This consultation lists all the Additional Modifications proposed to the Chilmington Green Area Action Plan. Please note that there is also a consultation running alongside this one for 'Main Modifications' to the Chilmington Green AAP.

We are inviting the public to comment on these additional modifications for a 6 week period.

The changes are in AAP order and page and paragraph references refer to the Submission Version of the AAP. Deletions are shown struck through and additions are underlined.

**Please note that only comments relating to these modifications listed can be made during this consultation. Any comments relating to other issues will be invalid.**

All comments should be made via the website [www.ashford.gov.uk/consult](http://www.ashford.gov.uk/consult) or on an official representation form. Forms and guidance can be obtained by emailing planningpolicy@ashford.gov.uk or calling 01233 330229.
AM1 - Viability - Paragraph 1.22 (Page 10)

Amend Paragraph 1.22 as follows:

The starting point for this plan is that all infrastructure contributions justified by the needs arising from the Chilmington development will be sought on a normal basis. Due to the length of time of the build out period for Chilmington Green, any viability case made as part of the outline planning application will only be considered and assessed for the first main phase of the development. This will be rigorously tested by independent advisors for the Council in order to assess the scale of potential developer contributions that can be delivered in the first phase.

AM2 - Viability - Paragraph 1.24 (Page 10)

Delete Paragraph 1.24 and replace as follows:

Where any concessions are justified to cater for any short term viability problems, then the normal approach will be to seek to recover extra provision to make up any shortfall when the market has improved sufficiently. Where appropriate, this position has been reflected in the policy approach proposed within the AAP.

1.24  In a situation where a shortfall in the delivery of the infrastructure requirements, including affordable housing, set out in this plan can be justified on viability grounds at any stage in the development, the council will make a decision in conjunction with the relevant service providers to determine the most appropriate balance of infrastructure provision that should be delivered in the prevailing circumstances. The normal approach will be to seek to ‘claw back’ any deficit in infrastructure provision when the market has improved sufficiently via the Council’s adopted deferred contributions policy – see policy CG22.

1.25  Where this is the case, the Council will also agree with any relevant service providers (e.g. KCC) which deferred infrastructure should be provided first should any deferred contributions be triggered.

AM3 - Policy CG1e) Development Principles (Page 20)

Amend Policy CG1 e) as follows:

\textbf{e) Policy CG1 (e) The creation of an integrated and connected network of green spaces and natural habitats, including part of Discovery Park, to help meet the recreational and sporting needs of the development but also to encourage walking and cycling, generate an attractive setting to the built form, and act as linkages and dispersal routes for ecology and wildlife (see Policies CG2, CG8, CG9, CG20 and CG21).}
AM4 - Policy CG1 f) Development Principles (Page 20)

Amend Policy CG1 f) as follows:

| f) To respond positively to the distinctive landscape character and assets of the site – including, historic buildings, historic landscape and archaeology features, views and vistas, topography, woodland, ecologically sensitive areas, footpaths and bridleways and, (see Policies CG2, CG5, CG6, CG7, CG9, CG20 and CG21); |

AM5 - Extent of the Built Footprint - Paragraphs 4.2 ii) and iii) (Page 21)

Replacement of section – The Extent of Built Footprint

Delete existing paragraph’s 4.2 ii) and iii)

4.2 ii) Heritage and Historic Assessment: The Historic Environment and Built Heritage Appraisal examined the contribution of the heritage assets within the site area to historic character and local distinctiveness. The heritage appraisal also considered the role of the Chilmington Green hamlet and how it could be best integrated into the new development. This analysis has enabled the masterplan to respond to historic or sensitive features such as historic buildings, listed buildings and their setting, ancient hedgerows and field boundaries, as well as important historic features.

4.2 iii) Archaeology: Archaeological fieldwork has been undertaken to support this Plan (see Appendix 1). This has highlighted the remains of some late Iron Age/Romano-British pottery which will be fully recorded according to nationally recommended guidelines. Nothing else of significance was noted. However, developers will be required to submit appropriate desk-based assessments and, where necessary, undertake appropriate field evaluation works to support detailed planning applications (see Chapter 11) to ensure that any heritage assets are protected and taken into account.

Insert new paragraph’s in place of 4.2 ii) and iii) as follows:

4.2 ii) Heritage and Archaeology: The AAP is supported by a Historic Environment and Built Heritage Appraisal, as well as initial phases of archaeological fieldwork (see Appendix 1). These examined the contribution of the heritage and archaeological assets within the site area and considered what role these assets could play in terms of influencing the built form, including how the Chilmington Green hamlet could be best integrated into the new development.
This evidence so far suggests that there are no known significantly important archaeological assets present that would be required to remain in-situ. However, developers will need to set out - in accordance with the Chilmington Green Scheme of Archaeology Resource Management (SARM) - appropriate archaeological mitigation strategies for each detailed planning application, informed by appropriate evaluation and assessment.

