



Your Newsletter

June 2022

Dear Residents,

Welcome to the summer edition of Your Newsletter, prepared for residents of Chilmington Green by the team behind the CMO.

I hope you all had a wonderful long Platinum Jubilee Weekend. Our next big event in the CMO calendar will be the AGM on the 6th July. Your AGM pack will have been delivered alongside this newsletter.

I very much enjoyed meeting so many residents at the Residents Jubilee Event at Kingsnorth Primary School and being part of your day. The CMO Community Grants Fund helped to fund the event and it is the second event organised by Tom Lewis, the Ladies of the Gate and other resident volunteers. We are so grateful to you all for your efforts. Many thanks also to Iain Witts for letting us use the school facilities.

Further through the newsletter are photos and news about the Jubilee event and Spring Trail. Don't forget that Emergency Exit Arts will be at the Great Chart Big Picnic on the 18th June too. Please seek them out and meet other Chilmington residents too. I will be there to join in the fun and hope to see you there.

We understand these are challenging times for many of our residents for multiple reasons and hope through this newsletter to bring you a little joy about the great things about living here and also explain how the CMO is working hard in the background to support and influence matters of concern, where it can.

Some residents have spoken to us about Council Tax Banding and how it seems to vary across the area. Dean Spurrell from Ashford Borough Council has written a special feature on how this works and how to challenge your banding if you feel it is incorrect. We hope this is useful.

Our partners, Ashford Borough Council, have just secured £755k to deliver projects within the South of Garden Community from the Department of Levelling Up, Homes and Communities. Dan talks about this later

on in the newsletter. This is an extraordinary amount of money with which the Council, CMO and the residents can do some really great things. The CMO is super excited about working with the council and you to deliver some great projects for our community.

And finally, Steve Bartlett, our new resident director, is on board and starting to get to know some of the residents. In fact, he met quite a few people at the Jubilee Event. Steve's induction is going well and we hope shortly he will be fully up to speed. We have set up a new email address for residents to contact him directly; residentdirector@cmo.org.uk

This will be the last newsletter before the summer break so I would just like to wish you a lovely summer with friends and family. If you manage to get away for a while, I wish you a happy and fun-filled holiday.

SallyAnne
Chief Executive

Chilmington Green Secondary School

Ashford Borough Council Planning Committee will be making their decision on Bowmer + Kirkland's planning application for Chilmington Green Secondary School on Wednesday 15th June. The school has been designed to be Net Zero Carbon in operation. News of the result and next steps will be posted on the project website at chilmingtonsecondaryplans.co.uk

United Learning has also appointed Jonathan Rutland as the head teacher to the school. Information about tours and talks as well as contact information can be found at chilmingtongreenschool.org.uk

Header image: Public footway leading to Coleman's Kitchen Wood, photo by Ian Wolferson



CHILMINGTON MANAGEMENT
ORGANISATION

cmo.org.uk

Chilmington Community Cabin

Earlier in the year we asked residents to comment on the proposals by Hodson Developments in relation to access to The Community Cabin. The survey prompted a good response from residents with 57 households submitting responses. This equates to over 25% of homes occupied at Chilmington Green.

The results are shared below, however residents should consider some key facts in the context of the survey:

Hodson Developments are obligated by the S106 planning agreement to provide to the CMO a community building of temporary nature (ie. portcabin style). This should have been provided by the occupation of the first home. Unfortunately, the Cabin wasn't ready for handover in September 2019 and remains with Hodson Developments. The handover was delayed further by the Covid pandemic (on request of the CMO board).

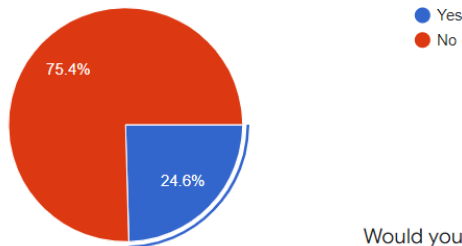
The lease for the building will be provided at a peppercorn rate (free of charge) to the CMO. RCD1 sums will be used to operate and maintain it alongside other funds to be provided by the legal obligations of the s106.

