



# Rams Residents' Group

May 2009 – Spring Edition



## THINKING OF SELLING? THINK AGAIN!

If it isn't hard enough finding a buyer for your property these days, just imagine what it must be like to have enthusiastic purchasers turn away at the very last moment because their mortgage provider will not lend against a property subject to a Planning Contravention Notice. That is exactly the heart-breaking experience of one couple on the Ramshill Estate and is potentially the situation that all homeowners on the development currently face until the site is finally adopted by East Hampshire District Council (EHDC).

EHDC has served the Planning Contravention Notice on the developer (Taylor Wimpey) because they have not complied with the requirements of the Planning Consent and constructed a cycle path along Skinner's Lane, connecting the estate to Ramshill and the rest of the Petersfield cycle network. Of equal concern, is that the developer is currently paying for the maintenance of the estate and if they were to go into liquidation without the adoption

issue being resolved, these costs could fall to us, the residents.

This newsletter is therefore very relevant to you and your help is needed to sort out this unsatisfactory situation. More details on Page 2.



**Local Ads on Back Page**

### Chairperson's Letter

Dear Residents,

This is my first letter as Chairperson. Firstly I would like to thank Gaile Gould for the great job she did whilst at the helm.

It was good to see so many people at our last meeting and I hope to see numbers increase at each gathering. That said, if you have any pressing needs, questions, want to help out or just have a chat, you don't have to wait 'til a residents meeting. Contact myself or one of the other officers at any time; we look forward to hearing from you.

It is a tough time in Britain with the state of the economy, money is tight and jobs are at risk; you may want to sell or lease your property. Unfortunately owing to the ongoing issues regarding our estate between the developer and council, some residents have had difficulties selling their houses. It is essential that at times like these we work together to solve a problem that will affect us all.

I am a big fan of community spirit and realise that although there have been some rough times with developers etc, it shouldn't all be bad. You will read in this newsletter about a dig over at the back of Gammon Close. It was a good morning's honest work with tasty sausage sandwiches and cups of tea! There are other areas on the estate that require some tender loving care and we are looking for volunteers

Finally, we are in the process of organising a social event free to residents of the estate. Notice will be provided in advance via the website, posters & leaflets and I would encourage you to pop along!

Chris Burgess

## House Sale Shock at Residents' Meeting

The spring meeting of the Rams Residents Group (RRG) was held on Thursday 31st March at Churchers College, with attendance continuing to grow with each gathering. The minutes can be found on our website ([ramsresidentsgroup.co.uk](http://ramsresidentsgroup.co.uk)),

however the biggest talking point was that the stand-off between Taylor Wimpey and EHDC that has kept the site from being adopted by the Local Authority, has now led to a house sale falling through as a direct result.

Further to the exchange of letters between the local MP (Michael Mates), Taylor Wimpey and EHDC reported in the Nov 08 newsletter, the issue was debated at a meeting of EHDC attended by RRG chairperson Chris Burgess. At this meeting EHDC concluded that of the 3 issues posing an obstacle to adoption:

- Landscaping is sufficiently complete to allow adoption.
- Acceptability of the drainage arrangements adjacent to Kingsfernsden Lane is subject to agreement by Southern Water.
- Taylor Wimpey have not completed works in the area of Skinner's Lane as agreed in the Planning Consent and have consequently been served with a Planning Contravention Notice.

Whilst this can be seen as progress in



that the issue of adoption is being kept on the Council's agenda, the next steps now lie with Taylor Wimpey. Further progress now depends on how quickly Taylor Wimpey address these 2 outstanding issues which, with the possibility of legal action being required to get residents of Hoggarth Close to address the dangerous wall which bounds Skinner's Lane, might take some time.

Equally alarming though, was the observation that recent news reports have indicated a marked down-turn in the building sector and that even large developers such as Taylor Wimpey were not immune to the effects of the current recession. It was suggested that this might explain Taylor Wimpey's reluctance to address the adoption issue and also respond to individual resident's enquiries. With the developer currently paying for maintenance of roads, lighting, landscaping etc. the question was raised as to who would be liable for these costs if Taylor Wimpey should go into liquidation. With the prospect of residents facing a choice between accepting the steady degradation of the estate or footing the bill themselves, it was agreed that urgent clarification of liabilities was required.

Despite the length of time that has passed without the estate being adopted and the amount of correspondence with EHDC, our local Councillor has yet to pick up on it as a significant issue affecting a large number of his constituents. As Council Tax payers, we fund EHDC and deserve to be represented. To keep pressure on both EHDC and Taylor Wimpey, it was agreed to produce a letter template for residents to send to our local Councillor to demonstrate the depth of feeling over this issue. Your support is needed to show our Councillor the scale of the problem and persuade him to act on our behalf. So, please take the time to sign and post the accompanying letter, which has been drafted on your behalf. Or, you could put together your own form of words and contact him using the details that appear on this page.

