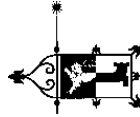


# TENT 1 JOINT STEERING GROUP



## MINUTES OF A MEETING HELD ON 21<sup>ST</sup> AUGUST 2018

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### PRESENT:

**For Ashford Borough Council:** Cllrs. Mike Bennett & Paul Clokie and David Harrison (Building Control and Quality Placemaking Manager)

**For KCC:** None.

**For Dandara:** James Smettem

**For Taylor Wimpey:** Paul Gibson

**For Tenterden Town Council:** Cllr. Mrs. Jean Curteis

**TDRA:** Alan Bates

Cllr Clokie was in the Chair. Deputy Town Clerk Mrs. Claire Gilbert was present and took notes.

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1. **APOLOGIES FOR ABSENCE:** Apologies had been received from Colin Kinloch (ABC), Ciaran Downey (Dandara), Cllr. Mike Hill (KCC), Cllr. Ken Mulholland and Town Clerk Phil Burgess (TTC).
2. **NOTES OF THE MEETING HELD ON 21<sup>ST</sup> AUGUST 2018:** The notes were agreed as a true record.
3. **MATTERS ARISING.** None.
4. **UPDATE FROM DEVELOPERS:** To be read in conjunction with written updates provided.
  - 4.1 **Taylor Wimpey (TW):** construction of the new access roads on site is complete to base course. The footpath linking the development to Tesco's on the Smallhythe Road is complete. 95% of the plot foundation are complete just leaving three to construct, 70% of the roofs are now on, 70% of the plots are first fixed and 50% of the units are now second fixed & 40% of the carports are complete. Foul rising main is 100% complete. The attenuation basin is formed and fully functional, hard landscaping is 80% complete, the soft planting will commence in the Summer. The first spray to kill back the existing weeds was undertaken this week with further to follow as the weather begins to warm up.

The legal process is under way to offer the roads and sewers for adoption to the statutory authorities. The gas, electric and water main serving the development are complete. The existing pond within the open space has been temporarily diverted, work on forming the new pond will commence in the summer. The re-plan to retain the open space and feature oak tree has been formalised and work is now under way on the revised layout.

Work is under way to formalise the art commissioned to be located in the open space, the intention is to install the installations later this summer. The Tent1 Steering Group will be invited to the next meeting to view the art.

The development will take approximately 2½ years to complete, with overall completion of the scheme being targeted for December 2019. The first of these new homes is complete and 22 units are now occupied with a projected target of 112 units by the end of the year. Negotiations with the adjoining land owner have been agreed to extend the diversion of the Three Field footpath until September 2019, by which time it is hoped to have the new public footpath route in place.

In acknowledgement of feedback from the local community, TW have made the decision to retract their planning application to remove the oak tree located within the boundary of the Three Fields development in Tenterden. A revised planning application has now been approved for the re-plan of plot 60-63.

There are 39 affordable homes; a mix of 1 & 2 bedroom houses and apartments. 17 of the units are for public rental, the others will be shared ownership. TW anticipate handing the first of the units in October 2018 to West Kent Housing Association with the remainder being handed over in September 2019.

**4.2 Dandara:** 90% of the 44 dwellings in Phase A are complete; all bar a few are occupied. 20% of the 26 houses in Phase B are also complete; the balance will be completed on a rolling basis between now and June. Work on Phase D has recommenced now that access is available through Taylor Wimpey's Three Fields Development. These 39 dwellings will be substantially complete by Autumn when the first new residents will begin moving in.

The 25 'Affordable Housing' units in Phase A have been handed over to MOAT Housing Association. Of the 16 shared ownership dwellings, 5 have been sold/occupied to date and a further 5 sales are currently being processed. A further 11 Affordable homes will be handed over to MOAT late Autumn when Phase D is complete.

Dandara propose to launch Phase D early spring; this will greatly expand the range of homes they have on offer. Dandara anticipate the seven 2 & 3 Bed cottages facing onto Six Fields Path will prove popular being so close to the centre of Tenterden. The launch will also include fourteen 1 & 2 bedroom Apartments and seven 3-Bed cottages. All bar one of the completed private houses in the Phase A have been sold. Three residents have already moved into Phase B, others are due to move in shortly. Phase B consists predominantly of 4 & 5 Bed detached homes. Most of their purchasers for these larger homes are local people with homes to sell. Dandara are currently waiting on 11 of these to exchange contracts.

Artist John Merrill has been appointed to create a wooden sculpture. It will be installed in the public open space at the southern end of Phase B mid-summer.

The upgrading works between the end of Bells Lane and the junction with Three Fields path have had to be rescheduled. To avoid digging up the newly laid surface, Dandara need to complete all the modifications and connections to the underground services first. Work on the lane will therefore not commence until late spring.

Work on the section of roadway fronting Plots 76 to 80 is due to commence 11th March. Whilst the work is in progress (approximately 3 weeks), pedestrians using Six Fields Path will be diverted along the footpaths and roadways already completed in Phase B.

Dandara are coming under increasing pressure from local residents to do something about the anti-social behaviour associated with the use of the BMX track. They have posted notices appealing to users to keep the area tidy and refrain from anti-social behaviour. Dandara intend to monitor the situation for now. Patrolling site security are keeping an eye on the BMX site during the early evenings. Upon completion of the development Dandara intend to transfer the Woodland to the Management Company established to look after the development.

5. **Current Ashford Borough Council position.** David Harrison reported that the sites were progressing as normal. Unfortunately, Katy Magnall was unable to attend this meeting therefore an update on the footpath access to Tesco was not available.

James Smettem reported that residents at Church View had been complaining about people parking on the footpaths and on the new development rather than using the Leisure Centre car park. Paul Gibson reported that ABC were waiting on policy, but the parking scheme needs implementing as soon as possible. James reported that KCC will not issue adoption of the roads/footpaths until building works have finished. Cllr. Clokie agreed to speak to Mr. Parish.

6. **BMX Area.** Cllr. Clokie asked for Alan Bates' view regarding the BMX track. Mr. Bates reported that he would like to see the track retained. The only issue is the litter left behind. Dandara were concerned of the potential issues arising from the fires that were being made in the woodland, given that many of their properties were timber framed. Alan reported that there are very rarely fires in the woodland.

Cllr. Clokie enquired as to whether there were any fire hydrants near to the site. James Smettem reported that the water mains ran through Six Fields Path and could easily be accessed.

7. **Management Scheme for Maintenance.** Cllr. Clokie enquired as to whether the Management Scheme would cope with the BMX track as well. James Smettem reported that it is unclear what is happening to the area; it will be dependent on feedback from new residents via the Management Company. James confirmed that a young children's play park would be installed at the boundary with the two developments. Alan Bates confirmed that the top end of the woodland near the flats was not used as much by the bikers, so could be utilised.

8. **Benches.** Claire Gilbert confirmed that both Taylor Wimpey and Dandara had paid for the benches, which were currently with the supplier until ready for installation. The benches will replace the old double bench situated on Six Fields Path. It is hoped that installation will be during the Summer.

9. **MEMBERS QUESTIONS.** None.

10. **ANY OTHER BUSINESS.** Paul Gibson reported that Taylor Wimpey had won the NHBC Pride in the Job Award 2018 and have gone through to the national finals. The Steering Group recorded their congratulations to Taylor Wimpey.

11. **DATE OF NEXT MEETING:** Tuesday, 23<sup>rd</sup> April 2019 at 2.00 pm (to be confirmed).

**The meeting opened at 2.00pm and closed at 2.45 pm**