

New Design For a New Year!



The Willowhayne
Residents' Association

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Board Changes – and a plea for new volunteers!

The Board would like to express its sincere thanks and gratitude to Amanda Adams, who, after seven years, is stepping down due to work commitments. Throughout her time, including the last three years as chairman, she has worked tirelessly on behalf of the WRA, dealing with a huge range of issues with professionalism and dedication. We will certainly miss her and wish her the very best in her future ventures. We thank Malcolm Barnett for taking on the role of chairman.

We desperately need people to come forward and volunteer for a role on the Board. When we are low in numbers, as we currently are, we know that we cannot run and maintain the estate in the way that we would wish to.

Being a director is a fantastic way to meet people on the estate and to feel part of helping to keep this estate the beautiful place it is to live in.

WE NEED YOU!



We are seeking a wide range of skills from volunteers, but are particularly keen to hear from those interested in roads, drains and signage. We would be very happy to have an informal chat about the role of directors, without any pressure to join.

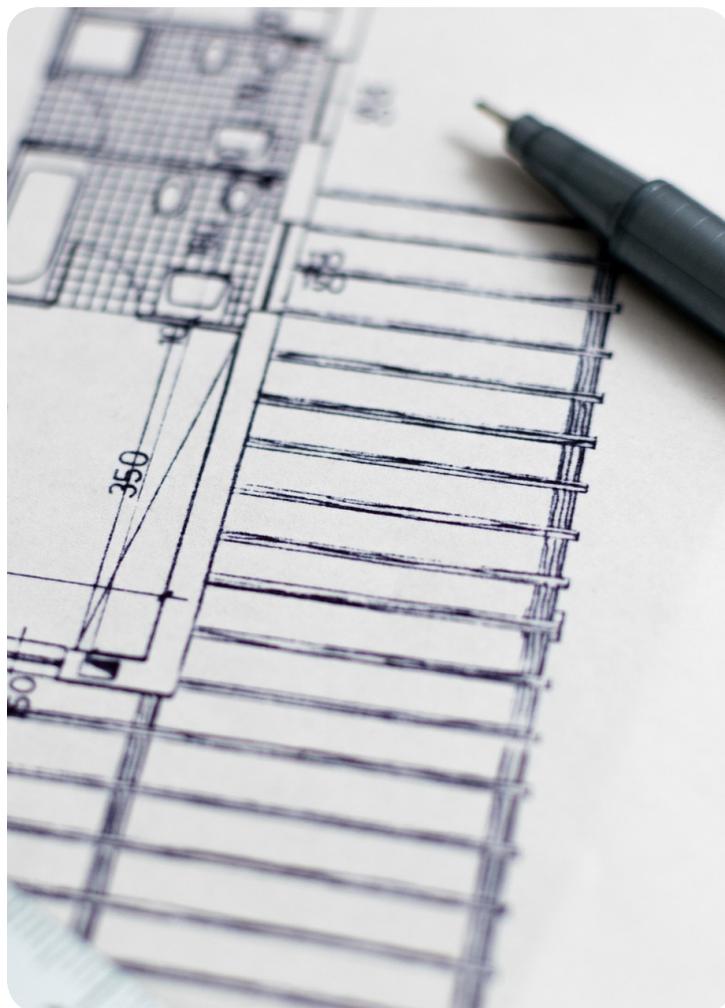
If you would like to find out more, please contact us via [Hobdens](#).

Planning a home extension or improvement?

Whether you are planning an extension or improvement to your house, it's important to remember that there are restrictive covenants over the whole estate. These covenants ensure that inappropriate development cannot take place, which could harm the look and feel of the estate as a whole. This might include, for example, more than one property being built on a plot or houses being used for business use. The Willowhayne Residents' Association's (WRA) Board ensures these covenants are upheld, helping to keep our estate a desirable place to live.

The task of monitoring and implementing the planning procedure for giving consent is carried out by the director responsible for planning. Currently, there are 40 properties on the estate undergoing the approval process. These include initial enquiries, conditional consent pending completion, or possible breaches where residents may not have been aware that the consent of the WRA is needed.

If you are planning a home improvement, we would strongly urge you to read the legal title on your property before employing architects and applying for planning consent from Arun District Council.



The details of how to make an application for alterations involving building works are detailed on the WRA web site <http://willowhayne.org/> which also gives details of the fees charged by Hobdens to administer the application.



Roads

A significant number of road repairs were carried out on the estate during 2017. However, budget constraints meant that some repairs had to be held over until 2018. These repairs, together with areas identified subsequently, will be scheduled once the weather improves.

