



Summer
Newsletter



Issue 74
August 2018

Village Day 2018

Another Day of Roaring Success!

Village Day 2018 was a spectacular day of fun. It saw multiple attractions including a demonstration from New Ash Green Fencing Club, a Spitfire flypast and classic cars on display along with the usual complement of stalls.

One stall that was of interest was that of Knights Croft Residents Society. They used their stall to display artwork put together by the younger residents of the neighbourhood on what New Ash Green means to them, as part of a competition run in Knights Croft to celebrate fifty years since the building of their neighbourhood. Well done to



Isabelle Love and Alfie Millner for winning the competition!

Village Day also saw live music from Dave Sings Swing and the

New Ash Green Primary School choir. Glovers Farm was also in attendance bringing a tractor and animals along for people to enjoy.

It was also nice to see both PCSO's for our local area at Village Day for people to make enquiries and meet the two officers.

Continued on Page 2

WHATS INSIDE THIS ISSUE?

The Beginnings of New Ash Green - Page 4 & 5
EXCLUSIVE: Message From Kent Police - Page 6
Support Your Local Shops - Page 8
The Manor House - Page 12

Village Day Continued...

Additionally Jackie West, the local Community Warden had a stall offering crime prevention advice and also providing leaflets on other agencies to support residents.

The Sports Pavilion also managed to pull out all the stops and brought in a six-foot screen to enable patrons at Village Day to watch the football. The manager Sarah and her team provided much needed ice-cold drinks during the hot weather. Both bars were packed throughout the whole day.



It was nice to see so many people supporting this great community asset.

New Ash Green Social Committee managed to pull off a superb day despite coming across a problem in that a music act pulled out of performing due to the World Cup, and then their replacements also pulled out at the last minute. This year's Village Day was hugely successful despite the threat of a very popular sporting event taking place on the day.



New Ash Green is very lucky to have a very successful annual day of activities and all thanks must be aimed towards the team at New Ash Green Social

Committee who not only put on this day but also organise the highly praised Fireworks Night and annual Children's Christmas Party.

Date for the Diary!

New Ash Green Social Committee are hosting their Annual General Meeting (AGM) on **Sunday 9th September 2018 from 2pm at New Ash Green Sports Pavilion**

The committee values resident input and would like feedback on the events they run. They would also welcome new people to the committee with fresh ideas.

For more info about the AGM visit www.nagsocial.co.uk or find their Facebook page @NAGSocial

VILLAGE DAY 2019 - THE DATE IS CHANGING!!! KEEP YOUR EYES PEELED

Village Updates

Since the Chairman's report in our last newsletter there have been several changes and new additions which we wanted to make you aware of.

The Pavilion

The Pavilion is continuing to progress well and there have been several changes recently.

Colin Garratt and Stefan Klus have both retired as Directors after six years of service. We thank them for their efforts in supporting the growth of the business and leading many necessary major improvements to The Pavilion, including new mechanical and electrical systems throughout the building, a 5 star kitchen, upgrading the ladies' toilets, improvements to the sports showers, turning the finance into a profitable position and many more day to day maintenance issues.

Muriel Galinis (Chair), Bob Ashford and Dean Gorton continue to serve as directors of the company, supporting the manager, Sarah Hood, with the operations of the Pavilion. They are looking to bring in additional directors to enhance the board with new skills and experiences.

Shaun Fishenden, who has been working in the VA Office since 2015 and also led the 50th Anniversary committee, has now additionally began supporting the directors and the manager with general administration and in improving The Pavilion especially in terms of the events on offer.

If you are interested in helping The Pavilion become a family centred environment that serves the community and sports, please contact muriel@nagpavilion.co.uk

Vacancy - Greenland Team

We are recruiting for a Landscape Maintenance Operative, visit www.nagval.com/vacancies

Administration

The VA Office has welcomed a new addition to the team, Selena Gardner. She joined us in May and is responsible for manning the front desk and helping residents with their enquiries from 10am to 2pm Monday to Thursday. When you next pop in, do say hello to Selena.

Greenland

The Greenland team is continuing to carry out work within the village. They are coping well despite continuing to have reduced staffing as they haven't filled the vacancy we advertised last year.

The team managed by Paul should receive thanks for their efforts during the two bouts of snow and icy weather earlier this year. They worked tirelessly to keep the main roads through the village clear and were working early each morning to grit roads before people had to travel to work.

Play Area Review

The VA's Council of Management in accordance with our Greenland Manager has reviewed all of the playgrounds the VA provides as we recognise some are in need of revamping. They are currently considering all options including decommissioning a couple of play areas to focus investment on those remaining.