Nevertheless, the evidence base does suggest that a number of important and relevant heritage assets were identified within the site area, as follows:

- **Coleman’s Kitchen Wood and Brisley Farm:** As well as being an important landscape feature, Coleman’s Kitchen Wood may also have had historic significance. At Brisley Farm, an important Iron Age settlement and ritual focus site was mostly excavated as a result of recent developments. This archaeological site included two rare warrior burials which have been excavated. Evidence also suggests the late Iron Age settlement continues to the south of the existing Brisley Farm[1] estate.

- **Historic routes:** A number of historic routes transect the site[2]. Of particular importance is the Iron Age / Romano-British routeway which leads through Brisley Farm towards Coleman’s Kitchen Wood and the Roman Road which lies to the south of the site. At the junction of Stubbs Cross Wood it connects to other Roman roads heading north towards Westhawk Farm and a nearby Roman roadside settlement, and roads heading east towards the Roman fort at Lympne.

- **Historic character:** A number of surviving historic lanes, footpaths and field boundaries which form visible and tangible reminders of the historic character of the Chilmington Green landscape.

These assets have helped shape and inform the evolution of the Chilmington Green Masterplan. The evaluation and assessment of the archaeological assets of Chilmington Green is an on-going process and further important remains may survive within the site. In addition, the policy approach advocated in the AAP (including the proposed built footprint) seeks to respond to these important historic or sensitive features so they can help shape and inform the development. This includes the presence of historic buildings, listed buildings and their setting. Ancient hedgerows, field boundaries, important historic features, routeways and landscape features, which are retained wherever possible, have also been taken into account.

**NB:** This amendment will also change the number sequence of the preceding paragraphs in 4.2

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AM6 - Extent of the Built Footprint - Paragraph 4.2 (v) (Page 21)

Amend 4.2 (v) as follows:

4.2 (v) Drainage: The Drainage strategy for Chilmington Green sets out a phased approach to the provision of sustainable drainage for the site, and the broad location of the necessary mitigation and water storage areas which seek to utilise the two catchments that influence the area – the River Beult and the River Stour. In addition, a number of strategic water storage areas are proposed to the south of the development which will be enhanced for biodiversity. These areas have helped to determine the extent and design of the built form to the south.

AM7 - Extent of the Built Footprint - Paragraph 4.4(iii) (Page 23)

Amend 4.4 iii) as follows:

iii) An integrated multifunctional green network: Creating an attractive green network of spaces and natural habitats – which link the whole development together and provide direct access to the countryside - will ensure Chilmington Green is convenient and pleasurable to move around on foot or by cycling, encouraging realistic and attractive sustainable and healthy travel options for local residents and dispersal routes for wildlife.

AM8 - Extent of the Built Footprint Paragraph 4.4 viii) (Page 24)

Delete Para 4.4 viii)

viii) Using existing heritage assets: A number of existing routes cross the development site and provide a network of historic connections that contribute greatly to the character of the area. The proposed development footprint seeks to respond to these existing heritage assets by retaining them wherever possible and making sure they help inform and shape the development.

And replace with:

viii) Using currently known heritage assets: A number of existing routes cross the development site and provide a network of historic connections that contribute greatly to the character of the area. These include the Roman Road to the south of the site, the ancient route which connects Brisley Farm to Coleman’s Kitchen Wood, important features around the Chilmington Green hamlet, as well as the Chilmington Green airfield which was used by American squadrons during the Second World War. The proposed development footprint and policy approach advocated in the AAP seeks to respond to these existing heritage assets and retains as many of them as possible.
Amend paragraphs 5.4 and 5.5 as follows:

5.4 The NPPF makes it clear that in order to promote healthy communities there should be opportunities for all sections of the community to interact. This requires the positive planning for the provision of and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities. The District Centre at Chilmington Green will accommodate many of these functions.

5.5 At Chilmington Green, the District Centre The District Centre at Chilmington Green will accommodate many of these functions and will effectively fulfil a ‘High Street’ role of a small market town. As with most centres of this nature, it will be required to support by supporting a range of day to day retail and employment uses alongside community uses which will be of a scale to help serve the people who live and work in this area.
Amend figure 5 to show the indicative high street parking area and amend title as follows:

Figure 5: District Centre and High Street and market square character area design principles
AM11 - Policy CG8ii) Meeting the Recreational Needs (Page 60)

Amend Policy CG8 ii) as follows:

ii) green connections to the surrounding areas, connecting Chilmington Green with Millennium Wood, Singleton Hill and the Singleton Environment Centre, Long Length and areas to the South of the built form.

