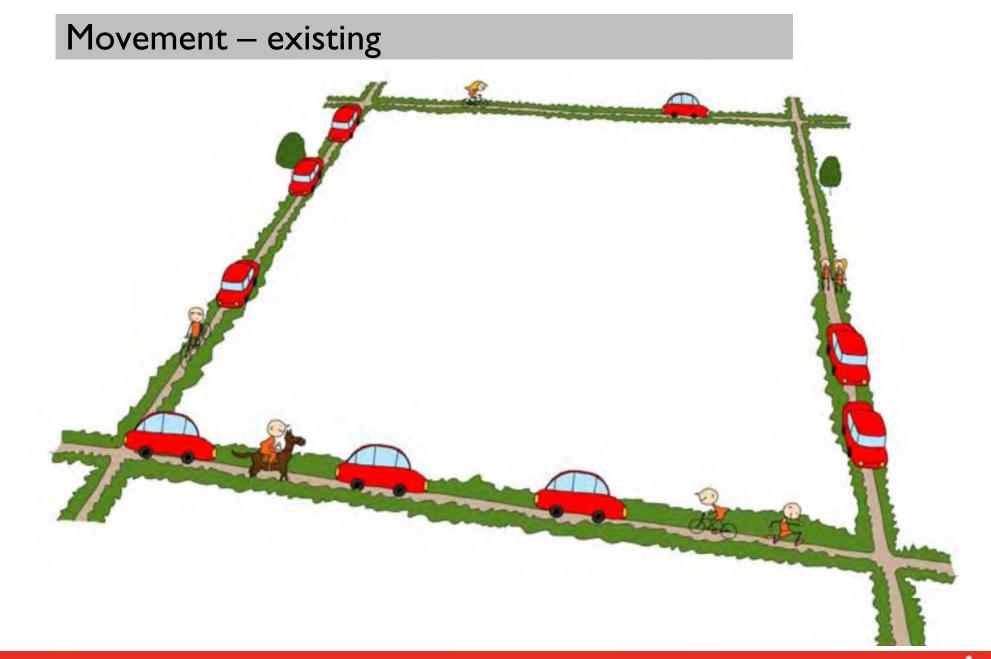






## Character – existing lanes





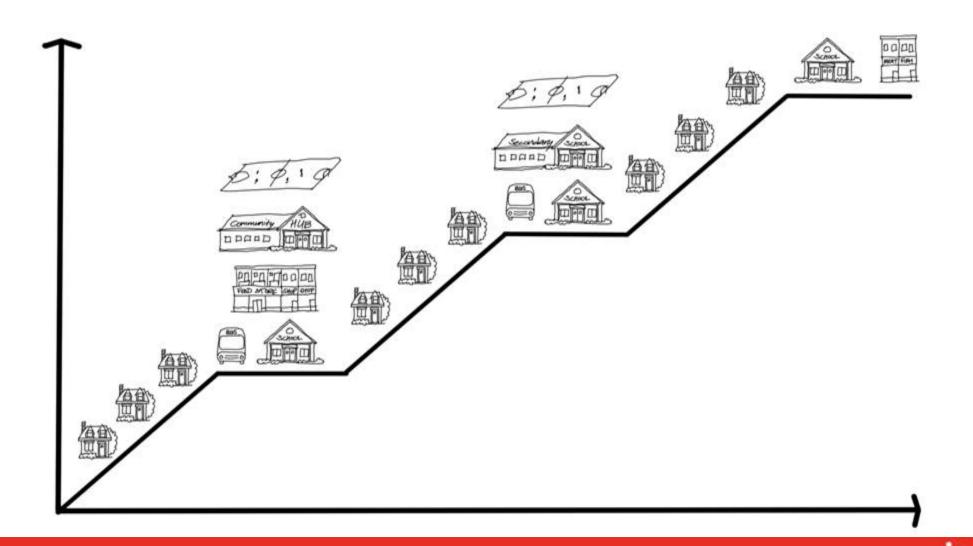


### Movement – proposed - offset grid



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## Community - phasing



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# Community – creating a vibrant High Street and local centres: Tenterden