However we would like to hear from residents about their views, opinions and suggestions on our play areas. We would also like to know whether you would support decommissioning any. To share your views please email shaunfishenden@outlook.com or send a letter to the VA Office marked for the attention of Shaun.

Where Did It All Begin?

The name New Ash Green was derived from the two farms that existed here previously, 'New' House Farm and North 'Ash' Farm. The 'Green' was obviously derived from the landscape within which the village is surrounded.

The names of the individual neighbourhoods were drawn from much older historical associations, Ayelands, Colt Stead, Punch Croft, Westfield, Redhill (Wood), Millfield, Spring Cross and Capelands were all drawn from age-old names of fields.

More obviously, Farm Holt was named after the farm that once stood here, whilst Knights Croft is a compliment to the Knights Hospitallers who served as the lords of the manor who are believed to have been responsible for

building the present Ash Church. Whilst Lambardes was drawn from the noted antiquary and author of *Perambulation*, the naming of a neighbourhood after an individual also happened on Bowes Wood preserving the name of Sir Martin Bowes.

The second part of the names were drawn from traditional Kent words, for example 'Shaw' means a narrow strip of woodland. Whilst 'Forstal' means green before a house and the 'Minnis' is the Kentish word for common land or open space.

The 'went' noun is related to the word 'wend' which means a path or way, the Wents in NAG are the main pedestrian ways which link up places in the village separately from the roads.

There is also evidence of a residential site existing where the village is situated nearly 2,000 years ago, this was because a Roman villa between Bowes Wood and Westfield was excavated in 1914 and revealed a rectangular building over 100ft long by 50ft wide. Whilst it is nothing of the splendour of Lullingstone villa, the excavation did see pottery, tiles and bricks unearthed.

The land comprising the village was bought by SPAN Developments in 1961 with financial assistance from the Royal London Insurance.

Written by Shaun Fishenden

Thanks to Ted Connell for his help with information and maps for this article

KEY

AY = Ayelands
BS = Bazes Shaw
BW = Bowes Wood
CC = Caling Croft
CP = Capelands
CW = Chapel Wood
CS = Colt Stead
FH = Farm Holt
FB = Foxbury
KC = Knights Croft
LM = Lambardes
LC = Lance Croft
MF = Manor Forstal
MI = Millfield
OM = Olivers Mill
OV = Over Minnis
PN = Penenden
PC = Punch Croft
RW = Redhill Wood
SA = Seven Acres
SC = Spring Cross
ME = The Mead
TO = Turners Oak
WF = Westfield

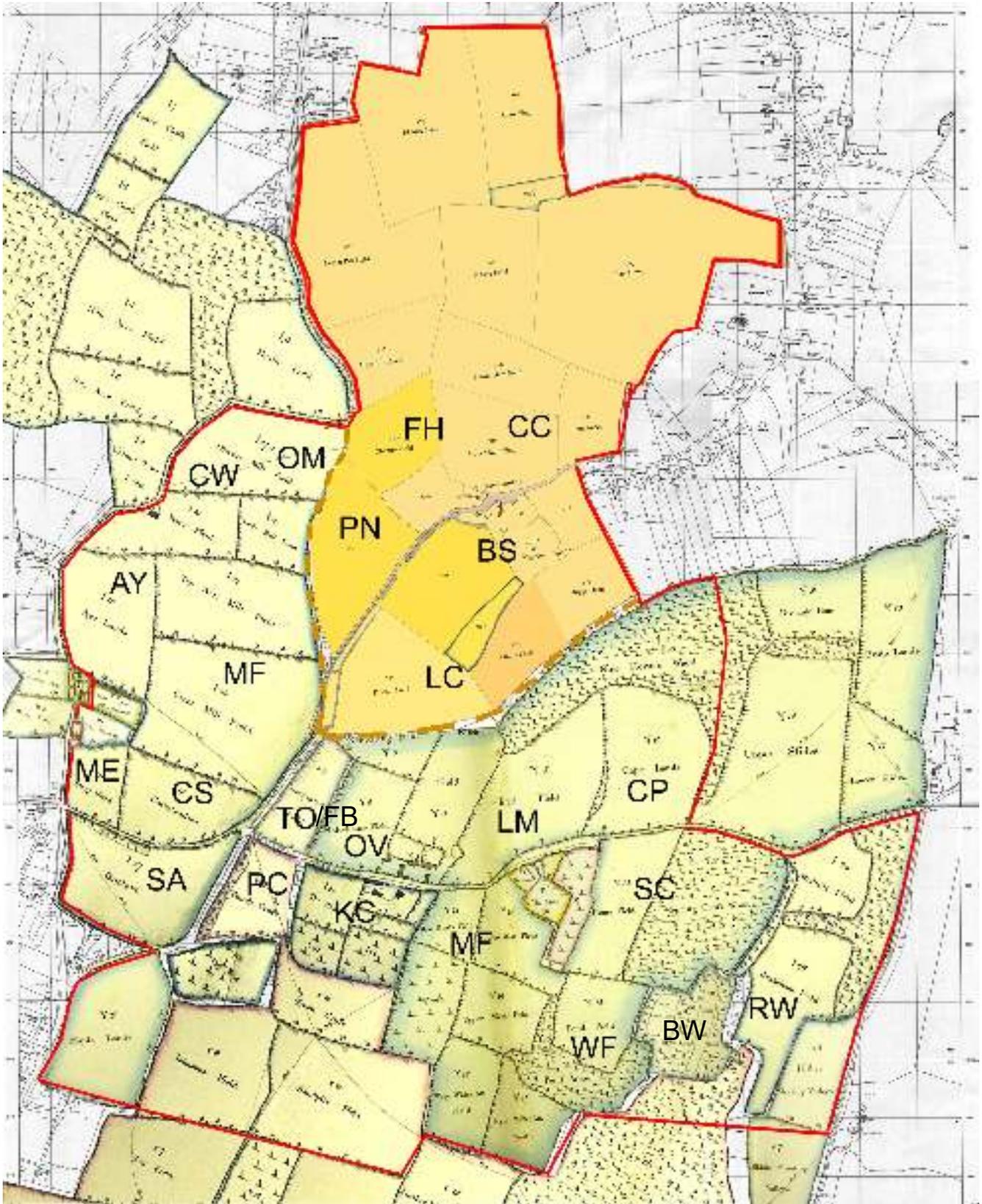
A man called George Day came to own North Ash cum Turners Farm and the adjoining New House Farm in Hartley. Therefore as such he owned the whole of the site of what is now New Ash Green.

