



# WELLESLEY

A NEW NEIGHBOURHOOD

[www.wellesleyhampshire.co.uk](http://www.wellesleyhampshire.co.uk)

March 2021

Find out the latest news from Wellesley.



@wellesleyhants



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# Project Update

Wellesley is now home to over 800 families.

## Queens Avenue Works

Our Queens Avenue works are progressing well and on track to be completed by the end of March - and we thank you for your patience.

The final element of these works will see us need to close a section of Queens Avenue to vehicles for two days at the end of March to enable the final surfacing to be laid. During this time a diversion route will be in place. Access to all homes at Wellesley and the Cambridge Primary School will remain open at all times.

We will be in touch with all residents to notify them of the details of the diversion routes separately.

## Pennefathers Road junction

In our last newsletter we explained that we were undertaking a speed survey along the Farnborough Road before we could start the second phase of work to create a pedestrian crossing. The survey was completed and submitted to Hampshire County Council at the end of last year. We are now waiting for the council to confirm when we can recommence the works to finish creating the crossing.



New pedestrian crossing to be installed on the Farnborough Road later this year.

## Stanhope and Buller

Taylor Wimpey have submitted a planning application for their development phase at Wellesley. The phase, located to the south east of Alison's Road will see 430 new homes created.

Site hoarding will be going up shortly and Taylor Wimpey hope to start work on site before the end of the year.



Proposed site layout for Stanhope and Buller -Taylor Wimpey

## Wellesley Community Rooms

The Wellesley Community Rooms remain closed and we continue to monitor the Government guidance that is released. As soon as we feel we are able to reopen safely we will inform residents, hirers and the wider community.

## Neighbourhood Centre

The Neighbourhood Centre at Wellesley will be created on the corner of Queens Avenue and Alison's Road (opposite the Cambridge Primary School) and will include the renovation of the 4th Division Headquarters building.

We are reviewing the area in detail and hopefully will look to submit a planning application later in the year. The exact layout has not yet been decided, but it is likely to include a convenience store, nursery and some small commercial units. We are also investigating other potential community facilities and we will share more details with Wellesley residents as our details progress. If all goes well, we would like to start construction works next year.

## Don't flush wet wipes

We are seeing an increase in issues across Wellesley caused by people flushing wet wipes down the toilet. A polite reminder that only toilet paper should be flushed.

## Parking

Please remember to park considerately across Wellesley – ensuring your vehicle is parked safely and not blocking access to any drives, carriageways or parking spaces.

Please also consider other residents if using visitor parking spaces. These spaces should only be used by those visiting Wellesley residents.

## Residents reminded to clean up after their dogs

There has been a reported increase in residents not picking up after their dogs – we would like to remind all dog owners that it is your legal responsibility to clean up after your dog.

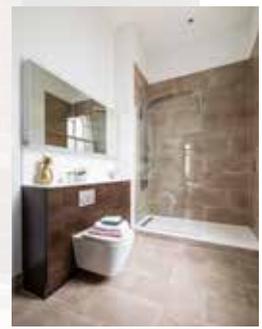
Dog fouling spoils the environment and upsets residents. Please pick up your dog waste using a bag and either take it home with you to dispose of or place it in a rubbish bin.

We have recently installed signage across the development reminding dog owners to pick up after their pets and we will shortly be installing additional litter bins (that accept dog waste).

## Gun Hill Park

We are very excited to say that Weston Homes sales suite in the Grade II listed former Cambridge Military Hospital is now open! The collection of magnificent Victorian and Edwardian buildings will provide 140 stunning one, two and three-bedroom apartments and two, three and four bedroom houses.

Visits are strictly by appointment only (in line with current Government guidance). More information can be found on [www.weston-homes.com](http://www.weston-homes.com)



# Wellesley Residents Trust

Each home owner that moves to Wellesley agrees to become a member of the Wellesley Residents Trust – the estate management company responsible for maintaining the open spaces and estate areas within the Wellesley development.

