



December 2015  
Issue No. 70



# Winter Newsletter

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## Wassail Away Your Christmas!

**Wassail!**  
**Saturday 9th January 2016**

What better way to start the year than with a torch-lit procession and a cup of good cheer. Meet at the Village Hall from 4pm onwards and join the Woodlands Group for this old Kentish Tradition. Bring torches or lanterns and something to make a noise with! Before and after the procession to the orchard (approx. 4.30-5.30pm), there will be music and dancing in the hall featuring our regular guests, West Hill Morris and St Clement's Clogs. For those who may be interested, there's also a short guided tour of the orchard and meadow starting at around 3pm from the Village Hall. For more info visit:-

[www.nagwoodlands.btck.co.uk](http://www.nagwoodlands.btck.co.uk)  
or phone Jerry on 879897,  
or email  
[ashtreewardens@btinternet.com](mailto:ashtreewardens@btinternet.com)



**The wassail custom – what's it all about?**

Wassailing (old English 'wæs hæl', literally 'be you healthy') is the ancient tradition of bestowing health on an orchard at the start of the farming year, while the trees are still dormant. For weary labourers, it would also have been a great excuse for a mid-winter party!

Eventually horns were sounded and a great deal of noise would be made to scare off bad spirits and diseases and awaken the tree from its winter slumber.

The New Ash Green Wassail is a simple celebration of the old traditional orchard that sits between the Minnis and Nine Horse Wood, and is about toasting the good health of the trees to encourage a bumper apple crop next year. Having spent twelve years rescuing it from former neglect (the Woodlands Group was established in February 2004), this is a great way to celebrate the revival of our community orchard in keeping with the old traditions.

Dating back to around 1540, it involved the local farm-workers visiting their orchards after dark, around the time of Old Twelfth Night (which used to be between the 5th and 17th January). The best tree would be selected to represent the whole orchard. Cider would be poured over its roots and pieces of cider-soaked toast or cakes would be placed in the forks of branches and hung from twigs. The wassail and other songs would be sung as a blessing to bring a good crop in the coming year and the tree would be toasted loudly and



For more information and some photos of past Wassails, visit [www.nagwoodlands.btck.co.uk](http://www.nagwoodlands.btck.co.uk)



THE VILLAGE ASSOCIATION WOULD LIKE TO TAKE THIS OPPORTUNITY TO WISH ALL RESIDENTS AND BUSINESSES IN THE VILLAGE—A VERY HAPPY CHRISTMAS AND BEST WISHES FOR THE NEW YEAR

## Chairman's Report 2014-2015



This is my last Chairman's report, having stood down from Council of Management after 30 odd years of involvement in VA affairs. I have been proud to serve my village in this way, and feel that the management of the village grounds has been developed and brought to a point where the village is mature and well maintained at an affordable cost. Where possible, I have sought to pass responsibility for things like the sewers to others, so that villagers do not pay twice effectively for such services.

2014 was another generally satisfactory year, with another excellent performance by our Greenland staff, drawing a range of compliments. Not only are we maintaining our landscaping to a high standard, improvements are also being undertaken. Hardlands maintenance and village lighting continues to be satisfactory, and good terms have been renegotiated for the lighting electrical supply.

Improvements have been made to the Village Hall but, in common with the Sports Pavilion, villagers have not been supporting *their* asset as much as one would wish. These enterprises are not profit making, but need to cover their operating and maintenance costs, as well as providing for replacements and improvements in the future. They need to be used to achieve this.

Mine has not been a solo performance, but part of a team effort. My special thanks are due to current Council of Management members, many of whom have served the village for as long as me, for their contribution in 2014. I would also like to thank all of the others who have served previously who have given of their time freely and voluntarily to make and keep New Ash Green the special place that it is, for the benefit of all. I would also like to thank all of our employees, past and present, in the Office and our dedicated Greenland workforce, without whose loyal support we would all be the poorer.

As I look back over my time serving the village, I realise what

has been achieved, and how easy it is to forget these successes. In no particular order, I could mention Northfield, the village's electrical supply, foul drains adoption, rainwater disposal rebate, successful opposition to a proposed increase in drainage costs and high speed broadband, amongst others.

Having essentially completed their development of the village, Bovis tried their luck for an additional development on Northfield, on land which I believed should have been passed to the VA. The VA finished up taking Bovis to court over the matter, succeeding in a case finally decided at the Court of Appeal. Flowing from support given by Sevenoaks District Council in the case, having secured the freehold ownership of the land, Northfield was then leased to the Ash-cum-Ridley and Hartley Parish Councils by the VA for use as a public open space. This has the advantage that Hartley residents contribute towards the cost of maintaining this asset, which would otherwise fall wholly upon the residents of New Ash Green, notwithstanding use by Hartley residents.

When built, the village was supplied by overhead electricity cables, from Longfield and West Kingsdown. Long term residents will remember the endless power cuts in inclement weather, and the sudden lighting of thousands of candles around the village! Pressure on the electricity supply company, supported by the Parish Council, eventually gave us an underground supply, immune from interruptions due to the weather. (The cable passes through Hartley, which is still supplied by overhead cables!)