In 1933, Day sold North Ash and New House farms to a Mr J.W Ansell. However he excluded from the sale North Ash Manor (what we know as the Manor House) and its two acres of gardens. This action can therefore be used to make the suggestion that had the North Ash farmhouse not been retained New Ash Green might not have existed.

The 'New House' Farmhouse that was included in the sale was not adequate for a farm of 400 acres. And ownership of the two farms remained with the Ansell family for nearly thirty years.

In 1961, the two farms were placed up for sale by Ansell trustees and was acquired by developers, SPAN Developments, who had the plan in mind to develop the land into what became New Ash Green. It was thought by those in the local area that planning permission wouldn't be granted for such a large scale development. However we know that not to be the case!

SPAN Developments had been established in the 1950s, set up by Eric Lyons and Geoffrey Townsend.



This is the 1792 Fuljames survey of Ash [yellow tint] overlain on a modern Ordnance Survey map



50th ANNIVERSARY VIDEO

The video commissioned last year as part of the 50th Anniversary is progressing well and is currently being edited by former resident Chris Tingley. It will be a whopping 30 minutes celebrating the village. The VA is planning to run showings in the Village Hall in due course. We will update you with more info shortly via social media and our website.

A Message from Kent Police

Inspector Nick Finnis writes...

Local policing is currently delivered by two key departments: the Local Policing Teams, consisting of 5 teams working 24/7 shifts – who respond to all emergency and non-emergency calls and investigate local crime; and the Community Safety Unit – who work with partner agencies to tackle longer-term problems in communities – including deployment of local Police Community Support Officers.

New Ash Green has been the focus for both teams in recent months, following concerns about an increase in antisocial behaviour and crime. Some highlights of our activity:

In March, the Local Policing Teams targeted offenders stealing from cars and burgling houses in New Ash Green and Hartley. As a result, two men were arrested, charged and remanded to prison.

Members of the Community Safety Partnership held a crime prevention event in the village on Saturday 28th April. Despite some rain, it was well attended and a lot of free shed alarms were given out.

On Saturday 2nd June, PCSO Tim Darling and the North West Kent Crime Prevention Panel held an event at Centre Road, fitting tamper proof screws to number plates following an increase in number plate thefts across the district.



Local Officers on Foot Patrol

A “night of action” was held on the 4th May, with the Inspector and several PCSOs patrolling New Ash Green throughout the evening. A number of young people were engaged with and intelligence was gained about who was causing some of the local issues.

On 7th May the new Community Safety Inspector attended the area, following complaints of nuisance mopeds. He located one of them (with a loud, broken exhaust) and seized it. It has since been destroyed.