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Monsoon

# Community – creating a vibrant High Street and local centres: Faversham

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Shelter



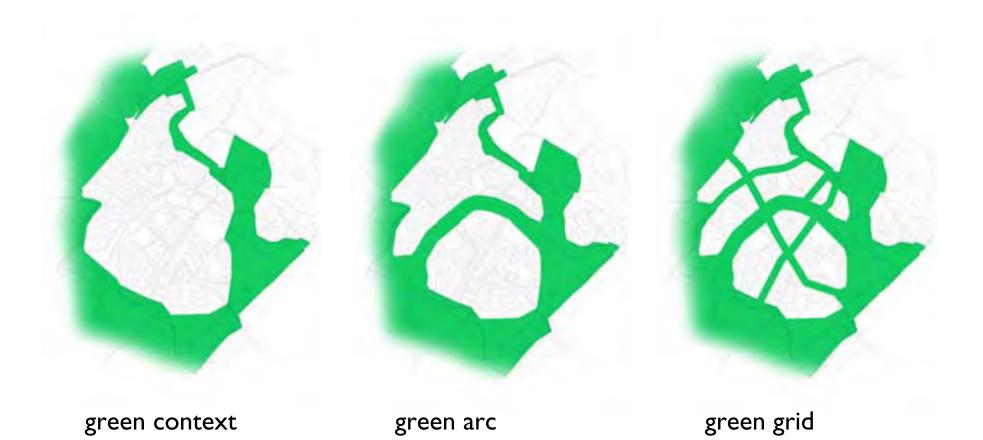
# Community – creating a vibrant High Street and local centres: Faversham



# 5. The emerging Vision Plan for Chilmington Green



### Vision - Landscape concept

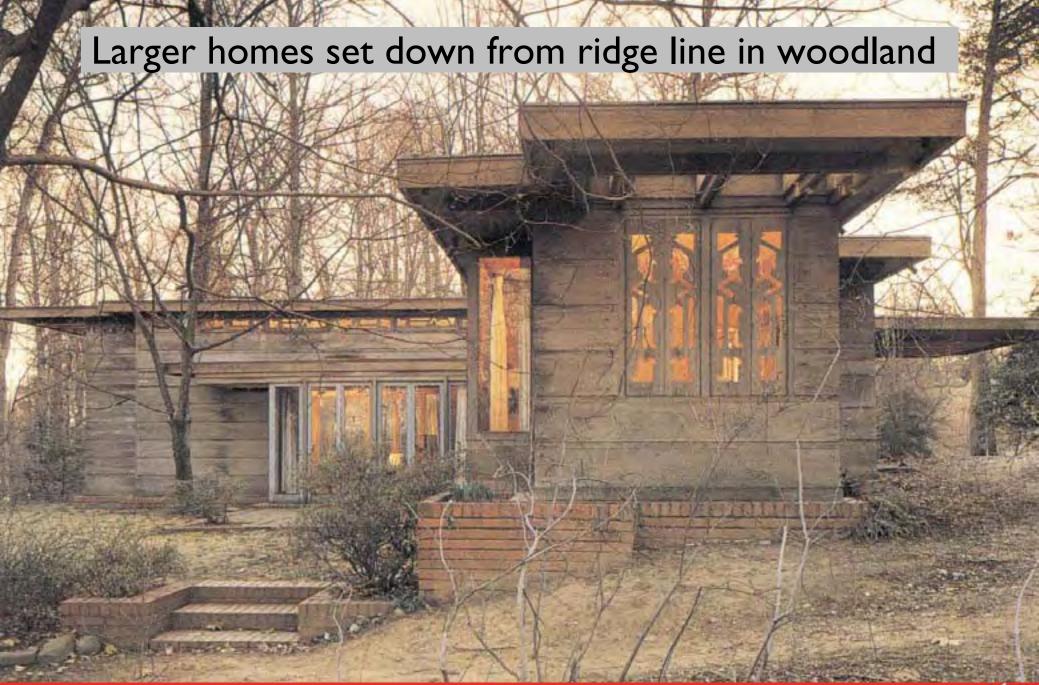




### Landscape – trees not houses on ridge line (view of Great Chart Ridge over the A28)







### Integrate green spaces





#### Preserve views

Stubbs Cross Wood

Coleman's Kitchen Wood

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### Landscape Framework

#### Landscape objectives

- Establish separation from existing settlements
- Maximise amenity benefit from existing hedgerows and ditches
- Increase nature conservation value across the site
- Create a landscape hierarchy addressing the large medium & small scales
- Maintain strategic views through the site
- Respond to existing & create new microclimates
- Deliver a social landscape
- Create a clear & distinctive external environment
- Develop an edible landscape
- Create the heart around the existing hamlet

