



CHILMINGTON MANAGEMENT ORGANISATION

# Your Newsletter

April 2023

Dear Residents,

The team has had a busy few months improving our communication channels including the news bulletin which is now sent out regularly to our members. We have also made updates to our website (which are still ongoing) and hosted our first Resident Forum to discuss the CMO business plan and budget. You will also notice a new format to our newsletter which includes more news from our partners such as the Parish Council and Neighbourhood Watch.

We don't want to overwhelm the newsletter with information from lots of other organisations, so for now, we have kept this to activities, clubs and organisations working in the Parish. Please give us your feedback on whether this works for you. If you have news to share, please get in touch too.

You will all have received your rent charge deed bills from RMG now and we hope the news that the CMO Board has frozen the RCD1 charges for 2023-24 and agreed a goodwill credit is welcome. If you have any concerns about paying your bills, please get in touch with RMG to discuss the options available to you. If you have not received your bill, please contact RMG on 0345 002 4278.

In February, the CMO took over the the first parcels of landscaping from Barratt Homes at Brisley and some of the land at the Hamlet from Jarvis where homes are occupied. Earles Landscaping are the CMO's contractor and we are delighted to welcome them to the team.

If you have any queries about landscaping, please direct them to RMG. For more information, please see the article on page 2 in the newsletter. We hope to share news of handovers from Hodson Developments shortly.

Furthermore, we have been in positive discussions with Hodson Developments about the handover of the Community Cabin on Chilminster Avenue. This is also discussed on page 2 and more news to come via the news bulletin.

There are various exciting community events coming up over the next few months so please get involved.

We hope you enjoy reading the newsletter and will see you soon at one of the site events. Alternatively, our door is always open, so please contact us via [hello@cmo.org.uk](mailto:hello@cmo.org.uk).

We are always happy to chat.

SallyAnne  
Chief Executive

**Sign up for our short form news bulletins on [cmo.org.uk](http://cmo.org.uk)**

**Bulletin**  
ment of our news bulletin, the latest information from the D.

**Resident Forum**  
Thank you to everyone who came to our first Resident Forum. During the meeting we shared the CMO budget for the next financial year, and welcomed feedback from our audience.

**Applications for our Community Grants are now open!**  
Looking for funds to run a small event, a street party or perhaps offer classes or workshops to local people over Spring and Summer? Submit your project ideas, to our Grants Panel. We will be sharing what was discussed, including the presentation, on our website ([cmo.org.uk](http://cmo.org.uk)) over the next few weeks.

**Rent Charges 23/24**  
Your 2023/24 Rent Charge Deeds bill will be reaching you in early March for payment by 1st April. Accompanying the bill will be a letter from the Chair of the Board and a factsheet about rent charges

**Future Spaces Chilminster Green**  
Saturday 25 February 2023

**Look out!**  
We will shortly be announcing our first proposed events over the next few months, including an Easter Egg Hunt, Teddy Bear Picnic, Coronation Big Lunch and many more!

Please email: [hello@cmo.org.uk](mailto:hello@cmo.org.uk) if you want to be involved.

# Chilmington Management Organisation

# News

## Cabin Handover

The CMO have been in constant communication with Hodson Developments regarding the handover of the Community Cabin and we are all working towards an imminent handover of the building to the CMO.

Upon handover the CMO will need a few weeks to make the building operational, but will aim to make the building accessible to the Chilmington Green community as soon as possible. Once fully open there will be opportunities to drop in and speak to the CMO staff, hire out rooms to run events or attend events put on by the CMO and our community partners.

We are really excited to be preparing to open this building to you and will put out communications once handover has taken place.

## Landscaping Handover

We are very pleased to announce that the CMO is now responsible for the landscape maintenance on Phase 1 and 2 of Barratt's site and some areas at Jarvis Homes. We are working on the graphics to show maps identifying areas under our maintenance and will add these to the Spaces section of the CMO website in the coming week.

The CMO have already appointed Earle's Landscaping to carry out these works, you may have already seen Stuart and his team on site. If you have any issues regarding landscaping within these areas, please report these directly to RMG using either the RMG Living Portal or via their telephone line (0345 0024278) The landscaping team will not be able to respond directly to any requests from residents.

In advance of formal adoption by KCC, the verges alongside the adoptable highway continue to be maintained at the developers' cost, although this work is now being undertaken by Earle's Landscaping.

We hope to be able to confirm soon that we have taken on landscaping responsibility within Hodson Development sites once conversations have concluded with the Developer.

## Dogs on open access land

Are you aware it is nesting season? Please be respectful when you are walking your dog.

