Appendix 11 – Open Space Strategy 2017

Ashford Borough Council

Open Space Spatial Plan example

Spatial Areas Kingsnorth, Court Lodge / Discovery Park

Residential units 1650
Development area: 145 +

The site lies within a spatial area that reaches from the A28 to the new A2070) and railway and from Magpie Hall Road to the Orbital Road and the edges of South Ashford. It is a geographically large area which warrants a major open space and community hub in Discovery Park plus a secondary supporting hub to serve the eastern part of the area within Park Farm and Kingsnorth village.

Relationship to existing urban and rural areas

The new development area lies immediately south of recent residential development at Westhawk Farm and Kingsnorth village. The western boundary will be the proposed Discovery Park at Chilmington Green. The rural footpath network enters the site in several places from all directions through existing ribbon development and adjacent fields.

The adjacent residential areas to the north are very well served by accessible urban fringe areas and the Discovery Park will be the main sports hub with capacity for outdoor grass pitches, two 2G pitches, sports pavilion, community building and major play area. There is an existing Recreation Centre, two grass pitches, small play area, MUGA and pavilion in Kingsnorth.

Discovery Park

Discovery Park is a new, major strategic open space and recreational area that is proposed to include a number of sports pitches (including the provision for a 3G pitch), a large scale indoor sports building, strategic play space and managed outdoor recreational space. The majority of Discovery Park will come forward in response to development at Chilmington Green and the area is protected as part of the Chilmington Green Area Action Plan, the provisions of which fall outside the scope of the draft Local Plan.

This major new part of open space provision serves as a local resource to the new residential areas, a strategic hub for the Borough and a potential extension to the Green Corridor designation. Discovery Park has the potential to be one of the key destinations within the Ashford Urban Area.

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Principles of open space planning

1) Amenity space and connectivity
   a) The facilities and community hub on site will be connected to residential areas by green off-road routes.
   b) There will be continuity of the Discovery Park into the western part of The Court Lodge development site.
   c) There will be east-west connectivity beyond the site to provide:
      i) Access for residents of Westhawk Farm and Kingsnorth into Discovery Park and beyond,
      ii) A safe off-road access for residents of the Court Lodge development and Westhawk Farm into the Kingsnorth Recreation Centre and
      iii) An off road route to Kingsnorth Recreation Centre from the footpath cycle network within the Park Farm Buffer Zone.
   d) North-south connectivity through the site to provide:
      i) Access for residents of Westhawk Farm and South Ashford into the rural footpath network south of Court Lodge
      ii) Off-road access for residents of the Court Lodge and Kingsnorth developments, Chilmington Green and west of Park Farm into the town centre
      iii) Access from the most easterly part of the site into Kingsnorth village and the Park Farm Buffer zone including an upgrade of the existing Public Right of Way to Bridleway status.

2) Protection of the riparian habitats associated with the Whitewater Dykes and its associated minor water courses.

3) Community Hubs. An existing primary hub is being planned for Discovery Park. Additionally there is a small hub already within Kingsnorth Village. Due to the distances involved a small hub will be required on site and this is to be co-located with the school and on the periphery of the Discovery Park extension

4) Sports Requirements
      i) Kingsnorth Recreation Centre - a contribution towards an extension of the centre to provide indoor sports facilities.
      ii) A contribution for the construction of one 3G pitch at the Discovery Park.
      iii) Play - due to the distances involved and the size of this development area a major new play area will be needed on site – see hub above

Off-site Open Space Requirements

The acquisition of land off-site will be necessary to deliver the north-south green routes that will connect these sites with the town centre and Kingsnorth village.