



ASHFORD
BOROUGH COUNCIL

Agenda Item No: 13

Report To: ASHFORD JOINT TRANSPORTATION BOARD

Date: 8TH DECEMBER 2009

Report Title: Highway Alterations to Latitude Walk development, Ashford Town Centre – West Street/Godinton Road

Report Author: Jamie Watson – Project Manager, Kent County Council

Summary:	The purpose of this report is to update the Joint Transportation Board on progress with Kent County Council's proposals to complete the highway alterations to the frontage of the new Latitude walk development in West Street/Godinton Road.
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Key Decision: NO

Affected Wards: Ashford Town Centre Wards

Recommendations : The Executive be asked to:

1. Continue support

Policy Overview: Central Government's Regional Planning Guidance RPG9 and Ashford's Future Study (Halcrow, 2002) sets the context for the growth of Ashford and the provision for an additional 31,000 homes and 28,000 jobs by 2031.

Masterplanning studies to guide the sustainable delivery of the projected growth in the town are reported further in the Greater Ashford Development Framework (Urban Initiatives, April 2005), Ashford Town Centre Development Framework (Urban Initiatives, August 2005) and the Transport Strategy for Ashford (KCC, November 2005).

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1. Purpose of the Report

The purpose of this report is to update the Joint Transportation Board on progress with Kent County Council's proposed highway alterations to the frontage of the new development off West Street and Godinton Road known as Latitude walk. A bid for Growth Area Fund 3 was approved by Ashford's Future Board for the sum of £300K.

2. Background

Following publication of the ODPM's Sustainable Communities Plan 2003, Ashford is now identified as one of the major growth areas in the South-East with a total of 31,000 homes and 28,000 jobs envisaged by 2031. Detailed masterplanning studies followed which has now led to the development of mutually supporting land use and transport strategies to ensure that the town's future growth is well planned and sustainable.

Ashford Borough Council has previously and recently consulted upon the Town Centre Area Action Plan (TCAAP) which will form one of the key documents of the Ashford Local Development Framework (LDF). A Transport Strategy for Ashford has also been developed by Kent County Council in line with the broad thrust of central government and county council transport policy which was approved by Members in January 2006.

This scheme compliments the previous highway alterations that were undertaken to improve the town centre streets within the shared space zone and is integral to the vision for the town by setting the scene for high quality public realm as well as stimulating developer opportunities along the highway frontage.

3. Art, Engineering & Public Realm

The remaining highway alterations fit in with the recently completed ringroad scheme and its vision as an innovative, cutting edge, transformational project which aspires to be an exemplar, benchmark project and market leader across the UK which will put Ashford firmly on the map in the national context.

It offers considerably more to the town's fabric than a standard highway scheme by incorporating a number of key shared space, urban design and artistic features.

A high quality public realm is being created by the use of quality materials, landscaping, aesthetically pleasing yet functional street furniture together with the integral use of art and street lighting to bring out the scheme identity and distinctiveness.

In order to deliver this scheme, an Integrated Design Team (IDT) has been put together involving engineers, consultants, urban designers, planners, landscapers, traffic experts, lighting specialists and artists.

4. The Scheme

4.1 Introduction

The scheme is the completion of the highway improvements to the West Street/Godinton Road highway boundary with the new development known as

Latitude Walk and consists of highway alterations complimenting the recently completed ring road alterations plus some alterations to small areas of private land to be transferred to Kent County Council as highway land. Outline details of the site area and core scheme components are illustrated on drawing No WT1935L01 – APPENDIX A.

4.2 General Scheme Layout

The general scheme layout consists mainly of alterations to pedestrian areas with a small element of work to the carriageway at the junction to East Street. The main works require block paving to be laid to specific patterns with large areas of bound red gravel (Cedec). Trees and grass will break up the hard landscaped areas.

4.3 Specific details

The main components to this scheme include:

- 200 x 100 x 80mm kelt breccia blocks as laid recently around “The Bolt” feature at the junction of West Street with Godinton Road in a reverse pattern to that on the carriageway. These blocks are separated by “Porphyry” kerbs as detailed in Appendix A.
- 200 x 100 x 50mm clay pavers as existing clay pavers to shared space zone
- Bound Gravel surface known as CEDEC to large open spaces and around trees to break up hard landscape areas. Red in colour.
- 125 x 125 x 150mm granite setts, mid grey to East Street junction with Godinton Road.
- Porphyry flush kerbs as per “Bolt” feature to show pattern and break up the breccia blocks – see appendix A for detail.
- Mid Grey granite kerbs as per shared space zone. Upstand levels vary from flush to 160mm as the ground slopes from west to east.
- Trees; *Betula nigra* semi mature – 6 no; *Betula jacquemontii* multi stem - 2 no; *Amelanchier lamarckii* multi stem – 3 no.
- Hornbeam hedge – 600mm high
- Bespoke tree grills as shared space zone – 2 No.

5. Land to be acquired

Appendix B highlights the area of land to be acquired at nil cost to Kent County Council or Ashford Borough Council.

5. Programme

Land Acquisition – all completed by March 2010.
Design – completed by December 2009
Tender – Ringway Highway Services target cost provided by early January 2010
Start on site – February 2010
Complete works – April 2010

6. Funding

Growth Area Fund 3 was approved by Ashford's Future Board with a project estimate of £300K.

7. Conclusion

In conclusion, this report identifies the scope of the project and details limits of the scheme, materials to be used and landscaping within the existing highway and in small areas of private land.

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Appendices

A – General arrangement drawing
B – Land transfer

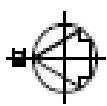
Background Papers:

The Greater Ashford Development Framework – Urban Initiatives, April 2005
Ashford Town Centre Development Framework – Urban Initiatives, Aug 2005
The Transport Strategy for Ashford – Kent County Council, November 2005

APPENDIX A – GENERAL ARRANGEMENT DRAWING



APPENDIX B – LAND TRANSFER



LEGEND

- Site Boundary
- Development Boundary
- Extent of Land to be Transferred
- Land Transfer required if not currently in KDC ownership

STATUS **OK**

DATE: 10/10/2014

BY: [Signature]

DATE: 10/10/2014

BY: [Signature]

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Land Transfer Plan –
Soddingh Road

Lot/Block No:
Address

DATE: 10/10/2014

BY: 9554 851

Tully DeMott

CONSULTANTS

100/100/100/100/100