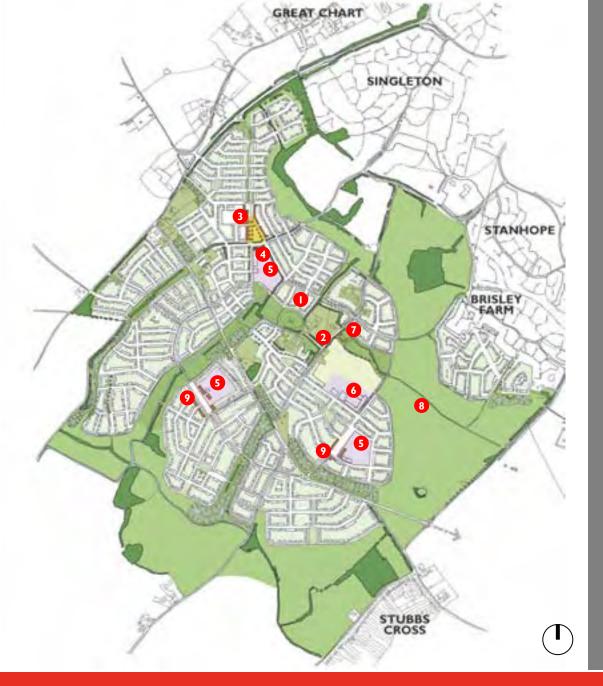






#### The emerging Vision Plan for Chilmington Green





#### KEY

I. Village Green

- 2. Chilmington Green Hamlet
- 3. High Street and Square
- 4. Community Hub
- 5. Primary School (X 3)
- 6. Secondary School (part of 8Ha

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- requirement)
- 7. Community Farm
- 8. Discovery Park
- 9. Local Centres



### Secondary school: alternative locations





### Vision: village green & pub



#### Little Marlow village cricket green





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Bartlets Lane



Chilmington Lane

Chilmington Green Road

## Vision: village green & pub

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# Vision: village green & pub









#### A green setting for Chilmington Green Hamlet



## Arc of green

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#### Productive landscape – community farm

Community farm



#### Bartletts Lane – retain rural character

Chilmington

detts

Mock Lane

A28

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Chilmington Green Road



#### Bartletts Lane - retain rural character







#### southern edge - woodland and wetland landscape







#### Vision - movement: existing lanes downgraded



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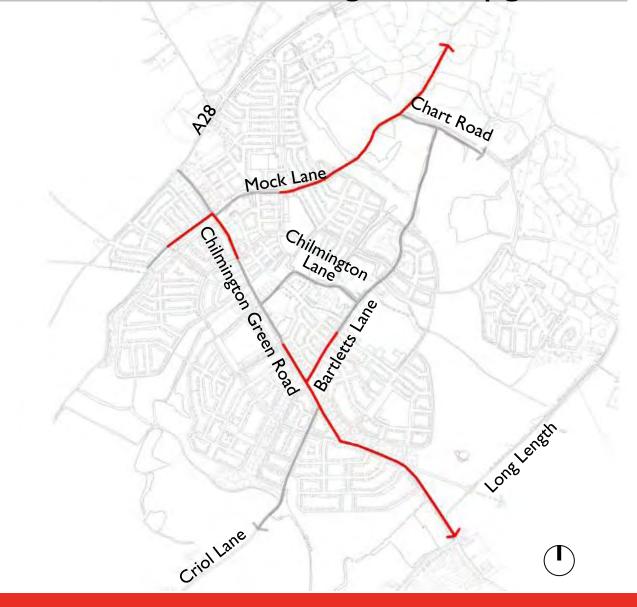
## Chilmington Lane



