



**The WRA Board of Directors would like to wish all residents on the Estate, and their families, a happy and peaceful Christmas!**

**The Willowhayne**  
Residents' Association

## IN THIS ISSUE:

**Weekend gate closures**

**Board Changes and an URGENT plea for new WRA Directors**

**New building charges from 1 January 2019**

**Roads and Drains – urgent work to be carried out in December 2018**

**Building alterations**

**Road Safety Update**

**Grass Verges**

**Contractors' Signage on estate**

**A special thank you**

**Protecting and encouraging our Estate's wildlife**

**Bonfires**

**Welcome to the WRA's December newsletter. In this issue, we would like to draw your attention to two urgent items. The first is the members' vote to determine whether the gates should be closed alternately at weekends. The second is the need for new directors on the Board. We look forward to a good response to both of these items.**

## Weekend gate closures – have your say!

Whether or not to close the Estate gates at weekends has cropped up time and again at our AGMs. Prior to 2012, the gates were closed, alternately, at weekends. This practice was ended in 2013, following a vote put to residents.

At the July 2018 AGM, some residents expressed a wish to re-establish weekend gate closures, in order to preserve the privacy of the Estate and deter non-residents from using it as a short cut. This would involve closing The Ridings gate (leading on to Sea Lane) each Saturday, between 8am and 6pm, and the Angmering Lane gate each Sunday, between 8am and 6pm. The gates would need to be closed and opened by a rota of volunteers. Regardless of whether a weekend closure is in place or not, the gates will still need to be closed once a year to

preserve our rights as a private estate and to prevent the creation of a permanent right of way.

As a weekly closure will inevitably affect all residents, the WRA Board has decided to put it to the vote. We are therefore inviting all WRA members to vote on this issue, by completing the form at the back of this newsletter. When completed, the forms need to be returned to Hobdens, by **31st January 2019**. Hobdens will independently manage the results and advise the Board accordingly.

The outcome will be determined by the majority of votes received. We would strongly urge you to take part in this vote as it is hoped that the decision taken by residents, whether to close the gates at weekends or not, will remain in place for at least five years. The results will be published in the following newsletter.



## **Board Changes and an URGENT plea for new WRA Directors**

We were sad to say goodbye to Mike Dunne, who has resigned from the Board. The Board would like to thank Mike for overseeing security and health and safety on the Estate. He also worked tirelessly as chairman of the Road Safety Group, coordinating and helping to gather much of the evidence, information and recommendations from the group.

In December, we will also be bidding farewell to David Charles, who has been responsible for planning and developments, for the past two and a half years. David has been an invaluable member on the Board, bringing a wealth of knowledge and making a significant contribution to his role in planning and developments. We wish him luck with his future ventures.

We are very pleased to welcome Terry Burke as a co-opted director on the Board. Terry has lived on the Estate since 2015, after retiring as Head of Security at the Bank of England. Prior to that he served as a police officer for over 30 years, with a background in financial crime. He currently works part time as a consultant. He has taken on the responsibilities of the Estate's roads, drainage and signage.

Unfortunately, in order for Terry to join the Board, and as our rules dictate, his wife, Jane, who has been responsible for communications for the past three years, has had to resign from the Board. She will continue to carry out these responsibilities as a volunteer until she can be replaced. The Board would like to thank Jane for all her input to Board meetings and her work on communications, especially the new format newsletter she has produced. We are very sorry to have to lose her from this role.

With these resignations, our Board will be left with six directors, when, to ensure an even and doable workload, we can have ten. We are left in urgent need of at least three new directors, to take on responsibility for planning and developments, communications and security. We would ask all residents to seriously consider joining the Board. If you have entertained the thought of joining the Board 'at some time in the future', please consider joining now.

Each of our directors has a busy personal life, but voluntarily gives up between 2 – 4 hours a week to help manage the Estate. If we don't have the full complement of directors, each Board member is put under huge pressure to carry out the myriad of tasks needing to be carried out, often taking on at least two areas of responsibility. If we don't get volunteers coming forward to help on the Board, we may be forced into a position where we have to outsource some of the tasks. This will, inevitably, impact on the Estate's budget and the rates residents will be asked to contribute.