When built, the foul sewer network of the village remained 'private' and the maintenance responsibility lay with the VA, and hence the cost of maintenance with villagers, who were paying the normal sewage rate, so subsidising all other Thames Water customers. After over 20 years of pressing the issue with central government, legislation was enacted which resulted

in all private sewers (with small exceptions) being adopted by the water companies in October 2011.

The related topic of rainwater disposal was also pursued to a satisfactory conclusion, again with national impact, so that all householders whose rainwater disposal is dealt with by themselves via soakaways (as in New Ash Green) are entitled to a rebate for this. Thames Water were obstructive in implementing the direction by Ofwat, but continued pressure has resulted in all New Ash Green residents benefitting from the rebate.

Thames Water, in common with the other water companies, has to make application the regulator, Ofwat, for approval of the charges that they seek to make for water supply and for sewage disposal for periods of five years. There is a mechanism for the companies to apply for an interim increase if they can demonstrate exceptional circumstances. Such an application was made by Thames Water, to which the VA made a submission in response to the consultation. In rejecting the application, Ofwat quoted two specific consultation responses in support of the rejection, one of which was that of the VA.

The most recent success has been the provision of highspeed broadband. The VA was instrumental in getting a cable service to New Ash Green in advance of other parts of the "Dartford area franchise", when new arrangements came into being under legislation, at the time that the original Rediffusion system was withdrawn. Unfortunately, the new system was rather limited and ultimately was withdrawn by Virgin Media as being uneconomic, despite pressure from the VA. With a change of the ownership of Virgin Media and ongoing contact by the VA, we were able to secure a new service to New Ash Green from Virgin Media, which coincided with an upgrade by BT to provide their own high-speed broadband to the village. This means that villagers can enjoy either or both, and we are

*"...My special thanks are due to current Council of Management members, many of whom have served the village for as long as me, for their contribution in 2014."*

*Alan Pett*





not at the mercy of a monopoly service provider.

Villagers' interests have also been represented actively over the years in various other matters, such as the early proposals for the route of the Channel Tunnel High Speed rail link (with one proposal for a route in proximity to the White Swan, Ash!!) and policing in New Ash Green.

As with President Obama's frustration at not being able to make progress with gun control in the USA being the downside of his

administration, my personal frustration is the shopping centre. Not for want of trying for many, many years, the shopping centre remains in a wholly unacceptable state. It is owned by private organisations, who cannot be made to do as we would wish. It is their property to manage as they will, within limits. Directly on its own account, and through enlisting the support of the Parish and District Councils, the VA has achieved small improvements, but this is clearly not enough. Pressure on the

landlords is ongoing and there is some hope that a positive proposal will be made by Phase 1 landlord in the near future.

It is not uncommon to hear around the village that "the VA does nothing", but I suggest that the above demonstrates that it does, to the point where we have had an impact upon national issues. Not bad for a settlement of 7,000 souls!

*Alan W L Pett*



## Alan Pett—End of an Era

At the meeting of Council of Management held on Monday 20 July 2015, Alan Pett resigned with immediate effect as a Director and Chairman of the Village Association. He will continue to be a Consultant member of the Association and his knowledge and expertise regarding all matters relating to this village is welcomed.

For the benefit of those who perhaps have not been in New Ash Green as long as some, Alan came to the village with his family in September 1979.

He joined the Hardland sub-committee of the VA in June 1982 and became actively involved in the improvement and upgrading of all the amenity lighting in the village which resulted in a wholesale upgrade of all the street lighting in 1986. Alan became Chairman of Lambardes Residents Society in April 1985 and as a Representative member of the Village Association became eligible for election to Council of Management and was duly elected in May 1985. He then became Chairman of the Hardland Committee in 1985 and 1986 and then Chairman of the amalgamated Hardland and Greenland Committees, the so called Lands Committee in 1987.

Alan was first elected Chairman of the Village Association in December 1986 and remained as Chairman until he resigned in March 1990. He was also a Director of New Ash Green Sports Pavilion.

He was re-elected to the Council of Management in May 1991 and became Chairman of the Greenland sub-Committee, until he resigned from CoM in 1994. He was again re-elected in May 1995 and was elected Chairman, a post he held until June 2003 when he successfully campaigned to become a District Councillor. He continued as a member of CoM and was re-elected as Chairman in December 2005 and continued as such until he resigned in July. He was also re-elected as a Director of the Sports Pavilion until relinquishing that post in 2012.

Alan has worked tirelessly for the Village over the years and he has achieved many improvements for the benefit of the village too numerous to mention. It should be noted that he was however largely responsible for Virgin Media recently returning to the Village to provide a cable service including broadband.

He has dedicated a large part of his life to serving New Ash Green for which we must all be thankful and selflessly spent many hours of his personal time lobbying, liaising with external



*Alan Pett*

bodies, attending meetings at district and county council level all on behalf of our village.

He will continue as a Consultant member for the time being and his knowledge and expertise will continue to be of benefit to our village.

After thirty years of devoted service to New Ash Green, he will be greatly missed by all members of the VA and particularly CoM. He continues as a District Councillor at Sevenoaks District Council and will still represent the interests of this village.

A presentation was made to Alan in recognition of his many years of service to the Village.