The main works will require closing West Ridings, at the junction with Angmering Lane, for a period of up to four weeks. However, the full scope of the repairs will depend upon the budget remaining after essential drain repairs on Tamarisk Way and Middle Walk (see below).

Excluded from 2018 activity is any remedial work to the tarmac surfaces on Angmering Lane and Tamarisk Way, where signs of surface cracking and glazing are starting to appear. The options range from a series of ad-hoc repairs, through the

application of a surface dressing to complete resurfacing. These options will be considered and costs established over the next 12 months.

Also excluded for 2018 is the project to replace the worn sealant joints on the concrete roads with materials that are more resistant to cracking. Good seal joints can prevent water entering and causing the base to erode and crack. All repairs over the last two years have used this material and the results have been excellent. Again, budgetary considerations will dictate the pace at which this work can be carried out.



Drains

Three sea outfalls originate from the estate (Pigeonhouse Lane, Angmering Lane and West Ridings). These were originally drainage ditches, but over the course of time these have been largely culverted. There is also a ditch/culvert around Michel Grove, which exits onto Sea Lane. If you have a ditch or culvert going through or under your property, then you are considered to be a "Riparian Owner" and as such have certain responsibilities. You are probably aware of these, but more information can be found in the document 'Good Practice for Watercourse Maintenance', which can be found on the WRA website.

During remedial work on the sea outfalls, Arun Council identified a collapsing surface water drain under Tamarisk Way. It also identified foreign matter in the drain at the bottom of Middle Walk, as well as some undocumented and unauthorised connections to the culverted drain. These need to be investigated further and corrected.

Arun Council will be installing soakaways on the beach to ensure the correct water flows away from the estate. Once this work is complete, the upstream culverts and ditches will need to be checked to identify any corrective action necessary.

Good Practice for Watercourse Maintenance



1. Who is this guide for?

This guidance is an introduction to maintaining your watercourse and is aimed at landowners and their agents. You are known as a "Riparian Owner" if you have a watercourse, ditch, stream river or culvert running alongside or within your property boundary.

Noisy neighbours

Residents have the right to the 'quiet enjoyment' of their property and anything that prevents this may be classified as 'nuisance'. This might include barking dogs, noisy children or the use of noisy machinery.

From time to time the WRA is asked to intervene in a situation where a resident may consider they are being subjected to unreasonable noise from their neighbours. However, the WRA is not in a position to judge what is or isn't unreasonable and cannot enter into disputes of this kind. Our advice is for the resident to find out firstly whether the noise problems can be resolved by talking to the person responsible. This informal approach could help maintain good relations between neighbours. If this doesn't work, they could



contact Arun District Council's Environmental Health Service, on **01903 737755**, who will try to help to resolve the issue. A very useful leaflet entitled 'Noisy Neighbours' can be found on the Arun District Council website.

<https://www.arun.gov.uk/noise-pollution>

Grass verges

There are a number of grass verges on the estate where there is no kerbstone and there is a tendency for the grass to encroach on the road. Please could owners of these verges ensure the edges are trimmed to prevent the grass growing over the road surface. This should reduce the risk of vehicles driving on the grass verge and will improve the look of the estate.

A reminder as well that, due to our lack of pavements on the estate, residents have a right of way over the grass verges, so it must not be obstructed by planting or growth. Please check before you consider planting or putting up walls or fences on the verges outside of your properties, and check with Hobdens to ensure that what you are planning is permissible.



Estate Rates reminder

Please note that the 2018 Estate Rates are now due for payment. If you are paying by bank transfer, please ensure you include your WRA reference number and use the correct bank details as given on the invoice. Many thanks.

Please do not feed the foxes

The subject of foxes has been, and always will be, emotive, with those people who love them and encourage them by feeding versus those who feel they are vermin and should be deterred. During the summer, there has been a rise in the number of occasions that foxes have been spotted around the estate.

However, there are at least a couple of known cases of residents' dogs suffering severe discomfort from a skin infection which has been diagnosed as fox mange.

At least one of these dogs is always walked on a lead, with his only contact with foxes being in his own garden or along the verges of the estate's roads.

Whilst we cannot control the number of foxes on the estate, we would strongly discourage you from leaving food out for them.

More information on the unpleasant condition of fox mange, including the effect it has on dogs, can be found on the Internet.



Road Safety Working Group

The Working Group has now met on two separate occasions and carried out various surveys to address the issues raised in its initial newsletter in October. Once more survey work has been completed, the Group hope to draw conclusions based on empirical data and put forward any proposals that are considered worthy of wider consideration. There will be further updates from the Working Group in due course.



Mystery golf balls update!

