



Willowhayne News

Update on Gate Refurbishment

At long last the wait is over, planning permission was granted by Arun DC on the 3rd February for the replacement gates and soft planting, as submitted in application reference EP/137/11.

A summary of the approval is reproduced below, a full copy can be found on the Arun DC website.

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Landscaping shall be carried out in accordance with the details shown on plans GHD2002plant and GHD2003plant and the design and access statement. Details of plant sizes and numbers shall be submitted to and approved by the Local Planning Authority within 3 months of the development commencing. This planning permission is granted because it

complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

The gate committee has been working hard, in anticipation of this positive outcome and has already received general quotations from 3 reputable companies. With planning permission now having been received we are waiting formal detailed quotations and will shortly be in a position to choose our preferred contractor. All indications show that the refurbished gates will be installed within the budgeted figure of £35,000.00.

By the time the Newsletter is distributed all residents will have received a consultation document regarding

future access arrangements through the Tamarisk Way gates. We would urge you to complete and return the provided voting slip as soon as possible and no later than 5.00pm 23rd March to ensure that your vote is counted. If you do not return the slip then your views can not be taken into consideration. A copy of the consultation letter is included within the Newsletter.

We will continue to keep you updated of all developments through the newsletter and website, but please be assured that we are working very hard to push the project through to a conclusion as soon as possible. It is still anticipated that works will be completed in time for the 2012 AGM.

Inside this issue:

- Foxes on the Estate
- Security update
- Drain Repairs
- Queens Diamond Jubilee
- Speeding
- Gate Closure
- AGM Reminder
- Keeping you updated
- Covenants

Important attachments as sent with estate rates invoices

Tamarisk Way Gate Consultation paper

Proposed changes to Estate Rates Calculations



Copy of Tamarisk Way Consultation Document

WILLOWHAYNE GATES

TAMARISK WAY ENTRANCE - CONSULTATION ON FUTURE ACCESS ARRANGEMENTS

1. This consultation paper from the WRA Board is being issued to all members. It provides background information to a request to vote in favour of one of two options for future access arrangements at the Tamarisk Way entrance.

BACKGROUND

2. The replacement gates project, for which Planning approval has been granted, is due to be completed in the next few months and is not affected by, or conditional upon, this particular consultation.
3. The WRA Board aims to preserve and enhance the status, safety and appearance of the Willowhayne Estate in the interests of all residents. In pursuit of this aim the Board has, over the years, sought to operate a fair, consistent, workable and cost effective set of gate opening / closing arrangements. We seek to strike a balance between, on the one hand, necessary access for residents and legitimate visitors and, on the other, limiting the volume and speed of through traffic which creates unacceptable hazards as well as costly wear and tear to our road surfaces.
4. The Angmering Lane and Ridings gates are open at all times apart from the well established respective Sunday and Saturday closures between 0800 and 1800. There are no plans to change these arrangements which are also well known to the emergency services.
5. The Tamarisk Way gate has been closed permanently for more than ten years and its poor condition has in any event prevented it being physically opened in recent times. Given that the replacement gate will soon be available for use the Board wishes to take the opportunity now to obtain the views of all residents on future access arrangements at this specific entrance.
6. The Board's firm and collective view is that in order to prevent additional casual or through traffic, with associated safety, security and road surface implications for the Estate as a whole, the Tamarisk Way gate should not be opened to become an unrestricted thoroughfare. However the Board is aware that some residents may wish to exercise claimed and unhindered rights of way through this entrance. Again a balance has to be struck between potentially competing interests. Our objective is to reach a common sense and cost effective solution commanding maximum support and avoiding unnecessary acrimony.

OPTIONS

7. Against this background the Board invites and encourages all members to vote on the following two options:-
A - To install an automated opening mechanism at the Tamarisk Way gate.