*End of an Era*  
*A presentation was made to Alan in recognition of his many years of service to the Village.*  
*He will be greatly missed!*



*Alan Pett, VA Chairman  
 1986-1990  
 1995-2015*



## VA Contribution Rate to Increase from January 2016



At the Village Association's Annual General Meeting, held on 4th November, an increase of 2.94% was approved in the contribution rate. Therefore, the

rate per 100sq. ft. will increase from £17.00 to £17.50. The average cost of a 3-bedroom house will therefore

increase from £170.00pa to £175.00pa. The increase will take effect from 26 December 2015.

## Virgin Media



For those residents thinking about having the Virgin Media system installed please note that extensive wiring on the outside of walls is not acceptable and constitutes a breach of

covenant. The underground service cable should arrive at your house and terminate in a plastic box a little above ground level. This is the only acceptable external wiring. The VA has ad-

vised Virgin Media of the above and its installations teams are fully aware of the situation. The Area Manager, John Gilligan, has kindly offered to answer any queries on 07989 166830.

## Growers Meet Up



Members of New Ash Green Horticultural Association filled the Village Association Meeting Room on 29th October for their Annual General Meeting.

An influx of new members meant it was the first meeting for some and the Chairman congratulated them on the impressive work they had done in bringing back some neglected

plots into production in just one growing season.

Recognising their efforts, the Best Newcomer Award went to Kate Charlwood. The award for Best Plot went to long-time allotmentees, Cyril and Maureen Snapes.

The allotment site currently has three half-plots vacant. These have been created so that their

size is not too daunting for first-timers, but they are big enough to provide plenty of healthy fruit and vegetables for any family—at a surprisingly low cost!

Anyone interested in taking on a plot should contact the Lettings Secretary, George Leman, tel: 01474 874100 or email

[georgeleman@yahoo.com](mailto:georgeleman@yahoo.com)

### Energy Surgery

Wednesday 9th December 2015

VA Meeting Room, Centre Road, 9.30am-1pm

Save money on your energy!!!



NAG Mini Ballers

## New Ash Green Mini Ballers Club



The New Ash Green mini basketball club was set up in March 2015. The club is for primary school children aged 5-10 years of age.

New Ash Green Village Hall  
Tuesdays 5.30-6.30pm (term time)

Check out our Facebook page:



New Ash Green Mini Ballers Club

For further information please contact:  
Lyn Marsh at [nagmb@outlook.com](mailto:nagmb@outlook.com)

## Sevenoaks District Council Energy Surgery

at New Ash Green Village Association Meeting Room

A free drop-in event including:



• Information on how to save money on your energy bills (please ensure you bring in your latest bill and bank details)

• How to improve the energy efficiency of your home

...and much more!



From 9:30am until 1:00pm

Wednesday 9th December 2015

New Ash Green Village Association Meeting Room, Centre Road, Longfield, Kent, DA3 5BH

# Obituaries

It is with sadness that we report the passing of two village stalwarts this year.

**Peter Masson** passed away in December. He was a first purchaser in Chapel Wood, where he lived until he died. He became a member of the CWRS management committee and was its Chairman and Treasurer for many years. He was also a long standing member of the VA and Chairman from 1984-6. He also sat on the board of the Sports Pavilion company during its construction. These skills he shared with other Residents' Societies, where he fulfilled Treasurer duties for a number. He was also active in the Youth Centre,

being both a Trustee of the Youth Centre Trust and Village Trust. His commitment to the Youth Centre was immense, effectively being the caretaker and bookings clerk, as well as dealing with other matters. He made a generous bequest to the Youth Centre in his will, and his contribution has been acknowledged by the placing of a plaque there. He had also been a Parish Councillor from 1987 until his passing. A lifetime walker, Peter was active in the Footpath group, dealt with footpath issues on the Parish Council and led the local Healthy Walks for Sevenoaks District Council. An immensely knowledgeable person, he was a major contributor to our village!

**Mike Rose** passed away earlier this year. He and his family lived at a number of properties in the Village. He finished in Capelands, where he was deeply involved with its RS, and was its Chairman and Treasurer for many years until his passing. He, too, sat on Council of Management, being Treasurer from 2010 until 2013. He was also a Director of New Ash Green Sports Pavilion until the end of 2014. He made a substantial contribution to all of these organisations.

A great debt is owed to Peter and Mike, who both gave freely of their time to make our village work, and for the benefit of us all.



Peter Masson



Mike Rose

# Village Centre Update

The problems affecting the shopping centre in New Ash Green were highlighted last July in a petition presented by a resident, Victoria Barnard, to a meeting of Sevenoaks District Council. She asked for the Council to take a more active role in ensuring the current landowners bring the centre up to an acceptable standard. After a debate, councillors supported her request and referred it to the Cabinet for a co-ordinated approach to the issues and asked for a report in six months.

This was discussed further at a Cabinet meeting in September where a long report from officers explained what the Council could do and also where it had no legal powers to intervene. The Council cannot become involved in private disputes between the several landowners, or between landowners and their tenants. However they will continue to focus on supporting and bringing forward plans for the regeneration of the centre, ensuring that the community is engaged in the process; they will support and facilitate the New Ash Green Town Team; carry out functions

relating to statutory services including environmental health, building control, licensing and planning development; and will continue to support Community Safety activities such as Environmental Visual Audits and the Community Safety Focus Group.

