



[www.gwres.info](http://www.gwres.info)

email:  
gwres@hotmail.co.uk

**G. W. RESIDENT CO. LIMITED**

(England)  
Registered Office

The Studio ♦ 43-45 Cantelupe Road ♦ East Grinstead West Sussex ♦ RH19 3BL

Registered No  
910312

## Newsletter 2011

### ESTATE COMPANY NEWS

Another year and I would like to bring you up to date of what is happening in and around the Estate.

First we the Directors, would like to thank Pat and Dudley Spice who keep up the maintenance of the Seats on Gardenwood Road Also a big thanks to those residents who have assisted in helping to clear any rubbish that they see on the estate.

#### **Estate Maintenance**

Zak of East Grinstead Lawns has continue to look after the Estate in an exemplary fashion, we the Directors are very pleased as we have not received one complaint since Zak started work for us. He is available to residents if you require private work (Phone 01342 302844 or 07881848596)

#### **Trees**

The Directors agreed that we will increase over and above the normal maintenance from reserves for pruning of the large and expensive trees. The Amenity Director will formulate a plan of action for this extra work. I hasten to add this is pruning work NOT “it would be nice to have”

#### **Estate Maintenance Fees**

Here we go again, we still have 12 residents who still have not paid the maintenance fees for 2010, despite hand delivering to each house the original invoice and a reminder to those who still have not paid. This amounts to £480 which makes it difficult for us to keep the maintenance fees down as everything is going up. Next will be an official letter pending court proceedings. I am continually surprised how many people still prefer to be taken to court and suffer extra costs and get CCJ against them for what - £40 !!!!!!!!!!!!!!!

**The directors have agreed to the proposal to increase the Maintenance cost to £100 to those Householders who have not paid their maintenance fees by the 31<sup>st</sup> December which is the legal date for payment of fees as per the Gardenwood deeds, This charge is due to the increased administration and time wasting that the Company is having to commit by chasing payments from owners who rent and owners who have left without paying the fees, hand delivery of notices, and taking people to court. It will help to cover the cost of extra work to start court action. We will also be discussing the need to raise maintenance fees for 2012**

#### **This will be a subject of the AGM.**

**In some cases we have been informed by the householder that they have paid the fees at Ticehurst in cash. We request that you obtain a receipt so that if there is a problem you do have proof, failure to do so would lead to being liable to pay the fees again.**

#### **MATTERS OF INTEREST TO RESIDENTS**

##### **Superfast Broadband coming to Gardenwood.**

You may also have noticed BT working around. They are putting in fibre optic cable and roadside cabinets to enable GW residents to have high speed broadband. They have built a new DSLAM cabinet on our land.



[www.gwres.info](http://www.gwres.info)

email:  
gwres@hotmail.co.uk

**G. W. RESIDENT CO. LIMITED**

(England)

Registered Office

The Studio ♦ 43-45 Cantelupe Road ♦ East Grinstead West Sussex ♦ RH19 3BL

Registered No  
910312

### **Parking Issues**

We have from time to time received complaints from residents about commuter parking. We are very much aware of the problem but there is little we can do about it. Residents should raise the issue with their local councillor. In January WSCC sent out a questionnaire on East Grinstead Controlled Parking Zones (CPZ). We do not know how widely it was distributed but it certainly went to residents living near the station. This questionnaire gave people the opportunity to comment on parking issues in their area and request changes. A CPZ already operates at peak times, 10 – 11 am at the top of Kipling Way and Shelley Road and it does keep these areas free from commuter parking. Using the questionnaire residents could suggest the extension of such zones if they thought it appropriate. We do hope that all those who have raised concerns managed to return the questionnaire. The questionnaire was part of the consultation process and a public exhibition is proposed for sometime in the Spring.

### **Bluebell Railway Update**

Much progress has been made by the Bluebell Railway Co. There have been few problems caused to some residents by the Company working through the night on the new station and making rather a lot of noise. This was resolved with the help of our local Councillor. The Railway Company have planted a laurel hedge along part of our boundary to provide some screening. Local residents living near the track were invited to the opening of the new station.

Most of the rubbish that we put into the Imberhorne Lane tip has still to be removed. The Bluebell Railway Co now intend to do this by rail and a couple of trainloads of spoil have already been removed. The new station certainly looks a lot better than the old site. We have a Bluebell Café in the town. Sainsbury's have planning permission to build a first floor extension to house a restaurant. It remains to be seen what impact if any the coming of the steam railway will have on Gardenwood.

### **Stuck in a rut?**

Occasionally vehicles drive onto the grass verges or amenity areas. Damage done to the bank by the viaduct last year appeared to have been done deliberately by a four wheel drive vehicle. If the ground is soft then deep ruts are made which are expensive to repair. Anything that residents can do to help prevent this sort of damage will be appreciated and help keep our maintenance costs down.

### **What a load of Rubbish!**

On the 20th of March our local amenity site in Imberhorne Lane closed for redevelopment. It will open for a limited number of hours at the weekend only and will reopen fully around August time. Alternative tips are available in Crawley and just recently Forest Row.

We have had a few incidences of rubbish, mostly garden and building rubbish being dumped on the estate land. Fly tipping is an offence but bring the culprits to justice is easier said than done. There is a concern that with the temporary closure of the local tip we may see an increase in fly tipping. We like to keep the estate tidy so do remove rubbish but this is an extra cost to all of us.

