



CHILMINGTON MANAGEMENT
ORGANISATION

cmo.org.uk

Your Newsletter

December 2021

Dear Residents,

Christmas is nearly here! Heart FM launched 'Christmas' on Friday 19th November and as I drove to work and listened to the first Christmas songs on the radio, it struck me that 2021 has been another challenging year for so many. I really hope that we can close 2021 being able to share this time with our families and friends, creating memories with those we love.

Reflecting on 2021, the CMO has enjoyed getting to know you, our residents, and meeting many of you at resident surgeries and community events. Conversations haven't always been easy but we hope many of you now have a better understanding of the role of the CMO and the things that we can and can't influence. We are very mindful of the circumstances some of you are faced with and will always help where we can.

We are delighted to be putting up community Christmas trees for you to decorate and enjoy. We hope this will become a tradition at Chilmington Green at this special time of year. There is more news further on about this great project.

In this newsletter we share pictures of our primary school which looks fabulous! Mrs Flack the head teacher, showed Dan and I around recently and we were very impressed at the building and the atmosphere within the school. A lovely place to learn.

The new footpaths from Chilmington Lakes to the Primary School and the soon to be finished path from Chilmington Green Lane to the school look great too and are a wonderful community addition. We continue to work with our community partners to find a solution for those living at Chilmington Gate to enable them to walk to school safely. We understand your frustrations at this time.

The Chilmington Green Secondary School planning application was submitted to the Local Planning Authority in mid-November and has a tight turnaround of 10 weeks. If you want to comment, there is a short window to do so. Reference numbers are detailed in the newsletter. We are so delighted that this fantastic project is moving forward and that the school will be open in September 2023.

I hope you enjoy this edition, which for the first time has a residents' column. Many thanks to Helen and team and Peter for contributing. The plan is for the Resident Board Director to take up this column once appointed but in the meantime, we welcome input from you, our residents. Please get in touch if you have ideas or news you want to share.

From Ben and the rest of the Board, Dan, Katy and I, we wish you a very happy and healthy Christmas.

We look forward to getting to know more of you in 2022 and delivering some fantastic community programmes together.

SallyAnne
Chief Executive



Local Activities

We are aware that there are multiple Christmas events being planned, please contact us at hello@cmo.org.uk if you would like us to promote them on our website.

The Ashford Lions bring Santa to Chilmington

Thursday 9 December (locations tbc)

Christmas Crafts

Tuesday 21 December
at the Singleton Environment Centre

Flyers for the above events will be distributed on socials and via the CMO website when available.

Ongoing this winter

Chilmington Toddlers

Wednesdays 10.00 - 12.00
United Church, Cade Road

This is a new group for parents and/or carers from the Chilmington Green area with babies, toddlers and pre-school children. The sessions are informal with space to play and make new friends. We will have a craft activity, story time and snack break. There will also be coffee and cake for the grown ups. The event is free of charge, but donations are welcome.

If you would like to come along, please contact Tom Lewis to book your place:

discoveryashford@hotmail.com
07859228543

Tuesday 25 January 2022

Resident Information Session

19.00 - 20.30 (location tbc)

Another opportunity for residents to hear more about the Resident Board Director role, the Grants Fund and to put ideas forward for future community projects.

Please let the CMO Team know you are interested in attending by writing to hello@cmo.org.uk

Thursday 27 January 2022

Community Stakeholder Group for the South of Ashford Garden Community

18.00 - 19.30 online via Teams

For those interested in hearing planning updates on development matters, applications and the emerging programme around the wider garden community. More information available at:

ashford.gov.uk/planning-and-development

To obtain a joining link, please write to dan.daley@ashford.gov.uk

Latest Planning Apps

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Whenever planning applications are submitted, they can be viewed on ABC's planning portal where you are encouraged to submit comments. You can also sign up to receive regular notifications of new planning applications, amendments and planning decisions, just visit: planning.ashford.gov.uk

At the time of printing this newsletter, there are two live applications within the Chilmington Green area:

The first is the full planning application for the **Secondary School**. You can view the details of the application and make comments by searching with the application reference: **21/01914/AS**.

The second is a request to partially discharge a condition relating to **doorstep play** stipulated within the planning permission for the area that includes the Hodson Gate site. Details can be found by searching on reference **17/01170/CONF/AS**

The CMO Board submits a formal comment on applications where there is an impact on the CMO's maintenance responsibility or where there is potential for community use.



Chilmington Green Primary School - November 2021

Chilmington Green Primary School Now Open

On the 1st November, our wonderful primary school moved home from Jemmett Road into their permanent building in Chilmington Green. With about 180 children already on their roll, this was quite a feat!