During the summer, a Section 215 Improvement Notice was served by the Council on the principal landowner requiring specific repairs to be carried out. Some have been completed but others are still outstanding, notably the repair of the shop front canopies in The Row and The Link. Instead of repairing the canopies, the landowner put in a planning application to remove them entirely - this sparked a divergence of opinion locally with some people seeing the canopies, if properly repaired, as beneficial to the shops and their customers whilst others felt they were inconsistent with the original architectural concept and the benefits of their removal would outweigh any minor loss of occasional shelter. The Council's decision on the application was still awaited at the time of going to press but whichever way it goes, the Council will continue to look for more ways

to encourage and work with the landowners to improve the appearance of the centre.

Meanwhile, Council officers have been trying to obtain further details from the landowners about their future intentions. Despite initial hopeful signs, when an architect was appointed by the landowner to revisit the regeneration proposals first seen in 2008, subsequently it has been impossible to arrange any further meetings with the landowners or the architects so the officers will be redoubling their efforts to press for information.

The Town Team and Sevenoaks Council are committed to improving the Village Centre as far as they can and they are supported in this by the Parish Council and Village Association. The fact that the area is in private hands means that the opportunities for making improvements are dependent on securing the co-operation of the landowners and working with them rather than against them. It is often a difficult balancing act but also a challenge that will continue to be pursued as vigorously as possible.

*The Town Team and Sevenoaks District Council are committed to improving the Village Centre as far as they can and they are supported in this by the Parish Council and Village Association.*



NAG Shopping Centre



# Are you a Responsible Dog Owner?

## THE CANINE CODE

- Always exercise your dog regularly
- Train your dog properly
- Clean up after your dog
- Know where you can walk your dog
- Identify your dog properly
- Take care of your dog's health and wellbeing

Remember! Dogs cannot behave irresponsibly only owners can!



**PLEASE NOTE:**

Recent changes under the Animal Welfare Act (2006) means that from 6 April 2016, all dogs in England will be required to have a microchip with their details recorded on an authorised database.



**Exercise** - Dogs love their exercise, and every dog owner has a duty of care to make sure that their dog gets at least one walk every day.

**Training** - Train your dog properly, good training classes are invaluable and can help owners get the most from their dog.

**Clean up after your dog** - The majority of dog owners are brilliant and pick up after their dogs.

Although you may be a good owner, you may know others who don't recognise the importance of clearing up after their dogs. Unfortunately, those who do not clean up after their dog are the root cause of complaints it may eventually lead to an increasing number of places where dogs will not be allowed to go. We hope that this information may be of use to you or anyone else you know so that dog owners can help ensure their dogs continue to enjoy walks in the great outdoors by always cleaning up after their dog to avoid harming other people and animals.

*Why is it important to clean up after my dog?*

Dog mess is unpleasant and can occasionally lead to a condition called Toxocarasis in humans, which can cause serious illness and blindness. If you do not clean up after your dog, you could also be fined up to £1,000. Alternatively, an authorised officer may give you a fixed penalty notice, which could be up to £100.

*Who is responsible for clearing up after your dog?*

You (or whoever is responsible for your dog at the time) are in charge of clearing up any dog mess. If your dog gets caught fouling, saying that you did not see it happening is not a reasonable excuse for failing to clean up after your dog in the eyes of the law.

*What can I do?*

As a dog owner you should always be ready to clean up after your dog by taking a supply of bags or a poop scoop with you whenever you leave the house. Make sure you pick up the mess straight away, seal the bag and place the waste in a dog bin. If there are no bins in the area, then take the bag home and dispose of it in your own bin. Do not throw the bag over fences, hang it on a tree or leave the bag on the ground. It is worth making a note of where the public bins are on your route so that you can dispose of the waste responsibly.

As well as cleaning up after your dog, you can help reduce any health risks to the public by regularly worming your dog, which should help to eradicate the worms responsible for Toxocarasis.

**Poop Scoop Bags are available from the VA Office.**

Unfortunately, it is now necessary to charge for the bags (25p for 50 bags) effective 1st January, this is largely due to the increasing costs of production and dealing with the cost of the waste. Since the introduction of charging for carrier bags on the high street there has been an increase in the demand for poop scoop bags!

**Know where you are allowed to walk your dog** - As a good owner, it is important to know where you may or may not walk your dog.

In October 2014, Public Space Protection Orders (PSPOs) were introduced under the Anti-social Behaviour, Crime and Policing Act 2014, replacing Dog Control Orders. This gives the power to introduce restrictions or requirements to tackle or prevent any other activity that is considered to have a detrimental effect on the quality of life of those in the locality, or is likely to have such

an effect. Examples of PSPOs could include:

- requiring dog faeces to be picked up by owners;
- requiring dogs to be kept on leads;
- restricting the number of dogs that can be walked by one person at any one time.

**Dangerous or vicious dogs** -

There is a requirement to keep any dog under control, not to put a person in fear of being bitten or of having another dog or animal attacked as well as specific guidelines for keeping and controlling some types of dogs contained in the Dangerous Dogs Act 1991.

