

**Notes of a Virtual Meeting of the  
Ashford Strategic Delivery Board held on Microsoft Teams on  
Friday 24 July 2020 at 10.00am**

**Present:**

**Board Members**

Cllr Gerry Clarkson (Chairman) – Leader, ABC  
Rt Hon Damian Green MP  
Cllr Paul Clokie – Portfolio Holder for Regeneration and Corporate Property, ABC  
Cllr Neil Shorter – Portfolio Holder for Planning and Development, ABC  
Mr Mike Whiting – Cabinet Member for Economic Development, KCC  
Mr Michael Payne – Cabinet Member for Highways and Transportation, KCC  
Barbara Cooper – Corporate Director - Growth, Environment and Transport, KCC  
Paul Harwood - Highways England  
Tracey Kerly – Chief Executive, ABC

**Non Board Members**

Cllr Peter Feacey, ABC  
David Smith, KCC  
Jonathan White, KCC  
Ben Lockwood, ABC  
Tracey Butler, ABC  
Paul McKenner, ABC  
Maria Stevens, ABC  
Andrew Osborne, ABC  
SallyAnne Logan, ABC  
Dean Spurrell, ABC  
Charlotte Hammersley, ABC  
Len Mayatt, ABC  
Simon Cole, ABC  
Keith Fearon, ABC  
Danny Sheppard, ABC

**Also Present**

Ben Geering and Huw Evans – Quinn Estates (for item 3)  
Sarah Feasey, Joff Edevane, Chris O’Grady and Tony Knott – Southern Water (for item 4)

**Apologies**

Chris Moore, Victoria Thistlewood, Matt Hogben, Graham Razey, Michael Cloughton.

Item	Notes	Action
1.	<p><b>Welcome</b></p> <p>The Chairman welcomed all those present to the Virtual meeting being held on Microsoft Teams. He said that despite the Covid 19 pandemic normal business was being conducted and advised that there was currently a great deal of media interest in Ashford.</p>	
2.	<p><b>Ashford Borough Council's draft Recovery Plan</b></p> <p>The Chairman explained that a report on the Borough Council's draft Recovery Plan would be submitted to the Cabinet the following week, A copy of the Recovery Plan would be sent to all Board Members after that meeting.</p> <p>Tracey Kerly (TK) then gave a presentation on the content of the draft Recovery Plan and explained that it respected the Council's wishes in terms of achieving carbon neutrality. TK believed that the Borough Council was well placed to come out of the pandemic. The Recovery Plan focussed on three themes and identified appropriate key actions for each of those themes. In terms of the second theme 'Community Recovery', TK drew attention to the performance of the One You shop and its work in helping reduce smoking in Ashford from 21.5% in 2018 to 10.1% in 2019. This drop represented over a 50% reduction which in turn equated to an estimated 10,027 smokers in Ashford (11,000 fewer than the previous year).</p> <p>In response to a question, TK advised that it was proposed that those projects which needed support from the ABC reserve funding be paused. Examples included play area renewal and work on community centres. Schemes funded by S106 monies would continue.</p> <p>The Chairman said that he wished to emphasise the point that whilst some schemes were being paused and re – evaluated, the major projects such as the Vicarage Lane and town centre scheme would continue to proceed.</p>	ABC
3.	<p><b>Newtown Works</b></p> <p>Ben Geering and Huw Evans of Quinn Estates showed a video which outlined the various aspects of the scheme and</p>	

