



Your Newsletter

December 2022

Dear Residents,

Merry Christmas! This year seems to have flown past on many different levels. This newsletter is packed with information about recent seasonal community events and plans for the new year. We hope you enjoy reading it – we always welcome your feedback so please get in contact if you have any thoughts/ideas.

I am delighted to introduce you to Kat Hoyle, the new part-time community engagement and communications officer for the South of Ashford Garden Community (SAGC), employed by Ashford Borough Council. Kat's role is externally funded and she will be spending her time working with the community to deliver some great community projects for you to get involved in. Kat is helping pull together the CMO newsletter as a key part of her role.

Earlier in the month, the CMO placed Christmas trees in each of our four communities. Thank you to those residents who have helped to organise the decorating of the trees and the light switch on, on the 10th December. Thanks too to Tom Lewis for helping Kat with the organisation and coordination of both this and the visit by Father Christmas. Tom also organised the wreath making workshops which I hope some of you enjoyed attending. Maybe send us a photo of your wreath on your front door to share on the website? All these events have been made possible by S106 Early Community Development funding.

Some of our residents have recently celebrated Diwali, with one resident decorating their home at Chilmington Lakes. It looked wonderful! Please share photos with us – we love to see them.

In October we met with a few residents to hear of concerns about the Rent Charge Deed charges and to hear how some residents want more transparency from the CMO. The issues raised were shared with the board, and later in the newsletter we explain the next steps and when we will communicate the outcome of these discussions with residents.

We know times are tough for everybody and for some there are significant financial worries due to the cost-of-living crisis. We have therefore put on our website links to local organisations who can provide local help, advice and support. We hope you find this useful.

We wish you all a wonderful break at Christmas time.

SallyAnne
Chief Executive

Linda's Florist Wreath Making Workshop 2022
- Photo care of Tom Lewis



CHILMINGTON MANAGEMENT
ORGANISATION

cmo.org.uk

Resident Forum

Residents who attended the community meeting in October asked if there could be a forum for residents to comment on matters to be discussed by the board so that the thoughts and opinions of residents are fed in and considered.

We think this is a great idea! We will be putting this to the board formally in December and hope to be in touch with the mechanics of how we can make this work.

Resident Sounding Board

The Residents Sounding Board met in October to discuss ideas for the Christmas events and for the CMO team to receive feedback on the conveyancing process, particularly on the Information Pack.

Whilst we only had a few attendees, we got great ideas and feedback which will now be used to sharpen the conveyancing process for new purchasers. A new Information Pack will be published in February.

Christmas Trees in Chilmington

Thank you to everyone who came out to toast the festive season and deck the communal Christmas trees. A special thanks goes to those who painted and glittered our wooden decorations; you all did a brilliant job!

Special thanks too, for Father Christmas, who took time out of his busy schedule to pay us a visit. Merry Christmas!

Linda's Florist wreath making workshop at Singleton EC and tree decorating at the Lakes - Photos care of Raj Sehgal & Tom Lewis



Community Cabin Update

We are inching ever closer to finally taking ownership of this community asset. The CMO and RMG, recently met on site to complete a thorough investigation of the building. Using RMG's knowledge and industry expertise, they compiled a final snagging list and other items for Hodsons to complete, as well as the provision of an agreeable lease. Once completed and agreed, the CMO will be able to take up occupation. We will keep you posted with any news via the website and the members database.

Land Adoption

Discussions are ongoing with Barratts and Jarvis but the CMO anticipates handover in January 2023. A few minor works remain and then the areas will be ready. We will tell you when we take over maintenance through our members email and by posting progress on our website. There was a meeting with Hodson on site in late November, we are hoping they will follow suit.



Responding to Resident Concerns

Ben and Neil, two of the board directors and SallyAnne met with a group of residents on 5th October to discuss a range of residents concerns.