The CMO has been working with Hodson Developments since late 2021 to prepare the building for handover. The CMO Board accepts that the Cabin is part of a construction site and therefore there are times when use of the Cabin may be interrupted. However, Hodson's put forward a new proposal which suggested that no pedestrian access would be available whilst they built out the properties between those existing on the Avenue and the Cabin. The lead directors for this project agreed that residents should be consulted on this matter to establish whether this would be acceptable given that it is RCD income which would partly pay for the operating costs.

The survey provided overwhelming responses to two key questions, see below:

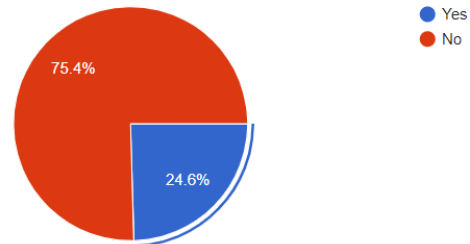
Would you be content with the CMO taking on the Cabin knowing that there are times when the building may have planned closures?

57 responses



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57 responses



With this feedback, the lead directors forwarded the survey outcomes to Hodson's and the Local Planning Authority (LPA) alongside a request for Hodson's to work with the LPA (and the CMO) to overcome the remaining challenges and obligations within the various planning agreements. It is important that all obligations are resolved before handover so that no remaining legal burdens are passed to the CMO.

We are hopeful that a meeting will be held shortly and we can progress once again towards handover. Hodson's have recently sent a revised plan of how access arrangements will be managed to include pedestrian access for which we are seeking clarifications.



Jubilee Community Event

It was great to be part of the Chilmington Green Jubilee Celebration! A wonderful team of volunteers worked tirelessly beforehand and it paid off in a fantastic event for the whole community.

We were joined by almost 180 local residents for our free event, made possible by a CMO Community Grant. There was a joyful atmosphere as the children enjoyed the soft play and inflatables. And proudly showing off their faces, painted with British flags or even Spider-Man! Parents commented on how nice it was not to have to worry about how much things cost, their children could just enjoy the day and have as many goes on things as they wanted.

It was lovely to see residents getting creative with Emergency Exit Arts as they begin their community arts project in Chilmington. People were making crowns to wear and also contributing to an enormous crown that will be worn by Flora the Singleton giant (who was also in attendance).

The food was a real treat too! Delicious sausage rolls, enormous scones with plenty of ice creams too. And that's without mentioning the spectacular cakes made by those entering the Jubilee Bake-off, and they tasted as good as they looked!

Tom Lewis

Community Grant Funds

In the last newsletter, we told you about the three projects the CMO had given awards to as part of this scheme. We were really pleased to hear that over one hundred people participated in the Spring trails across the development. And further delighted to see so many



people come out for the Jubilee Community Event mentioned opposite. Well done to Tom and all those who helped make these fun events for all.

Further thanks go to Pete New who has already delivered the Neighborhood Watch bin stickers to all residents. More on this in his article on page 6 of this newsletter.

We look forward to launching the next round of Community Grant Funds at the end of the summer. Details will be published on the CMO website.

Call for Panel Members

The Community Grant Fund applications are deliberated on by a panel of volunteers, including CMO board members and residents. We are seeking more resident volunteers to join the panel from August of this year. The time commitment is minimal with three in-person meetings in the year, and some email correspondence. This is a great way to meet neighbours, to learn more about the CMO and to make a positive contribution to fellow residents of Chilmington Green.