	<p>detailed the progress achieved to date.</p> <p>Ben Geering explained that confirmation had been received from the Government that they did not wish to call in the planning application and therefore it would be for ABC to issue the planning permission following the conclusion of the work on the Section 106 agreement, which was expected to be completed by the end of the month. Following this, work would be undertaken on the final funding agreement and detailed construction programme with a view to work commencing on site later in the year. In conclusion he said that he wished to thank ABC and its Officers for all their help in bringing the project to its current position.</p> <p>The Chairman thanked both Ben and Huw for their presentation and offered his best wishes for the next stages in the delivery of the project.</p>	
4.	<p><b>South of Ashford Garden Community - Progress</b></p> <p>SallyAnne Logan (SAL) gave a brief presentation on the current position in terms of the South of Ashford Garden Community.</p> <p>SAL displayed an aerial photograph of the Chilmington development and explained that there were at present 40 properties occupied on site. The pandemic had slowed the overall completion rate and would have an impact on the housing trajectory figures. A second Hodson Developments sale suite would be opening on site this coming weekend and all developers had provided their estimated completion rates until the end of the year. SAL further explained that key strategic matters still needed to be addressed and these included the primary and secondary school; works to the A28; the Chilmington Management Organisation and the future consideration of the planning applications for Court Lodge and Kingsnorth Green.</p> <p>In terms of the secondary school project, Barbara Cooper (BC) said that work was still to be done in terms of taking advantage of the government funding and the Board agreed that this issue be taken off line and discussed outside of the meeting.</p> <p>In terms of the construction works on the A28, TK confirmed that the trigger for obtaining a bond was the completion of 400 units. The Board agreed that Alan Hodson be invited to the next meeting to give a progress report.</p> <p>Sarah Feasey, Joff Edevane, Tony Knott and Chris O’Grady</p>	

	<p>from Southern Water were present to advise on progress with the new sewer and pumping station to serve the Chilmington Development. An update paper had been circulated to all Board members prior to the meeting.</p> <p>Chris O’Grady explained that Covid – 19 had had an impact on the scheme and they had taken the decision to pause the work at the end of July with a view to re-instating the works from Spring 2021. Agreement had been reached with the developer to tank all flows from January 2022. In response to a question, he explained that detailed modelling showed that the network would have capacity up to this date.</p> <p>Neil Shorter (NS) advised that he was due to meet with Southern Water the following week to discuss this issue and he hoped that a revised work programme would be available.</p>	
5.	<p><b>Jasmin Vardimon</b></p> <p>David Smith (DS) said that he was pleased to report that hopefully later that day KCC would sign a contract for the construction of a dance studio for Jasmin Vardimon and 29 industrial units and the scheme would also help to provide additional parking for a local school.</p> <p>DS said that it was anticipated that the construction would commence in October this year with completion at the end of 2021 or early 2022. Four units would also be occupied by the Kent Music School which he believed would complement the educational opportunities of the dance studio. In conclusion he thanked ABC Officers in terms of their help on this project.</p> <p>The Chairman advised that ABC were currently looking at options for providing Jasmin Vardimon with a temporary facility as the Stour Centre was closed. He also explained that ABC had held discussions with Jasmin Vardimon about the development of the cultural quarter and possible performance space.</p>	
6.	<p><b>Junction 10a – update on final stages</b></p> <p>Paul Harwood (PH) gave a chronological history of the relevant stages in terms of the funding and construction of Junction 10A. He explained that the final construction work would be completed in August with the landscaping concluding in December. The Chairman said that he had been very impressed with how the construction works had proceeded and he referred to the recent government</p>	

	<p>announcement that they had purchased a nearby site to be used as an HMRC clearance facility.</p> <p>Damian Green (DG) said that he believed that the construction of Junction 10a had been a huge achievement.</p> <p>In terms of the use of the site for emergency lorry parking, DG said that he understood it would be for the Kent Resilience Forum (KRF) to determine the order in which this site would be used after taking into account the other existing lorry parking locations in the County.</p> <p>BC confirmed that KRF were looking at this issue and were undertaking modelling work. BC also explained that the government were looking at developing an app and other 'smart' ways by which custom clearance for lorries could be undertaken. Statutory Instruments would also be published which would specify appropriate routes for lorries.</p>	
7.	<p><b>Big 8 Project Updates</b></p> <p>The report enclosed with the agenda set out the latest position on progress in respect of the new Big 8 projects.</p>	
8.	<p><b>Watching Brief Projects</b></p> <p>The report enclosed with the agenda set out the latest position in respect of the Watching Brief projects.</p>	
9.	<p><b>Dates of Future Meetings</b></p> <p>Friday 16 October 2020 at 10.00am  Friday 19 February 2021 at 10.00am  Friday 16 April 2021 at 10.00am</p>	

Queries concerning these minutes? Please contact Member Services  
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Minutes are available on: <http://ashford.moderngov.co.uk>