#### Chilmington Lane

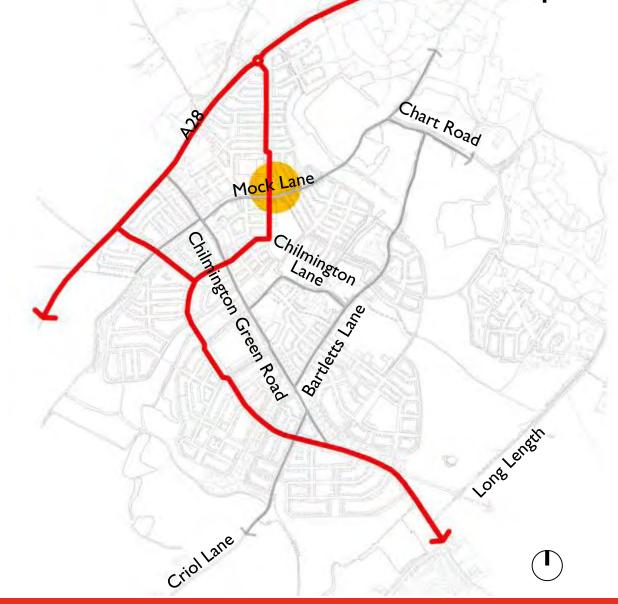


#### Vision - movement: existing lanes upgraded



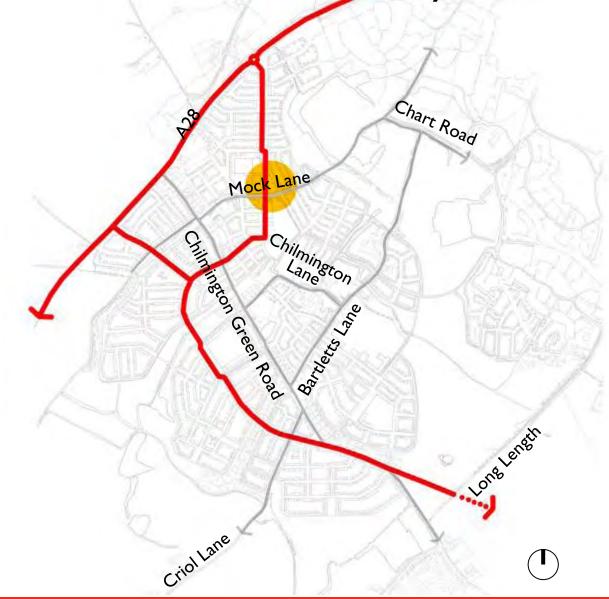


#### Vision - movement: main roads form separate grid



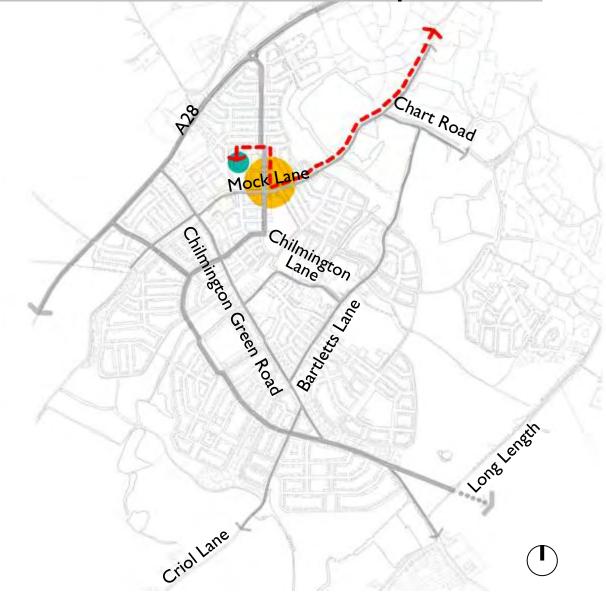


## Vision - movement: Orchard Way



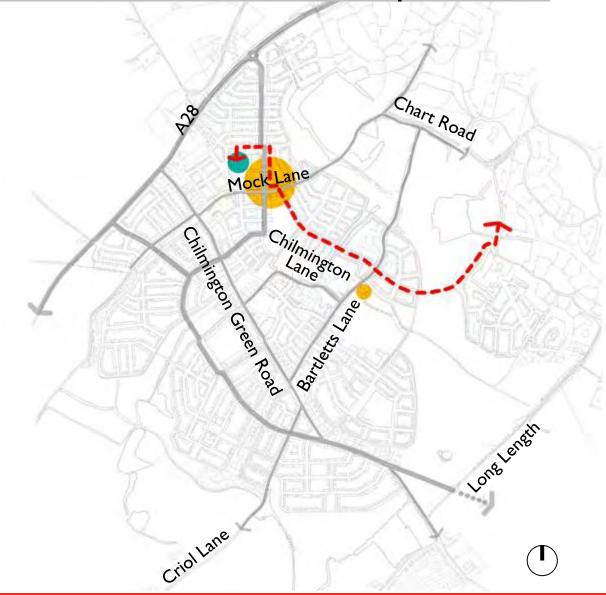