Dan and SallyAnne were very excited about visiting on 19th November. They were shown round by Mrs Flack. It was very impressive and they were delighted not only by how happy the children were but by how the building was so effectively being used to educate young people in an innovative and creative manner. It was clear that the school takes a holistic approach to education, addressing mental wellbeing with one-to-one attention, ensuring each child can learn in a way that suits their needs.

What was also evident is the school team's desire to invest in their community and to work together to provide community spaces and activities which the whole area can enjoy.

Land Adoption Update

We continue to talk with both Jarvis Homes and Hodson Developments regarding taking over some of their landscaping maintenance and are still hopeful of taking over the lagoon area at Jarvis early in the new year. Detailed discussions are taking place with Hodson regarding the areas of landscaping which they would like the CMO to take over.

Barratt Homes are looking to hand over the landscaping maintenance to the CMO for part of the occupied area known as Parcel Q. The handover of landscaping in this area will be phased beginning in Spring 2022.

The CMO are still keen to take on the community cabin and continue discussions with Hodson Developments to make this happen. We will keep residents informed as we have news to share.

Update on Planning Matters Related to Community Infrastructure

Many residents have been watching closely the progress related to the proposals by Hodson Developments to vary the Section 106 (the legal agreement which provides for community infrastructure). This proposal has now been considered by Ashford Borough Council (ABC) and Kent County Council with the outcome found on the ABC Planning Portal under application number: **12/00400/AS**

In essence, the Council has refused most of the requests and has agreed to discuss variations proposed on the remaining, none of which directly relate to the CMO.

If residents have any queries about this matter, they should contact the lead planning officer, Faye Tomlinson at the Local Planning Authority via email faye.tomlinson@ashford.gov.uk



One of four Christmas Trees donated around Chilmington Green, this one sponsored by Hodson Developments at The Gate. Solar lights just starting to switch on in the early eve.

Resident Board Director Appointment

In January we will be launching the recruitment process for our first Resident Board Director. This is a really important moment in the development of the CMO and the directors are keen to welcome a resident (who must be a CMO member) onto the Board.

For those who are interested in finding out more about the director position and the Community Grants panel, we will be holding a Resident Information Session on **Tuesday 25 January 2022**. We are also keen to hear of other ways residents would like to be involved with the CMO so will be asking those present to help shape some ideas. At this stage, we are keen to hear how residents would like this to work.

Full details on the resident director appointment will be provided in the recruitment pack. This will be on our website and available to request via email. We will let our membership database know when the recruitment process is launched and will be very happy to answer any questions at this point.

This first appointment is made by the Board who are keen to see applications from residents who have skills sets in law, communications and marketing and/or ICT. However, this should not deter other applications as the board are keen to see the right person appointed who can support the link between the Board and residents.

Recently cleared and partially resurfaced footway in Chilmington Green, photo by Ian Wolverson



Clearing the way for better footways

Some residents may already be making use of the recently upgraded footpaths in Chilmington Green. Thanks to Ashford Borough Council and Kent County Council for jointly funding the project, two public rights of way (PROW) are now clear of overgrowth and resurfaced for community use.

This initiative was taken up by Council Officers in response to residents' concerns about the lack of accessible footways to and from the new Primary School.

The difficulty arose when it became clear that housing construction was not going to be as far along as planned by the opening of the school. In planning terms, the development was phased with housing built up Chilmington Avenue towards the school's location, which would have necessitated the opening of the road and associated infrastructure.

Unfortunately the phasing did not keep up pace and now the developer is sighting health and safety concerns around the public use of Chilmington Avenue. For the time being Chilmington Avenue remains a haulage route and so alternatives access points for pedestrians are being sought.

The recently cleared footway AW240 will help link residents of Chilmington Lakes onto Mock Lane (a road which will also see improvement as the development progresses). And footway AW219 links residents of the Hamlet coming from Bartlett's lane. These two routes complete a link which cuts across the whole of Chilmington Green up to Coleman's Kitchen Wood (the future Discovery Park), and it is hoped these will one day become a popular feature which promotes healthy active living.

RESIDENTS' COLUMN

Welcome to our first residents' column! Helen Barlow and Peter Shandley are first to provide some content from a resident's perspective. We are keen to hear from other residents who may be interested in sharing news and seeking to share ideas with others across our community. Once the resident director is appointed, our intention is that they will write this column with input from you. Please get in touch if you are interested. In the meantime, thank you Helen and team and Peter!