The Police should be contacted if a dog is "dangerously" out of control. Attacks on Assistance dogs are a criminal matter and should also be reported to the police. For other dog related issues, such as dogs being out of control (but not dangerous), contact the Animal Control Service: [eh.support@dartford.gov.uk](mailto:eh.support@dartford.gov.uk) or call 01732 227000.

**Identify your dog properly** -

If your dog runs away or gets lost, the best chance of getting him back is if he is able to be identified. Recent changes under the Animal Welfare Act (2006) means that from 6 April 2016, all dogs in England will be required to have a microchip with their details recorded on an authorised database. As part of the regulations you will need to:

- Have your dog microchipped and registered on one of the authorised databases available such as Petlog.
- Keep your contact details up to date on the microchip databases.

After April 2016, dog owners in England that come to the attention of the police or local authorities will be given a short period to comply. If you fail to chip your dog after this, then you could face a fine of up to £500. If you sell or gift a dog to another

person/organisation, the details on the microchip will need to be changed to reflect those of the new owner by either yourself or the new owner. However, if you do not ensure that this is done, you could be liable for the dog's actions if the owner/contact details are outdated and your details are listed as the dog's keeper.

**Take care of your dog's health and wellbeing** - As a human, you require a certain standard of living, and dogs are the same, so it is hugely important to make sure your four-legged friend is treated with care and respect.

**NAG BYELAWS**

All property owners sign an agreement when buying their homes to abide by the byelaws and covenants and to pass on the obligation to anyone to whom they sell the property! Byelaw numbers 12-14 are specific to dogs and are listed below:-

- 12. *No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any part of the amenity land unless the dog be and remain under proper control and be effectively restrained from causing annoyance to any person.*
- 13. *No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any sportsfield or children's' playground on amenity land.*
- 14. *Every person (other than a registered blind person) who owns or keeps or is in charge of a dog which is on any part of amenity land shall immediately remove from the amenity land any faeces deposited by the dog.*

Above all, enjoy your four legged friend and companion – just remember it is **YOU** the owner that needs to be responsible and is ultimately liable.



# NAG Fireworks—What a Night!!!

It was fairly touch and go this year as rain of "biblical proportions" threatened the event all day! However once again the NAG Social team pulled it all together for a fan-booming-tastic display!!!

The whole NAG Social team worked incredibly hard all day setting up the event. Everyone from the lighting and sound team to the flashy things sellers battled with the weather and the mud to ensure this was another safe and successful "NAG Social" event.

There are too many people to thank individually, but the teams included those from Phoenix Fireworks, the lighting and sound engineers, the VA Greenland team (who were stars! Quite literally "digging us out" from time to time). The

scouts did a grand job selling *flashy things* and sweets and special thanks go to the volunteers who helped marshal the event in the evening. Our appreciation also goes out to our sponsors **Pets Pantry, DA3 Magazine and Hartley Estates** who were a huge support.

So, what of the fireworks! If the feedback on social media is anything to go by, it was probably one of our best yet!! This was Dean Gorton's first year in charge, and he came up with a movies theme soundtrack, from which the Phoenix team did a great job of setting the display to music. A magical moment for me was when I stood behind the speakers, I could not hear the music clearly, but there was a point when the entire crowd were singing "Let it go" from the

film Frozen, as the fireworks fired in time... Brilliant!!

As villagers, we are a resilient bunch!! Despite the rain we had a great turnout, it is true to say there is no such thing as bad weather for New Ash Greenies... just the wrong clothes! By the end of the evening the meadow looked more like the aftermath of Glastonbury, but we are assured nature will sort all that out... All in all, a great NAG Social event!!!

Keep an eye out for our other events! **Children's Christmas Crafts** is next, on **Saturday 5<sup>th</sup> December**, followed immediately after, by Christmas carols that evening in the Village Centre. Want to find out more of what is going on or even get involved??, why not join us on Facebook - **NAG Social Group**, you will be very welcome, alternatively drop us an email address at: [committee@nagsocial.co.uk](mailto:committee@nagsocial.co.uk) and we will keep you updated.



New Ash Green is a great place to live and a great community to be a part of !!!

*John Gorton, [NAG-Social Chair]*



***NAG Social***  
***Children's Christmas Crafts***  
***Saturday 5th December***  
***2015 (Village Hall) followed***  
***by Christmas Carols (Village***  
***Centre)***  
*Join us on Facebook to find out more!!!*



# Christmas Tree Recycling

***SDC will collect your tree for free!***

The household garden waste collection crews will collect your Christmas tree for free during their scheduled collections in January whereby your tree will be transformed into rich soil-improving compost.

From Saturday 2 January until Friday 29 January, they collect trees with trunks that are up to 90mm wide (3.5 inches) or smaller. Here's what you need to do:

- Please remove all ornaments, stands, or pots from your tree. Trees will not be taken if they are decorated, or in a pot or stand of any kind.

- Put the tree at your property boundary by no later than 7AM on your scheduled garden waste collection day, and the Garden Waste Collection crew will take it away, it couldn't be easier.
- Trees will not be taken unless they are at the property boundary, placed out on the correct day, and clearly visible to the crews. They cannot be in a front garden, up a drive, or at the side of a house - trees must be at the boundary.