## That old topic - Parking!

Once again we have been asked to put out a plea regarding courteous parking. Please think as you park your vehicle to check if you are obstructing the highway or making life difficult for others in accessing their property. Visitor parking bays should not be used for permanent resident parking, primarily you should park within your property boundary. Remember visitors to the development cannot park on a spare space on a driveway (without permission), they can only use visitor parking bays. If residents choose not to use the space on their property to park and instead occupy a visitor parking bay it forces visitors to other households to park in a way that impedes others. Please think of your neighbours and be considerate when parking!

## CMO Membership

Membership is free and voluntary. However, 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. We will soon be organising the AGM, so if you want your voice to count, make sure you are an CMO member. 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.

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](https://cmo.org.uk/who-we-are/the-membership-pack)

For more detailed information about the CMO please visit our website [cmo.org.uk](https://cmo.org.uk) or email us at [hello@cmo.org.uk](mailto:hello@cmo.org.uk). For any legal questions, please contact your conveyancer.

## Resident Forum

Thanks to all those who came to our first resident forum. We are in the process of creating a video presentation for those who missed it. This will explain how the CMO budget is set and addresses some of the frequently asked questions

## Resident Surgeries

A new date will be announced for later this month. For any questions, before then, please feel free to contact us.



**CORONATION EVENT**  
Street Party to celebrate the Coronation BYO "The Big Lunch"  
**CORONATION WEEKEND**

**Teddy Bear Picnic**  
& Family Fun day  
**JULY**

**HALLOWEEN**  
Tuesday 31st October | Trick or Treat | Prize for best dressed house

**Bonfire Night Event** **SAT 4TH NOVEMBER**

**Christmas Fair**  
BRINGING TOGETHER LOCAL BUSINESSES AND CRAFTS

**Advent Trail**  
DECORATE YOUR FRONT WINDOW AS PART OF OUR ADVENT TRAIL  
PRIZE FOR THE BEST DRESSED WINDOW

**TREE DECO EVENT**  
JOIN US TO DECORATE THE TREES AND SWITCH ON THE FESTIVE LIGHTS  
**DECEMBER EVENT**

\*Specific time and dates to be confirmed closer to each event.

# Chilmington Green Updates Planning

## In Process

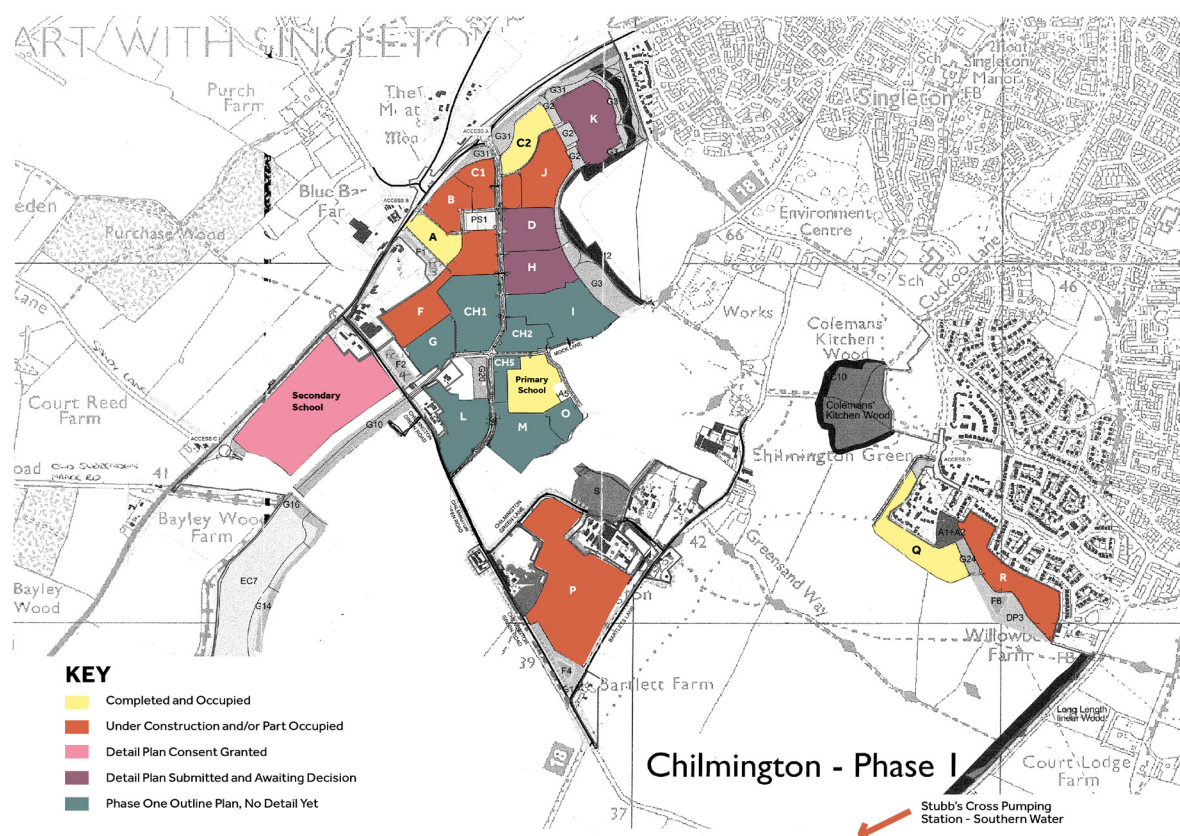
Full details of planning applications can be found on Ashford Borough Council (ABC) planning portal. ABC have recently changed their planning portal. To access the portal visit [ashford.gov.uk/planning-and-development](https://ashford.gov.uk/planning-and-development) and click on the "View and comment 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. Ashford Borough Council has recently received reserved matters applications for the remainder of phase one.