Having reported in previous newsletters of 33 golf balls finding their way into the garden of a property in Selborne Way, we have recently been informed by a resident of The Roystons, whose property backs on to Selborne Way, of two golf balls turning up in his garden! As both balls were partially buried, it is possible they had hit the ground with some force, suggesting they were hit by a golf club. If someone is practising their golfing technique to such a degree that balls are landing in someone else's garden, this could result in damage to property and/or person. If you know who is doing this, please let us know so we can deal with the problem before someone gets hurt.



Seagulls – to feed or not to feed?

An often contentious issue for coastal-dwelling residents is whether or not it is a good idea to feed the seagulls. The RSPB has warned people against feeding them as it can fuel aggression in the birds. Feeding them encourages the gulls to view people as a source of food, sometimes with alarming consequences, as has been reported in some seaside towns. Of course, we want to protect our wildlife, and feeding birds can be a very rewarding experience. However, if feeding the gulls in your garden or down by the sea is something you enjoy doing, you may want to consider stopping this practice, in order to ensure that conflict with the birds is reduced.



A special thank you to all the residents who help out during the year

The Board of Directors would like to take this opportunity to say a big 'thank you' to all the residents who help on the estate in some way.

This includes door to door delivery of our newsletter. The team through 2017 included Bill Petrie, Vanessa Bennett, Fiona Champion, Peter Duffield, Roger Wickham, Jan Wingfield, Caroline Frake, Linda Amos, Nick & Teresa Croston, Brian Daley & Nadia Birch, Gerry & Theresa Price, Colin & Margaret Cartright and Jackie & Geoff Broadhurst. To all of these people we say a huge thank you! Without their delivery efforts the newsletter would not be possible.

Thank you to all our long-standing guard-signing volunteers, who, between them, sign on the guards each evening and act as the point of contact. So thank you to Jonathan & Amanda Adams, Graham & Linda Amos, David & Sarah Leighton, Steve Robinson, Nick & Teresa Croston and Gerry & Theresa Price.

Thank you to Nick and Teresa Croston for all the work they do in monitoring both the nightly and weekly guard report sheets which are put through their letter box each night and emailed each week.

As we don't have the benefit of a paid-for litter collection service, we would like to say thank you to Nadia Birch and Arthur St John Simpson for regularly walking the estate and picking up litter and also to all those residents who dispose of any rubbish that may have collected outside their property.

Thank you to Mike Chambers for continuing to help and support the planning committee with a lot of behind the scenes work, and to Terry Burke who has assisted the Board on tree maintenance.



Thank you to the members of the Road Safety Working Group. We appreciate the time and effort they are putting into this valuable work.

A big thank you to Rita Tasker and all the team at Hobdens for their support and hard work towards the smooth running of the Willowhayne Residents' Association. Whilst they are paid for their services, the amount of day to day contact Hobdens' staff gives to individual residents and the Board is probably a lot more than most people would imagine.

A special thank you also to Graham Butt Estate Agents, East Preston, for all the support it continues to show the Willowhayne Residents' Association in donating the printing and paper costs to us. Without this generous donation we would not be able to provide these newsletters

The Willowhayne Residents' Association Website

Have you had a chance to look at our website? This is updated monthly and can be found at <http://willowhayne.org>. Information includes: Stop Press, general estate information, planning processes, security, rules and regulations, finance, past and current newsletters, and useful links to other websites.

There is a section of the website that is for residents' use only. If you have forgotten the password, please contact Hobdens. For security reasons, we don't want to publish this information in the Newsletter.

We want to make sure the information we provide on the website is relevant and useful to you. We welcome your feedback on what additional information you feel would be useful to both existing and potential residents.

Newsletter

As you will have noticed, the design of the newsletter has taken on a new look. Our thanks to Sam Harris for his work on the design and layout. We welcome articles for inclusion in the newsletter. Please bear in mind that articles may need to be edited for content and suitability, due to space available.

Useful Numbers:

Police Non-Emergency Number:
101 or **0845 60 70 999**

Assured Control Room (Guards):
01903 277345

Contact us by either writing c/o
Hobdens, 41a Beach Road, Littlehampton,
West Sussex, BN17 5JA

Telephone: 01903 724040

Or send a message using the website:
<http://willowhayne.org>

Board of Directors

The estate is managed by a Board of Directors, who are all volunteers, and who make decisions on behalf of residents on the running of the estate. The current Board includes Malcolm Barnett (Chairman), Ray Churcher (Vice Chairman), Tony Morris, Jane Burke, Arthur St John Simpson, David Charles and Sue McMain.

The directors aim to serve the estate to the best of their ability. If there is anything you would like them to consider, please let them know.

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