



CHILMINGTON MANAGEMENT
ORGANISATION

cmo.org.uk

Your Newsletter

July 2021

Welcome

With this latest edition of the newsletter, I hope you will find plenty of information about what the CMO is doing for the Chilmington Green community, this includes stories and updates from a variety of people working hard to make this a great place to live.

In the last newsletter we talked about the legal concerns some residents are experiencing. We continue to support residents, having written to those who are personally affected and understand that their conveyancers are working through the options open to them. Much work is being done to enable the CMO to issue Compliance Certificates to purchasers. We are pleased to report that a solution to the Land Registry issues experienced by Barratts residents has now been resolved.

You may not be aware that our team wears two hats, working both as Officers with Ashford Borough Council and as your team behind the CMO. This has several advantages, not only are we passionate about building sustainable communities, but we are able to leverage resources towards things like early community development, cultural programming and green project delivery (tree planting, active travel schemes and biodiversity enhancement). These are some of the areas we are actively working to deliver.

Working with partners, we can identify early opportunities to improve the quality of life for Chilmington Green residents who themselves are pioneers of a new community, a growing community likely to evolve over the next 20+ years. Some of these actions we take are less visible than others, so we will continue to communicate with you and invite you to take part where possible.

We encourage you to get in touch and to tell us what your ambitions are for your community and how we can work with you to make them a reality. Do come along for the upcoming AGM (21 July) as it will be a great way to get involved, and I'm happy to say we can finally host this event in person!

I look forward to seeing you on the 21st.

SallyAnne
Chief Executive

CMO Annual General Meeting 20/21

This is the CMO's second AGM following the first which closed the 19/20 financial year. We had a good turnout for that first AGM with positive engagement from residents. That said, we are aware many did not attend and so we are making every effort to ensure all residents are encouraged to join. We want active involvement from our residents, and this is one reason why we chose to hold this AGM in person (assuming the easing of lockdown proceeds on the 19th).

All residents should have already received a formal invitation and AGM pack through their letterbox. This pack included a copy of the company accounts and the chairperson's report.

All residents are invited and encouraged to attend the AGM, but please keep in mind that only CMO Members are able to vote on matters as this is a benefit of registering as a CMO Member. Members of the CMO will be asked to vote to approve the Company Accounts for 20/21 and agree the appointment of McCabe Ford Williams as independent examiners.

A Member is defined as an occupier of a household who has signed and returned the CMO membership form. The CMO Membership form can be downloaded at, cmo.org.uk/resources

CMO AGM 20/21 Wednesday 21 July 2021

Singleton Environment Centre
Wesley Road, Ashford TN25 5LW
5.45 registration for a 6pm start
7pm onward meet & greet with the Director Trustees

For more information, please visit cmo.org.uk

Local Activities

Community Stakeholder Group for the South of Ashford Garden Community

Thursday 22 July from 6.00 to 7.30pm

More info at

ashford.gov.uk/planning-and-development

To attend, please write to dan.daley@ashford.gov.uk

Singleton Women's Institute

Open to new members

For more information, contact Hannah Morris

hannah@familymorris.info

07542 436 522

Chilmington Parents & Toddlers

This summer, informal sessions with new dates planned in the Autumn

For more info, write to Tom Lewis

discoveryashford@hotmail.com

Chilmington Green Summer Social

Sunday 15 August – Save the Date

An afternoon of food and fun for all ages!

See Chilmington Green Facebook Group or email Tom for more details:

discoveryashford@hotmail.com

Your Parish

A message from the Clerk and everyone at Great Chart with Singleton Parish Council

We are your local Parish Council and we cover the areas of Great Chart and Singleton which includes Chilmington Green. We hold monthly Council meetings which are open to the public, and frequently hold community events. As Chilmington Green continues to grow, we hope to see more and more residents getting involved with the Parish. Please use our contact details to get in touch if you have any comments, queries or ideas you want to share with us.

greatchartsingleton-pc.gov.uk

01233616923

We're also on Facebook, Instagram and Twitter



Latest Planning Apps

As sections of the Chilmington Green development come forward, so do the detailed planning applications for different parcels. You can see these plans and make comments on them as they are published. The CMO also comment on detailed applications where there is a potential interest to the CMO and/or sites that may fall to CMO adoption.

To look up a planning application, you will need to visit the relevant planning portal and enter the planning reference number. We have listed reference numbers below for two current applications which you may find relevant to where you live. The formal consultation period has closed on these but you can continue to submit comments up until a planning committee date is held. See links below to the relevant planning portals for the Borough and County Councils.

21/00840 - Access C with new access road via the Secondary School to Chilmington Green Road

(includes cycleway on Chilmington Green Road)

planning.ashford.gov.uk

To make sure you don't miss out, please sign up for regular ABC planning updates on developments within your community.