The Trust will be responsible for and contribute towards the maintenance of private roads and footpaths, verges, open spaces, community spaces and the Wellesley Woodlands. The Trust is not responsible for property defects, anti-social behaviour (including parking) or roads/ landscaped areas that are not yet transferred to WRT.

## Handover of estate areas

We have been working with Bellway and Ashberry Homes to prepare the first estate areas to be handed over to the Wellesley Residents Trust for management on Maida and Corunna.

Wellesley Residents Trust were looking to take practical completion of these communal areas in November last year. However, on inspection there were still a number of outstanding defects which had not been completed. It is hoped that the areas will be ready later this Spring.

Once the areas are handed over to Wellesley Residents Trust, they will go on a maintenance programme agreed with the housebuilders before the Trust takes formal handover and responsibility for the management of these areas.

Currently Wellesley Residents Trust has not taken handover of any of the estate areas from the housebuilders, and as such residents are not paying for any maintenance fees - the only fees that are currently being charged to residents are the annual maintenance costs of the Wellesley Woodlands and management and bookkeeping costs. You can find out more about the budget breakdowns on the Wellesley Living Residents Portal [www.wellesleyliving.co.uk](http://www.wellesleyliving.co.uk)

## Resales

Just a reminder that if you are a member of Wellesley Residents Trust and are looking to sell your home at Wellesley, please do ask your solicitor to get in touch with the Trust on [info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk). If requested we can provide a Management (Sales) pack. The new purchaser will also need to complete paperwork in respect of WRT and we can provide further information on request.



## Wellesley Living Residents Portal

Just a reminder that all Wellesley Residents Trust members are able to sign up to the online resident portal 'Wellesley Living' at [www.wellesleyliving.co.uk](http://www.wellesleyliving.co.uk)

The portal is a great way to manage your account online, keep up to date on all the latest news at Wellesley, find out about any resident offers, get the latest alerts and report anything you want to let us know about.

## Annual Service Charge Invoice

The next set of WRT invoices (for year ending Sept 2021) will be issued in April this year.

Historically WRT has been charging in arrears and as we move towards the first handover of estate areas it is important WRT moves to invoicing in advance so that the landscaping and maintenance costs can be met.

If residents are struggling to meet payments we encourage them to engage with us to discuss their individual circumstances.

## Residents Committee

We have now started to set up the Wellesley Residents Committee. A group of Wellesley advocates who have expressed an interest in supporting and leading the community to create a thriving place to live. The first meeting will be held later this month.

If you are a member of Wellesley Residents Trust and would like to be part of the committee, please email [info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk)

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## WRT AGM

This year's Wellesley Residents Trust AGM will be held in April. Formal invitations and accounts will be issued to all members ahead of the meeting.

Questions will be invited beforehand and like last year, the AGM itself will be held via a pre-recorded Zoom meeting which residents can either dial in or log onto.

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## Covenants and Article 4 Planning Direction

### Covenants

Another reminder that when moving to Wellesley all residents agree to adhere to certain rules by signing a Deed of Covenant. This includes not making any changes to the appearance of your property (including building a summer house, shed or garden office).

You can find more information about the Covenants on our residents portal 'Wellesley Living' at [www.wellesleyliving.co.uk](http://www.wellesleyliving.co.uk), in your signed Deed of Covenant, or by contacting Wellesley Residents Trust on [info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk)

### Article 4

It is also worth noting that in January 2020, Rushmoor Borough Council passed an Article 4 direction over Wellesley which introduces additional planning controls, meaning that the following works within the

boundary of a property now require planning permission:

- Any works to replace, improve or alter any windows
- The conversion of garages to habitable rooms
- Making, enlarging, improving or altering a hard surface at the front of a property
- Erecting, altering or demolishing a gate, wall or fence at the front of a property
- The installation, alteration or replacement of a microwave antenna on a chimney, wall or roof slope, or within any part of the boundary of the property that faces onto, and is visible from a highway, waterway or open spaces.