## Vision - movement: SmartLink phase I



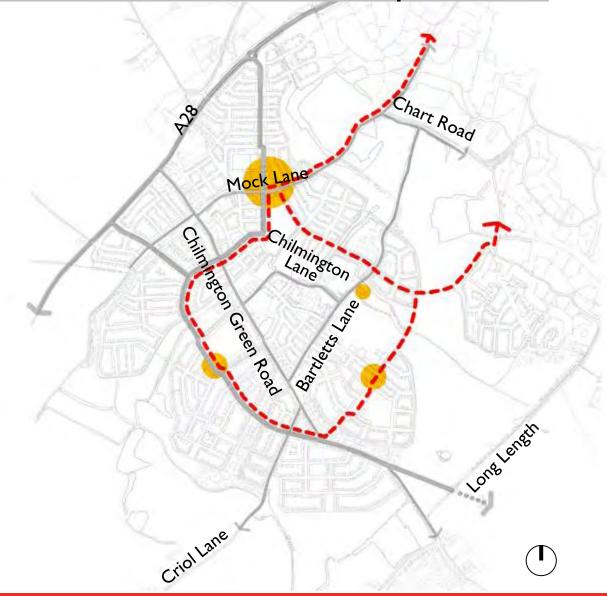


## Vision - movement: SmartLink phase 2



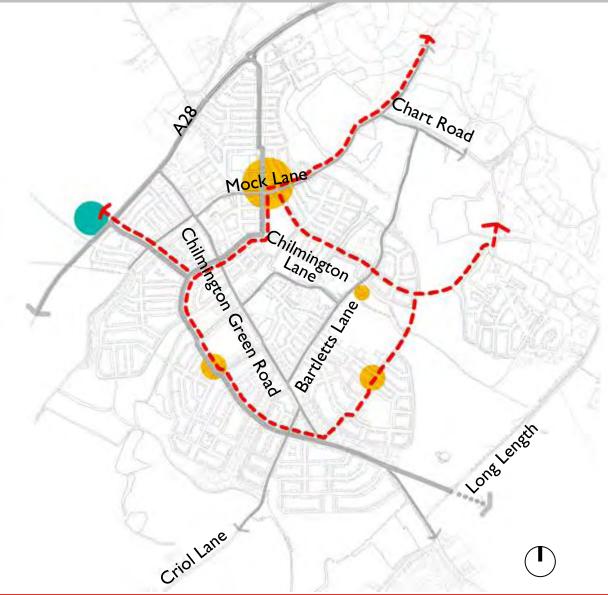


## Vision - movement: SmartLink phase 3



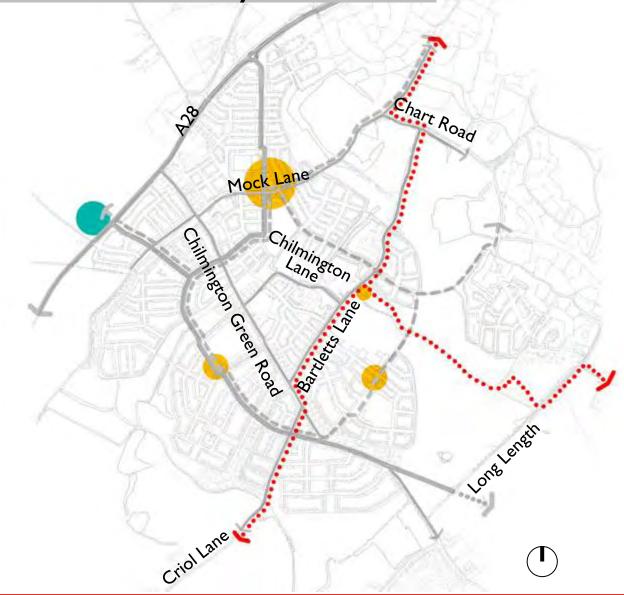