0103/2021 - Amendments to Chilmington Green Primary addressing the level change of the existing construction and the road.

Visit kent.gov.uk and search "planning applications"

Chilmington Green Secondary School

Outline permission for a new mixed 11-18 six form entry school was granted as part of the Orchard Village area. The detailed plans are at the pre-application phase. The Department for Education and the appointed contractor, Bowmer+Kirkland, are seeking public feedback on the plans by 3 August 2021.

A public webinar will take place on 20 July 2021 from 6.30 to 8pm. To see a presentation on the plans, please sign up for the webinar on the dedicated webpage.

chilmingtonsecondaryplans.co.uk

Stewarding a Garden Community

In my role with Ashford Borough Council (ABC), I have spent the past two years delivering a mix of projects, papers and proposals centred on the South of Ashford Garden Community, which Chilmington Green is a part. I've organised community workshops and focus groups to bridge conversations, join-up actions and to continually look beyond the boundaries of these housing developments, to focus on the existing landscape of citizen expertise rooted in the villages, towns and urban fringes of the South of Ashford.

Whilst the new housing being built will help newcomers find a great place to live, it will also bring infrastructure, amenities and communal spaces for the benefit of existing residents too. It is going to take time though and whilst it feels we are often at the mercy of the market, there is much that public bodies, parishes, local groups and local people can crack on with. From my understanding, this really is what a Garden Community represents. The earliest principles behind the first Garden City were about the people owning where they live, beyond their doorstep. That's why stewardship is so important, a word I rarely muted before I came to Ashford. Now I use it several times a day but it often represents different meanings.

For example, during the winter, ABC planted over 6,000 trees in what will become the future Discovery Park. Unfortunately, due to Covid we couldn't have groups of residents out there helping the team, but since then more and more people are getting involved. These trees are additional to what was planned in Chilmington Green, and they will help restore the biodiversity of agricultural lands which have lost much of their value after a century of farming. This is a form of stewardship and it will mean organisations like the CMO can adopt higher quality landscape - maximising the benefits offered to residents.

Another form of stewardship includes addressing the need for better footways in Chilmington Green, and to promote different forms of active travel. This is one component of the wider Borough's commitment to climate change action. In some areas, poor stewardship has meant these routes are overgrown and neglected. So, we are seeking funding and working with landowners, the County Council and with residents to get these routes improved, particularly where they link to the new Primary School. These steps are being planned in parallel with a sustainable transport strategy for the whole of the Garden Community.

These are just some of the actions referenced in the Vision & Strategy for the South of Ashford Garden Community which is being published soon, watch this space. That word stewardship crops up in this paper quite a bit. I believe it's because much of the work now and in the early years of this growing community, will continue to be about grass-roots organising with

bodies like the CMO, building connections and working collectively to address problems. As new and existing residents use more and more of the public realm and the landscape of Chilmington Green (and the wider garden community), there will be greater need to look beyond the doorstep and at our roles within this shared place.