If you are thinking of carrying out any work to your property it is advisable to enter into pre-application discussion with the council. For more information on the Article 4 Direction, please visit [www.rushmoor.gov.uk/planning](http://www.rushmoor.gov.uk/planning)

Shortly Wellesley Residents Trust will be getting in touch with all residents at Wellesley regarding the location of TV satellite dishes and aerials on homes at Wellesley.

# Community Projects

## Wellesley Honey

We have received the latest harvest of Wellesley Honey from our local Beekeepers. Available for £5 a jar from Smith Dorrien House (all monies donated to charity). If you would like to purchase some, please email us at [info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk) and we can arrange for a Covid-safe collection.



## Wellesley Woodlands (at the time of printing)

Due to current restrictions we are currently not booking any public events or activities in the Wellesley Woodlands.

However, there are some downloadable resources and activities for the whole family available online. From Scavenger Hunts, woodland activity sheets and a brass rubbings trail, there is lots of safe family fun to be had.

Find out more and download your packs at [www.wellesleywoodlands.co.uk](http://www.wellesleywoodlands.co.uk)

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## Wellesley Community Garden

We are currently working with Wellesley residents, the Greater Rushmoor Nepali Community and Rushmoor Borough Council to look at setting up a Community Garden on the area of open space adjacent to the pathway above Talavera School running between Middle Hill and Gun Hill.

The garden will be open to everyone and will be a place where communities can come together, share knowledge and experiences, learn about different cultures and grow a variety of produce.

The group is still drawing up proposals for the project, but as soon as we have more information we will update everyone and will be speaking to residents living near to the new facility.

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## Incredible Edible at Wellesley

Below is an article from Wellesley resident Ben Williamson about the resident-led Incredible Edible community project that he has been integral to for the last few years:

*“Back in 2019 a small group of Wellesley residents came together to forge an idea - to grow fruit and vegetables for their whole community to enjoy and be part of. This idea was soon to become the successful and ever-inclusive project now known as ‘Edible Wellesley’.*

*Although primarily fuelled by local green fingers wanting to grow beautiful fresh produce for all to enjoy, the project’s purpose was equally driven by community engagement - the process of bringing people together for planting days, working groups, tea and coffee meetings and even the occasional barbeque.*

*The project got off to a strong start as we were lucky enough to be gifted two large raised planters with great access, full of soil and ready to plant. Local garden centres also generously donated plants, and of course the project owed its successful progress to the many residents who came together to prepare, plant and maintain the area.*

*Throughout the project's first year in 2019 we saw some fantastic produce enjoyed by many, including tomatoes, chillies, sprouts, beans, squash, carrots, herbs, sweetcorn, strawberries.... all of which were available for anyone passing by to enjoy. The project not only nourished such brilliant fruit and vegetables but it had succeeded in bringing people together from all corners of Wellesley throughout the seasons.*

*Unfortunately, 2020 threw the world a bit of a curveball in the form of the coronavirus pandemic, and meeting up with the community was not as easy as it had been. However, we carried on tweaking, tidying and enjoying our growing space within the constraints that the pandemic brought with it. It became evident that being outdoors had an increasingly important part to play in ensuring the community's mental and physical wellbeing was looked after in these trying times.*

