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WILLOWHAYNENEWSLETTER I 2023

WILLOWHAYNE LIFE

The Newsletter for residents of The Willowhayne Estate

Welcome to the Spring edition of Willowhayne Life, the newsletter for residents of The Willowhayne Estate.

We hope you find the content informative, useful and interesting. If you would like to contribute in any way, by submitting an idea, picture or suggesting a piece please feel free to do so.

SPRING 2023

Welcome to the first electronically distributed edition of Willowhayne Life, the newsletter of The Willowhayne Estate. This edition contains the results of the residents questionnaire conducted last year which the Board have now considered and will use as an indicator as to the levels of satisfaction on the estate and the priorities for investment.

Why have we decided not to print and distribute copies? We can speed up communication and increase the frequency for residents, keeping them better informed of news and developments, it's far simpler, more friendly to our environment and not nearly so costly. As always, the Board encourages feedback, please get in touch with matters regarding the newsletter to info@hobdensmanage.co.uk

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The questionnaire – Results

This survey was conducted over a two-month period November – December 2022

All residents were encouraged to respond.

Respondents numbered 39 or approximately 10% of homes (between 5% and 50% is considered a good return)

Benchmarking Results
Of those questioned and responded:

65% were very happy

92% were very happy or quite happy

8% were neither happy nor unhappy/quite unhappy

0% were very unhappy

We are pleased with the results and gives The Board confidence that living on the estate is a positive experience. Clearly there is room for improvement and The Board are committed to making life on The Willowhayne as carefree and fulfilling as possible. We will use these findings as a benchmark for future surveys.

Relating to preference on Investment in the infrastructure of the Estate we found the following:

- Security scored the highest when preferences were weighted and unweighted
- Road Surfaces were second in order of preference but when weighted ran neck and neck with Verges.

Unweighted preference included only the first choice of respondents; weighted preference scored first choice with three points, second choice with two points and third choice with one point. Scores were added and rankings created.

There is an opinion that the recent issues caused by the travelling community highlighted the need for increased investment in the security on the Estate. Residents will have noticed the placement of large boulders on the Twittens to prevent illegal occupation of the Greensward. The placement is not final and will be completed once ground condition allows.

The security on the estate is being made more visible but not intrusive. Avantguard patrols will park at the entrance to the estate at varying times and new signage will highlight the presence of security patrols.

We currently do not have enough volunteers to re-introduce the former “greet the guards” practice when they start their duty. If you would like to help, please let us know. info@hobdensmanage.co.uk

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Boulders protecting the Greensward

Investment in the roads and verges will continue and plans for further improvements are to be made. Further details will be provided. The latest road improvements have now been completed and the results are excellent.

“Gatherings and get-togethers” scored well which was very encouraging. We held the first social get-together post Covid on November 30th which attracted over 75 residents. Views, ideas and concerns were expressed and it was incredibly valuable to meet so many neighbours. We would like to thank the resident for bringing along copies of documents relating to the history of the estate and its environs and we will share these with you at the next event on June 14th when the weather is hopefully more appealing and the evenings are lighter.

Residents were also asked about what they like, dislike and how life might be improved on the estate. We received a varied number of comments ranging in subject from parking, drainage, speeding enforcement, access to the sea, planning notices and streetlights. All these comments will be discussed and recommendations made where appropriate.

Next Residents Meeting 14tH June 2023 – East Preston Village Hall Time to be confirmed

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Neighbour disputes

Within the responses received it was clear that neighbourly disputes cause frustration and stress for residents. The Board is responsible for matters arising and affecting the Estate, ensuring everyone is treated fairly and within the spirit and ethos of the Estate. We are unable to get involved in neighbour disputes but recommend the following course of action should a dispute arise.

Talk to your neighbour

Before making a formal complaint or getting others involved, try to discuss the problem with your neighbour.

If you're worried about approaching them, write a letter, explaining the problem clearly and sticking to the facts.

If the problem affects other neighbours, involve them as well. It can be easier to settle a dispute if the complaint comes from a number of people.

Use a mediation service

If you cannot resolve the dispute by speaking to your neighbour, get help from a mediation service.

How mediation works:

Mediation is when an impartial person – trained in dealing with difficult discussions between 2 opposing sides – acts like a referee in a dispute.
There can be a fee for mediation, but this will still be cheaper than hiring a solicitor and taking legal action.

Contact a mediation service

- https://www.arun.gov.uk/
- find a mediation provider in your area

STOP RAINING!

Neighbours who have lived on the estate for any length of time have commented that the rainfall during November, December and January was unprecedented.

This has resulted in waterlogged grass areas. The Twitten and Greensward at the top of Angmering lane became impassable and the access to the beach cut off.