Please support this action on behalf of all Ramshill residents.



## Know Your Local Councillor?

Your EHDC Councillor (above) is:

Guy Stacpoole (Conservative)

20 Sycamore Road  
Lindford  
Bordon  
Hampshire  
GU35 0RD

01420 474440

[guy.stacpoole@easthants.gov.uk](mailto:guy.stacpoole@easthants.gov.uk)

Why not let him know, personally, what you think about the adoption issue?

## County Council Elections 4th June

Elections to Hampshire County Council (not be confused with East Hampshire District Council) are due to take place on Thursday 4<sup>th</sup> June, with voting taking place at the Half Moon Pub in Sheaf. A full list of candidates has yet to be announced, so to avoid any possible bias no names are listed here.

Whilst adoption of the Ramshill Estate falls to EHDC, Hampshire County Council have had a role to play in the granting of planning permission for the development and set the planning criteria for the Skinner's Lane cycle path.

When the candidates come looking for your vote, why not ask them what they intend to do regarding the adoption of the estate?



## Skinner's Lane – Why Bother?

Take a quick look at the deeds to your property and you will see that Skinner's Lane is shown as part of a cycle way that passes right through the centre of the development, linking not only this estate, but also the villages of Sheet and Steep with the existing network of paths in Petersfield. Evidence of this can be seen from the resurfacing work and new signs recently erected on the lower section of Ramshill. Either on 2 wheels or on foot, for most residents this path cuts off a significant corner on the journey into town, avoiding both a busy road junction and the need to run the gauntlet of impatient drivers entering and leaving the petrol station forecourt. A good reason to leave the car at home, save on parking charges and also get some fresh air and exercise in a pleasant, almost rural setting.

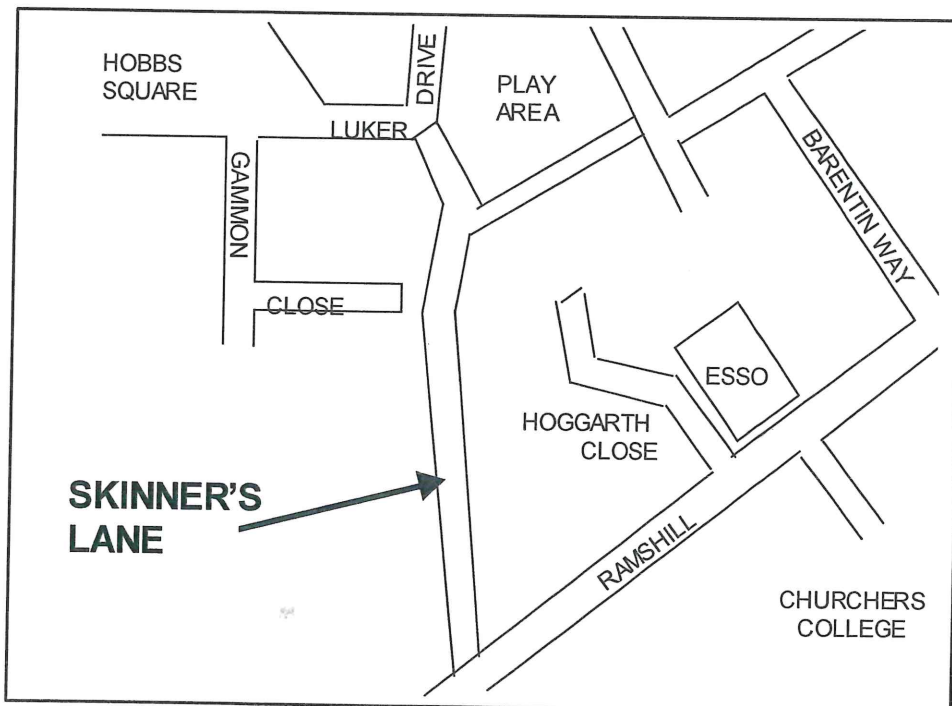
Planning consent for the path in Skinner's Lane was granted along with the rest of the development, so everyone who has bought a home on the estate has paid towards the work required to make it a safe and proper path (ie. lighting, drainage, surfacing, boundaries etc.). Although the lane is currently used by many residents, to date we have yet to see the benefits of our investment, in that it is dark, uneven and often wet

underfoot and bordered by a wall that threatens to crumble at any moment. None of this makes it an attractive proposition at night or at any time to the less mobile members of our community.

