

ZCRA CHRISTMAS FAYRE

Zebon Copse Centre

2-5pm Saturday 30 November 2013

Varied stalls with gifts and more

**Teas and Cakes in aid of Riding for the Disabled
Come along and do some early Christmas Shopping!**

Potential stall holders are invited to apply for a table space.

Contact Ian Clarke 408152 or ZCRAemail@gmail.com

or via the Events page of www.zeboncopsecentre.org.uk

Regrettably, due to lack of volunteers to organise, the ZCRA Halloween party this year has been cancelled.

Big Implications of Delayed Hart Local Plan

You may have read that the Planning Inspector stopped progress with Hart District Council's new Local Plan due to questions about consultation with adjacent local authorities and soundness of the proposed numbers of houses. As a result, it appears unlikely that Hart will be able to get their new plan approved until the second half of 2014 at the earliest.

The major consequence is that developers are able to submit planning applications which Hart is obliged to consider against national guidelines, which impose much looser constraints than would a Local Plan, especially in relation to location.

In the Hart Strategic Housing Land Availability Assessment, two major sites were included

for land to the West of Fleet: Grove Farm and Redfield Rows. Neither site was included in the draft Local Plan and, had that plan been approved, it is likely that neither site would have been developed. However, in the absence of an approved plan, chances of these sites coming forward rises very considerably.

The vociferous FACE-IT campaign succeeded in getting Grove Farm out of the draft Plan, but in the changed circumstances the developer is now embarking on an environmental survey of an

area rather larger than that originally envisaged for that site.

Although Redfield Rows (the area on the South side of Watery Lane, behind St Nicholas School and across towards Crondall Road) was never in the draft plan, a developer is now starting pre-application moves for building 330 houses on this site (see box).

It is understood that their proposal is likely to include a country park to the west of the development that includes Hillyburrow, currently used for grazing horses. Albany Stables would likely go and houses would be built on the Watery Lane side of the site with a separate access onto Redfields Lane. Redfields Lane itself could be diverted to the left approaching the

A287 towards a new roundabout some way to the east of the current junction.

All this is very speculative at the moment and details could well change if the application does come forward.

In the meantime, we'll keep an eye on planning applications listed on the Hart web site and let you know if the application does proceed. The ZCRA response will reflect views expressed to the committee by members of the Association.

13/01808/EIAE - 27 August 2013

Request for screening opinion under regulation 5 of the Town and Country Planning (environmental impact assessment) Regulations 2011 in respect of the development of the site for 330 dwellings, a primary school, access, public open space and SANG and the provision of a new roundabout junction at Redfield Lane A287 junction

At Land At, Watery Lane, Church Crookham, Fleet, Hampshire

Committee Changes

After 12 years as our Secretary, Anne Foulsham has moved away from the estate and given up her role with ZCRA. Anne worked very hard not only as Secretary, but also as our liaison officer with Hampshire Highways, collector of subs for a wide area, deliverer of newsletters and willing helper at many ZCRA functions over the years.

To thank her for all her efforts and to say farewell, the Committee held a small dinner party at The Exchequer - see picture L-R: Rajan (Spar Shop), Vicky Jackson, Anne Foulsham, Val Hall (Treasurer), David Jackson (Chairman). Unfortunately, other committee members were unable to attend due to other commitments.



Fortunately, Ian Clarke joined the committee just after the fete and has agreed to fill the vacant Secretary slot. Welcome Ian and thank you in advance for all your help and enthusiasm.

The committee is still short of a couple of members and would welcome more volunteers!

Malthouse Bridge

Malthouse Bridge, which crosses the canal at the end of Gally Hill Road, requires urgent remedial work on the brickwork under the bridge on the opposite side to the towpath. The concrete rendering has largely fallen away and the underlying bricks are showing considerable signs of distress.

Work is scheduled to start on 28 October and may require the bridge to be closed to road traffic for a few days. Closure of the canal through the bridge is likely to last rather longer.

Pilcot Road Footway

Work on the long-awaited footpath beside Pilcot Road towards Dogmersfield is due to start in October. Once completed, this should make walking to school etc in Dogmersfield very much safer.

A 1.2 meter-wide asphalt footway will run from Knight Close to the parish boundary into Dogmersfield. There will then be a short distance of walking in the road, over the bridge and past the Queen's Head before rejoining a pavement to the school.

In the fullness of time, hopefully the missing section will be filled in.

Litter Pick 13 July

The estate litter pick on 13 July was reasonably successful thanks to a very good turnout by members of Cache In Trash Out, who combine litter picking with orienteering and geocaching and were organised by Barnabus Balint who lives on the estate. Thank you, Barnabus. What would we have done without you when so few people from the estate turned up?

A large collection of junk found in the woods behind Further Vell Mead proved too much for the volunteers, but was removed later by the Street Care team from Hart Council after a request from ZCRA.

**The next litter pick will be in the Spring.
Please help keep the estate looking clean and tidy.**

Spar Shop Re-Opening

The Spar shop closed in June due to smoke damage from a smouldering refrigerator. The shop is being completely refurbished ready for a Grand Re-Opening on **Saturday 28 September**. See leaflet through doors, and notices at the shop and elsewhere, for details.

Parish Council Vacancy

Two new Parish Councillors have now joined Crookham Village Parish Council for the Netherhouse and Village wards, but there is still a vacancy for the Zebon ward that includes all of Zebon Copse Estate.

Come on - there must be someone in our 1100 households who is willing to join the parish council and help give the estate the voice it deserves.

The Parish Council meets monthly in public, so there are regular opportunities for members of the public to find out what is going on or to raise points of concern. Agendas, minutes, news items etc are published on the council website at www.crookhamvillage-pc.org.uk and on noticeboards around the estate. Full training will be given to new councillors, who will be co-opted onto the council (rather than having to seek formal election) until the whole council comes up for re-election in 2016.

For more details, contact the clerk and/or attend a council meeting.

Wildflower Project

The wildflower project, which saw three large wildflower beds established on the estate - two under the pylons between Danvers Drive and Londlandes, and one beside Daphne Drive - has been a great success. Three different mixes were used to test results. The one on Daphne Drive and that nearest to Community Centre seem to be the most successful so far, but apparently it is the second year flowering that will be the real test.

ZCRA will be seeking volunteers in the Spring to help with ground preparation and seeding of more such wild flower areas.

Summer Fete

The 2013 fete seemed to be very successful with lovely weather and a good turnout. All the ice cream went, which must be a good sign!

Next year's fete will be on Sunday afternoon 29 June 2014 with a headline attraction of flying birds of prey from GMG Falconry, who put on a very good display this year at the Alton Show.

Put the date in your diaries!

Dog Waste

Abandoned dog waste has become such an issue around estate, through the woods and along the towpath that the last ZCRA AGM agreed that the Association should install a dog waste bag dispenser near the end of Londlandes. The item has now been purchased and should be installed in early October.

All dog owners are reminded that it is an offence to abandon dog waste, even if it's in a bag. Pick up after your pet and dispose of the waste either at home or in the litter bins provided around the estate.

ZCRA Committee

Chairman/Fete/Newsletter: David Jackson 615052

Treasurer/Membership: Val Hall 613970

Secretary: Ian Clarke 408152

Helpers: Kathy Roades 627093

Mark Hensby 697065

Rajan (Spar shop) 623050

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Keep an eye on the ZCRA noticeboard outside the Spar shop