Please do all you can to discourage fly tipping and if you are aware of any specific incidents please let the Company know either by mail or letter.



[www.gwres.info](http://www.gwres.info)

email:  
gwres@hotmail.co.uk

**G. W. RESIDENT CO. LIMITED**

(England)

Registered Office

The Studio ♦ 43-45 Cantelupe Road ♦ East Grinstead West Sussex ♦ RH19 3BL

Registered No  
910312

Our gardener does do a litter pick when cutting the grass but because of the pathways through to the station, supermarket and town we do get more than our fair share of fast food and drink rubbish. Some residents already help keep the estate tidy by picking up rubbish in areas adjacent to their houses. A big thanks to them. We would encourage all residents to do this. It is all of our interests to keep the estate tidy. Thank you.

## **PRC (Fighting the houses in East Grinstead)**

### **The Post Referendum Campaign (PRC) Goes On!**

### **The Threats from Over Development Are Still with Us**

Several years ago at the height of the great local housing scare, you the Garden Wood Residents, by a large majority, voted to become affiliated to the PRC.

The PRC is an alliance of resident associations and action groups who have joined forces to help fight the East Grinstead Area Action Plan - the large housing development proposed at Imberhorne Lane - originally 2,500 houses just on Imberhorne Farm, plus the relief road running down the edge of Gardenwood on Worth Way. Link roads to this new mega development would have produced new rat runs along our residential roads and even larger gridlocks than we get now.

The East Grinstead Area Action Plan was defeated partly by the actions of the PRC who took professional planning and traffic advice and partly by the largest volume of objections (around 7,000) to a plan in the history of the district council.

The cost of the professional advisors proved to be money well spent - by now around a thousand of those houses should have been built, along with the new road constructed from the Dukes Head along the side of Gardenwood to the Turners Hill Road - we would be living on the edge of a huge building site with all the mess and disruption of big lorries cutting through that that would have produced.

Remember the "Do Your Bit" Worth Way march in 2006? 1,000 people turned out to express their disapproval of the East Grinstead Area Action Plan, which was stopped in its tracks by the largest number of objections (around 7,000) to a plan in the history of the district council.

It has now transpired that the MSDC are still allowing massive house building in and around East Grinstead. Since 2004 Planning permission has been granted and further planning is in the pipeline for **3036 houses (remember this means another 6,000 or more cars)**.

Now the residents of Garden wood and Imberhorne are facing a further ominous threat – last year, Crest Nicholson applied for planning permission for 100 dwellings on Rayners Wood, adjacent to Imberhorne Farm,. Thanks to the actions of the PRC, the town council, over 300 objections from Imberhorne and Gardenwood residents and to the



[www.gwres.info](http://www.gwres.info)

email:  
gwres@hotmail.co.uk

**G. W. RESIDENT CO. LIMITED**

(England)  
Registered Office

The Studio ♦ 43-45 Cantelupe Road ♦ East Grinstead West Sussex ♦ RH19 3BL

Registered No  
910312

intervention of district councillor Mrs. Heidi Brunson, the district council refused the application.

Crest Nicholson is appealing the decision, so there will be an inquiry – an Examination in Public by a Government Inspector, in May. If they win, this will be the opportunity that all those hopeful developers who were behind the East Grinstead Area Action Plan back in 2006 will have been waiting for. – it will be their signal to press for much larger developments on Imberhorne Farm, Hill Place Farm and Tilkhurst Farm, all sites that were featured in the plan that was defeated in 2006. **This runs alongside Gardenwood** Also, the district and county councils have plans to use the Imberhorne Lower School site at Windmill lane for development and to re-locate the lower school to Imberhorne Lane – the impact for residents of Garden Wood and Imberhorne will be catastrophic.

The district council has engaged the services of a top planning barrister to represent them at the Examination in Public. The Town Council has engaged a top traffic consultant to represent them.

The Association of Imberhorne Residents (AIR) is engaging the services of a top planning consultancy to represent them. They have been raising funds from their members to pay for this and have asked if Garden Wood residents would also like to contribute as we will all benefit if the appeal is defeated.

I have spent many hundreds of hours working as your representative in the PRC. I am now asking for monetary donations from you all, whatever you can afford, to help AIR fight this massive upset to our lives.

I also would like to have some assistance from any of you that can spare the time. It doesn't matter if you do not have experience of planning matters - I didn't when I first agreed to help, but I really need some help in sharing the burden. – every little helps!

### **Station Redevelopment**

Below is an extract of some changes around the railway station produced by some consultants commissioned by the town council. You can take a look at them at:

<http://www.eastgrinstead.gov.uk/notices/east-grinstead-station-quarter->

On the Garden Wood web site I have placed a map of East Grinstead showing where MSDC has granted planning permission for houses since 2004 – many have already been built and many have yet to be built, all with implications for traffic congestion and pressure on other local services, such as school places, surgeries etc.

**IT IS VERY IMPORTANT THAT YOU COME TO THE AGM SO THAT I CAN BRING YOU UP TO DATE ON WHAT IS HAPPENING IN YOUR NEIGHBOURHOOD AS FAR AS HOUSING IS CONCERNED AND GET YOUR VIEWS ON WHAT YOU FEEL SHOULD BE DONE ABOUT IT..**

The AGM will be held on Tuesday 28<sup>th</sup> June at 8 pm at Methodist Church hall, Lingfield Rd

Chairman GW Resident Co Ltd