

By: Paul Crick – Director of Planning and Environment
To: Cabinet Member for Environment, Highways & Waste
Date: 31st May 2012
Subject: KCC Representations on Ashford Chilmington Green Area Action Plan – Regulation 19 Publication document

Classification: Unrestricted

Summary

This report proposes a KCC response to Ashford Borough Council's consultation on their Chilmington Green Area Action Plan (AAP).

Recommendation:

That the Cabinet Member for Environment, Highways & Waste notes the proposals in the Chilmington Green Area Action Plan and agrees to the proposed representations by KCC in Section 7 of this report, together with a schedule of detailed points.

1 Introduction

1.1 Ashford BC intends to submit the Chilmington Green AAP to the Secretary of State in October 2012 with an examination in Public in late 2012/early 2013. When adopted Chilmington Green AAP will form part of Ashford Borough Council's Local Plan and guide future development of this new neighbourhood.

1.2 KCC has held discussions with the Borough Council to influence the content of the AAP, and in January 2012 provided a statement of the County Council's service requirements for the site.

2 Relevant priority outcomes

2.1 The priority outcome for KCC is that the Borough Council should take full account of the implications for KCC service provision in their plan.

3 Financial Implications

3.1 The plan will establish clear requirements for service provision as the basis of planning obligations and/or distribution of Community Infrastructure Levy receipts. It is also important that land for KCC services, notably schools, is allocated for those uses and is thus protected from attracting residential land value.

4 Legal Implications

4.1 Ashford Borough Council is the responsible authority for the Local Development Framework and decisions on the scale and location of development.

5 Planning Background

5.1 The Local Plan Core Strategy adopted in July 2008 accepts a target of 20,350 dwellings in the *Ashford Urban Growth Area* based on proposals in the then draft South East Plan and the *Greater Ashford Development Framework (GADF)*.

5.2 The Core Strategy supports the development of two urban extensions; at Cheeseman's Green/Waterbrook to the south east of the town, and at Chilmington Green/Discovery Park to the south west. A subsequent third expansion area is also envisaged in a location to be determined.

5.3 Cheeseman's Green was to be developed before Chilmington Green, but because of delays to the construction of Junction 10A of M20, the Borough Council now considers it necessary for Chilmington Green to commence first, to meet the area's housing targets.

6 Principles of Development at Chilmington Green

6.1 The Core Strategy envisages potential for over 7,000 dwellings and 1,000 jobs at Chilmington Green. This provision has been reviewed, and the Borough Council now wishes to deliver a high quality development with a variety of dwelling densities and interconnected open space. Consequently the AAP proposes that the site should deliver 5,750 dwellings, which the Borough Council considers appropriate for a sustainable community able to support local services.

6.2 The plan also proposes 1,000 jobs at Chilmington Green, primarily in 'A' class uses (i.e. retail and service industries), and 'B1' class uses (small offices, studio/workshops and light industry).

6.3 The development has five 'character areas'.

i) The District Centre and High Street Area, with community uses.

ii) Local Centre Character Areas

Two local centres are proposed.

iii) Chilmington Green Hamlet Area

The existing community at Chilmington Green will be 'supported' by additional low density residential development.

iv) Southern Fringe Character Area

This area is designed to soften the transition of built development into the countryside.

v) Discovery Park Edge of Character Area

This area will be mainly residential with small scale leisure, retail, cultural and employment uses.

Highways

6.4 The A28 is the main road link serving the development site and will act as a bypass for the development. A number of new roads are planned:

- *Orchard Way* is proposed as a new link from Junction 10 of the M20 to the A28 around the south of Ashford. The Borough Council envisages that the western end will be delivered by the Chilmington Green development, although the delivery of the urban extension is not dependent on provision of Orchard Way.
- *A28 Corridor*: The A28 currently experiences congestion at peak times and its improvement is included in KCC's Local Transport Plan 3. The AAP identifies the need for two new roundabouts to serve the development and signal controls at the existing junction with Chart Road and Goldwell Lane. The AAP expects these improvements to be funded through CIL and s.106 contributions. The A28/B229 'Matalan' junction and A28 Chart Road 'Tank' Roundabout will also need upgrading.