A woman was arrested for drink driving on Friday 15th June after she collided with another road user. She has since been charged and will appear in Court in July.

It is important that residents report incidents to us, whether it be suspicious incidents, antisocial behaviour or crimes. We have launched Online Reporting to make this easier. Visit www.kent.police.uk/services/report-online

Whilst we cannot guarantee to attend every incident and crime reported, we review all anti-social behaviour reports the following day and most crimes. This helps us follow-up with partner agencies, such as Kent County Council Community Wardens. Accurate reporting helps us to direct our resources effectively and understand the current issues.

New Ash Green has two PCSOs assigned to it: PCSO Steve Vincent and PCSO Ann Etter. Due to cuts to our resources they do also cover other areas, including Hartley, South Darenth and Crockenhill. They can be contacted either via 101 or e-mail su.sevenoaks@kent.pnn.police.uk.

Our teams post regular updates on Twitter about their work. Follow us: [@kentpolice7oaks](https://twitter.com/kentpolice7oaks).

Check out our recruitment campaign on Page 16

FENCING CLUB SUCCESS



New Ash Green Fencing/Épée Club would like to congratulate fencer **Finn Russell** who won the South Eastern Championships.

The club meets in New Ash Green Village Hall every Wednesday from 6pm and is led by coach Taran Nicholls who is an International GB fencer and who's coaching has led to several excellent fencers, one of his protégés is currently competing in the Cadet Commonwealth Games.

New members (ages 6 upwards) are always welcome and a free taster session is available. For more information go to the club's website www.nagfencing.eu



COMMUNITY HUB LAUNCHES



In May, community warden Jackie West along with a team of volunteers launched the Community Hub. A pop-in session that runs on the **first Tuesday of every month** in New Ash Green Village Hall. The hub provides an opportunity to meet up over a cup of tea and cake. Everyone is welcome to attend and there is no need to pre-book.

The launch of the Hub was a huge success and saw many people attend. The Chairman of Sevenoaks District Council at the time, Larry Abraham, paid a visit to the launch.

Thanks to everyone who has attended the three sessions so far and we look forward to seeing more of you next time. Also a massive thank you to Jackie for leading the initiative.



CONTINUED SUCCESS FOR NEW ASH GREEN FOOTBALL CLUB

The VA is delighted to hear of the successes that several teams which are part of the New Ash Green Football Club have had this season which includes:

- The Grasshoppers Team who won the Trophy Cup final
- The Reserves Team who won the League Cup
- The Seniors Team who won the Presidents Cup

A massive thank you to the volunteers who run these clubs!



NAG TRADERS

The VA is delighted to hear of a new initiative started by James Carney at BTH Consulting (located in The Studios).

It aims to promote all the local businesses and trades based within New Ash Green. Check out the initiative on Facebook at www.facebook.com/nagtrade

Support your Local Shops and Businesses

The news is constantly plagued with headlines about yet another chain of shops closing down or the continued decline of high streets in favour of online shopping.

New Ash Green has not been immune from this decline but is certainly faring better than some other high streets. In the shopping centre we are very lucky that most of the shops are independent, family-owned businesses, whereby every pound spent in those shops helps to support the provision of jobs for residents of the village and surrounding areas as well as benefitting the local economy.

There are constant cries for changes to policies of Government and local Councils aimed at preventing further decline but until such changes are made there is one key thing we as a community can do. And that is to support our local shops by using them more!

The Shopping Centre is blessed to have **The Granary** bakery, established in 1979, it has continued to provide residents with delicious breads, cakes and pastries. Why not buy your weekly loaf from here instead of a supermarket?

Other food-based businesses in the centre are: **Lyn's Breakfast Bar**, **Sunrise Chinese**, **Partner's Deli** and **Ash Green Fish & Chips**. Therefore there is a



plethora of food on offer, whether you want a hearty breakfast, a toasted sandwich or much loved fish and chips!

We also have two estate agents, **Hartley Estates** and **Wards & Partners**. Instead of using an online estate agency who doesn't know about the village or the way it's managed, use one of these well-established, local agents. Hartley Estates can boast that they are staffed by people who live in and are passionate about the village. For all your legal matters pop into solicitors **Sharpe & Perl**.

Looking for high quality, second-hand furniture to purchase? Pop along to the newly opened **Sevenoaks House Clearance Emporium** where you can pick up some great bargains. Likewise **Oxfam** also stocks a wide variety of products ranging from clothes to books to homewares.

Need your nails done? Then pop into **Studio 12** and for your barbering needs there is **Phoebe's** opposite Lyn's Breakfast Bar.

Finally if you need any pet or hardware items, call into **Pets Pantry** who stock a wide variety of goods and are always willing to help.