Ladies of the Gate

The 'Ladies of the Gate' group was set up by Amber, Sarah, Claire & Helen, residents of Chilmington Gate, following a few meet ups and a common theme of wanting to organise events within the Gate Community.

Many residents have moved from out of the Ashford area to Chilmington Gate, some are working from home and don't know many people locally and some are getting to know the area. There are also many children on the estate who frequent different schools and we thought that a meet up around Christmas would be the perfect time to all meet one another and start a community.

A date was set on 27 November and a flyer was produced. The response was very positive! It was a great way to get introduced over a drink or two.

In the future we would like to organise bigger events on the estate perhaps using the CMO building as a meeting place (when it becomes available), serving local food and drink, organising entertainment, planning Easter egg hunts, Christmas parties, summer BBQs and really building a community feel of good feeling.

Regular gatherings that serve the community really build that spirit of what living together is all about.

We would welcome any new recruits to help us organise future events. Please contact us via The Gate WhatsApp Group.

Helen

Please do your part,
and clean up your dog
mess so everyone can
enjoy the view.

Wishing you a
happy holiday!

The CMO Team

Chilmington Green Shuttle Bus Service

The Section 106 agreement is the legal agreement entered into between the developers and the Council. It outlines the local infrastructure which is to be delivered for the benefit of the local community in exchange for the approval to build houses.

As part of the Section 106 agreement there is an obligation on the developers to construct and build a bus stop and provide at their cost a shuttle bus service connecting with the first train in the morning from Ashford International to London, at 30 minute intervals until the last train. This obligation became legally binding upon signing of the Section 106. The trigger for the delivery of this service was when 100 houses had been occupied at Chilmington. We are currently above this number of occupations.

Like many others, I purchased my property on the understanding from the developers' sales team that this service would be in place from the early stages. Not having the service in place makes it very difficult for my partner and I as we only have one car but commute to London at different times.

After speaking to neighbours, it became apparent that there is a strong demand for the service. I am grateful for all the support I have received so far in raising this *(continues on page 6)*

**DON'T BE A
LAZY CHUCKER,
BIN THEIR POO**



issue with the CMO, Council, Damian Green MP and the lead developers. The Council have shown strong support in ensuring that this is put in place as soon as possible and are currently in discussions with the developers on this. They very much support the interest of residents but must follow their procedures and processes which unfortunately do take time.

In the meanwhile, another resident and I have started productive discussions with Hodson Developments who are a party to the Section 106 agreement. The idea of free parking at the station and a bus service at peak hours only have been raised with them as interim measures before the long term service is put in place. For now we await a response and hope to move this forward in a positive direction with them.

A huge thank you to everyone who completed the feasibility survey. This was requested by Hodson Developments to measure the current demand and inform their next steps. More than 80 households completed the survey which shows that there would be a 95% uptake on this service. The results have been sent to Hodson Developments, the senior management of the Council and Damian Green, MP.

Peter (Shandley)

Looking back at the October Resident Surgery

As we committed to at the AGM, we held a follow-up resident surgery on 13th October at Singleton Environment Centre. Residents, CMO Board Directors and the CMO Staff team discussed ongoing concerns, along with the plans for the recruitment of the first Resident Board Director and the Community Grants panel. An overview of the meeting can be found on the News page of the CMO website.

Photo of residents arriving at the CMO Annual General Meeting held in July of this year, photo by Dan Daley



CMO Community Grants

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The Chilmington Management Organisation has put together a small pot of funding to pilot a Community Grant fund during the 2022 calendar year.

The aim is to get funds into the hands of local people living in and around Chilmington Green with projects and activities that offer positive impact in an open and accessible way.

You can apply as an individual with a small event such as a street party or a series of classes on offer to the public. Or you can apply as a constituted organisation with larger projects such as public workshops, performances, installations, environmental activities and so on.

Whether you are a resident of Chilmington Green or not, all applications will be considered as long as they demonstrate a positive impact on residents living within Chilmington Green. Activities can take place broadly within the South of Ashford Garden Community, but again they should demonstrate a link to Chilmington Green and be publicly accessible.

There will be quarterly deadlines to submit your project ideas, with funding amounts ranging from £100 to £1,500 for a single project.

A panel of Chilmington Green residents along with CMO Board Directors will evaluate and determine funding allocations. If you are a resident interested in sitting on this panel, please get in touch with the CMO team on hello@cmo.org.uk. The voluntary panel will meet four times in the year with only minimal hours required outside of these meetings. It will be a great way to meet local people, to hear about exciting projects and potentially an experience to add to your CV.