NOTES

Various forms of mechanism are available and these will be investigated if it is decided to pursue this option. Indicative costs are £6000 capital, £1500 for power supply and £500 annual maintenance payable by the Estate. Individual residents wishing to use this facility would have to pay for their own remote handsets or equivalent device (cost dependent on system but could be up to £30).

Advantages of this option include - easy and convenient two-way access for residents only, security levels maintained with gate closed, no additional coverage required by the guards, no quick/easy escape route by car for those visiting the estate without good cause.

Disadvantages of this option include - additional costs of installation, power supply and maintenance costs borne by the Estate as a whole, risk of malfunction, target for vandals, some additional traffic/road surface wear and tear.

B - To operate a manual padlock system at the Tamarisk Way gate.

NOTES

Security padlock cost is approximately £110. Individual residents would be able to purchase a key for an estimated £8 if they so wished.

Advantages of this option include - low cost of locks, no annual maintenance costs, security levels maintained with gate closed, no additional coverage required by the guards, no quick/easy escape route by car for those visiting the estate without good cause.

Disadvantages of this option include - less convenient manual operation for residents, risk of gates being left open after entry/exit, target for vandals, some additional traffic/road surface wear and tear.

ACTION AND WAY FORWARD

8. The Board requests that your vote - using the previously supplied slip - be returned to Hobdens to arrive no later than 5 pm on Friday 23 March 2012. The binding outcome will be decided on the basis of a straight majority of eligible votes returned by the above deadline and the result made known to all through the website and the Newsletter. The Board will then proceed to implement, as soon as possible, the members' chosen option.

Foxes on the estate

With the fox breeding season now upon us again, it is inevitable that it won't be long before we see young cubs roaming our gardens and roads.

The subject of the fox has and will always be emotive with those people who love them and encourage them by feeding versus those who feel they are vermin and should be deterred.

Foxes are not and never have been classified as 'vermin', so local authorities have no legal obligation to act against them. Foxes are protected under a series of wildlife protection laws against poisoning, gassing, asphyxiating, maiming, stabbing, impaling, drowning, clubbing and most forms of snaring, with anyone carrying out such acts subject to 6 months imprisonment and/or £5,000 fine per animal.

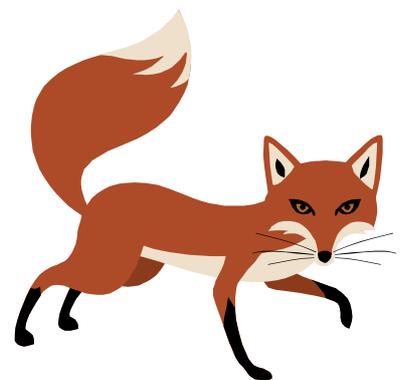
Concern is sometimes expressed over "too many" foxes being present in an area. The population, like that of all carnivores, is self regulating and limited by the amount of food and territory available. Cubs born simply replace the number of adults lost since the previous breeding season. Foxes are loners, not pack animals, and the family usually disperses by

late autumn. Most fox 'nuisance' experienced by people in urban and suburban areas falls into three categories; digging, fouling and noise. These are all aspects of natural fox behaviour. Depending on time of year and location, digging may be to establish a breeding earth, a bolt-hole, a route from a to b or simply to locate insect and invertebrate prey. Fouling, whilst a natural function in itself, is also a means of marking territory. For the same reason a pet dog urinates against every tree it passes, a fox creates 'signposts' for the information of other animals, often using dominant features such as drainpipes, wall corners or even garden gnomes!

Because this is part of normal fox territorial behaviour, it is easy to get in on the act by using an artificial 'scent mark'. This is where a good fox repellent comes in. where the 'scent mark' cannot be identified and contested, an animal may become nervous and choose to avoid the area. In effect, repellents use the animal's own ammunition against it. The most effective products are "Scoot" and "Get Off My Garden". These are safe, proprietary mammal repellents and are available from garden centres and hardware stores.