If you are interested to learn more, please write to hello@cmo.org.uk

Latest Planning Applications

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 writing the applications relating to land at Chilmington Green, which have not yet been decided by the Local Planning Authority are:

Application No.	Description	Comments By	Initial Target
18/01310/CONE/AS	Discharge of condition 5 (Highway Safety – Preventing inappropriate parking) Parcel Q	1 Apr 2022	27 Apr 2022
19/00475/CONC/AS	Discharge of conditions: 5 (Visual Amenity), 6 (Highway Safety), 10 (Section 38 Highway Safety) & 12 (Protect & Enhance amenity of the area) Parcel Q	2 Apr 2022	27 Apr 2022
19/01032/CONB/AS	Discharge condition 7 (Highway safety – Section 38 Remedial work)	31 Mar 2022	26 Apr 2022
19/01079/CONB/AS	Discharge condition 6 (SUDS – Surface water run off)	3 Mar 2022	29 Mar 2022
22/00024/AS	Reserved Matters application pursuant to planning permission 12/00400/AS to consider the construction of 173 dwellings on Land Parcels D&H – Main AAP Phase 1, together with associated...	17 Feb 2022	11 Apr 2022
21/02248/AS	Reserved matters application pursuant to planning permission 12/00400/AS to consider the layout, scale, landscaping and appearance of development for 47 residential dwellings...	9 Feb 2022	24 Mar 2022
21/01611/CONA/AS	Discharge of condition 1 (Pond 3 details)	21 Jan 2022	14 Feb 2022
21/02165/AS	Reserved matters application for the amended Landscaping Works to the Phase 1 Northern Gateway (Access A) at Chilmington Green pursuant to planning permission 12/00400/AS	19 Jan 2022	14 Mar 2022
12/00400/COAH/AS	Discharge of condition 36 (timetable for construction of final wearing course footpaths/footways/carriageways - primary & secondary schools)	28 Jan 2022	6 Jan 2022
12/00400/COAI/AS	Discharge Conditions 22 (Travel Plan), 30 (Highway Safety/Vehicle turning points etc), 34 (Footpaths/Carriageways), 65 (Residents information pack re landscaping), 75 (Water consumption)....	7 April 2022	3 May 2022
12/00400/coak/as	Discharge of condition 38 (Timely provisions of informal/natural green space within each main App phase (Main AAP Phase 2))	12 May 2022	12 May 2022
12/00400/COAN/AS	Discharge Condition 76 (Ecological Mitigation Strategy Detailed Development Access C)	11 Jun 2022	1 Jul 22
12/00400/COAM/AS	Discharge condition 94 (Scheme for Retention of Historic Landscape Features)	N/A	14 Jul 22

Garden Communities Funding



Ashford Borough Council recently announced that it has secured funding of £755k from The Department of Levelling Up, Housing and Communities for the South of Ashford Garden Community (SAGC), of which Chilmington Green is a part.

The funding comes from the Garden Communities Programme, which includes the SAGC within a network of Garden Villages across England. The funding includes both capital and ongoing capacity support to help accelerate projects which benefit residents.

The core projects which community members helped define in the SAGC Vision & Strategy include:

- Improved access to, through and around Discovery Park and nearby Coleman's Kitchen woods (upgrading Public Rights of Way)
- Promoting active travel and sustainability
- The creation of a community space for the local community to meet and hold events
- Stodmarsh Nutrient Neutrality Assessment and exploring bio-diversity net gain opportunities
- Further community development work and cultural projects
- Improving information sharing and communication for local residents
- Supporting the growth of the Community Stakeholder Group

Multiple officers within the Council are working closely with local organisations and residents to deliver on the above projects. If you would like to be involved, please get in touch by emailing dan.daley@ashford.gov.uk

More news to follow!

Dan Daley, Senior Project Officer
Ashford Borough Council

New Trees Emerging next to Coleman's Kitchen Wood
Photo by Ian Wolverson

2020 - 2021 CMO Annual General Meeting

With the delivery of the newsletter, your AGM Pack should also have dropped through your door. We hope to welcome as many of our residents as possible to the **AGM on Wednesday 6th July, 6-8pm at Chilmington Green Primary School.**

As well as being able to vote on the previous AGM minutes, 2021-2022 accounts and appointment of the external examiner, members of the CMO will also be able to ask questions of the CMO board directors. Residents are asked to submit their questions beforehand by 6pm on Monday 4th July wherever possible.