Public Transport

6.5 The AAP assumes that Chilmington Green will generate a significant demand for public transport and provision is made for a high quality bus service linking the development to Ashford town centre and rail station. A park and ride site is proposed close to the A28, but this may be reviewed as part of the current Core Strategy Review.

Secondary School

6.6 A new secondary school is needed to serve the development, and the plan makes provision for a 6 Form Entry school plus Sixth Form facilities close to the A28, to be delivered in Phase 1.

Primary Schools

6.7 KCC has also requires four new primary schools to serve the development. The first is to be built in the District Centre early in the development of the site, the second will be located close to the Discovery Park, and third and fourth primary schools will be within walking distance of the local centres.

Social and Community Facilities

6.8 KCC has indicated a need for a dedicated space and kitchen area for the delivery of adult social services. The AAP makes provision for this in the District Centre, and funding is to be through a s.106 agreement.

7 Proposed KCC response to the consultation

The Number of Dwellings

7.1 **It is Recommended** that KCC supports the proposed reduction in the number of dwellings at Chilmington Green, from 7,000 to 5,750, in order to provide a high quality development which will also contribute substantially to the planned growth of Ashford.

Education

7.2 **It is Recommended** that KCC welcomes the provision in the plan for four primary schools and a secondary school. However **it is Recommended** KCC seek amendments to Policy CG15 to ensure that the sites are made available to the County Council at no

extra cost. The suggested changes are set out in the schedule to be submitted with this report.

Families and Social Care

7.3 **It is Recommended** that KCC welcomes the provision for a dedicated space and kitchen within the District Centre, but that KCC seeks provision for wheelchair accessible *Lifetime Homes*, which are not included in the consultation document.

Libraries, Community Learning (Adult Education) and Youth services

7.4 In January 2012 KCC identified a need for a 12 sq m library access point at Chilmington, and financial contribution towards additional books, resources and extended operating hours at libraries serving the development. Land to enable a library to be delivered on site by a third party in the future was also requested.

7.5 KCC has identified the need for a financial contribution towards the provision of Adult Education courses to be held at Chilmington Green, and for the use of accommodation as part time classrooms. KCC has also requested financial contributions for the provision of youth services at Chilmington Green and the use or provision of suitable facilities.

7.6 The AAP makes provision for social and community facilities through the 'hub' in the district centre. However the provision of space for library, youth and community learning are not included in the relevant policy (Policy CG17- Social and Community Facilities). **It is therefore recommended** that KCC request an amendment to Policy CG17 to make such provision for library, youth and community learning services.

Highways and Transportation

7.7 **It is recommended** KCC supports the need to achieve 20% of trips by public transport and welcomes the references to Smartlink becoming the principal means of public transport service. KCC wishes to work with Ashford Borough Council and developers on the Public Transport Plan that will develop the detailed proposals.

7.8 However **it is also recommended that** KCC requests amendments to the plan in three respects:

1. to reflect the 'Kent Design' standard that no dwelling should be more than 400m walking distance from a bus stop
2. to ensure that "commencement of a new bus service from Chilmington Green to Ashford town centre" (at page 149 of Appendix 3) should be in operation when the first dwelling is occupied, and no later than the occupation of the 50th dwelling.
3. road links should be in place to serve each phase of the development by public transport.

The suggested changes are detailed in the schedule to be submitted with this report.

Heritage

7.9 KCC's Heritage Team are concerned the draft AAP does not include a policy or guidance regarding the conservation of the historic environment. **It is therefore**

recommended that KCC request the inclusion of a policy to encourage the beneficial reuse of heritage assets, and to seek the appropriate conservation and enhancement of heritage assets.

Superfast Broadband

7.8 **It is recommended that** KCC request that the plan make provision for superfast broadband to be provided for all residential, commercial and community buildings.

Recommendation:

That the Cabinet Member for Environment, Highways & Waste notes the proposed changes to the *Draft Chilmington Green Area Action Plan* and agrees to the proposed representations by KCC in Section 7 of this report, together with a schedule of detailed points.

Background Documents

Chilmington Green Area Action Plan 2012 : Regulation 19 Consultation document

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