

From: Emma Holman-West  
Sent: 21 November 2021 16:09  
Subject: Estate Update

Dear Anna and Will

Please find below and update from the Estate, please feel free to circulate as appropriate.

### **Lower Farmhouse**

Lower Farmhouse has become vacant after 12 years under the same tenancy. The property is currently undergoing a refurbishment. The house is not listed but obviously we will comply with building regulations, and an application has been submitted for internal works. There will be some structural changes to create a large open plan kitchen/diner and general refurbishment of bathrooms and full redecoration throughout. We will be submitting planning permission to recreate the backdoor entrance, in exactly the same location, that was removed and bricked up some years ago. We would be delighted to show you around once we have finished work, please contact me to arrange.

### **Church Cottage**

Due to the volume of work across Estate properties and the extent of the work at Church Cottage being much larger than ever anticipated, we have had no choice but to delay works to Church Cottage. This has been discussed and agreed in person with the tenant who is temporarily housed.

### **31 Preston on Stour**

Due to a failure to meet tenancy obligations and following works to reinstate the condition of the property, no 31 is now available on the rental market.

### **46-48 Preston on Stour**

A Public Consultation Meeting was held on 3rd November at the Village Hall to deliver the proposed alterations to 46-48 Preston on Stour, which was well attended. We have so far received feedback which is constructive and positive. The Parish Council have since requested a copy of the plans to discuss collectively and we hope to receive feedback before submission. Submission is due before the end of November. We are conscious that once the Planning Application has been made, the PC will make this a formal agenda point. We kindly ask the PC to notify us, the date of the proposed meeting, so we can arrange availability for attendance.

### **Forestry**

The Estate has recently created an avenue of trees in private Parkland known as Lodge Park. The original avenue of trees was lost during in wartime to create space for crops and has been reinstated with 21 trees on either side, to mark James West's forthcoming 21st birthday. The Oak trees were planted as saplings in 2012 in Bermondsey Wood and have been transferred and planted in Lodge Park with the aid of a tree spade.

Forwoods Consultancy have recently put together a 10 year plan and work has started in the woods to rid dangerous and diseased ash, thin and underplant. This is an attempt to preserve the landscape visually and protect

biodiversity and help to achieve our goals of carbon neutrality by 2050.

General Tree planting continues as part of our programme to increase tree canopies and we are due to plant 500 trees and 2000 hedging plants, in tree planting season Nov-Feb 2022.

A Planning Decision has been granted to reduce the large hawthorn to hedge height, and the self-seeded sycamores to be felled, located in the hedge adjacent to The Old Bakery. We aim to carry out this work on Wednesday 24th November. In order to do this a diversion will be set up to take vehicles past 45 Preston on Stour/The Old Forge and residents will be notified in advance. It is likely to take half a day to complete the works.

We have received consent from Natural England to carry out essential health and safety work to trees in a SSSI AT Atherstone on Stour.

## **Alscot Community Calendars 2022**

Members of the local Alscot community have captured and shared some amazing photographs over the last year or so, on the Alscot Community Facebook Page.

We felt that the images, all taken by amateur photographers, depicting life on the Estate, deserved to be shared further, and so, with that in mind, we have created a calendar for the coming year as a platform to showcase a selection of these wonderful images, and at the same time, raise funds for our local church, the Church of St Mary, Preston on Stour.

All images were blind chosen and the calendar features photographs from 15 different members of the local community.

The Alscot Community Calendar 2022 is being produced by the Estate and all profit from the sales of the calendars will be donated to the Church of St Mary, Preston on Stour.

The calendars are available to buy at £10 each from the Estate Office, Village Shop and Monsoon Estates Coffee. The Church would very much welcome your support- they make wonderful Christmas gifts!

## **Biodiversity**

Our long-term project continues and management of the land is fast approaching year 3 and both ourselves and the ecologists are delighted with progress to date.

The first activity day is planned for Spring, where The Croft school will bring a small group of children to partake in observational studies. In addition there will be a primary school tree planting session in February and in May an early start for a Dawn Chorus Meeting. We would be more than happy for villagers to attend the Dawn Chorus Meeting and should register their interest with Helen at The Estate Office.

In March 2022 we will be hosting Parliamentary Ministers, who are following the first Biodiversity Net Gain Project of its kind, at Alscot.

## **Christmas**

In the interest of health and safety, we have taken the decision not to resume Estate Drinks again this year.

## **Ditching**

Ditching continues across the Estate and hopefully this will assist with

potential flooding.

Kind regards,

Emma