So, if you have skills that you feel could be beneficial to the Board, and enjoy working as part of a team, then please don't be shy. We are happy to chat informally to anyone who would like to find out more about these roles, which can be hard work at times but also extremely rewarding. Please contact Hobdens to arrange a meeting.

# New building charges from 1 January 2019

Charges for new buildings and landscape works, which include administrative costs, road charges and a deposit against damage to the Estate, have remained unchanged since the end of 2014. The types of development and building works that have taken place have changed in this time, with more existing properties being demolished and new bigger properties being built in their place, as well as an increase in major renovations of existing properties. Consequently, the WRA Board has reviewed the current charging bands and categories of work that are chargeable. The new charging bands, together with the increased charges, will apply from 1 January 2019.

Full detailed information of the costs can be found on the website, under "Functions" > "Building Applications".



## Roads and Drains – urgent work to be carried out in December 2018

Work will begin during the week of the 10th December to repair a main drain under Tamarisk Way. The drain will be repaired by lining it with an extra strong plastic. This method is approved by Arun District Council and avoids the need to dig up the road. At the same time, an area of the middle twitten will be excavated to deal with blockages in the pipe. A new inspection chamber will be installed at the Tamarisk end of the twitten to enable proper maintenance in the future.

During the same week, urgent road repairs will be carried out at locations in Tamarisk Way and in Angmering Lane, at the junction with West Mead. In the latter location, part of the concrete will be removed and the junction will be re-covered in Asphalt.

Works are scheduled for the week of 17 December for our contractor Sweeptech to clean the 187 gulleys we have across the Estate, jet the culverts and sweep the roads.

To further help keep our drains clear and in good condition, it would be much appreciated by all, if you could please regularly sweep up any debris that may accumulate outside of your property, before it gets a chance to enter the drainage system. Thank you in advance.

## Building alterations

Just a reminder, to all residents, that the WRA must be notified of any proposed construction work to homes, including cosmetic changes, for example, cladding and solar panels etc. This also includes any landscaping to your gardens and driveway.

Please notify Hobdens Management Services of any changes you might be planning, or if you have any queries relating to your proposed planning application.

## Road Safety Update

Following on from the invaluable investigations during the year, by the Road Safety Group, into speeding on the Estate, the Board has been considering the issues raised. In particular, we are exploring options to help improve road safety by installing extra speed ramps in hotspots where some drivers are repeatedly failing to abide by the 20 mph limit. The Board is considering a range of designs and locations, with the aim of reducing the incidences of speeding and enhancing the safety of pedestrians, cyclists and wheelchair users on our roads.



## Grass Verges

We are often asked what residents are allowed to plant on their verges. The answer is, that apart from grass, planting on the verges is generally discouraged, primarily for reasons of pedestrian safety. As there are no pavements on the Estate, the verges allow pedestrians to step off the road to avoid traffic. Early Estate covenants also give anyone who owns property on the Estate the pedestrian right to "pass and repass, with or without dogs" along all the Estate roads and verges, irrespective of who owns them. Any planting must not obstruct, or be allowed to grow to obstruct, this right.

If you are considering planting on the verge outside your property, you must check with Hobdens first, to ensure that what you are planning is permissible. And please check that your verges are unobstructed by plant growth and overhanging branches so that pedestrians can pass safely.

## Contractors' Signage on estate

Please may we remind residents that, although contractors' signs of a reasonable size are permitted on the Estate during works, these should be removed within three days of completion of the work.

## A special thank you

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 includes Bill Petrie, Vanessa Bennett, Fiona Champion, Peter Duffield, Jan Wingfield, Caroline Frake, Graham and Linda Amos, Nick and Teresa Croston, Brian Daley and Nadia Birch, Gerry and Theresa Price, Colin and Margaret Cartright, John and Julie Brooks, and Jackie and 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 Graham and Linda Amos, Sarah Leighton, Steve Robinson, and Gerry and Theresa Price.

Huge thanks are extended to the members of the Road Safety Working Group. We appreciate the time and effort they have put into this valuable work over the past year, including providing suggestions on how they believe road safety can be improved.

