



Season's greetings from the Chair

As the 2025 year draws to an end, I'm minded that is now close to a year I've been involved with the ORRA Committee. Reflecting, it has been a privilege to have worked with likeminded and committed Committee colleagues all who give their time freely, while also, over this time, to have met many ORRA residents as this relates to Committee Constitution work.

In addition to overseeing ORRA Constitution work, the Committee has also been involved in informing a policy as this relates to 'Renewable Energy', mentioned in this Newsletter and also look to conclude a working solution with BT Openreach to bring 'Full Fibre' connectivity to the Ratton Estate. Once these discussions with BT Openreach are concluded, the Committee is looking to share both the proposed 'Full Fibre' Solution and the 'Renewables' policy with ORRA Residents, the plan being to share both of these during the 1st quarter of 2026.

Closing, I wish you, your family and friends a peaceful and restful Christmas and New Year, and, should you be able to, I look forward to seeing you in Manor Way on New Year's Eve to ring in the New Year.

Clive Tomsett

Cold Callers

Earlier in the year the Committee put up new "No Cold Caller" signs at the entrance to our estate. Despite these clear signs, we are aware that some residents are still being approached at their doors. We understand how frustrating and intrusive this can be, and we want to ensure that everyone feels safe and comfortable in their own homes.

We kindly ask residents to politely but firmly avoid engaging with cold callers. A simple, calm statement such as "I do not engage with cold callers, thank you" is enough. Closing the door promptly and without further discussion is both appropriate and affective.

If you feel pressured, unsafe or believe a caller may be acting suspiciously, please report the incident to the ORRA Committee by emailing contact@orra.online or speaking to any of the Committee members. ORRA has already contacted some organisations to express concerns that the signs are being ignored.

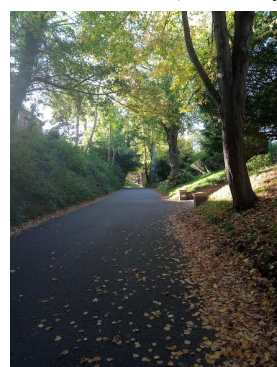
Thank you for your cooperation in helping to keep our community respectful, secure, and undisturbed.

Janet Olliff

Autumn Tree Update

The natural splendor of the Ratton Estate truly shines at this time of year. As many of our trees shed their leaves, the grounds are transformed with breathtaking autumnal colours. While it's tempting to grumble about leaves gathering on drives and gardens, surely such a magnificent spectacle makes it all worthwhile. The tree maintenance this autumn so far has been minimal apart from a routine inspection on a Beech in Ratton Drive to ensure safety from a small amount of decay, a broken bough on one of our precious black walnut trees at the top of Walnut Tree Walk and some work on a Beech in Ratton Drive again due to a little decay, as we all must appreciate the trees on the estate have been here sometime and we are bound to experience this kind of issues from time to time. Please let me know if you see any tree damage due to high winds and we will endeavour to clear branches and rectify any work required to the trees.

Jan Creasy (07801857002)



Full Fibre Update

Dear Residents, Committee members met with Openreach on the 15th of October for a site visit, with Clive Tomsett taking over as the new ORRA Lead. The meeting was productive and we are in the process of finalising a proposal by Openreach to bring Full Fibre to the estate. We will continue to keep residents informed of new developments.

Please direct any queries regarding Full Fibre to our new email address fibre@orra.online

The ORRA Committee





Renewable Energy survey - findings from the 27% (40 of 149) of households responding

The first general comment to make is that survey responses were disappointingly lower than hoped for at only 27%. Possibly that reason why is because many households do not feel strongly one way or other about the local impact of Renewable Energy (RE) or the survey was considered too complicated or onerous to complete? Secondly, for those households that did participate, there was also a significant element of contradiction and inconsistency within responses to the 'Yes / No' answers themselves and in the 'Comments' boxes where, whatever 'Yes / No' selection had been made, an either 'qualified', more balanced, or even opposite, view was then expressed. These are the key headline results:

- 61% of respondents supported visible RE systems on exteriors of properties & gardens
- 59% indicated RE positioning should not be on front-facing roads
- 80% stated they were not in favour of properties having their appearance changed significantly and the character of the Estate should be maintained
- 70% agreed to non-front facing installations receiving consent (with 46% versus 39% saying that neighbour objections to non-front facing installations should be disregarded)

So are we any further forward?

The purpose of the survey was to obtain an informed widespread feel of what collectively households thought about providing agreement and consents for RE installations on the Estate, but the limited response represents more a sample view than anything that can be relied on as definitive. There is clearly now more general support for RE, but the clear caveat to that support is that ORRA's principal objective to maintain the character and appearance of the Estate must still be upheld. This mirrors the dilemma felt by the Committee and moving forward we will be mindful of 'balancing' these two aspects, as best we can, in producing any new 'guidelines' – so that is helpful.

Next steps

At this year's AGM the Committee envisaged a meeting being held in the autumn to present the RE survey findings and put forward potential changes to existing guidelines. As per the Chair's 'Seasons Greetings' article we expect this now to be in the first quarter of 2026.

Graham Carn

Wildlife

Reports of Hedgehog sightings have been minimal. A green woodpecker has been a regular visitor to The Grove. Sightings and noises from foxes are higher. Here is a polite reminder that the feeding of foxes and other wild animals is likely to encourage rats and herring gulls. So please avoid this.

Charles Hattersley



Ring in the New Year...

We will be gathering on the 31.12.2025 from 11:45pm in Manor Way outside number 6 where we will sound the bell at midnight to ring in 2026. Please feel free to bring a warm beverage and your best singing voices for a rendition of 'Auld Lang Syne'. We look forward to seeing you there.

The ORRA Committee



A polite reminder also that...

- The speed limit on the estate is **20mph**. Going above this is very dangerous for other drivers and pedestrians who share the roads.
- Any vehicles with advertising or company signs must **not** be parked on the roads over night or at weekends.
- Please be considerate of noise levels, a few comments have been made about dog barking late at night.
- If you are interested in helping or even joining the ORRA Committee please email contact@orra.online or speak to an existing Committee member.
- Please let carl.williams@orra.online know if you have any photos or exciting news you'd like to be added to the next newsletter.

Contact Information

General enquiries:

Website: <https://www.orra.online/contact-form/>

Email: contact@orra.online

Planning enquiries:

Website: <https://www.orra.online/planning-form/>

Email: planning@orra.online

Facebook: [ORRA Old Ratton Residents](#)