Residents said they wanted;

- To be heard
- Fairness (cost of living, price for fair service return)
- Transparency
- Good constant communication, good or bad news, tell us ahead of time eg. bill increases
- Provision of services
- Goodwill – want the service first and any refund second
- Trust

Residents concerns included;

- A credit from the rent charge deed charges for 2022/23 to reflect the lack of land handover
- The rent charge deed charge for 2023/24 frozen
- Better communication and transparency

These matters were discussed at a recent business plan forward planning day of the Board. The board listened to the feedback and has asked the CMO Team to look at a couple of scenarios to test what might be possible against the expected costs to the CMO. These scenarios will be presented to the board and will be discussed again when the business plan is discussed at the December board meeting and at the Business Plan approval board meeting in January.

We will keep residents informed of progress through emails to the Members and communicate formally in February once the business plan is approved.

The board must balance meeting resident concerns with safeguarding the CMO to ensure that in future years the CMO can carry out its functions.

We have been working on a number of ideas to improve communication, see list below. These improvements will go live over the coming couple of months:

- Publishing CMO board minutes on the website
- A resident forum ahead of each board meeting for residents to input to potential decisions
- A two-weekly blog of progress updates
- Improvements to the Information Pack
- Increasing and improving the content on the CMO website

New Primary School Footpath

We are delighted that Kent County Council recently improved the safety of Mock Lane from the footpath which brings residents from the Lakes to the primary school by installing a new footpath.

This is great news and will help to protect local families as they walk to school but also those who use the public footpaths for recreational purposes.

Many thanks for Kent County Council and Ashford Borough Council for funding these works. Alison Breese, CMO Director and SallyAnne lobbied both councils to make these improvements – great partnership working.

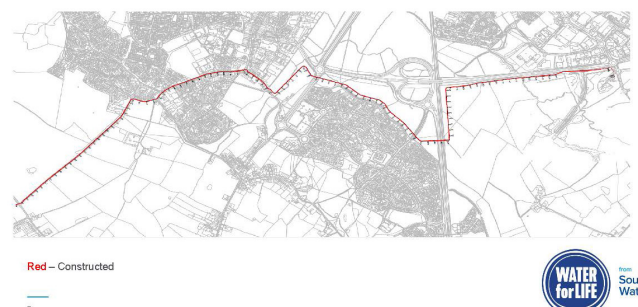
Stubb's Cross Pumping Station Update

Representatives from Southern Water visited the SAGC Community Stakeholder Group, held on Tuesday 22nd November. The Project Manager, shared the complete plan of works Southern Water were contracted to do. They shared progress on site, including the new Chilmington Pumping Station, and confirmed works were going well and all are currently on schedule. Photographs of the various essential equipment were talked through and shown in situ, explaining the site has been future proofed for the whole Garden Community when it is fully completed and occupied. A copy of their presentation can be provided upon request. Please write to katrina.hoyle@ashford.gov.uk

Chilmington Pumping Station



Chilmington Green – Route Map



Chilmington Green Planning Applications

Full details of planning applications can be found on ABC's planning portal. ABC have recently changed their planning portal. To access the portal visit ashford.gov.uk/planning-and-development and click on the "View and comment on Applications" header.

There are several options to obtain search results. Click on the advance search button or use the interactive map feature.

Unfortunately, the ability to sign up for email alerts for planning notifications is not currently available, though ABC are working towards a solution.

At Chilmington Green there are a number of earlier planning applications with Conditions to be discharged which are not listed below. Details of these can be found on the planning portal linked above. Below are the current major applications awaiting a decision:

Planning and Development

View and Comment on Applications

Online Planning and Building Control Application Search Help

Consultee Portal Help

Planning Maps

Do I Need Planning Permission?