To conclude, if we want local shops to survive we have to use them. So before you start online shopping - think local!

Ten Good Reasons to Shop in NAG

Niche Products

Array of reputable retailers offering personal service
Great value for money

Village Centre - heart of your community

Independent shops - investing more in your community

Lessens your fuel consumption - environmentally friendly

Local shopping on your doorstep

Abundance of choice

Generating jobs for local people

Ease of access - free parking

Reporting 'Lights Out' Just Got Easier!

Earlier this year the Village Association launched a Report a Light page on our website. Saving you the bother of having to pop into the VA Office or telephoning us.

If you find a light in the village that isn't working, has been vandalised or has a timing issue then you need to inform the VA as soon as possible. Upon reporting a light we will get our lighting contractor to repair it. Sadly continued cases of vandalism especially to the Bollard lights has led to a huge caseload for our contractor and therefore we apologise for any delay in fixing lights but sadly a small minority causing the damage is affecting everyone else.

The information that we request on the Report a Light page is:

- **Location** - e.g. Garage of No.36 Millfield or pathway by No. 20 Chapel Wood
- **The Problem** - Not working, timing issue or vandalised
- **Type of Light** - There are three main types of light around the village: bollard, column and bulkhead. *Please Note - There are also Mushroom Lights on Punch Croft and Globe Lights around the Shopping Centre/Village Hall.*

These details will help us to prioritise which lights need repairing first especially when wires have been exposed due to vandalism.

To report a light go to www.nagval.com/reportalight

Type of Light Guide:



Column



Bollard



Bulkhead

*Looking for your
perfect party venue?*

New Ash Green Village Hall is available to hire

- Spacious Village Hall
- Available for party hire and special occasions
- Newly Refurbished fully equipped kitchen
- Chairs and Tables available for use
- Two car parks located within close proximity

Visit www.nagval.com/venue-hire for more information on booking the Village Hall for your party.



all sorts of people can be **on-call firefighters**

APPLY TODAY FOR ASH-CUM-RIDLEY FIRE STATION



All sorts of people can be on-call firefighters... and we want to hear from you!

201801-0644

On-call firefighters are paid to be available for an agreed number of hours.

During that time you can go about your normal life at home or work, but if you get a call to say we need you, you must be able to drop what you are doing and get to the station within five minutes.

The hours we offer will be based on what the local station needs to deal with the risk in your area.

To be an on-call firefighter, you must:

- be at least 18 years old
- be physically fit
- live or work within five minutes of the recruiting station and be able to offer the hours we need

Check our website for details including recruitment criteria – www.kent.fire-uk.org/oncall



The Village Association wishes to draw your attention to...

General Data Protection Regulation (GDPR)

The new data privacy law - General Data Protection Regulation (GDPR)

From 25th May 2018, this new law is being introduced across all of Europe. Unlike the Data Protection Act, GDPR does affect the New Ash Green Village Association Ltd as we hold minor amounts of data on house owners in the village.

Please therefore read the following details to understand the data we hold and what that data is used for.

The information we hold

- Name and address of each property owner - obtained from the Deed of Covenant received from the solicitor and signed by the new owners on purchase of a property in New Ash Green
- Email address (where available) given to us by individual residents
- Details of contributions due to the Village Association and status of payments
- Telephone numbers (given to us by residents)

How this information is used

Name and address

- Held on the Deed of Covenant which we are required to keep in accordance with the Village Agreement
- Used for the purpose of recording contributions due and paid for each house in New Ash Green
- Used for the purpose of communicating with residents regarding Amenity matters

Email address

- Issue of half yearly invoices (by request only)
- General communication between the Village Association and individual residents

Contributions due/paid

- Managing the cash flow
- Balancing contributions due and paid
- Provides information for statements
- Provides information for annual audited accounts

Telephone numbers

- General communication as and when required

Who has access to this information

- New Ash Green Village Association Limited directors and employees

When we need to share the data outside the Village Association

- Contributions outstanding are supplied to solicitors in the case of house sale
- The Company auditing the annual accounts
- In very rare cases, where subscriptions are very seriously in arrears, name, address and subscription outstanding are required to be supplied to County Courts and the mortgage lenders
- Sharing information about bad debts with the relevant Residents Society

How long we will keep your information

Details will be kept for as long as you remain the owner of a property in New Ash Green. Once you are no longer a property owner, there are legal requirements to keep financial data for at least 6 years. We will therefore hold this minimal amount of data for as long as needed to assist in any queries for the Management Committee purposes or to answer queries from other legally entitled authority. In the case of Amenity matters details are kept indefinitely to fulfil legal requirements necessary in all house transfers.