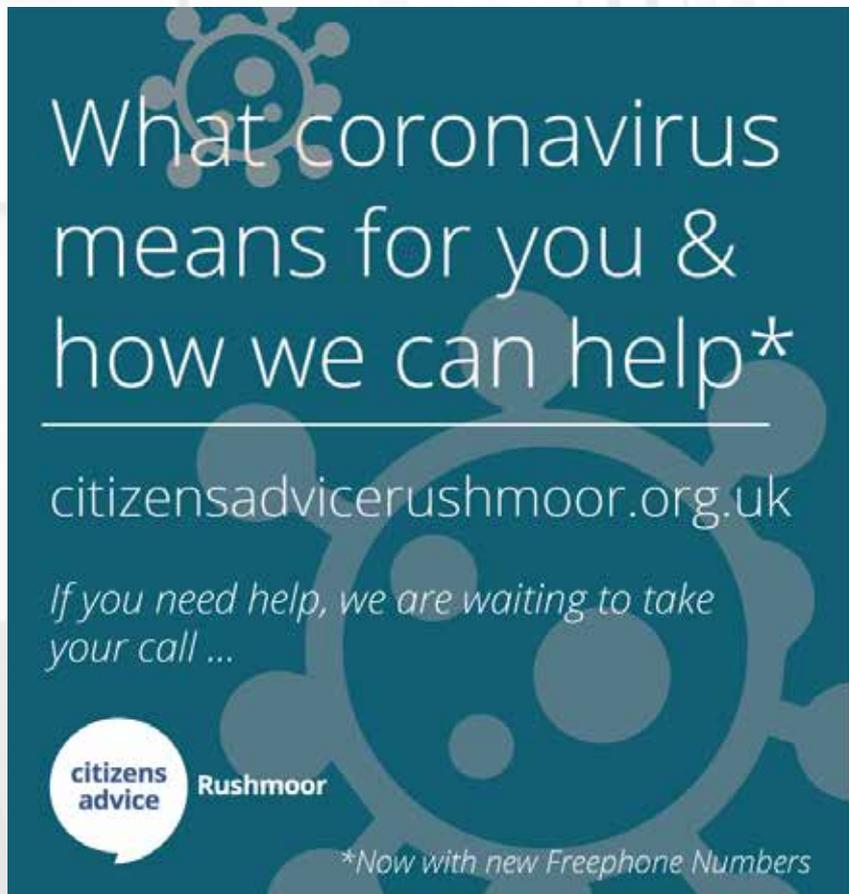
*To help lift spirits we took the initiative to carry out a surprise vegetable seedling drop across the neighbourhood of over 70 baby tomato and chilli plants, dropped onto people's doorstep under the cover of darkness for them to take in and nurture. Some people knew exactly what to do to get the best from their new little plant and others had no idea where to start, but advice was shared and nearly everyone ended up with some fresh fruit of their own labour.*

*We hope that 2021 will be a time when we can reignite the success of the raised beds, as well as looking for new areas to plant, new people to get involved with green ideas and opportunities to keep growing our plants and our community. Anyone that is keen to get involved or even just watch what is going on can join our Facebook group 'Edible Wellesley' or email us at [ediblewellesley@icloud.com](mailto:ediblewellesley@icloud.com)*



# Local Support Available

We wanted to share the notice below from Citizens Advice Rushmoor, which highlights support that is available to all residents who may be affected by the current pandemic.



What coronavirus means for you & how we can help\*

[citizensadvicerrushmoor.org.uk](http://citizensadvicerrushmoor.org.uk)

*If you need help, we are waiting to take your call ...*

**citizens advice** Rushmoor

*\*Now with new Freephone Numbers*

We have expanded our telephone and digital service which now includes a new national Freephone number:

**National Adviceline**  
Freephone: 0808 2787 912  
Textphone: 18001 0800 144 8 884

**Help to Claim Universal Credit**  
Freephone: 0800 1448 444  
Textphone: 18001 0800 144 8 444

**Rushmoor residents local help:**  
Local rate: 01252 513 051

**Nepali Language local help:**  
नेपाली भाषा टेलिफोन मद्दत  
Local rate: 01252 894 280

Report **Scams & Cybercrime** to Action Fraud on 0300 123 2040 or Textphone 0300 123 2050

National **Domestic Abuse** helpline – 0808 2000 247

Report **Hate Crime** to the police 101, 18001 101 or in emergencies call 999

Details on all the support and advice that is available to you can be found at [www.rushmoor.gov.uk/coronavirus](http://www.rushmoor.gov.uk/coronavirus)

## Contact Us

There are lots of ways you can keep up to date with the latest development news:

**Email:** [info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk)

**Website:** [www.wellesleyhampshire.co.uk](http://www.wellesleyhampshire.co.uk)

**Phone:** 01252 351966



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