Stodmarsh Nutrient Neutrality

Nutrient neutrality & prior approvals

Planning Applications

rough Council

Ashford Borough Council Public Register

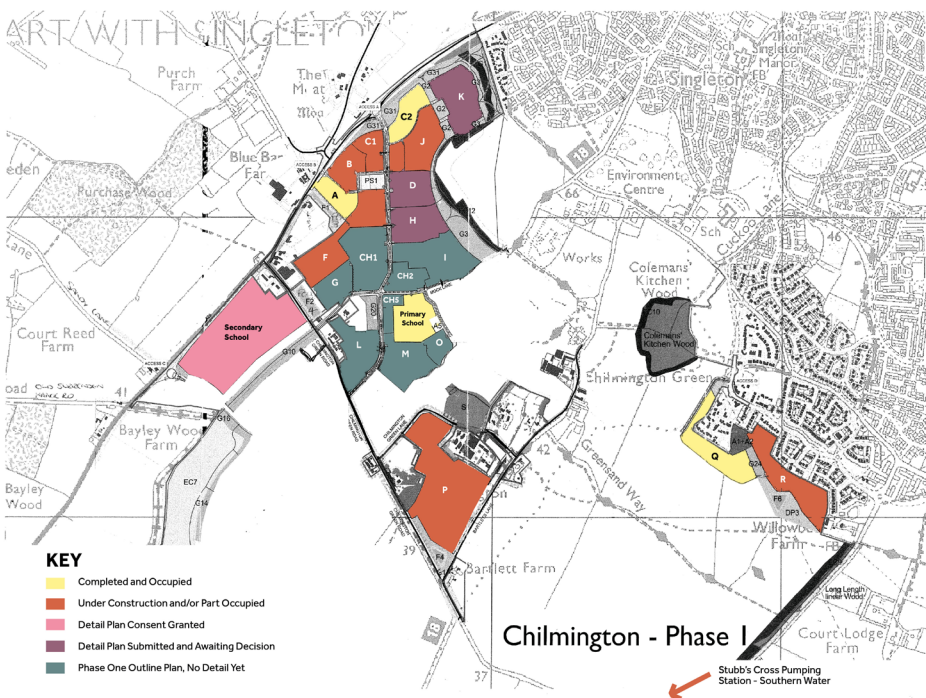
Welcome to the Ashford Borough Council Public Register

Search

[Show category](#) [Advanced search](#)

- Quick links**
- [Planning Applications Weekly List](#)
 - [Planning Major Applications](#)
- Weekly lists**
- [User Defined Weekly List](#)

Application No.	Description	Under Consultation From
22/00814/AS	Land at Chilmington Green: Infrastructure route which includes carriageway, footpath/cycleway, indicative locations of visitor parking bays, soft verges to the Phase 2 Green Spine / Discovery Park Link Road and SuDS attenuation ponds F3 and F5.	08/6/2022
22/00024/AS	Parcels D & H at Chilmington Green, Great Chart: Reserved Matters application pursuant to planning permission 12/00400/AS to consider the construction of 173 dwellings, together with associated roads, parking, landscaping public open space and infrastructure.	10/1/2022
21/02248/AS	Parcel K, Land at Chilmington Green: Reserved matters application pursuant to planning permission 12/00400/AS to consider the layout, scale, landscaping and appearance of development for 47 residential dwellings	23/12/2021
21/02165/AS	Land at Chilmington Green: Reserved matters application for the amended Landscaping Works to the Phase 1 Northern Gateway (Access A)	13/12/2021



The adjacent plan is an illustration of current development progress using the phase 1 parcel plan overlaid onto the the consented Chilmington Green outline application.

You can find a higher resolution copy of this plan available on the CMO website at: cmo.org.uk/your-spaces

Community Development Winter 2023

Many Chilmington Residents will have met Hannah and her team of artists at Emergency Exit Arts who spent time in the community over the summer months. They worked closely with residents through different workshops and events that resulted in the making of a Chilmington Green flag. We reported on the finale event in the last edition of the Newsletter where the four hand embroidered flags were presented to residents from each of the new build areas. This project was made possible due to funding from Homes England's Garden Communities programme and contributions from Developer's planning conditions under Section 106, administered by Ashford Borough Council. The CMO was a key partner in helping to promote the project.

You may also be aware that Emergency Exit Arts are behind Ashford's Carnival of the Baubles. This is a massive annual event involving people from across the Borough. It culminated on the 26 November with thousands in attendance to watch the parade of themed costumes, puppets and musicians dance through the town centre. Some of those baubles on display were created by Chilmington Green residents and pupils of Chilmington Green Primary.