You are asked to read the AGM pack carefully and complete the various forms for proxy voting (if you require) or to become a member and secure your vote. *Please note that residents with rent charges in arrears over 45 days will not be able to vote at the AGM.*

After the formal AGM there will be an opportunity to meet local organisations providing events and activities in our community and a chance to catch up with board members, neighbours and friends.

We hope you will join us to share a glass of wine (or orange juice!) on the evening.

Handover of Landscaping

The CMO is making very positive progress towards the handover of land to the CMO from the developers for maintenance. It is anticipated that part of Parcel Q (Brisley Farm) will be handed to the CMO in early July with the remainder of Parcel Q handed over in early August.

We are also actively progressing discussions with Jarvis and hope for a handover of the Hamlet Lake in a similar timeframe.

Once we have agreed on the areas to be handed over, plans will be published on the CMO website so that residents can be clear as to which areas are being managed by the CMO (through RMG) and which remain with the developer.



Resident Surgery

Come and talk to the CMO Team 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 have held several of these to date and hope to see even more residents taking the opportunity to meet with the team.

The date and location of the next surgery will be confirmed later this month. The CMO team will communicate this out via email and on our website. In the meantime, feel free to request a 15 minute meeting slot by emailing hello@cmo.org.uk

Community Arts Events

A strong sense of community plays an important role in personal health, wellbeing and happiness. When moving to a new area it can take time to build new connections, including bonding with neighbours, taking part in local groups and activities and helping each other out when things go wrong.

A number of informal groups and events have already emerged in Chilmington Green, both online and using the outdoor space to get together. This Summer, there will be more opportunities to get out, meet the neighbours and have fun.

Ashford Borough Council and the Chilmington Management Organisation have commissioned two charities – Locality and Emergency Exit Arts - to develop a series of community arts events that will take place in and around Chilmington Green. The project aims to bring residents together across the different development sites and create a sense of community.

Hannah Rushforth, from Emergency Exit Arts, has been out and about meeting residents. She says *"I've already heard some great ideas, including creating a flag design to give the community its own identity, and holding a big celebration event where the community can come together. We're really excited to get started."*

Maria Antoniou, South East Development Officer at Locality, adds: *"When people move to a new place it can take time to build connections, but we are aiming to boost this by providing opportunities to get together this Summer. Everyone living in Chilmington Green is welcome to participate and we'd like to hear what you're interested in."*

If you'd like to get involved in developing events or want to receive project updates you can contact Maria. antoniou@locality.org.uk

Neighbourhood Watch

As always our Neighbourhood Watch membership is at 99.9% and following a grant from the CMO Community Grant Fund, I am in the process of equipping all households with wheelie bins stickers to help promote community security. Alongside that work you will have seen additional signage erected on the Hodson's part of the development.

I continue to work tirelessly to help build the community which I know will make the area a great place to live and work. Keep in mind, criminals will see the area as just another few streets in Ashford. Our crime prevention must be alert to this and we must ensure we leave nothing to 'chancers and opportunists'.

With our vehicles we must ensure they are secure and absolutely nothing whatsoever left on show when you park. If you have a van please park with the rear or side door as close to something so doors cannot be opened even if forced.

A recent crime trend to alert you to is the thefts of number plates from vehicles. The plates now on a rogue criminal vehicle, fill up at a fuel point and roar off without paying, or travel through the Dartford Crossing several times or into the London Congestion charge area. It may bring awkward correspondence to deal with or worse a difficult knock on your door. Always report all crimes and attempted crimes.

As always, I am grateful to you all for the friendly and warm way I am greeted by you all and I was delighted to have a pleasant afternoon with residents recently where there was the chance for a few moments discussions on crime trends and importantly to discuss with our younger residents a few tips on general safety for children.

Peter New - 91725 Kent Police Volunteer
& Community Neighbourhood Watch Team
peternew1@aol.com 07768437422

RMG

I would like to re-introduce RMG & myself to the residents of Chilmington Green. I am Sue Canty, and I am the senior property manager for Chilmington Green and have worked for RMG for 11 years now, with over 30 years experience as a managing agent. RMG have been appointed by the CMO Board.