Dan Daley
Senior Project Officer
Spatial Planning, Ashford Borough Council

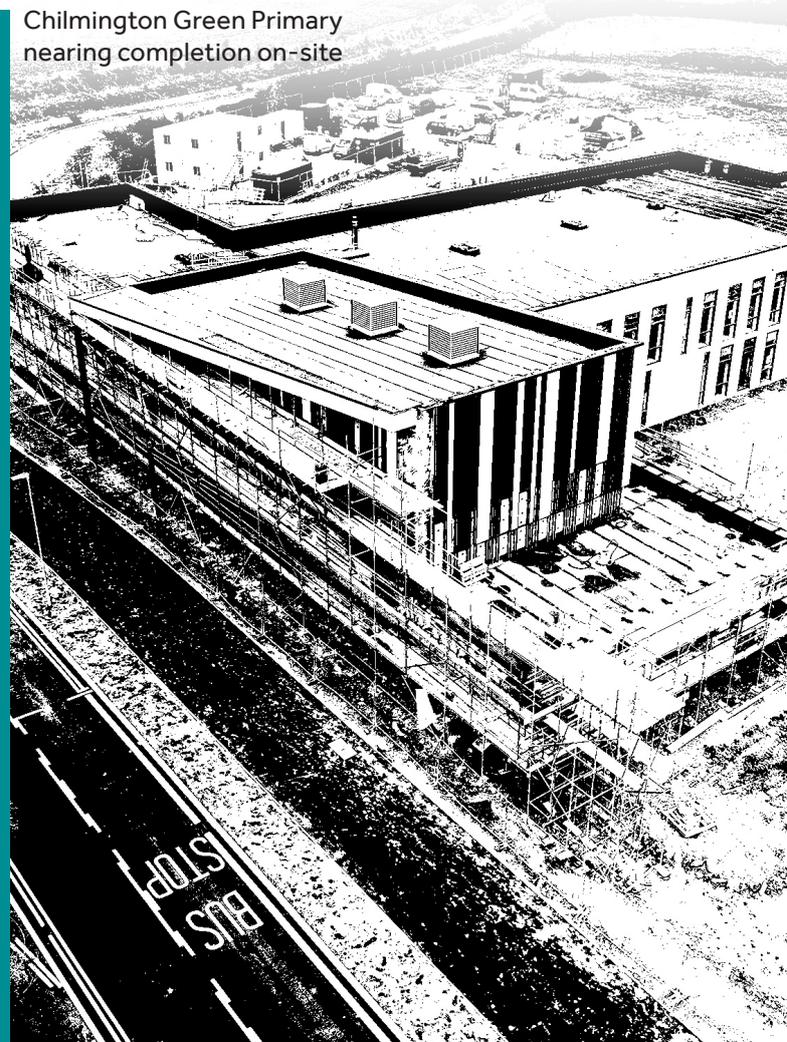
21/22 Rentcharge Bills

In April residents received their bill for the 2021-2022 financial year and were asked to pay for the first six months. The bill for the second half of the year will be on your doormats in September. If you haven't already settled your current bill, please make arrangements with RMG to do so.

If you have any questions regarding your bill, please contact RMG who are available 24/7. You will have received the RMG Handbook which tells you more about what your bill pays for.

Portal & Online Chat – chilmingtongreenliving.co.uk
Email – chilmingtongreen@rmguk.com
Phone – 0345 002 4278

Chilmington Green Primary
nearing completion on-site



Land and Community Asset Adoption Notice

The CMO has been approached by Hodson Developments and Jarvis Homes to open discussions about adopting the first pieces of landscaping and open space. Barratts Homes are expecting the first pieces of land to come across in spring 2022.

The CMO Team are in the process of writing a Land and Community Asset Adoption Policy which will set out clearly the expectations of the CMO in adopting land and the process which it will follow to secure handover of quality assets. We will keep residents updated with progress towards land adoption as a regular feature in our newsletters.

Having met with Hodson Developments on the handover of the first pieces of landscaping, it is clear there is some way to go before formal adoption can take place. We have written to Hodson with a number of queries and areas for clarification and await a response.

The CMO continues to lobby Hodson to secure the handover of the Chilmington Community Cabin. So far, we have received no response.

The Policy will require all Planning Conditions which relate to the land being offered to have been discharged, together with evidence that the assets have been provided as detailed in their planning permission granted by Ashford Borough Council. Landscaping and open space assets will also need to be provided with a Landscaping Management and Maintenance Plan.

Throughout the whole process, the CMO will be looking to take over high quality assets to safeguard the financial interests of the CMO and the residents.

Site Management

Living on a construction site is going to have its challenges at times when developers need to work alongside those who have made the development their home. Developers are generally very conscious of this and try to minimise disruption wherever possible. However, occasionally incidents do happen which need reporting.

A number of residents have come to the CMO with concerns and we have been actively signposting residents to the appropriate body to support them. Whilst each situation is different and sometimes responsibility falls between Ashford Borough Council (ABC) as the local authority or the relevant government agency, we have listed the most likely relevant contacts.

Where possible, contact your developer first:

Barratt Homes

kent@newhomecare.co.uk

Hodson Developments

customercare@hodsondevelopments.com

Jarvis Homes

linda.lombard@jarvishomes.com

HSE

-Concerns for health and safety at workplaces
0300 003 1647

Environment Agency

-pollution to water or land, flooding
0800 807060

ABC Health & Safety

Environmental.HealthEnquiries@ashford.gov.uk

ABC Environmental Health

-Noise, air pollution, odours etc
epcomplaints@ashford.gov.uk

ABC Planning

-Breaches of Planning Conditions, such as working hours on site, dust, and matters not being built to agreed plans
01233 331111

NB: ABC also have a report function on their mobile app and reporting forms can be found on their website ashford.gov.uk/report

Please be aware that we have many families with young children who may be playing in the street and therefore driving slowly is really important to safeguard local children. The later summer evenings mean children will be out playing. Please take care and reduce your speed, thank you. We have raised resident's concerns with developers and will continue to do so where issues are reported to us.

Get in Touch

The CMO team makes every effort to respond to email inquiries within 5 business days, usually sooner.

Write to us at:

hello@cmo.org.uk

And for more information, news, events and activities, please visit our website:

cmo.org.uk

