

**Notes of a meeting of the
Ashford Strategic Delivery Board
Friday 26 January 2018 at 10.00am**

Present:

Board Members

Cllr Gerry Clarkson (Chairman) – Leader, ABC
Rt Hon Damian Green MP
Cllr Paul Clokie – Portfolio Holder for Planning, ABC
Cllr Graham Galpin – Portfolio Holder for Corporate Property, ABC
Cllr Mike Whiting - KCC, Cabinet Member for Transport and Environment
Cllr Mark Dance - KCC, Cabinet Member for Economic Development
Tracey Kerly – Chief Executive, ABC
Barbara Cooper – KCC, Director – Growth, Environment and Transport
Chris Moore – Homes and Communities Agency
Paul Harwood - Highways England
Mark Lumsdon-Taylor – Hadlow Group

Non Board Members

Cllr Aileen Hicks, ABC
Mark Ellerby, Network Rail
Paul Kent, Southern Water
Simon Sharp, Southern Water
Richard Alderton, ABC
Lois Jarrett, ABC
Andrew Osborne, ABC
Simon Cole, ABC
Christina Fuller, ABC
Stewart Smith, ABC
Lorna Ford, ABC
SallyAnne Logan, ABC
Keith Fearon, ABC

Apologies

Matt Hogben - KCC
Tom Marchant – KCC
Tim Naylor – ABC
Victoria Thistlewood – KCC
Jonathan White - KCC
Katie Stewart – KCC
David Smith – KCC
Paul McKenner - ABC

Item	Notes	Action
1.	<p>Welcome</p> <p>The Chairman welcomed all those present.</p>	
2.	<p>Provision of Water Infrastructure – Planning for Ashford Borough’s Housing Growth</p> <p>Paul Kent, of Southern Water gave a presentation on the work being undertaken by Southern Water to plan for the growth in housing on the various development sites located in the Borough. He advised that they had invested £55m to accommodate growth and had also made improvements to the Ashford Wastewater Treatment Works to help deal with odour control. He also explained the various options under consideration to provide waste water connections to the Chilmington Green development. Paul Kent also advised that Southern Water also wished to work with ABC to look beyond the current draft local plan housing targets. Southern Water would be submitting their Business Plan covering the period 2020 to 2025 to Ofwat in September 2018.</p> <p>The Chairman thanked Southern Water for the presentation and emphasised the importance of the provision of infrastructure to cater for the anticipated growth in Ashford and said that he intended to establish the Ashford Infrastructure Delivery Group which would include representatives from ABC, HCA, KCC and Southern Water to take this forward.</p>	ABC
3.	<p>Commercial Quarter</p> <p>Stewart Smith advised that Phase1 was on target for completion in April 2018 and the development was currently 75% pre-let. There had also been an impressive response to the architectural design competition.</p>	
4.	<p>Elwick Place</p> <p>Stewart Smith advised that the development was progressing in accordance with the programme and was also on budget. It was anticipated that the topping out would take place in March 2018.</p>	
5.	<p>Newtown Works</p> <p>Stewart Smith advised that last year a bid of £10m had been made for Housing Infrastructure funding and a decision on</p>	

	<p>the bid was expected in mid to late February 2018. With the consent of the landowner site investigation works had commenced.</p>	
6.	<p>Designer Outlet Expansion</p> <p>Richard Alderton confirmed that the expansion works had commenced.</p>	
7.	<p>Ashford College</p> <p>Mark Lumsdon-Taylor gave a presentation on the development. In terms of Phase 1, he explained that the college was full and had 1,150 students enrolled and he advised that it was hoped that the College would have a formal official opening in 2019. He also explained the plans for Phase 1A and outlined the potential options open to the college in terms of funding for the scheme.</p>	
8.	<p>Station Spurs</p> <p>Mark Ellerby, Network Rail introduced the item and explained that the project was on target and that the installation of the KVB signalling had gone very well. Works were currently being undertaken on Platforms 3 and 4 to allow them to accommodate the wider trains.</p> <p>Andrew Osborne explained that the formal launch of the completed scheme was anticipated to be held on 3 April 2018 and that all members of the Board would be invited to attend. Discussions would also be held with Eurostar regarding their future service plans.</p> <p>The Chairman thanked Mark Ellerby and all others involved with the project in successfully bringing it to fruition.</p>	
9.	<p>Junction 10A</p> <p>Paul Harwood advised that work had commenced on site and the programmed completion date was Spring 2020, although the junction itself would open in 2019.</p>	
10.	<p>Chilmington Green – (a) Strategic Issues and (b) Chilmington Community Trust</p> <p>(a) Strategic Issues</p> <p>Lois Jarrett reported that the application for reserved matters for 346 dwellings was currently earmarked for submission to the Planning Committee in February. She gave details of some of the issues that need to be resolved before the application could be submitted to the Committee.</p>	

	<p>Barbara Cooper gave details of the current position in terms of the A28 improvement works which were hoped to start on site in March 2018.</p> <p>(b) Chilmington Community Trust</p> <p>SallyAnne Logan explained that it was hoped that formal incorporation of the company would take place in May 2018. Work was also progressing on the production of a revised Business Plan. The fee payable by future residents of the properties was likely to be an average rent charge of £335 per dwelling per annum.</p>	
11.	<p>Jasmin Vardimon – Javelin Way Development</p> <p>Barbara Cooper advised that good progress was being made and that an architect had been appointed.</p>	
12.	<p>Conningbrook Masterplan</p> <p>Christina Fuller gave details of progress and said that she was keen to get landscape architects to produce the final masterplan layout for the site. The Board discussed the options for the purchase by ABC of land adjacent to the lake not currently within its ownership.</p>	
13.	<p>Victoria Park Rejuvenation</p> <p>Christina Fuller explained that the project was going well in terms of preparing the application for Heritage Lottery Funding which was hoped to be submitted by October 2018.</p>	
14.	<p>Ashford Town Centre Framework</p> <p>Lorna Ford explained that the framework should be a practical document with clear aims and interventions. A stakeholder conference was being organised for April 2018 and the Board would be notified of the date in due course.</p>	
15.	<p>Dates of Next Meetings</p> <p>Friday 27 April 2018 Friday 27 July 2018 Friday 26 October 2018</p>	

Queries concerning these minutes? Please contact Keith Fearon: Telephone: 01233 330564 Email: keith.fearon@ashford.gov.uk Agendas, Reports and Minutes are available on: www.ashford.gov.uk/committees