

**Notes of a meeting of the
Ashford Strategic Delivery Board
Friday 26 July 2019 at 10.00am**

Present:

Board Members

Cllr Gerry Clarkson (Chairman) – Leader, ABC
Rt Hon Damian Green MP
Cllr Neil Bell – Portfolio Holder for Finance and IT, ABC
Cllr Paul Clokie – Portfolio Holder for Regeneration and Corporate Property,
ABC
Cllr Neil Shorter – Portfolio Holder for Planning and Development, ABC
Barbara Cooper – KCC, Director – Growth, Environment and Transport
Paul Harwood - Highways England
Chris Moore - Homes England
Michael Claughton - Chairman, Ashford Access
Tracey Kerly - ABC

Non Board Members

Cllr Peter Feacey, ABC
Matthew Hogben, KCC
David Smith, KCC,
Rebecca Anderson, KCC
Victoria Thistlewood, KCC
Ben Lockwood, ABC
Christina Fuller, ABC
Len Mayatt, ABC
Simon Cole, ABC
Lorna Ford, ABC
Charlotte Hammersley, ABC
Dean Spurrell, ABC
Abigail Moffatt, ABC
Keith Fearon, ABC

Also Present

Mark Quinn, Guy Holloway, Piers Read (for item 2 only)
Henry Pavey, Alan Hodson (for item 3 only)

Apologies

Mike Whiting, Mark Dance, Tim Naylor, Andrew Osborne, Rebecca Spore,
Jonathan White

Item	Notes	Action
1.	<p>Welcome</p> <p>The Chairman welcomed all those present and in particular Michael Claughton, Chairman of Ashford Access who he had invited to join the Board.</p>	
2.	<p>Presentation – Newtown Works</p> <p>Mark Quinn explained that his company had acquired the former Newtown Works site, which was comprised of one of the longest listed buildings in the country and which had not been used for 30 years. He believed that the site was in a key strategic location next to HS1 and the International Station. He estimated that the proposals for the site could generate up to 2000 jobs.</p> <p>Guy Holloway, Architect, displayed a series of plans and drawings which showed the detailed proposals which included four sound stages, a hotel, commercial space, office accommodation and residential units.</p> <p>Piers Read, of the Creative District Improvement Company explained that his company looked to invest in areas which had creative potential. He said that 11% of the UK’s GDP was from this sector and there was an unmet demand for space for filming, and he believed that Ashford had the most potential in the UK. He gave details of the various companies which had expressed an interest in taking space. They would also be looking to work proactively with local colleges in terms of training suitable employees for the different types of employment which would be generated by the scheme.</p> <p>Mark Quinn further explained that that it was hoped that a planning application would be submitted in September. Subject to planning permission being granted he said he would like to see the development completed by the end 2021. Members of the Board considered that it would be important as part of the application to demonstrate possible alternative/future uses for the proposed sound stages.</p> <p>In response to a question, Mark Quinn explained that all of the work would take place at the same time and he did not foresee the need for any road closures associated with the development as most of the building work would take place within the overall site. Mark Quinn also agreed to engage</p>	

	<p>with Ashford Access in terms of disabled access and use of the proposed buildings.</p> <p>In conclusion, the Chairman thanked Mark Quinn and his team for their presentation.</p>	
3.	<p>Presentation – Chilmington and South of Ashford Garden Community</p> <p>Enclosed with the agenda was an update report on progress with these developments, together with 3 specific ‘asks’ for the Board to consider. These ‘asks’ were:-</p> <ol style="list-style-type: none"> 1. Chilmington Together Partnership Shared Vision Statement. 2. Design Code Review 3. A28 Bond Issue and Next Steps <p>Ben Lockwood, Henry Pavey and Alan Hodson then gave a detailed presentation, copies of which were distributed at the meeting. The presentation gave an overview of the Chilmington development and highlighted the specific 3 ‘asks’ referred to above. In terms of the issue of community engagement it was considered important for elected members to be fully involved in any consultation exercises that were to be undertaken.</p> <p>With reference to house building on the site, Alan Hodson of Hodson Developments advised that the first house had now been completed and he believed that the scheme was scheduled to meet its targets for housing completion rates. S106 contributions had also been made to ABC and KCC.</p> <p>The Board then discussed in detail the issue of the delivery of the A28 improvement works scheme following the withdrawal of the SELEP funding and the options now available in terms of identifying a funding solution to take the project forward.</p> <p>The Board agreed and endorsed the 3 ‘asks’ as set out in the report and referred to above.</p>	ABC/KCC
4.	<p>Presentation – Conningbrook Country Park</p> <p>Len Mayatt (LM) gave a presentation of the current position in respect of the Masterplan for the Conningbrook Country Park. He gave details of the funding available and showed a series of plans which set out the proposed locations of the various aspects of the development which included:- the proposed pub/restaurant; artistic representations of the</p>	

	<p>proposed buildings; car parking; the high ropes activity; the current KCC depot site and the plans for the footbridge over the railway line from the adjoining housing site.</p> <p>The Chairman advised that the ABC Cabinet had approved the draft Masterplan for consultation and explained that the Cabinet did not wish to overburden the park with too many activities and therefore the initial proposal for a tennis centre had been removed from the plan. In terms of the KCC depot site, Rebecca Anderson said that KCC were looking at that site in both the short and long term. In the short term access for the sailing club and a temporary facility for changing could be provided. In the longer term, Barbara Cooper (BC) suggested that the KCC Property team work with LM to see whether a suitable use could be found for the depot site.</p> <p>In terms of the proposals for the railway bridge, LM said that he was in discussion with the architects, particularly in reference to the orientation of where the bridge would enter the park.</p> <p>LM also agreed to work with Ashford Access regarding the undertaking of a disability audit in terms of the proposals for the park.</p>	<p>KCC/ABC</p> <p>ABC</p>
<p>5.</p>	<p>Introduction to Emerging Strategic Projects</p> <p>The Chairman gave a presentation on the following emerging proposals for the new 'Big 8':-</p> <ul style="list-style-type: none"> • Carbon Neutral before 2030 • Chilmington and South of Ashford Garden Community • Ashford Town Centre Masterplanning • Strategic Parks (Victoria/Conningbrook/Discovery) • Vicarage Lane and Multi-Storey Car Park • Integrated Transport Strategy • Newtown Works • Cultural Centre (theatre/art gallery/museum/conference) <p>The Chairman also said that a watching brief would be maintained in terms of the existing projects and he also referred to work with Maidstone DC regarding the A20 Corridor.</p> <p>In terms of the carbon initiative, BC said that KCC, as part of an energy strategy, were looking at how this could be costed in terms of their assets and transportation. With reference to the Council's wish to develop an integrated transport plan,</p>	<p>ABC/KCC</p>

	<p>BC suggested that ABC work closely with KCC Officers and she also said that, being mindful of Brexit, it was important for the authorities to keep their channels of communication open.</p> <p>Damian Green MP drew attention to the new Prime Minister's initiative on broadband speed and suggested that ABC might wish to explore early involvement in the scheme, perhaps by being a pilot authority.</p>	ABC
6.	<p>Project Updates</p> <p>The Board noted the progress on current projects.</p>	
7.	<p>Next Meeting</p> <p>The next meeting would be held on Friday 25th October 2019 at 10.00am</p>	

Queries concerning these minutes? Please contact Member Services
Tel: 01233 330564 Email: memberservices@ashford.gov.uk
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