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



# Protecting and encouraging our Estate's wildlife

A big thank you to our residents who have written in with tips, information and requests for help, regarding the wildlife on the Estate:

## Help the hedgehogs

Many hedgehogs should be hibernating now. However, second-litter hoglets (born in September or October) will probably be too small to hibernate and will wander around looking for food. Their best food is a natural diet, and to get this a hedgehog needs easy access into and out of gardens. You can increase access for hedgehogs by digging a small hole under a fence board or putting a hole in a fence (about the size of a CD).

To supplement a hedgehog's natural diet, you can put down cat (meat) or dog food (wet or dry) or specialist hedgehog food. However, note that dried mealworms, some seeds, bread and milk are all harmful to hedgehogs. Small shallow dishes of fresh water dotted around the garden are life savers.

If you see a hoglet/hedgehog in daytime, it may indicate that it is sick. If you can catch it (always wear gloves), please call the British Hedgehog Preservation Society on 01584 890801 for advice on what to do. They will probably put you in touch with a local carer. WADAR is an excellent local charity that can give advice and information. If you find an injured hedgehog, Fitzalan vets' Littlehampton branch and Grove Lodge in Worthing will treat it for free. Brent Lodge Wildlife Hospital in Sidlesham is a charitable organization, currently caring for over 200 hedgehogs.

## Garden birds - Where have they gone?

### *A letter from a concerned resident*

'Ten years ago, when I first came to the Willowhayne, I was fascinated by the amount of small birds frequenting my garden. I made a note of 22 different species on my bird feeder. How exciting it was to see green finches, gold finches, chaffinches, thrushes and wagtails, to name a few. Even a green and great woodpecker visited to feast on the peanuts.

How things have changed! I still have blue tits and a resident robin, but even sparrows and blackbirds are rare. My garden has been taken over by crows and magpies which, along with squirrels, take eggs. I've seen magpies waiting for fledglings to leave the nest to snaffle them on their first flight. They are scavengers and predators. Beautiful as they are, their behaviour has won them few friends. Pigeons and doves are plentiful but appear to do no harm, other than leaving parcels on my patio.'

This resident would be grateful to receive any suggestions on how smaller birds can be encouraged back into our gardens.



## Bonfires

We have been asked to issue a reminder, to all residents, that our Estate rules do not permit the lighting of bonfires. Not only can bonfire smoke be a huge nuisance to neighbours, but it can also exacerbate health issues, such as asthma. If you are bothered by a neighbour's bonfire, it is worth talking politely and calmly to the person responsible in the first instance, as they may not be aware that their bonfire is disturbing you. This informal approach can help to maintain good relations between neighbours. If this approach does not work, please let Hobdens know, and they will issue a letter to the person responsible, restating the Estate rule.

# The Willowhayne Residents' Association Website

Have you had a chance to look at our website? This is updated regularly 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 links to other websites. There is a section for residents' use only. Please contact Hobdens if you need the password. For security reasons, we don't publish this information in the newsletter.

We welcome your feedback on the website, so do let us know if there is additional information you think might be useful to both existing and potential residents.

## Newsletter

Our thanks once again to Sam Harris for giving his time to work on the design and layout of the newsletter. We welcome items for inclusion in the newsletter although articles may need to be edited due to relevance and space available.

We rely heavily on our team of volunteers to deliver the newsletter door to door. If you think you may have the time to join this team, we would love to hear from you.

### Useful Numbers:

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

Advance Guarding Ltd Control Room  
(Security) **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), Mike Chambers, David Charles, Sue McMMain, Arthur St John Simpson and Terry Burke (co-opted). Their individual responsibilities can be found on the website.

As mentioned earlier in the newsletter, we are in urgent need of new volunteers to fill vacancies now. Contact us via Hobdens if you would like to find out more.

.....  
**Printing and paper kindly donated by**

**GRAHAM BUTT**  
— ESTATE AGENTS —

As sponsors for the Willowhayne Estate Newsletter we are happy to offer 'Special Rates' for either Selling or Letting. Please call us on **01903 856400** or pop in and see our newly refurbished office to discuss further.

[eastpreston@grahambutt.co.uk](mailto:eastpreston@grahambutt.co.uk)

• [www.grahambutt.co.uk](http://www.grahambutt.co.uk)