The water has now drained but the significant damage to the Greensward and Twitten may not allow it to recover. Some of the damage had already occurred, cyclists caused huge harm by rutting the grass, compacting the soil and therefore causing drainage problems and potential tripping hazards.

The Board have made it a priority to look at options available to repair the damage and re-instate the Greensward, this may include new drainage or turf mesh for the high traffic areas on the those affected. It is important to note that the Greensward is only leased to the Willowhayne and this may limit our options.

Conversations will be held with ADC to see what the best course of action is. This work cannot realistically begin until the Spring.

We will keep you posted.

Junk Mail

There has been an increase in junk mail, fliers and general leaflets that are delivered through residents' letterboxes. We are investigating this increase and will discuss the options available to stop this occurring.

As a private estate we need to consider legitimate access and if there are grounds to ban all Junk mail.

Verges

We have received several comments regarding residents (tersely) asking pedestrians to remove themselves from 'their' front verges.

We must be reminded that covenants exist on all houses that provide a right of way across verges and pedestrians are permitted to walk on them.

Bearing in mind there are no pavements, stepping onto a verge may be the only safe option when traffic is oncoming. However, we would also ask residents where possible not to walk on verges when safe to do so and respect each other's properties.

Parking

Roadside parking on the Willowhayne Estate is prohibited.
Issues of illegal parking are continually arising particularly in West Ridings and on Tamarisk Way. This is in main due to development work and multiple contractor vehicles on site. We ask residents not to allow a ‘free rein’ for contractors to park in the road who show scant regard for other residents. We would like to ask and remind all residents if they would please park their vehicles and those of visitors and contractors wherever possible on the driveway

Public access to the estate

There appears to be an increase in public usage on the estate which is increasing traffic volumes and causing concern with noise levels and road safety. The Estate is private and as such has no public access. One group now using the Estate regularly is driving schools which given the absence of pavements for pedestrians seems potentially unsafe. We would ask residents to inform Hobdens of the names of driving schools seen using estate roads so that we can take action.

The Nights are getting shorter

…….and the days longer. This being so we would still advise residents (and their pets) to stay visible during the dark hours. Use your torch on your phone when walking on the road or wear high visibility vest or clothing. As a reminder, “If there is no footway or footpath, walk on the right-hand side of the road so you can see oncoming traffic”.

East Preston Festival – Fun Run Event Plan

The East Preston Fun Run Event will take place at **10am on Saturday 3rd June 2023** and will include some of the roads on the Willowhayne Estate.

This is part of the East Preston annual summer festival. This is a Fun Run designed to support village life by encouraging exercise to promote health and well-being; afford an opportunity for social interaction and provide an opportunity for fundraising for various village groups and organisations.

Route:
Route and distance: For participants there are two options; 1km and 5km.
Much of the run will take place on the Willowhayne and Angmering on Sea Estate, this is in collaboration with the WRA Board. **All roads on the route will need to be closed for two hours only between 9:30am and 11:30am:**

Consideration for local residents

Residents along the route and / or closed roads will be notified in advance by letters through their letter boxes as well as regular reminders on Facebook, the festival website and the parish council newsletter (email).

Posters will also be visible around the village.

Spectators will be encouraged to wait at the end of the run, if they are along the route, marshals will ensure they keep to the side of the road.

Each marshal will clean up along his/her section of the route to the next marshal. Rubbish bags and litter pickers will be provided.

Marshals will ensure residents have safe access to roads if it is essential to use them.

We have a draft of the route as follows:

We wish the fund raisers and participants every success!

References

Board Responsibilities

Function	Lead	Support
Communications	Mike Allen	Brian Wood & John Coleman
Legal	Sue McMain	Brian Daley
Infrastructure	Terry Burke	Andrew Nicholson
Planning	Chris Bowman	Andrew Nicholson

Security	Brian Wood	Martin Mandelbaum
Health and Safety	Martin Mandelbaum	John Coleman
Grass, Trees, Tamarisk Hedge	John Coleman	Martin Mandelbaum
Finance	Brian Daley	Sue McMain
Hobdens Liaison	Brian Wood	Sue McMain
Miscellaneous	Brian Wood	Terry Burke

Contact - ICE – In case of Emergency please contact

Sussex Police –
999 – Emergency only
101 or 0845 6070999 – non-emergency

Estate security
01903 890261 or 01384 218909
This is for Avantguard security

For the Board email info@hobdensmanage.co.uk

We encourage all constructive feedback. The Board is established to make life on the Estate as enjoyable and stress free as it can be. It is a privilege to live on the Willowhayne, the motivation of The Board is to keep it that way for all our residents and neighbours.

Willowhayne Life | Blue Pine, 9 Myrtle Grove, East Preston, BN16 2SW United Kingdom

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