#### Vision - movement: SmartLink + Park & Ride



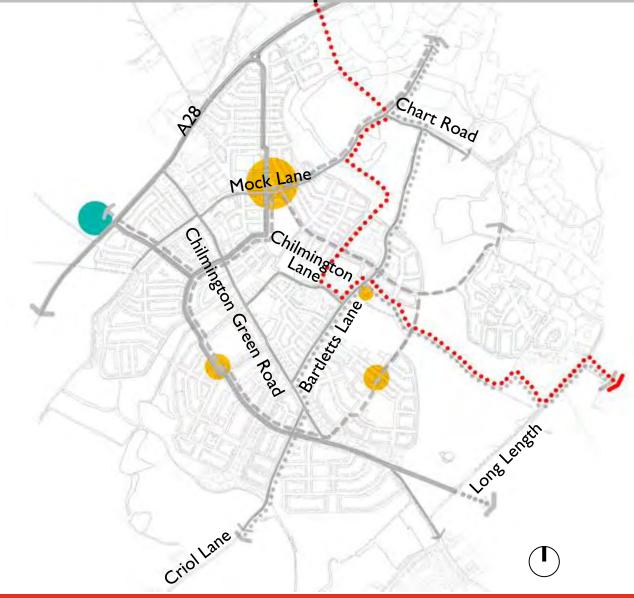


## Vision - movement: cycle routes

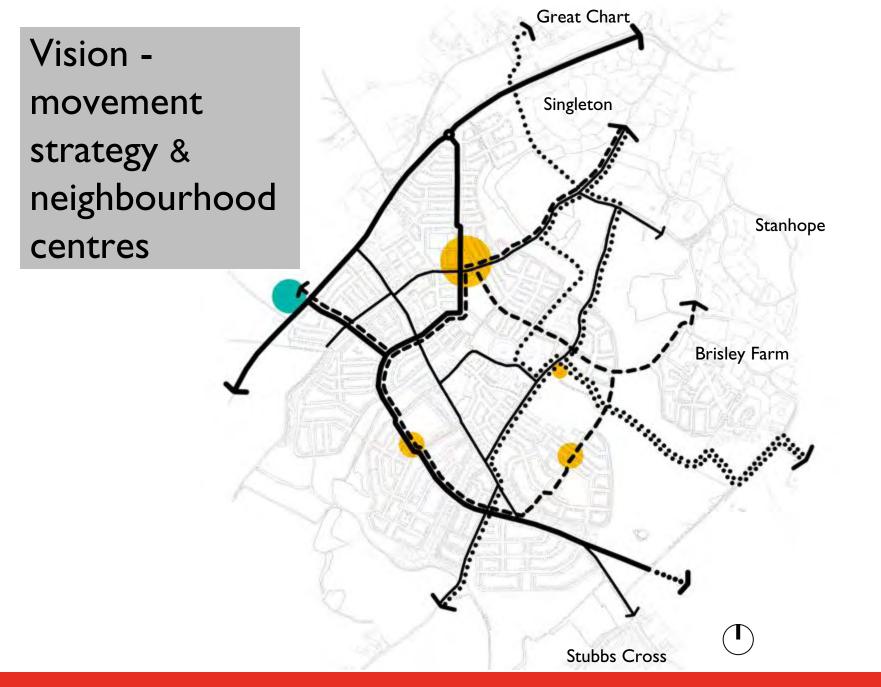




#### Vision - movement: main pedestrian links







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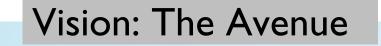