We are responsible for the development on a day to day basis once the development is completed and our client, the CMO, instruct us to appoint contractors and manage the communal areas, which in this case will be handed over as a phased development. We have no authority at Chilmington Green, and do not sit on The Board. We have day to day contact with SallyAnne & Katy and regular meetings so RMG are updated. We are very keen to have a presence at Chilmington Green.

Whilst the build continues, we attend site to carry out inspections and to see the progress with the CMO. We also advise the CMO as required. Our role as managing agents also involves the administration of the company, along with management accounts and rent charge deed collections. We do not set the amounts, this is set within the Rent Charge Deeds and any queries in relation to the charges need to be raised with the CMO.

For information regarding how to pay your invoice or to set up a Direct Debit please email chilmingtongreen@rmguk.com We are here to help and will always endeavour to assist with any queries.

Sue Canty, Senior Property Manager, RMG

Resident Debt

Thank you to all residents who have paid their last rent charge invoice. Please be aware that if you have not settled your rent charge bills this debt accrues against your property. If bills remain unpaid, the CMO will claim the unpaid amount when the house is resold. This could result in you having a large bill to pay or passing over this amount to your purchaser which would have to be settled before they could register the title of the property in their name. In anticipation of taking over some landscaping maintenance, we will soon be formally chasing debt of over one year. Therefore, we politely ask that all outstanding charges are settled as soon as possible.

Compliance Certificates

Wherever they are able to, Knights, the CMO's solicitors are issuing Compliance Certificates to enable residents conveyancers to apply to secure the Deeds of properties on the development. There remains a number of challenges to the CMO doing this, including the accurate and complete provision of information from the developers and purchasers conveyancers to enable this to happen.

Residents are welcome to contact SallyAnne or Katy through hello@cmo.org.uk for information about the status of their individual property. We are not however able to provide any legal advice. Residents should contact their conveyancer with specific legal queries.

We are told that the Land Registry still has a significant backlog of seven months or so, which we understand is frustrating and challenging for some residents.

Council Tax Banding

Central Government's Valuation Office applies the banding to a property for the purposes of Council Tax. The Borough Council has no input to this (other than to let the Valuation Office know when a property is ready for occupation). Ashford Borough Council only collects the council tax on behalf of central government, in the same way it does for Kent County Council, the Police, Fire Service and others.

The Council is aware that some residents are concerned that their Council tax band is too high and/or other properties of the same house type have been banded differently. Unfortunately, Ashford Borough Council cannot help with either of these issues.

Your first port of call is to visit the Valuation Office webpage at gov.uk/challenge-council-tax-band. You can learn how domestic properties are assessed and how to challenge your council tax banding. If you remain unhappy after an appeal process, please contact the local MP, Damian Green MP for advice and support.

You can always reach out to the Council should you have further questions. These can be directed to: revenues@ashford.gov.uk

Dean Spurrell, Head of Communications
Ashford Borough Council

Dog Fouling

We have received many complaints regarding the amount of dog poo that is being left across the development. Please remember to pick up after your dog and to take it home with you.

WWW.GREATCHARTSINGLETON-PC.GOV.UK

Big Jubilee Lunch

18 June 2022
11-2:30

JOIN YOUR LOCAL COMMUNITY
ON GREAT CHART PLAYING FIELDS
CELEBRATING THE QUEEN'S PLATINUM JUBILEE
& THE MONTH OF COMMUNITY

BRING YOUR PICNIC AND ENJOY

- ENTERTAINMENT & PERFORMANCES
- GAMES & ACTIVITIES
- ARTS & CRAFTS
- REFRESHMENTS
- INFORMATION STALLS
- TREASURE & NATURE HUNTS

JUBILEE the big lunch

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.

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, please always 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

Share Your Content!

Please feel welcome to send the CMO team any content/stories/articles/event notices which you wish to share. We have had submissions from residents to previous editions of the newsletter which allowed us to create a resident's section. We would like to make this a regular part of the publication so do give us a shout via hello@cmo.org.uk Newsletters are published every two to three months. The next one will be in September (we can usually slot content in up to a few days before publication).