CMO Community Programme in 2022

We have lots of exciting plans for community activity in 2022 and are already talking to Tom Lewis, our resident community worker, and other residents who are keen to work together, including The Ladies of the Gate.

Using some of the money secured through the planning process (Section 106), we are working with Ashford Borough Council to procure a programme of events and activities which we are calling the Chilmington Green Placemaking Sprint! We hope to attract well known community organisations from across the South East to tender and deliver a programme on our behalf. The procurement process will go live in January. We will be looking for those tendering to provide activities in partnership with residents, delivering programmes and events that are of interest to you.

We hope the delivery of these activities will help inform future action and inspire some of you looking to be more active in your community. So, watch this space! More news in later editions.

Help Decorate the Trees!

The CMO team has ordered four Christmas trees to be placed at different locations in the community.

Jarvis Homes, Hodson Developments and Barratt Homes have agreed to sponsor a tree at The Hamlet, The Gate and Brisley Farm respectively. Cllr Jessamy Blanford, Ashford Borough Council ward member has agreed to fund the fourth which will go up in front of the primary school. We are delighted to work in partnership with them to deliver this great project! Our thanks goes to them all.

The trees will be put up during the first two weeks of December and will be installed with solar lights. In order to make them something unique, we are inviting you to decorate them - the challenge being to make the decorations weatherproof!

Please also think of our animal and bird friends and avoid using anything that could harm them, with this in mind please don't use glitter and ensure that any small pieces are securely fastened. There are lots of ideas online, but some of the simpler ones are making spirals out of plastic water bottles, cork Christmas trees and snowmen, rustic snowflakes made with twigs, CD hangers and bottle top snowmen.

We can't wait to see the trees come to life with your creations. Please feel free to email us photos of your decorations to hello@cmo.org.uk and we will share them on our website. Don't forget to secure your decorations to the trees so they don't fall off!

Resident Surgeries

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Our primary school has kindly agreed to let us use a room just off their reception to meet residents. The room is very small, so we anticipate two of the CMO team (a mix of directors and staff) and two residents attending at any one time.

We are going to trial this and see how it goes, so to start with, we will offer 15 minute slots on a first come, first serve basis.

To book a slot please email hello@cmo.org.uk. If you forget to book and want to just turn up, that's fine but please note that we will prioritise those who have booked first. We will send reminders out to our membership database and let you know who you can expect to be there.

Come and talk to us about anything about living at Chilmington Green. For example, ideas for community action or concerns about rent charge deed bills or simply come and have a chat and get to know us. For matters which are not CMO focused, we will help where we can or point you in the right direction of those who can.

We realise these are daytime slots but hope this might enable those who are free in the daytime to come along. Further evening sessions will be planned soon.

Here are the dates for January and February;

19th January, 2.30 - 4pm

8th February, 2.30 - 4pm

23rd February, 2.30 - 4pm

Please note that when visiting the school you will be asked to wear a mask, sanitise your hands on arrival and sign in with reception.

We look forward to seeing you!

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 mindful 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



CHILMINGTON MANAGEMENT
ORGANISATION

The CMO is a registered charity in England & Wales 1194013

Chilmington Management Organisation
c/o McCabe Ford Williams, Suite 1, Invicta Business Park
Monument Way, Ashford
TN24 0HB

CMO Membership

Membership is free and voluntary. Only CMO Members have the right to vote at an AGM or on any special resolutions which may be needed to determine future CMO policies. As the CMO takes on assets we hope to be able to offer discounts to CMO members, eg hire fees or discounts for attendance at community events.

Because of the voting rights, membership is for one named individual per household (please therefore only put ONE name on the membership form!), although any further benefits such as discounts will be available for all those within the household. To find out more about CMO Membership or to become a member visit our website.

cmo.org.uk/who-we-are/the-membership-pack

For more detailed information about the CMO please visit our website cmo.org.uk or email us at hello@cmo.org.uk. For any legal questions, please contact your conveyancer.

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

This Newsletter is Going Digital

In an effort to achieve the CMO's environmental aims, we would like to go digital with these newsletters. At present we hand deliver them to your door because we do not have email addresses for everyone. If you like the content, do sign-up for future newsletters on our website: cmo.org.uk

What 3 Words

A quick note about parcels and deliveries going astray either due to GPS issues or some confusion about new Chilmington Green addresses. It was suggested that the app called "What3Words" can be quite useful for such a purpose. By providing delivery companies with your What3Words location (a unique combination of three words specific to your location on the globe) they are more likely to reach you. Try the app or visit their website today on what3words.com

Happy Christmas!