

Christie Alaimo

From: Peter Briggs
Sent: 18 February 2025 12:03
To: [REDACTED]
Cc: Alec Arrol
Subject: Parcels B1, C1, C2, J Land at Chilmington Green - QUALITY MONITORING
Attachments: Report Hodson REF B1 C1 C2 J AT CHILMINGTON GREEN.pdf

Dear Mr Browne-Araque,

Thank you for your letter dated 10th January 2025.

We note that you have dated the letter 10th January 2025, however you sent the letter by email on 3rd February 2025.

Firstly, we would like to make two general observations in regards to your correspondence:

- a) The 67 dwellings you have reported on were built between 2018/19/20. The development has been build complete for circa 5 years. It is not right that you decide now to comment on the build finish of the development so long after the build completion. None of the points you raise have been brought to our attention by ABC previously.
- b) The photos you are relying on for items 2, 3, 4 and 5 of your report are from Google Maps (you can see this from the arrows, the street names, and the blurred registration plates of vehicles). As you are aware, Google Maps images are not up to date and are often taken many years ago. You appear to be making your assessment from aged Google Maps photos, claiming that these photos are current and then commenting on the images. This is not appropriate and we would ask that you please explain why you have relied on Google Earth?

In regards to your report, we reply as follows (the numbers below follow the numbering in your report):

- 1) The streetlight heads in question were removed due to them being temporary units and are being replaced with permanent ones once they are available from the manufacturer. We expect this to be in the next 4-6 weeks.
- 2) The estate roads wearing course has not been installed due to the roads still being in use for construction traffic generated from adjacent land parcels. The roads in question are the approved construction routes for land parcel K. Road surfaces will be completed when land parcels adjacent to B1, C1, C2 & J have been construction complete in order to ensure that the final finished surface will not be damaged by construction traffic.
- 3) HD made every effort to ensure that all plots have level thresholds where the topography of the site allows. Unfortunately, it was not possible to have level thresholds on two of the 67 dwellings due to the gradient of the site. Premier Guarantee Building Control understood this and agreed that it was acceptable in Building Control. Please note that these two units were build complete in 2020, nearly 5 years ago.
- 4) The images you have used to make your point were taken several years ago and are from Google Maps and therefore are not a fair representation of how the street scene currently looks. The grass verges are maintained by HD and are in good condition. See below recent images of the same street/location.





- 5) Firstly, please note that these buildings and walls in your photos were build complete in 2020. We note your comments and although HD made every effort to ensure that there was consistency with the bricks used on site, unfortunately discolouration does occur within different production batches of the same brick which is what has clearly happened in this case. Please note that many of these units were built during the Covid period, when bricks and general building materials were very difficult to organise. At the time, we did the very best that we could in very tough circumstances.
- 6) With reference to the soft landscape, please see the following comments in relation to the items raised:
- The missing Liquidamber Styraciflua Worplesdon and 3no trees in your points 1 and 2 – these were installed when the site was completed. Unfortunately, they died under the CMO maintenance period. HD will discuss this with the CMO.
 - In regards to your point 3 - once again, when the site was complete circa 5 years ago, the trees in question had been installed but have subsequently died under the CMO maintenance period. HD will discuss this with the CMO.
 - The land to the side of 10 Woodland Rise is conveyed to the current homeowner. While we have no issue with what they have done, we will approach them to request that the land is reinstated with low maintenance groundcover.

Please let me know if you should have any queries regards the above.

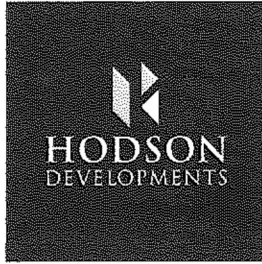
Kind regards

Peter

Peter Briggs
Technical Director

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From: Joshua Brown-Araque [REDACTED]
Sent: 03 February 2025 15:39
To: Alec Arrol [REDACTED]
Subject: REF: Parcels B1, C1, C2, J Land at Chilmington Green

Dear Mr. Alec Arrol,

I hope this email finds you well,

Please see the attached letter regarding Parcels B1, C1, C2, J at Chilmington Green, which I have recently monitored.

REF: Quality Monitoring Site Visit: *Parcels B1, C1, C2, J Land at Chilmington Green, Ashford Road, Great Chart, Kent*

(Planning Application: 17/01170/AS)

(Planning Application: 12/00400/AS)

Please note, I consider this is still a working site when looking at certain areas and take that into consideration.

I look forward to your response,

Many thanks,

Joshua

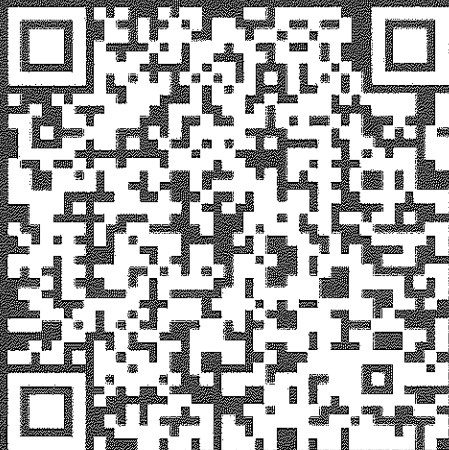
Joshua Brown-Araque – Quality Monitoring Officer
Spatial Planning – Planning & Development
Ashford Borough Council
[REDACTED]

Visit our planning page at:

<http://www.ashford.gov.uk/planning-and-development>



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