OCTOBER 2025 | AUTUMN ISSUE

WILLOWHAYNE LIFE

The Newsletter for residents of The Willowhayne Estate

Welcome to the latest edition of Willowhayne Life, the Newsletter for residents of the Willowhayne Estate

We hope the much-improved summer weather allowed everyone to enjoy our wonderful beach and the outdoor space we share. Much has happened on the estate since the Spring. This newsletter will be concise, but it will give you a picture of developments on the estate and any important information and dates you will need.

WRA Annual General Meeting

The AGM will be held on Saturday, November 8th, at East Preston & Kingston Village Hall between 10:30 and midday.

Brennan and Chatterton

NEW DIRECTORS

After serving six years, we said a fond farewell to **Brian Daley** and **Martin Mandelbaum**. I'm sure all residents will thank them for their hard work and dedication to the upkeep of the estate.

We welcome **Adam King**, **Shane Wiffen** and **Gordon Lindsay**.

Here is the latest list of directors and their responsibilities. This is also available on the website.

FUNCTION	LEAD	SUPPORT
Communications	Mike Allen	WRA Board
Legal	Mike Allen	WRA Board
Infrastructure	Shane Wiffen	Terry Burke
Planning	Chris Bowman	Adam King
Security	Mo Setterfield	Mike Allen
Health & Safety	Gordon Lindsay	John Coleman
Grass, Trees, Tamarisk Hedge	John Coleman	WRA Board
Finance	Mike Allen	Adam King
Hobdens Liaison	Mike Allen	WRA Board
Estate Liaison	Mo Setterfield	Mike Allen
Miscellaneous	Mike Allen	WRA Board
Gates	Mo Setterfield	Chris Bowman

We are looking for anyone who wishes to volunteer to help with Finance or the writing of the Newsletter. No qualifications are necessary; we need a couple of hours every other month and time to complete duties.

ELECTRIC GATES

We asked for volunteers to help set up a working party to consider the different options for the installation of electric gates on the estate. To date, no one has stepped forward.

The starting point must be gaining insight to understand what problem we will solve with their introduction and what problems it might cause. This exercise needs to be conducted before we consider the system. If you are keen to get involved, please do get in touch with Mike at willowhayne@hobdensmanage.co.uk

PIGEONHOUSE LANE

We have had quotes from our contractors to make the repairs necessary on Pigeonhouse Lane; it is a large section of road between Nos 45 and 55 inclusive. The cost of concrete is significantly higher than that of tar and gravel. In this instance, we have decided that an asphalt repair is perfectly adequate. We will be writing to the residents on the West side of Pigeonhouse Lane to inform them of the intended works and their expected contribution.

2025 ROAD REPAIRS AND IMPROVEMENTS

Infrastructure remains the largest budgeted investment on the estate.

The biggest project for 2025 was in the Roystons, resolving the drainage and flooding issues. This work was completed in April.

Furthermore, we have conducted the following repairs and improvements

I. Repaired the loose concrete at the junction of Myrtle Grove and Angmering Lane, realigning the roadside drain that had sunk, preventing drainage.
II. Repaired the drain gullies in The Oaks and The Ridings.
III. Unblocked the drain in The Oaks, which was causing flooding.
IV. Repaired the asphalt part of the Ridings area.
V. Filled the potholes outside the Tamarisk and Ridings gate and on the entrance to the Fosters

KERBS ON ANGMERING LANE

The kerbs on Angmering Lane were in part non-existent or in poor repair. They looked tatty and unbecoming of the estate; they were also affecting the drainage, and the road could become slippery and a potential hazard for residents. We installed kerbs up to Cross Road and will continue the installation over the next few years. This will be within the infrastructure budget.

TREE ROOT DAMAGE ON ANGMERING LANE - UPDATE

The roots of the mature Monterey pine tree had started to break up the road surface on Angmering Lane. Long-term, this would have become a hazard to pedestrians, cyclists and mobility scooter users, and the road would continue to deteriorate.