Your rights

Due to the minimal amount of data held and the legal requirements of that data, the only data items you can ask to be removed is your email address and telephone number.

The Manor House

Past, Present and Future + Goodbye



It came to the attention of the VA earlier this year that Bovis had decided to close their offices at the Manor House to relocate to newer premises in Kings Hill. This is a blow to the village as it provides employment for some residents and also it has been a central feature of our village since its establishment.

The offices closed for the final time on the 30 June this year and are currently vacant. We thought we would use this opportunity to give a brief history of the building since the creation of New Ash Green.

Whilst most know the building as being called 'The Manor House' its formal title is actually North Ash Manor. Few people are aware of the interest attached to the building. The front of the building can be considered modern having been built in the 1700s whereas the rear of the building was built back in the 12th Century evidenced by the remains of a demolished scullery and bakehouse.

There is some confusion as to the exact positions of the houses attached to the five ancient Manors of Ash. It has been stated that the Archbishop Cranmer and his family once resided in the house.

For many years the Manor House was the residence of George Day who bought both North Ash cum Turners farm and New House Farm. He even retained the house and its two acres of gardens after selling the farms in 1933.

When SPAN Developments began planning and constructing the village, they came to own the Manor House.

The company used the building as its offices and used the grounds to host garden parties for purchasers of the houses in the village. SPAN also built a small extension to the left side of the Manor House which they used as a sales suite/exhibition hall.

When SPAN Developments entered financial difficulties and sold the development to Bovis Homes, they came to use the building too as offices. Bovis briefly moved into Ash House which they extended. During which time there were several potential uses proposed for the building including a country club as seen with the picture below.

Bovis later returned to the Manor House and used it as their national headquarters which they remained at until this year. At the time of closure around 120 staff were employed in the offices.

At the time of writing the building is available for both purchase and to let. We hope that the buildings will be used as offices once again and the VA will liaise with Sevenoaks District Council to ensure a suitable future use for the vacant office premises. We will keep residents informed as plans emerge.

'Manor on the Market' Reproduced from the *ARGUS* village magazine - December 1981 Edition

The Manor House and its 2 1/2 acres of grounds is being offered for sale by its present owner and occupier Bovis (New Ash Green) Ltd.

As reported in the November Argus, Bovis will be moving into their new office premises in May when the necessary planning consent for use of the Manor House for offices is given.

The Manor House is a Grade II listed building. An annex was constructed last year and more recently a substantial office extension has been built. The total area of the property is about 5,000 square feet. The grounds include to the north, a car park and very attractive gardens.

In March 1981 Sevenoaks District Council granted consent to use the property for the purposes of a Country and Social Club. This permission expires 31st July 1984.

Bovis have decided that the Manor House will be used for leisure and have produced an impressive brochure with detailed floor plans. The final date for tender submission is noon on Friday 20th February 1982, and tenders must be a fixed sum of money. Bovis state that they do not undertake to accept the highest or any tender.

It is made very clear in the documentation that the purchaser will be bound by the Village Covenants, including covenants and the Village Agreement (dated 29th September 1967). The restrictive covenants ban the use of excessive earth, parking of cars, passing things through gates that might damage them, and doing anything to the property that might interfere with the amenity of other property owners or occupiers in the village. A further covenant states: 'Not to use the said property for any purpose other than that of a Country and Social Club or any other use for which planning permission shall be granted to the applicant.'

It is to be hoped that the successful purchaser do in fact use the building as a Country Club that is open to some form of village residents. The proposed swimming pool shown on the plans would be most welcome.

Copies of the Manor brochure are available from the Bovis offices in the Manor House.

Manor on the Market

GROUND FLOOR
APPROX. 5000 SQ. FT.
ACCORDING TO BOVIS

Plan of accommodation indicated for Country and Social Club.

INSIDE IT'S TIME FOR URGENT DELIVERY!



Our first memory of Catriona at New Ash Green was waiting for the School minibus at Punch Croft in 1969. We quickly realised that we had met at a mutual friend's dinner party in Blackheath a year or two earlier. Our children were similar ages and Catriona's daughter Vicky and our daughter Anne became close friends.

Prior to moving to NAG Tom and Catriona, Vicky and Alasdair were living in a Victorian house in Sydenham. Catriona's childhood was largely spent at Rutherglen, near Glasgow where the family had a Rope Works. Catriona was proud of her old family photo of a horse drawn wagon displaying

In Memory of

Catriona Deas

11 May 1934 - 17 February 2018

'Todd, Ropemakers'. Her older brother Terry worked there prior to emigrating to New Zealand and subsequently, Australia. Catriona spoke nostalgically about their regular summer holidays on the Isle of Arran.