In these environmentally conscious times Skinner's Lane could be a real advantage to all of us and having paid for it, it is up to us to make sure we get what we deserve.

## Where is Skinner's Lane Anyway?

If you are not already aware, Skinner's Lane is located in the South West corner of the estate and can be found by following the signposted cycle-route from Luker Drive, past the play area, towards the back of Gammon Close.



## Website & Newsletter Distribution

To ensure that all 285 properties on the Ramshill Estate get a copy, this newsletter has (obviously) been printed and distributed by hand. This not only uses valuable resources, it also takes a lot of time to deliver. To save time, effort and money, please e-mail the Editor (editor@ramsresidentsgroup.co.uk) with your name and address to register for e-distribution of all future editions. This will not only help reduce the environmental impact, but also save on plenty of shoe-leather!

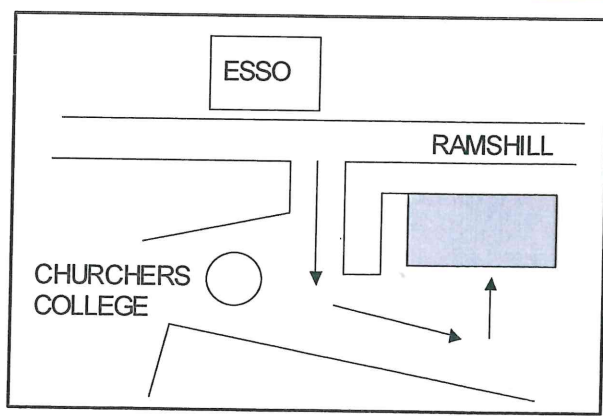
Also, as our website ([www.ramsresidentsgroup.co.uk](http://www.ramsresidentsgroup.co.uk)) matures, we intend to make greater use of communication opportunities it presents.

## Next Rams Residents' Group Meeting:

**Tuesday 7<sup>th</sup> July 2009**  
**at 7:30pm at Churchers College (in class room block on left of main entrance)**

## Annual General Meeting:

**Tuesday 3<sup>rd</sup> November 2009**





## Environment Project

Following a suggestion at the Residents' Group meeting, a team of willing volunteers took up the challenge of trying to improve the appearance of one of the patches of land on the estate that has been left to grow wild. The plot in Gammon close has not enjoyed any attention from the landscaping contractors for quite some time and would not have won any prizes at the Chelsea Flower Show!

Armed with garden tools and a small domestic rotavator, the 10 strong team made relatively light work of the L-shaped plot, turning the soil

over and removing weeds, roots, rubbish and builders' spoil from when the estate was built. Fuelled by a plentiful supply of tea, biscuits and even sausage and fried egg sandwiches (cheers Alfie!) the task was completed in under 2 hours.

Sponsored by the Action Earth campaign (supported by Morrison's supermarket) and attracting the attention of the Petersfield Post, the plan is to buy shrubs to plant on the plot. Local business Premier Seeds Direct have also donated seeds to provide ground-cover and residents wishing to donate spare shrubs or cuttings are kindly asked to contact Claire Reynolds (e-mail address below).



## Any Volunteers?

Inspired to take some action of your own and fed up with looking this piece of untended land in Ray Close (below)? Then why not organise a work party and contact the Treasurer (Claire Reynolds) for ideas on funding for plants.



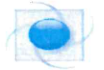
## Summer Social Event

Now that the sun has finally shown itself, it is planned to organise a summer social event, open to all residents, families and friends. Suggestions so far include a barbecue to be held at the play area in Luker Drive. So, look out for flyers and notices giving details.

### Ramshill Residents - Advertise for £2.00 per Ad

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Grow the best

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www.cbinfosystems.com

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**268093**

**Patio Slabs Wanted**  
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Call Danny 710271

Something to  
sell?

285 homes get  
this newsletter.

### Ramshill Residents Group - Officers

**Chairperson:** Chris Burgess – e-mail: [chairperson@ramsresidentsgroup.co.uk](mailto:chairperson@ramsresidentsgroup.co.uk)

**Secretary:** Martin Cox – e-mail: [secretary@ramsresidentsgroup.co.uk](mailto:secretary@ramsresidentsgroup.co.uk)  
Wendy Ash

**Treasurer:** Claire Reynolds – e-mail: [treasurer@ramsresidentsgroup.co.uk](mailto:treasurer@ramsresidentsgroup.co.uk)

**Newsletter:** Danny Owens – e-mail: [editor@ramsresidentsgroup.co.uk](mailto:editor@ramsresidentsgroup.co.uk)