AM12 - Policy CG10 Developing a Community (Page 69)

Amend Policy CG10 as follows:

POLICY CG10 - DEVELOPING A COMMUNITY

In order to help establish a strong community at Chilmington Green, the Council supports a community led management arrangement.

The preferred solution for community governance at Chilmington Green will need to be determined before outline planning permission is granted but there is scope for a community development trust arrangement to take on the responsibility for managing and maintaining a variety of uses, facilities and space to be delivered as part of the development.

A detailed strategy, supported by a business case, will need to be prepared and agreed with the Council which will need to establish the scope of any trust the community governance arrangement, how it will evolve and develop over time, the long term financial sustainability of the model. In particular, this strategy will need to show how the arrangements proposed would successfully interact with and work alongside the existing Parish Councils.

An appropriate level of developer contribution will need to be made in line with the approved business case to provide for the arrangement proposed and community development (especially in the early years), including staff, premises and equipment costs. The This support identified above will need to be provided until a local community management body, in a form agreed by the Council (e.g. a Trust) has been set up and is operationally effective with a firm financial basis (including property and other endowments and a potential resident service charge regime).
AM13 - Policy CG20 d) Flood Risk and Sustainable Drainage (Page 100)

Amend Policy CG20 d) as follows:

d) Restrict public access to SUDS features which have been solely designated for ecological and wildlife mitigation and enhancement and ensure that they are designed to accommodate wildlife.

AM14 - G) Ecology - Paragraph 10.78 (Page 104)

Add text to the end of Paragraph 10.78 as follows:

10.78 The ecological enhancement and mitigation strategy 2012 highlights the need for a specific approach to mitigate the development’s impact on skylarks - a red listed bird of conservation concern. The plots will be located in the grasslands and flooded meadow ecology park areas marked on the diagram below, as ecologically managed farmland. The area shown is larger than required to accommodate the 40 plots required to mitigate the impact on the skylark population (at a density of 2 per ha) which provides greater flexibility to selectively locate this provision in the most suitable areas. Other priority species may be present within the farmland which have differing habitat requirements and will also need to be mitigated.

AM15 - G) Ecology - Paragraph 10.79 (Page 104)

Insert a new paragraph after 10.79 as follows:

In addition, where roads or areas of hardstanding intersect the proposed green corridors or Discovery Park, it will be important to ensure that, wherever possible, there are suitable measures in place to allow for the safe migration of species to help reduce wildlife mortality rates. This will ensure that the underlying principle of promoting strategic links throughout the development and beyond, is delivered at Chilmington Green. The extent of the detailed measures required will be dealt with through the detailed planning application stage.
AM16 - Detailed Design/Approval of Phases - Diagram in paragraph 11.36 and paragraphs 11.38 and 11.39 (Pages 116 and 117)

Amend last box on the Diagram on Page 116 as follows:

Main Phase Development Masterplans and development strategy, with supporting Character Statements and area design codes/Character Statements

Amend Paragraphs 11.38 and 11.39 as follows:

11.38 Prior to any Reserved Matters applications being submitted for a main phase, a detailed masterplan and accompanying development strategy for that phase will be agreed with the Council. This will show a more detailed development strategy supported by design codes and Character Statements for all Character Areas within that main phase. These main phase masterplans will show how things like key views, landmarks and landscape features are being reflected in the local design. It will also show the alignment of streets, the pattern of development blocks and how this relates to green space provision and pedestrian and cycle routes. The way the main phase is divided into sub-phases – or development parcels – that will be brought forward will be explained as will how, when and where associated infrastructure is provided.

11.39 Design codes supporting the main phase masterplan will also be needed for each Character Area within the phase. For phase 1, for example, codes will be needed for the following areas - Northern Gateway and Avenue; Rural Edge (North); Great Chart Ridge; Chilmington Hamlet; Chilmington High Street and environs; and Brisley Farm/Discovery Park Edge North. Chilmington Green Hamlet; District Centre; and Brisley Farm/Discovery Park Edge North. Exceptionally, there may be additional sensitive areas where design codes are required. These may include Northern Gateway and Avenue; Rural Edge (North) and Great Chart Ridge.

AM17 - Southern Fringe - Figure 3 (Page 29), Paragraph 5.64 (page 46) and Strategic Diagram 3 (page 134)

Amend AAP to reflect changes proposed to the Southern Fringe Character Area:

a) Amend Paragraph 5.64 of the AAP to read:
The southern fringe character area covers the entire majority of the southern boundary of the development, as shown on Figure 9 below, extending from the A28 in the west to Criol Lane to the east (see diagram below).
b) Alterations to residential densities to the built footprint proposed to the north of Willow Wood, as shown on Strategic Diagram 3
c) Alter figure 3 and figure 9 to reflect new boundary of the Southern Fringe Character Area.