She undertook her Occupational Therapist training in Liverpool but her employment was always in the South East, mainly Kent.

Always proud of her allegiance to New Ash Green having lived on Punch Croft, Over Minnis and then for the last ten years in a Knights Croft bungalow. She was always enthusiastic about this 'new' village in Kent and really appreciated the open spaces and woodland for dog walking. She enthused about the Kent countryside.

She will be missed by all her friends here including early residents, W.I. members and by many in NAGARA (Active Retirement Association). We shared many happy holidays with her in the Scilly Isles, Outer Hebrides, France and Holland.

Written by Keith and Loulette McDowall

Dog Owners - Please Dispose of Poo Bags Responsibly

Over the Winter months the number of used poo bags being discarded inappropriately, in hedgerows and trees, on verges and throughout our woodlands, has increased dramatically.

A member of the Woodlands Group recently removed over 200 bags from the badgers' sett in Nine Horse Wood. Clearly this is not acceptable and is damaging the beautiful local environment that we have chosen to live in.



If you are a dog owner it is your responsibility for clearing up after your pet and putting the bag into one of the many bins provided around the village. Most owners do this but there is a small, but very significant, minority who don't.

If you are one of those owners who isn't disposing of bags correctly, you are giving dog owners a bad name and it's leading to unsightly contamination throughout the village.

However we must thank all of those who are behaving responsibly and who also find this disgusting habit intolerable.

The VA is also planning on installing several new dog waste bins around the village to complement the existing number of bins. There really is no excuse to not dispose of bags in the correct manner.

Covenants and Byelaws

The following covenants and byelaws apply to the majority of properties in New Ash Green and to land owned by the Village Association. Please note some neighbourhoods have minor variations so you should check the deeds of your property for the definitive version.

Personal Covenants

1. To pay the Association the annual contribution due from the purchaser in respect of the property within the village.
2. To pay the Society the annual subscription due from a member.
3. To keep the premises in good structural repair (including the garden walls and fences shown on the plan marked 'A' with a 'T' on the inside of the boundary).
4. To keep all decorative finishes on the external elevation of the house on the premises and any garage on the estate owned by the purchaser in good order and in particular to renew the paintwork not less than once every four years using colours and materials approved by the Association.
5. To keep all windows on the premises regularly cleaned.
6. To keep the doors of any garage on the estate used by the purchaser closed except when open for reasons of access.
7. To permit the Society to have reasonable access to the premises and to any such garage as aforesaid to enable it to perform any works undertaken in the Covenants set out in Clause 4.
8. To require that any tenant or other occupier who proposes to take possession of the premises enters into direct covenants with the Association and with the Society to guarantee performance and observance of the Covenants set out in Clause 5 during the period of possession by the occupier.
9. To require that any transferee of the premises enters into direct Covenants with the Association and with the Society to be bound by the Covenants set out in Clause 5 as if the transferee were the purchaser named in this transfer.
10. To remain bound the Covenants set out in Clause 5 until the direct Covenants specified in the preceding paragraph have been entered into by a transferee of the premises.

Restrictive Covenants

1. No part of the premises except the garage shall be let separately from the whole or use otherwise than for the purposes of a private dwelling.
2. No sign or advertisement shall be displayed on the premises so as to be visible from outside the premises except that a nameplate not exceeding 4 square inches in size may be displayed at an entrance.
3. No alteration shall be made to the external appearance of the house on the premises (including the colouring scheme) except with the prior written consent of the Association.
4. No alteration shall be made to the garden walls or fences on the premises except with the prior written consent of the Association.
5. No building or other structure shall be erected in the curtilage of the premises except with the written consent of the Association.
6. No exterior aerial shall be erected on the premises and no person shall be permitted to interfere with any television Rediffusion equipment on the premises.
7. No car, caravan or similar vehicle shall be parked in the curtilage of the premises otherwise than inside a garage or (in the case of a private car not standing higher at any point that 5 feet 6 inches above the ground and not bearing any sign or advertisement) on a driveway leading to a garage.
8. Nothing shall be done or omitted to be done on the premises that may interfere with the amenity of other property owners or occupiers on the estate.