After consultation with two specialists, the opinion of the Council was then sought by residents. It was decided that the only solution was to remove the tree and make the repairs to the road. We will be replacing the tree in consultation with residents. If we could have found a solution that kept the tree, we would have, but it was not possible.

We have identified a similar problem further down Angmering Lane. In this case, the tree can be saved and the road repaired. We are consulting with the resident.

GATE CLOSURES

This year, the gates have remained open at weekends due to a lack of volunteers. Ideally, we need a further 19 volunteers to help share the workload. If you wish to volunteer, please contact Hobdens at willowhayne@hobdensmanage.co.uk.

GREENSWARD

Last year, the drainage and flooding on the Greensward at the Angmering Lane/Tamarisk Way twitten continued to be a problem and left it in a poor state of repair.

We do not own the Greensward; it is leased by Arun District Council (ADC) to the WRA at a nominal rent. We are responsible for the surface maintenance.

We have sought a solution beyond the significant investment required for new drainage and are in discussions with a business that can resolve the flooding issue and maintain access to the twitten (which is

owned by the WRA) and the Greensward for residents all year. This work is expected to be carried out in the next few weeks.

FIBRE BROADBAND

The roll-out of the fibre broadband infrastructure by Openreach continues in earnest.

We are aware of the disruption this has caused and appreciate everyone's patience. There is no easy solution for laying pipework. There has been damage to the verges, which has minimised the need to dig up roads; the verges will recover. We are concerned about the quality of the road repairs and regularly meet with Openreach and their contractors to make it right.

Phase two of the roll-out is in discussion, and we will notify you of their plans when we have them.

It is a large project, but one which will ensure the estate is future-proofed and not left behind other estates.

FATHER ANDREW PERRY RIP

We were saddened by the news of the death of Father Andrew Perry. Father Andrew had welcomed residents to St Mary the Virgin for the last two years to a Christmas carol concert, which was enjoyed by many residents. Our thoughts are with Alison, James and Hannah.

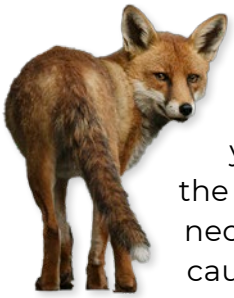
HOBDEN'S CONTACT

Izabella Michna-Altunatmaz, has left Hobden's. We thank Izabella for her hard work and wish her every success in her new venture. Izabella is replaced by Mike Mitchell. Good luck, Mike.

RESIDENT CONCERNS

The Board are regularly contacted by residents in relation to matters that we can only resolve or improve as a community.

Speeding; we appreciate that this may be non-residents, but we can take the lead by sticking to 20mph.



Feeding foxes is not recommended by wildlife groups. By feeding them, you may feel you are doing the decent thing, but this is not necessarily the case. Foxes are causing damage to property, gardens and the natural balance of wildlife on the estate.

If you are having building work done, please ask contractors to be considerate of your neighbours and wildlife.
Thank you!

GENERAL INFORMATION & REFERENCES

The Board consists of estate residents who give their time to volunteer to run the estate. All decisions are taken as a Board, and we ask residents to be respectful to individual directors. Please address any issues through Hobdens and do not approach directors directly.

For queries write to Hobdens at 41a Beach Road Littlehampton, West Sussex, BN17 5JA or email - willowhayne@hobdensmanage.co.uk

Hobdens will forward enquiries to the relevant board member for initial review. Please allow five working days for a response. For urgent matters, please see contacts.

We also thank Brennan and Chatterton for their continued sponsorship of the Newsletter, which contributes to the maintenance of the Angmering Roundabout.

Brennan and Chatterton

CONTACTS

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

Estate security (Avantguard)
01903 890261 or 01384 218909

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, and the motivation of the Board is to keep it that way for all our residents and neighbours.

Thank you.

The WRA Board

Brennan and Chatterton