If you want to know the exact day on which your road is scheduled for the fortnightly garden waste collection, visit the SDC website and click on the Refuse collection option, or call the

Contact Centre on 01732 227000, or e-mail to [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)

If your tree's trunk is more than 90 mm (3.5" in diameter), it can be taken to KCC's Dunbrik Household Recycling site in Sundridge, or to its Pedham Place site at the Teardrop Centre, Farningham Hill, Swanley (8am to 4.30pm, seven days a week, but not Christmas Day, Boxing Day, or New Years Day) and placed in a garden waste container.

At the time of going to print the Christmas household waste collection dates had not been published, therefore please contact [as above] for more info.



*Celebrate your Christmas and New Year at your Sports Pavilion!*

*Good fun to be had by all!!!*



## **XMAS OPENING TIMES**

Christmas Eve—5pm-Midnight  
 Christmas Day—11am-2.30pm  
 Boxing Day—3pm-11pm  
 27th December—Noon-11pm  
 28th December—5pm-11pm  
 29th December—5pm-11.30pm  
 30th December—5pm-11.30pm  
 New Years Eve—Noon-4pm then 7pm-till late



The Pavilion ☆  
**CHRISTMAS FAYRE**  
 ☆  
 6th December  
 4pm - 7pm  
 Admission £2.00

Gifts  
 Beauty  
 Mulled wine  
 Mince pies

To book a stall please contact: 01474 874660 or email [pavilionmanager@nagval.com](mailto:pavilionmanager@nagval.com)

## The Pavilion New Ash Green

## New Year's Eve Family Party

DJ:  
 Perfect  
 Balance  
 Disco

Buffet

7.00pm

**Tickets on sale NOW**

Tickets £5 Adults Children FREE  
 Available from the bar @ The Pavilion

Tel. 01474 874660 [www.facebook.com/thepavilionnewashgreen](http://www.facebook.com/thepavilionnewashgreen)





## Statutory Off-Road Notifications (SORNs)

All common land in New Ash Green is known as amenity land and is owned by the Village Association (VA). Areas within neighbourhoods (such as car parking bays/driveways etc.) are also amenity areas and are owned by the VA but are the responsibility of the relevant Residents Society with the exception of Redhill Wood and The Mead (most of which have private driveways/areas).

As stated in our byelaws:-

*No person shall cause or permit any motor vehicle owned or kept by him or in his charge to enter or remain on any part of the amenity land unless it complies in all respects with all legislation for the time being in force relating to the use of motor vehicles on the public highway, including in particular (but not*

*exclusively) the requirements that (i) there is in force in relation to the vehicle a policy of insurance satisfying the requirements of Section 143 of the Road Traffic Act 1988; (ii) the vehicle complies with all regulations made pursuant to section 41 of the Road Traffic Act 1988 relating to the construction and use of vehicles and equipment; (iii) there is fixed to and exhibited on the vehicle a current vehicle excise licence as prescribed by section 1 of the Vehicles (Excise) Act 1971.*

- **The VA cannot consent to the keeping of a vehicle with a SORN on amenity land.**
- **SORNs should not be applied to your vehicle unless you are keeping it in a private garage at all time (with the exception**

**of Redhill Wood or The Mead).**

- **Vehicles should comply with all current legislation for use on the road, so they should be taxed, insured and have an MOT (as necessary).**

The VA/Residents Society has the right to have a vehicle removed from amenity land if it does not comply with the above.

The Government has now introduced a new website whereby you can check whether vehicles are taxed and have a current MOT this can be found at [www.gov.uk/check-vehicle-tax](http://www.gov.uk/check-vehicle-tax), there is also an online link to report vehicles that are untaxed. Please note that since 1<sup>st</sup> October 2014 there is no longer a requirement to display a tax disc on a vehicle.



*The VA cannot consent to the keeping of a vehicle with a SORN on amenity land.*

*....The VA/RS has the right to have a vehicle removed from amenity land....*

## 'A Village on the Hill' Community Event – Saturday 5th September 2015

This year, the village centre played host to the first of a new annual event showcasing community life in New Ash Green. More than thirty local clubs and organisations took

part, with an array of stalls and activities displayed throughout the centre. There was archery on the Minnis, live music throughout the afternoon, and dancing in the village hall.

Hill' which was filmed in 1986 by Lambardes resident Ted Davis. Ted was present in the audience and gave a superb introductory talk about the making of the film.



*From left to right: Chris Watson & Gill Bacon (Act One)*

In the evening the Film Club had its best ever attendance for 'The Second Best Exotic Mari-gold Hotel', preceded by a showing of the New Ash Green promotional video 'A Village on the

Feedback from the day shows that not only was it a great awareness-raiser for what's on offer in the village but it also led to an increase in membership for many of the clubs involved, so more people are now benefiting from the wealth of activities that underpin community life.

If you missed out on the day and would like to know more about New Ash Green's clubs and societies, pop into the VA Office and pick up the latest list. Who knows, there might be the very thing you've been looking for!



*Woodlands Group Craft Stall*

# Covenants and Byelaws

The following covenants and byelaws apply to the majority of properties in New Ash Green and to land owned by the Village Association but there are minor variations in some residential neighbourhoods so you should check the deeds of your property for the definitive version.