We have found an excellent charity called Fox Project which operates in various parts of the south of England including West Sussex. Fox project has a very informative website which provides lots of helpful information on deterrence and who to contact if you spot an injured or sick animal. [Www.foxproject.org.uk](http://www.foxproject.org.uk)

If you wish to feed foxes, please do so with some consideration towards neighbours. Foxes are lazy by nature and, if too much food is provided, your foxes may allow their territory to contract, losing much of it to other foxes simply because they see no point in defending the larger area. Suddenly, you are in hospital or on holiday and the food source dries up. It is worth remembering - foxes don't need us. They have always coped. They always will.



Security Update

Whilst we do not want to overly alarm residents we have been advised of the following con man who is targeting properties in our area, selling what he describes as top grade gravel for cheap prices.

His name is Mike Saunders and he is very convincing and claims the gravel is an over-order from a neighbour on the Willowhayne.

The con-man guesstimates the amount of gravel would be for example £100 maximum and

offers to take a cheque and leave his card. He wears a yellow safety vest and talks as if he is a contractor for the council or water board.

Half an hour later with the job done, he then calmly asks for £408 and turns nasty when the sum is queried and the owner refuses to pay.

In addition to targeting properties on the Willowhayne he has been seen going house to house in Vicarage Road. After having checked with the Police we are advised that

he lives in Cambridge and is in the area "looking for rich pickings".

Truck/van is registration number NX56DWN and mobile number printed on the side is 07885656652. "Pipe and Drain Division" is written on the van.

Please be aware and do not allow this man to undertake any work however convincing he may appear.



Update on Drain Repairs

Since the previous Newsletter P.I.M.S (our contractor) advised that they would have finished all the small jobs (small to them) by end of 19th January. The repairs to the drains are now well underway and are proceeding to schedule and within the anticipated budget. If you would like to be reminded of

the 2011 budget this can be found on the Willowhayne website under the "Download" Section. The website has recently been updated with the repair schedule of works that are due to be undertaken. Precise dates cannot be given; as the order of works are very much dependent on how each repair progresses

and what challenges/problems P.I.M.S may encounter. In between Newsletters we will continue to provide updates as they become available through the website.



The Queen's Diamond Jubilee Celebrations

To celebrate the anniversary of Queen Elizabeth II's Diamond Jubilee, the WRA will be taking part in the Jubilee Woods Project. Thank you to the resident who suggested this.

The Woodland Trust is helping millions of people across the

UK to come together to plant 6 million trees. The Trust has uncovered a forgotten treasure, the Royal Record of King George VI's Coronation. This incredible record details all the tree planting undertaken by thousands of schools, organisations and homeowners in 1936/7.

Inspired by this discovery the trust is creating a new Record of trees planted in 2012 for the Diamond Jubilee. At the end of the project the Queen will be presented with the collection of records as well as copy to the British Library.

Speeding

Speeding continues to be an ever present problem on the estate. We would remind ALL residents that the speed limit for the estate is 20 mph. This

sensible limit is in place to protect you, your families and visitors; especially as we do not have pavements for pedestrians to use. We would

therefore request that all residents observe this limit.



Easter Gate Opening/Closure Schedule

With Easter falling Friday 6th April to Monday 9th April, We would confirm that as with the Christmas arrangements both The Ridings and Angmering

Lane gates will be left open on these Public holidays, this being Saturday 7th and Sunday 8th respectively.



Penultimate AGM Reminder—Village Hall 12th June 2012 19.15

To ensure that all residents are aware of certain AGM protocols, reminders have been published in the last 3 Newsletters, if you need a reminder of these please just visit the website and click on the news page and from here you can download previous copies of the news letter.

If there are topics you wish to have discussed please notify them in advance and we will ensure they are covered in the informal part of the meeting. We would again urge all residents to attend the AGM, as without your participation it can be rather a lonely meeting.

If a vote is required on any

subject you need to make sure that you are represented in any decisions taken. We would please encourage you to support the estate by coming along to this important annual meeting.