So, because they're such a great bunch of artists doing lots of great work in Ashford; the CMO is inviting them back to Chilmington Green this winter and spring. This is thanks to continued funding from the Garden Communities programme, not to mention Hannah and team's desire to continue building on the relationships formed over the summer. The flags will be part of the new commission in some form as we look to house them somewhere safe within the community. We want to celebrate the diversity of people living within Chilmington Green, likely using food to bring people together. Stay tuned for more details in the coming months!

Cold Weather

As winter sets in and temperatures plummet, we would like to remind residents to take care of the icy conditions. Do not take unnecessary risks, particularly around bodies of water. Please do not walk on frozen ponds or lakes or allow your children to do so and stay well clear from the edges.

Check in with friends and neighbours and always be alert to the weather forecast.

For more information as to how to stay warm and safe during winter please visit:

www.kent.gov.uk/winterhealth



Photo courtesy of Katy and the Bear



Photo by Josh Leppenwell



Photo by Josh Leppenwell

Speeding at Barratt Homes at Chilmington

Many residents have raised concerns about the speed vehicles travelling down Parkland Drive and Discovery Drive. Unfortunately, the roads are not yet being adopted, so formal signs cannot be installed.

The CMO is therefore running a project for the community and Chilmington Green Primary School to design some signs which will be placed at strategic points to encourage drivers to slow down. We hope that this will have a marked impact on safety in the area.

Jarvis Homes also want to be involved at the Hamlet.

The CMO Information Pack and Compliance Certificates

When buying a house at Chilmington Green, purchasers should be walked through the CMO Information Pack by their developer and then by their conveyancer so that purchasers understand the commitments being made. The CMO has been thinking about how we can support this process and improve the effectiveness of communication between the parties, particularly given the CMO is not part of the conversation at that time.

The feedback from the Residents Sounding Board was helpful and started to inform some changes. These include;

- Improved wording and content on the CMO website and in the Information Pack
- Update training for developer sales staff
- Training for local conveyancers who we see acting regularly on behalf of purchasers.

The purchasers conveyancer has a really key role in the purchase process and in ensuring that the Deeds of Covenant are sent to the CMO in a timely and correct manner. The CMO cannot issue the Compliance Certificate until the RCD's (completed by the developers conveyancer) and the Deeds of Covenant (completed by the purchasers conveyancer) are complete and accurate.

There remains a number of Certificates outstanding to properties due to these errors. If you are concerned your certificate has still not been issued, please contact the CMO Team on hello@cmo.org.uk

The latest Information Pack can be found at cmo.org.uk/resources/downloads

Have your say on the new Strategic Public Park and the new Community Room for Chilmington Green

On 28 January and 25 February 2023, residents living in and around the South of Ashford Garden Community are being asked to dive into a creative discussion around the designs of a new community space and a future public park.

Dubbed the Garden Community Room, this space will be an eco venue, powered by renewables and offering a variety of programmes including bookable time slots much like a tiny village hall.

The Queen's Platinum Jubilee Park is a longer term project that will be delivered in phases as part of the Chilmington Green development. It will offer 142 hectares of space, including sports facilities and recreational areas.

Both projects will be discussed at the drop-in workshop sessions, seeking local views on how these spaces and places might be best utilised to serve local needs.

**JOIN THE DISCUSSION
FUTURE SPACES IN
CHILMINGTON GREEN**

Dive into a creative discussion about the **Garden Community Room** and the **Queen's Platinum Jubilee Park**. Comment on early concepts and help to make these spaces and places serve local communities for the long term.

Mark your diaries, two workshop sessions set for:

**Saturday 28 January 2023 &
Saturday 25 February 2023**

13.00 to 16.30
Venue to be confirmed closer to the dates

For more information, please visit
southofashfordgc.com

**PEOPLE
+ PLACE**
PPL architects co.uk

**South of Ashford
GARDEN
COMMUNITY**

**Ashford
Borough Council**



Chilmington Green School will eventually be housed in a brand new, purpose-built building, fully equipped with specialist facilities including science labs, creative and performing arts spaces, and design and technology workshops.

United Learning want to listen to your comments and act on any feedback to ensure the school is the best it can be and meets the needs of the community it will serve.