Outline planning permission for Chilmington Green was granted to developers in 2017, which gave the right to build 5,750 homes along with associated infrastructure, landscaping, community buildings and open spaces etc. Developers are then required to submit 'Reserved Matter' applications which give the finite detail of placement of buildings/open spaces and their design. A condition of the outline planning permission was that all Reserved Matter applications (RM Applications) for phase one (1501 units) were submitted by developers to the local planning authority within six years of the outline permission.

Ashford Borough Council has recently received these RM applications, covering housing, ecological open space and allotment areas. Please visit the planning page of ABC's website as detailed above to see details of the applications.



The above 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](https://cmo.org.uk/your-spaces)

## Permitted Development Rights

Residents may not be aware that the planning permission for their homes includes conditions that prevent car ports / covered parking spaces below residential accommodation, from being enclosed through the addition of doors/walls that results in the enclosure of these spaces and prevents these spaces from being used as parking. If residents would like further advice about the planning permission for their homes then they should contact the Council Planning Team.



# Friend's and partner's News

## Public Workshops Conclude

In light of climate change and the imperative to build more resilient communities, a small team at Ashford Borough Council have been working on setting up a self-sustaining community hub within Chilmington Green.

The venue is being dubbed the Garden Community Room in recognition of the South of Ashford Garden Community, of which Chilmington Green is a part.

The concept for this space, which continues to evolve based on local resident input, is essentially to provide a flexible space for a whole range of community activities. Uniquely it is being built of upcycled materials, pre-existing shipping containers and to be served predominately by solar power.

Ultimately the proposals are shaping into something symbolic of the garden community's long-term aspirations of being a green, carbon neutral community. It may feel Chilmington Green at present has some time to go before achieving such ambitions but this project aims to launch those winds of change.

People and Place Architects have been commissioned to lead the design and build. The Kent based practice specialises in passive house construction and for this project it seems they're a natural fit.

The location is proposed to be the far corner of the land occupied by Chilmington Green Primary. The school welcomes the project and has been working with the Council and the Architect to develop the designs. The proposal is for the Council to operate the space as a community venue for a whole before the School's to use as a forest school classroom.

Over January and February, the Council held two public workshops at Great Chart Village Hall. More than 70 people attended, the young and the young at heart, helping to shape the designs. Many ideas were put forward and overall it was clear Chilmington residents want somewhere to meet, that is within walking distance and is fitted out with functional amenities including a kitchen space. The proposed location lends itself well to being centrally located within Chilmington Green, and there will likely be enough space on the land to include a shared community garden.

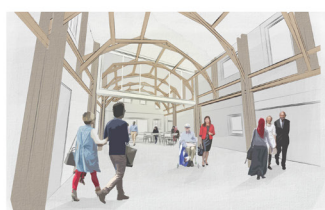
Future updates on the Garden Community Room will be shared here, and further reading about the project can be found on [southofashfordgc.co.uk](http://southofashfordgc.co.uk)



View from car park



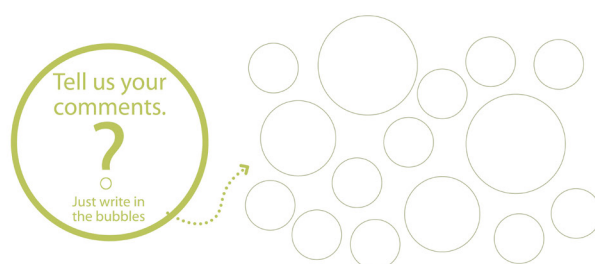
View across entrance hall community cafe whilst main hall in separate use



View from rear of main hall in fully open mode



View from entrance terrace



## Rural Footway Upgrades Coming to Chilmington Green

Ashford Borough Council and Kent County Council have been working together to improve accessibility throughout the South of Ashford Garden Community. Plans to upgrade public rights of way (PROWs) in Chilmington Green were shared at the same workshop events held over January and February.