When houses change hands, the solicitors and the purchaser are careful to read, mark and inwardly digest the contracts before they are duly signed, sealed and delivered. By moving day, it is likely that more importance is accorded to finding the teapot than finding out the implications of the small print in the contract.

For those of you who have recently moved to New Ash Green or who have moved to a new house in the village, we wish you every happiness in your new home and hope that you will be pleased with the services which are provided for your benefit.

For all villagers, the New Ash Green Village Association Limited has a duty to draw attention from time to time the covenants and byelaws with which property owners have agreed to comply on behalf of themselves, their families, their guests, their tenants and their trades-people.

They make slightly heavy reading but their aim is to ensure that the quality of life for all villagers is not sacrificed due to thoughtless conduct on the part of the minority.

## PERSONAL COVENANTS

1. To pay the Association the annual contribution due from the purchaser in respect of the property within the village.
2. To pay the Society the annual subscription due from a member.
3. To keep the premises in good structural repair (including the garden walls and fences shown on the plan marked 'A' with a 'T' on the inside of the boundary).
4. To keep all decorative finishes on the external elevation of the house on the premises and any garage on the estate owned by the purchaser in good order and in particular to renew the paintwork not less than once every four years using colours and materials approved by the Association.
5. To keep all windows on the premises regularly cleaned.
6. To keep the doors of any garage on the estate used by the purchaser closed except when open for reasons of access.

7. To permit the Society to have reasonable access to the premises and to any such garage as aforesaid to enable it to perform any works undertaken in the Covenants set out in Clause 4.

8. To require that any tenant or other occupier who proposes to take possession of the premises enters into direct covenants with the Association and with the Society to guarantee performance and observance of the Covenants set out in Clause 5 during the period of possession by the occupier.

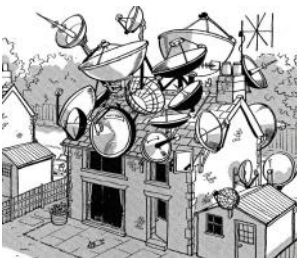
9. To require that any transferee of the premises enters into direct Covenants with the Association and with the Society to be bound by the Covenants set out in Clause 5 as if the transferee were the purchaser named in this transfer.

10. To remain bound the Covenants set out in Clause 5 until the direct Covenants specified in the preceding paragraph have been entered into by a transferee of the premises.

## RESTRICTIVE COVENANTS

1. No part of the premises except the garage shall be let separately from the whole or use otherwise than for the purposes of a private dwelling.
2. No sign or advertisement shall be displayed on the premises so as to be visible from outside the premises except that a nameplate not exceeding 4 square inches in size may be displayed at an entrance.
3. No alteration shall be made to the external appearance of the house on the premises (including the colouring scheme) except with the prior written consent of the Association.
4. No alteration shall be made to the garden walls or fences on the premises except with the prior written consent of the Association.
5. No building or other structure shall be erected in the cartilage of the premises except with the prior written consent of the Association.
6. No exterior aerial shall be erected on the premises and no person shall be permitted to interfere with any television Rediffusion equipment on the premises.

*Just a gentle reminder!*



7. No car, caravan or similar vehicle shall be parked in the cartilage of the premises otherwise than inside a garage or (in the case of a private car not standing higher at any point than 5 feet 6 inches above the ground and not bearing any sign or advertisement) on a driveway leading to a garage.

8. Nothing shall be done or omitted to be done on the premises that may interfere with the amenity of other property owners or occupiers on the estate.

**BYELAWS**

The exercise of rights of way over Village grounds is subject to the observance of the following byelaws:

- 1. No tree or other plant shall be cut, pulled up or planted.
- 2. No litter shall be deposited otherwise than in a litter bin.
- 3. No radio or other electrical reproducer shall be played except as may be authorised by the Village Association on special occasions.
- 4. No vehicle shall be used in such a manner as to create an unreasonable degree of noise.
- 5. No bicycle or powered vehicle shall be ridden or driven otherwise than on a vehicular carriageway PROVIDED THAT this byelaw shall not apply to a bicycle ridden outside a residential estate and not on a footpath or foot-way.
- 6. No vehicle shall be parked on a residential estate otherwise than in a car park.
- 7. No car caravan or other vehicle standing higher at any point than five feet six inches above ground or bearing any sign or advertisement shall be parked on a residential estate except for the purposes of loading or unloading.
- 8. No obstruction shall be caused on roadways or elsewhere.
- 9. No person shall enter any area reserved by the Village Association for a special use without complying with all conditions that may be imposed by the Association from time to time regulating entry and conduct within that area.

10. Nothing shall be done or omitted to be done that may interfere with the enjoyment of amenity by other persons within the Village.

11. No horse shall be ridden or led otherwise than on a vehicular carriageway or on land designated as a permitted ride by the Village Association. For the avoidance of doubt a permitted ride shall be defined in writing by the Association and its use shall be subject to the observance of special conditions as shall from time to time be laid down by the Association.

12. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any part of the amenity land unless the dog be and remain under proper control and be effectively restrained from causing annoyance to any person.

13. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any sports field or childrens playground on amenity land.

14. Every person (other than a registered blind person) who owns or keeps or is in charge of a dog which is on any part of amenity land shall immediately remove the amenity land any faeces deposited by the dog.

15. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to enter or remain on any part of the amenity land unless it complies in all respects with all legislation for the time being in force relation to the use of motor vehicles on the public highway, including in particular (but not exclusively) the requirements that (i) there is in force in relation to the vehicle a policy of insurance satisfying the requirements of Section 143 of the Road Traffic Act 1988 (ii) the vehicle complies with all regulations made pursuant to Section 41 of the Road Traffic Act relating to the construction and use of vehicles and equipment (iii) there is fixed to and exhibited on the vehicle a current vehicle excise licence as prescribed by section 1 of the Vehicles (Excise) Act 1971.

16. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to remain on any part of the amenity land for any purpose other than (i) access; (ii) the use of amenity land for the purpose of recreation.



*All property owners sign an agreement when buying their homes to abide by the covenants and to pass on the obligation to anyone to whom they sell the property!*

**VILLAGE DAY 2015—NEWSLETTER CORRECTION**

It had come to the attention of the VA Office (after publication of the Summer newsletter), that the names supplied to us for the Village Day article, relating to the May Queen and King and attendants were incorrect and were from the previous year. We would like to apologise for any upset this may have caused. **Village Day 2015 was opened by the May King - Ben Slack; May Queen - Keira Johnson, with the attendants being Daisy Pinnock, Summer Henson, Josh Stanford and Dalton Newman.**



*Village Day was opened by:-  
Ben Slack, Keira Johnson,  
Daisy Pinnock, Summer Henson,  
Josh Stanford, Dalton Newman*



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Longfield  
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#### VA OFFICE OPENING HOURS

The VA Office is open to residents  
9.00am-4.00pm Monday to Thursdays –  
Closed to residents on Fridays  
The office is closed for all statutory holidays

If you would like to write an article for our next Newsletter, either as a member of a Club or Society or to write an article of local interest, please provide it to VA Office no later than **30th June 2016**.

## Christmas Sticky Toffee Pudding *by Chef Katherine at The Badger*

**110ml of rapeseed oil**  
**175g of light brown sugar**  
**4 eggs**  
**225g of self-raising flour**  
**1 tsp bicarbonate of soda**  
**275ml of water**  
**225g of chopped dates**  
**100g of chopped walnuts**  
**1 carrot, peeled and grated**  
**1 apple, peeled and grated**  
**4 tbsp brandy**  
**2 tbsp golden syrup**  
**2 x 395g tins sweetened condensed milk**

Preheat the oven to 160C. Line a 20cm loose bottom cake tin with greaseproof paper. Mix together the rapeseed oil and sugar, then slowly add 4 beaten eggs. Fold in the sieved

flour and set aside.

Place the chopped dates and water into a saucepan and bring to the boil. Boil for 5 minutes, remove from the heat and stir in the bicarbonate of soda. Mix well, allow to cool for 10 minutes and then pour onto the creamed pudding mixture.

Bring together to create a very runny batter. Mix in the walnuts, carrot, apple, golden syrup and brandy, then pour into the prepared cake tin and bake for 1 hour 15 minutes or until springy to touch.

Remove label from the unopened tins of condensed milk. Fill a deep saucepan with water and bring to the boil. Carefully place the condensed milk in the saucepan, making sure there is enough water to completely cover the can at all times, topping up water frequently

throughout the cooking process. Simmer, uncovered for 3 hours.

Carefully remove the can from the boiling water, open and pour over the cooked sticky toffee pudding. Serve with vanilla ice cream and a poached pear.



### VILLAGE WALKS 2016

Your 'cut out and keep' guide

Each of our seasonal walks lasts around two hours. Dates for 2016 are as follows:

**Sunday 7th Feb - 'Beating the Bounds of New Ash Green'**, meet 10.30am at the Royal Oak Pub on Chapel Wood Road.

**Sunday 1st May - 'Spring Bluebell Walk'**, meet 10.30am in the Orchard.

**Sunday 7th August - 'Summer Walk'**, featuring meadows, hedgerows, Northfield and Chapel Wood, meet 10.30am in the Orchard, finishes at the Royal Oak Pub.

**Sunday 6th November - 'Autumn Walk'**, featuring valley vistas and Village views, meet 10.30am in the Orchard.

For more information on these and other walks, visit [www.nagwoodlands.btck.co.uk](http://www.nagwoodlands.btck.co.uk), or you can email on [ashtreewardens@btinternet.com](mailto:ashtreewardens@btinternet.com) or telephone Carole or Martin on 01474 874976.

Following the success of our second annual arts exhibition in November, we would now like to welcome new members and visitors to join us.

We meet on the first Sunday of every month at the VA Meeting Room, Centre Road, 2-4pm.

Open to everyone with an interest in the visual arts. varied programme of talks, discussions and practical work.

**Entry: Visitors £4**  
**Members £2 (£12 p.a. membership)**

For further information:-

**Email: [nagartscomm@gmail.com](mailto:nagartscomm@gmail.com)**  
**or call 01474 874273**

In addition, for the New Year Winter afternoons, we will be running a series of Art talks, the first of which will be on Thursday January 14th (2.30 to 4pm) entitled 'The other half selected women artists' for further details contact as before.