Byelaws

1. No tree or other plants shall be cut, pulled up or planted.
2. No litter shall be deposited otherwise than in a litter bin.
3. No radio or other electrical reproducer shall be played except as may be authorised by the Village Association on special occasions.
4. No vehicle shall be used in such a manner as to create an unreasonable degree of noise.
5. No bicycle or powered vehicle shall be ridden or driven otherwise than on a vehicular carriageway PROVIDED THAT this byelaw shall not apply to a bicycle ridden outside a residential estate and not on a footpath or footway.
6. No vehicle shall be parked on a residential estate otherwise than in a car park.
7. No car caravan or other vehicle standing higher at any point than 5 feet 6 inches above ground or bearing any sign or advertisement shall be parked on a residential estate except for the purposes of loading or unloading.
8. No obstruction shall be caused on roadways or elsewhere.
9. No person shall enter any area reserved by the Village Association for a special use without complying with all conditions that may be imposed by the Association from time to time regulating entry and conduct within that area.
10. Nothing shall be done or omitted to be done that may interfere with the enjoyment of amenity by other persons within the Village.
11. No horse shall be ridden or led otherwise than on a vehicular carriageway or on land designated as a permitted ride by the Village Association. For the avoidance of doubt a permitted ride shall be defined in writing by the Association and its use shall be subject to the observance of special conditions as shall from time to time be laid down by the Association.
12. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any part of the amenity land unless the dog be and remain under proper control and be effectively restrained from causing annoyance to any person.
13. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any sports field or childrens playground on amenity land.
14. Every person (other than a registered blind person) who owns or keeps or is in charge of a dog which is on any part of amenity land shall immediately remove the amenity land any faeces deposited by the dog.
15. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to enter or remain on any part of the amenity land unless it complies in all respects with all legislation for the time being in force relation to the use of motor vehicles on the public highway, including in particular (but not exclusively) the requirements that (i) there is in force in relation to the vehicle a policy of insurance satisfying the requirements of Section 143 of the Road Traffic Act 1988 (ii) the vehicle complies with all regulations made pursuant to Section 41 of the Road Traffic Act relating to the construction and use of vehicles and equipment (iii) there is fixed to and exhibited on the vehicle a current vehicle excise licence as prescribed by section 1 of the Vehicles (Excise) Act 1971.
16. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to remain on any part of the amenity land for any purpose other than (i) access; (ii) the use of amenity land for the purpose of recreation.

All property owners sign an agreement when buying their homes to abide by the covenants and to pass on the obligation to anyone to whom they sell their property to.

New Ash Green Village Association has a duty to not only enforce but also to draw attention regularly to the covenants and byelaws with which property owners have agreed to comply on behalf of themselves, their families, guests, tenants and trades-people.

Extensions & Alterations: Design Guidance Workshops

First Saturday of each month from 10:30am until 12 Noon

Due to the covenants in the village you will know that to change the external appearance of your property in any way at all (extension, conservatory, doors, windows etc) it is important you obtain approval in writing from the Village Association before starting work.

The Amenity Committee who are responsible for considering such applications meet at six week intervals throughout the year. Committee members are available to meet residents at Design Guidance Workshops in the **VA Meeting Room on Centre Road**

The workshops can give informal guidance on proposed works but they **cannot** grant approval. It is beneficial to talk with us first before finalising any designs. You don't need to pre-book to attend a workshop, just turn up and you will be served on a first come first served basis.

Drop-in with COM

**First Saturday of each month
from 10:30am until 12 Noon**

Members of Council of Management are available to meet residents about any issues they have.

Again these are drop-in and no appointment is required. They can discuss anything relating to the responsibilities of the VA.

If you are unsure of who is responsible for something then do pop along and they will redirect you to the correct

Special Constables Needed

Special constables are volunteer police officers, with full police powers, uniforms and equipment.

As a Special you'll support regular officers, undertake patrols, support calls for assistance from the public and investigate reports of crime.

Volunteering as a special is a great way of giving back to your community, build new relationships and develop new skills.

www.kent.police.uk/jobs-recruiting-now/special-constables



Become a Police Constable

Are you good with people and passionate about helping others? Do you want to make a difference? Kent Police are actively recruiting Police Constables.

No two days are the same and there are a variety of different roles available within the Police.

Find out more at: www.kent.police.uk/jobs-recruiting-now/

Millfield Lane Parking

For updates about the proposal for more parking spaces visit www.nagval.com/millfieldlane18

The VA Newsletter is published and distributed by New Ash Green Village Association to inform local residents about the work of the Association and provide relevant information about the village.

Produced and Edited By: Shaun Fishenden

Assisted By: Muriel Galinis, Cameron Clark & Hilary Fishenden

Village Day Photography By: Timothy Older Photography (www.timsphotography.co.uk)

VA Office Opening Hours: Monday to Thursday 9am - 4pm (Closed to Residents on Friday)

Contact Details: Email: admin@nagval.com Telephone: 01474 872691 Facebook: New Ash Green VA

© New Ash Green Village Association Ltd