These were shown alongside the proposals for the Garden Community Room and the future park known as the Queen's Plantium Jubilee Park. The 142 hectare park is a much longer term project but an initial design brief is being developed and local residents will be asked to input on the designs later in the year.

The diagram below shows the existing context of PROWs with phased improvements overlaid. The upgrades will include resurfacing, improved drainage and new gateways.

These changes should make the routes more easily enjoyed by walkers and cyclists. In addition to the capital works, more signage and wayfinding aids will be installed to complement the upgrades.

This work is part of the Garden Communities programme funded by Homes England (central government body responsible for delivering new housing and associated infrastructure). The routes were identified as important linkages between the new build areas and will, over time, become central thoroughfares for active travel.

The importance of promoting sustainable transport, active and healthy lifestyles is critical to the success of the Garden Community.

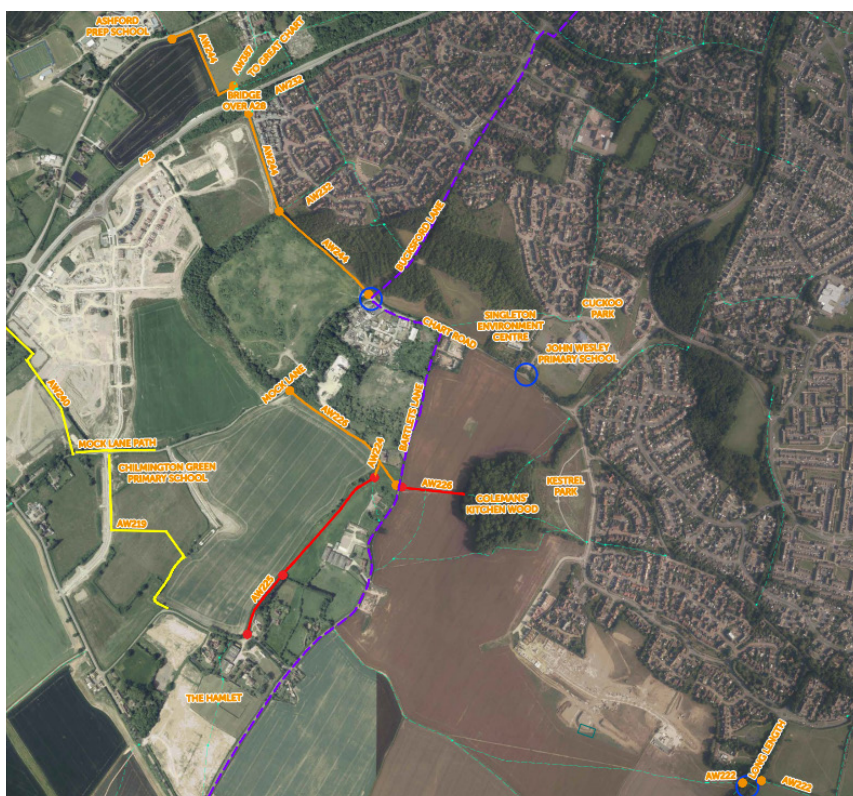
Many residents welcomed the footway upgrades but highlighted that even some of the recently resurfaced routes are still laying wet during heavy rain.

ABC and KCC are working together to address these issues and to ensure this next phase of work is done to a high standard.

Concerns were also shared about connectivity to the future Secondary School which received planning approval last year.

The wider development plan includes this necessary infrastructure but it will take continued public/private partnership working led by ABC and KCC to ensure infrastructure delivery keeps up pace with this growing community.

For more information on either the plans for QPJ Park, or the public rights of way, please visit: <https://www.southofashfordgc.com>



- EXISTING SURFACED PROW
- - - EXISTING PROW
- - - NATIONAL CYCLING ROUTE 18
- PHASE 1: PROPOSED SURFACED PROW & ACCESS IMPROVEMENTS (SPRING 23)
- PHASE 2: PROPOSED SURFACED PROW & ACCESS IMPROVEMENTS (AUTUMN 23)
- TRAFFIC CALMING FEASIBILITY STUDIES

## A Message from Neighbourhood Watch

I am grateful for the space in this newsletter to touch base with you about NHW in Chilmington. Excellent progress continues and membership is still 99.9% of residents, I try to meet new residents asap they move in.