Keeping you updated

In our continual efforts to keep you updated with estate matters, we now publish the Newsletter on a bi-monthly basis and in general the Newsletter has been well received by residents. We appreciate that not everyone will like all of the articles and some may even feel that seemingly trivial matters are not worth including, however we are trying to make the Newsletter

informative on both estate matters and what might be happening locally as well as providing a little light reading. As the Newsletter is only distributed every 2 months, in between editions we update the Willowhayne website with information as soon as it is available, for example the dates of the recent road and drain repairs were not available until after the newsletter had

been distributed. If you have not already registered to receive an email update whenever the website is updated, please just send a quick email through the website and we will add you to the notification list. Your email address will not be shared with anyone else so you don't have to worry that your details will be disclosed.



What's on?

If you know of a local event please let us know so that we can let our residents know, how many times have we all said "I didn't know that was on or I would have gone along?"

March

Wednesday 7 March 2012 - 09:00 to 12:00 East Preston Food and Craft Market (Conservative Hall, Sea Road, East Preston) This is a local food and craft market with many independent stall holders; the egg man, Debbie's Cakes, Chrissy's Chutney, Sea Berries Gifts, embroidered goods, dolls house furniture, hand made knitted goods, cards & much more.

Wednesday 7 March 2012 - 19:30 East Preston Book Club (The Tudor Tavern)
This months selection, 'out of the hat' is... 'The Red Queen' by Philippa Gregory. Come along and join like-minded people, enjoying diverse genres of writing. The more the merrier! No booking necessary.

Saturday 31st March 2012 19.00–22.00 East Preston Festival Films (Conservative Hall, Sea Road, East Preston) Film: War Horse
Tickets £5.00 from Sea View Stores & Hedgers News-agents. Doors open at 7pm, film starts at 7.30pm. All profits will be used to part fund the 2012 East Preston Festival Week

April

Wednesday 18 April 2012 - 19:15 Talk: The Sussex housing boom between the wars (Conservative Hall, Sea Road, East Preston)
The inter-war years saw the biggest ever growth in UK housing, peaking in the 1930s. Brighton historian Geoff Mead describes how these developments changed Sussex in his talk "Downland Homes and Scattered Squalor", discussing not only the new hous-

ing estates of that era but also the home-made clusters of recycled railway carriages which sprang up on our coast. Geoff's talk follows the society's AGM. All welcome. EP&KPS members free, visitors £3.
Event organiser: East Preston & Kingston Preservation Society

Tuesday 24th April 10.00 to 12.00 and 14.00 to 16.30 Blood Donor Session - Sainsbury's Rustington
Do something amazing and give blood.
You do need to book and the simplest way is via their website www.blood.co.uk or call 0300 123 23 23

Did you know?

Your heart beats 101,000 times a day. During your lifetime it will beat about 3 billion times.



Leonardo DaVinci, is most frequently credited with inventing the modern scissors formed from two separate pieces of metal, attached at a central pivot point.



The opposite sides of a dice cube always add up to seven.

Thank you to our Sponsor



I would like to say a special thank you to Butts our

sponsor as every time I prepare a Newsletter the pages seem to increase! Without their kind generosity the Newsletter would not be

possible. Thank you from the Editor.



Covenants

Continuing our theme of covenant reminders, we would remind all residents that it is prohibited to burn brick, tiles or clay on the Estate! Not all covenants specifically prohibit bonfires per se. However, the

covenants are there to promote good relations between neighbours, and bonfires can be a nuisance. Instead of burning your garden refuse why not recycle and use a compost

bin. It is not too late to get a reduced priced bin from West Sussex council.

www.wsussex.getcomposting.com

March and April Name Facts

The word March comes from the Roma "Martius". This was originally the first month of the Roman calendar and was named after the god of war Mars. The flower



for March is the Jonquil. (which is an old world daffodil). No one knows for certain how April got its name, but it may have come from the Latin name "aperire" which means to open. April, is after all, the month when in the Northern Hemisphere the buds begin to

open and things start to grow after the winter. The flower for April is the Sweet Pea.