### Vision: Memorable Sequence of Spaces



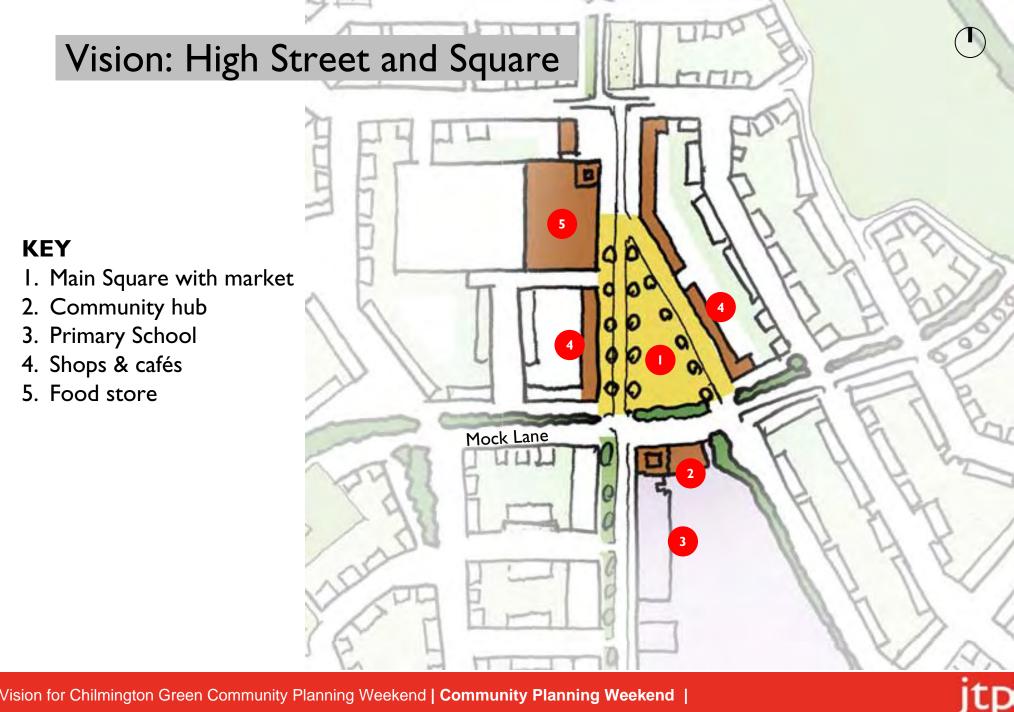
#### Vision: The Avenue







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## Vision: High Street and Square



## Vision: High Street and Square







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Bartlets Lane



Chilmington Lane

Chilmington Green Road

#### Vision: village green & pub

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# Vision: village green & pub



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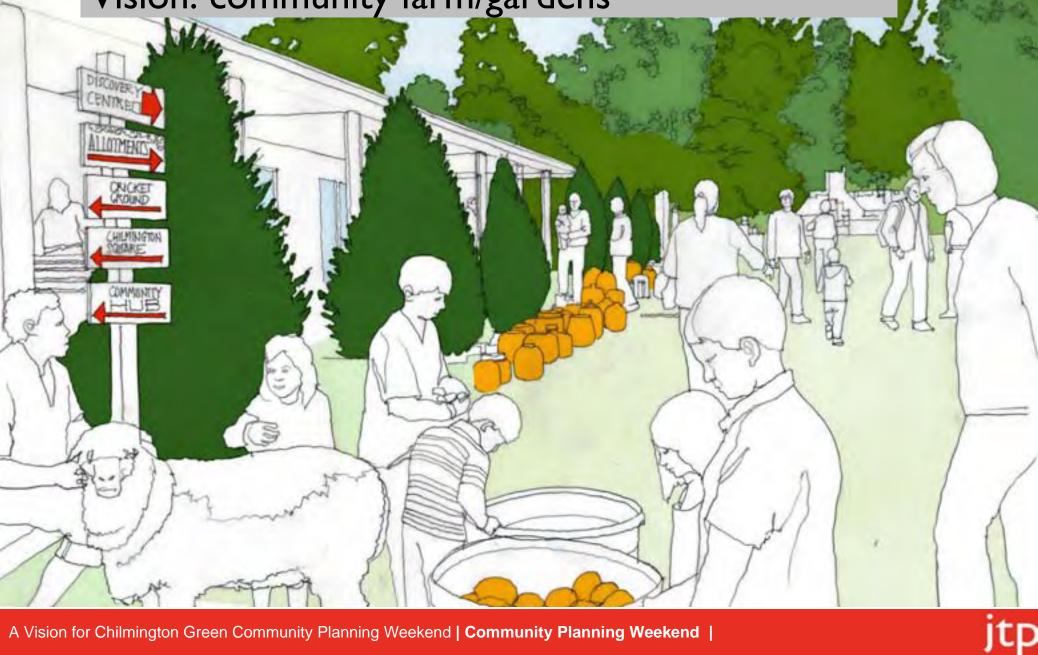
## Vision: community farm/gardens

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**Community farm** 

## Vision: community farm/gardens







## Vision: Runway Boulevard







#### Vision: woodland & wetland area





#### Vision: woodland & wetland area



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### Next Steps

Further consultation with KCC, ABC and other stakeholders on key elements including:

- Location of secondary school
- Size and shape of Discovery Park
- Drainage
- Transport infrastructure
- Community hub
- Maintenance of open space



### Next Steps

- Develop Masterplan
- Public Exhibition early in 2011
- Refine Masterplan
- Prepare and submit Area Action Plan
- Prepare and submit Outline Planning Application
- Construction target 2012 phase 1