Garages, sheds, and any form of external storage remain at risk. That risk is raised on Chilmington where car ports with no doors present an additional problem. You must be careful with what you store in a car port. It is a walk in shop for criminals with no tills.

We suffered this crime recently in Fenland Way where a bike was taken. With vehicles leave nothing whatsoever on show when parking especially last park up for the night. Vans with tools and equipment stored inside overnight could be targeted.

We continue to have a problem in the Ashford District with the theft of internet shopping parcels taken off doorsteps. Please try to make safe delivery arrangements. You are vulnerable firstly to a chancer and opportunist just passing by. However, now delivery vans are followed so anywhere is at risk even remote rural areas.

As always be extremely careful about SCAMS and do absolutely nothing in a rush or without thinking. Please keep an eye on children with mobile phones and I pads to ensure they are safe. Just be a little nosey please!

As you know I run a Facebook Group **NEIGHBOURHOOD WATCH CHILMINGTON** please join if you are on Facebook that leaves your resident's group for the nicer things in life and does not clog the group with crime work.

**Peter New**  
Community Officer NHW



## Update from Chilmington Green School

Chilmington Green School reached another milestone in early March as the new secondary school offered places to its first cohort of Year 7 students. The school had been oversubscribed reflecting the high demand amongst local families for a new school in this part of Kent.

Opening in September 2023, the school will initially be housed at Ashford South Building on Jemmett Road, formerly home to Chilmington Green Primary School, before moving to a brand-new, purpose-built school building in Chilmington Green. A refurbishment programme is currently being carried out by Kent County Council on the Jemmett Road site and it is hoped the incoming students will be given a sneak peek of their Year 7 classrooms towards the end of the Summer Term. The site will benefit from additional classrooms including a fully-equipped science lab.

With the support of United Learning, Principal Designate Jon Rutland is quickly building a team of skilled and enthusiastic teachers and support staff to ensure the school can provide a full, engaging and challenging curriculum from its very first day. He is also working on the uniform, pastoral structures and enrichment programme which will include a range of sport and arts activities. Recruitment for the Local Governing Body is well underway with the intention of ensuring strong representation from the local community.



**Chilmington Green School**

The best in everyone™

Part of United Learning

**YOUR**  
**Ashford**

Don't bin it! Bring your broken items to us for repair:

**REPAIR CAFE**

Every Wednesday 1pm - 4pm

At the Singleton Environment Centre Workshop  
Wesley School Road  
Ashford TN23 5LW

With a range of skills and more than a cup-full of banter, our determined volunteers will discuss the problem and possible solutions with you.

So help us stop throwing away and dare to repair!

Email: [ashfordrepaircafe@outlook.com](mailto:ashfordrepaircafe@outlook.com)  
 Facebook: @RepairCafeAshford  
 Twitter: @AshfordRepair  
 Instagram: @repaircafeashford

## WE ARE LOOKING FOR COMMUNITY HEROES



Would you like to join our team of Community Heroes and help to keep your local area clean and tidy?

Great Chart with Singleton Parish Council have introduced a scheme which will provide you with the help, support and network to do just that at no extra cost to you.

To find out more;  
 email [theclerk@greatchartsingleton-pc.gov.uk](mailto:theclerk@greatchartsingleton-pc.gov.uk)  
 telephone 01233 616923  
 visit [www.greatchartsingleton-pc.gov.uk](http://www.greatchartsingleton-pc.gov.uk)  
 or scan the QR code on this poster



LOVE WHERE YOU LIVE

Local elections are being held on Thursday 4th May 2023.  
 For more information please visit: [www.ashford.gov.uk/your-council/register-to-vote-and-elections/](http://www.ashford.gov.uk/your-council/register-to-vote-and-elections/)

**Chilmington Green is a GOOD school!**

with **OUTSTANDING** in Early years provision!

This is a happy, nurturing and inclusive school.

Read the **CLOWING** report!

Staff have high aspirations for all pupils in this caring school.

Beginning with excellent practice in nursery and early years, children learn sounds to develop strong early reading skills.

**Ofsted**  
Good Provider

The Electoral Commission

Find out more at [electoralcommission.org.uk/voterID](http://electoralcommission.org.uk/voterID)  
 No ID? You can apply for free voter ID

**REMEMBER TO**  
 1- Register to vote  
 2- Check my photo ID  
 3- Vote at a polling station!

**CHILMINGTON MANAGEMENT ORGANISATION**

## 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](mailto:hello@cmo.org.uk)

The CMO is a registered charity in England & Wales 1194013

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