Proposed Changes to how rates are calculated

By now you will have received your annual estate rates invoice; included with your invoice is information on the attached.

Following the 2010 AGM it was proposed that the board would put to the residents a plan to change how the estate rates were calculated. As previously advised, the rationale behind the proposed change is to come away from the outdated

rateable value system and move to a new system based on current council tax banding. It is felt that the new system will be fairer. An additional benefit of the proposed new system is that it will be cheaper to administer, at present Hobdens have to spend many hours manually working out the calculations and these costs have to be borne by the estate. The new system will be much

easier and more cost effective to administer. The new proposal will be formally presented at the 2011 AGM and voted upon (another good reason to make sure you attend and have your vote).

A copy of the letter which has been sent to all residents is included within the Newsletter.

Copy of Proposed changes to Estate Rates letter

Calculation of Annual Estate Rates

At the 2011 AGM a proposal was put to residents, that annual estate rates should be differently calculated. Until now a calculation has been made for the estate rates house-by-house, based on the historic rateable value of each house. As explained at the AGM, the directors believe that a fairer system can be devised, based upon Council Tax Bands.

We are setting out details of the proposals below. The proposals will be put formally to the AGM on 12th June 2012. If passed at the AGM the new estate rates calculations will come into effect for the financial year beginning 1st January 2013. Residents will then see the new amounts in the invoices sent out by the managing agents in 2013, most likely in February that year.

We have added up the total amount raised using the current system for all houses in each Council Tax Band (apart from band C, which only has one property) and calculated an average for that band, as follows:

Council Tax Band (no of properties)	Total Amount Collected Based on the 2012 budget	Proposed New Rate (Average per House)
BAND A	No Properties in this band	-
BAND B	No Properties in this band	-
BAND C (1)	(Only one property in this band)	£131.28
BAND D	No Properties in this band	-
BAND E (58)	£8,952.63	£154.36
BAND F (105)	£20,354.20	£193.85
BAND G (205)	£52,181.45	£254.54
BAND H (20)	£7,694.78	£384.74

Under the revised calculations, it is of course the case that some will pay a little more and some will pay a little less. We believe that setting the level at the average paid per house per Council Tax Band is equitable and is a fairer way of sharing amongst the residents the cost of maintaining and enhancing the estate. We hope you agree. As mentioned above, there will be a formal vote at the 2012 AGM on this proposal. There will be an opportunity for comments and questions at the AGM. We welcome any comments in the meantime; please address these to Hobdens, the Managing Agents, at the address above.

Useful Numbers



Police Non Emergency
Number : 101

Assured Control
Room (Guards):
01903 277345

Hobdens:
01903 724040



Contact us by either writing C/O
Hobdens, 41 Beach Road, Littlehampton,
West Sussex, BN17 5JA

Or send a message using the website

www.willowhayne.org

(If you have forgotten the password please
just give Hobdens a call and they will advise
you; for security reasons we don't want to
publish this information in the Newsletter as
the website is for residents use only)

Directors : George Schlich (Chairman) Kerrie Peskett (Vice Chair)

Amanda Adams Graham Amos Jorge De Silva Steve Robinson

Darren Street Garry Styles Mike Warnock

What do you want from your Newsletter and board of directors?

The purpose of the Newsletter is to keep you informed as to what is happening on the estate and for us to make sure we give you the information you want and need. It would be helpful if you could let us know what you wish us to include in the Newsletter and what you want us to leave out. We welcome articles to be submitted for inclusion in the Newsletter, but please bear in mind that they may need to be edited for content and suitability (depending on content and space available). Please submit your articles via the website or post to Hobdens.

All the directors are volunteers and work many hours (often without any recognition and in addition to their day job) trying to improve the estate and ensuring we all benefit from living on such a lovely estate. Our sole objective is to serve the estate to the best of our ability so if there is anything you want us to consider or think we could do better then please just let us know.

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