Feedback can be provided in several ways, please visit: chilmingtongreenschool.org.uk/public-consultation

1. Complete the online consultation questionnaire
2. Take part in a Community Consultation meeting: The next meeting will be held virtual on January 5th from 5-6pm.
3. Email: info@chilmingtongreenschool.org.uk with any comments OR
4. By post: Chilmington Green consultation, United Learning, 93-95 Southwark Bridge Road, London, SE1 0AX

The formal consultation window will run for 6 weeks between Friday 2nd December 2022- Friday 13th January 2023, and all feedback and comments that are shared will be recorded and considered.

Resident Surgeries

Katy and SallyAnne have hosted several resident surgeries through the autumn and thanks to those of you who came to speak with us. We find the time with you valuable and are always happy to help where we can. It became quickly apparent that the Great Chart Pavilion is not the best venue in the winter months so we will look to book elsewhere until the lighter, drier evenings are upon us. We are planning on holding our next Resident Surgeries on the following dates, with venues tbc:

Wednesday 18th January 2023

2 to 4.30pm

Tuesday 21st February 2023

6.30 to 8pm

Wednesday 29th March 2023

2 to 4.30pm

Be involved!

Don't miss out! Join us for the bi monthly South Ashford Garden Community Stakeholder Meetings. Be the first in the know about updates, plans, and to speak directly to officers at the Council planning service as well as guest speakers representing different partners involved in the delivery of the SAGC.



Visit:

southofashfordgc.com

Do you have any spare time to help? We are looking to appoint specific site ambassadors for each location, to help deliver events. This would involve supporting and helping run the events and being a key initial contact for all communications. Any time given would be gratefully received and we can work together to shape what is required.

Please email: Katrina.hoyle@ashford.gov.uk

Cost of living support

Scan one of the QR codes below for further information



Cost of Living Support Map

This map will show you the services that are available locally to support with:-

- Information and Advice
- Food Banks/Support
- Warm Banks



Cost of Living Support Document

Want to read the information at a more convenient time? This link will allow you to download the full list of services that can help.



Connect Well East Kent

If you would like to speak to someone for further information & advice, or if you are not sure what you would be eligible for, feel free to give our Connect Well Team a call on 0300 302 0178 or scan the QR code to visit their website.

SEK Social Enterprise Kent

A Message from Neighbourhood Watch

Join the Facebook group **NEIGHBOURHOOD WATCH CHILMINGTON** where all general crime prevention matters are highlighted. It keeps the residents' group free for the nicer things to read!

If you want emails about any alerts in your area, please let Pete know (contact info below). Crime Trends to be aware of on Chilmington Green developments:

1. Thefts from building sites/ houses under construction, machinery, and plant.
2. Thefts from finished properties not yet occupied such as white goods from kitchens.
3. Residents not yet accepting that they live in another road in Ashford district and the crimes they face are nothing to do with living on a new development.

Extra risks at Christmas time:

- More deliveries left on the doorsteps; criminals just follow the delivery vans
- Criminals know that Father Christmas often stores gifts in sheds and garages
- Criminals know that cars are often parked the night before for early journeys Xmas morning
- Children playing with bikes and scooters Christmas morning and then leaving them outside when they go in for Christmas dinner. Criminals drive round in vans and pick them up. Estates are rich pickings.
- Take care if you are selling on the internet with someone who says they will pay cash at the door, they sometimes assault, snatch and run.

Thank you to the CMO for their continued support. Also a big thank you to the parish council of Great Chart with Singleton who have purchased more signs and stickers. This helps to inform criminals the community is working together to stray crime free.



**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

Above all, thank you for supporting the NHW and also from me personally, without that support the work would be very difficult indeed.

CRIME CANNOT FLOURISH IN COMMUNITIES THAT CARE AND ARE ALERT & VIGILANT

Peter New (peternew1@aol.com)
91725 Police Volunteer & Community
Neighbourhood Watch on Chilmington

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). 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

Please note we are on annual leave from 26th December to 3rd January. SallyAnne will be checking on emails though on a regular basis.

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 give us a shout via hello@cmo.org.uk
Newsletters are published every two to three months.