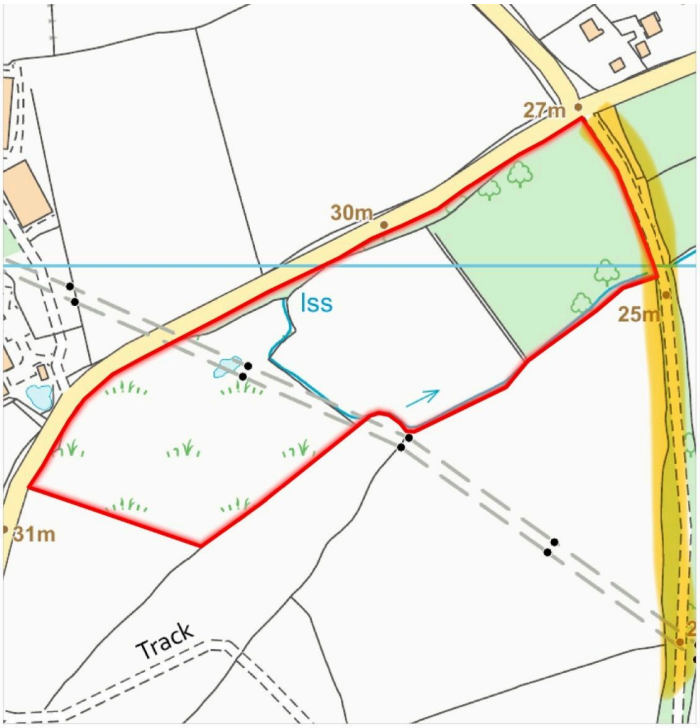
Accessibility of Badgers Hollow

Site Location and Boundaries:

Badgers Hollow is situated immediately south of Crays Lane, Goose Green, Thakeham. The ownership boundary of Badgers Hollow begins from the woods, which reaches up as far as Peacocks Lane on the Northern side of Crays Lane and is bordered by the By-Way as indicated in yellow on the map below. The other end of the ownership boundary stretches down Crays Lane to a point opposite the business Park at Crays Court.





Proximity to Local Villages:

Badgers Hollow is well positioned in relation to nearby villages:

- Less than 1 mile from Thakeham
- Just under 2 miles from Ashington and West Chiltington
- Approximately 2.5 miles from Storrington

Travel and Accessibility:

The site is highly accessible by car, being only 1.5 miles from the A24 and the wider road network. It is expected that most guests will travel to Badgers Hollow by car, and ample on-site parking is available for this purpose.

However, accessibility without a private vehicle is also viable. The nearest bus services operate as close as 1.5 miles from the site, to Ashington Village. Given the fully equipped nature of the accommodation, guests are unlikely to require extensive luggage, making onward travel by foot or a short taxi ride practical.

Purpose of This Report:

This report has been prepared to demonstrate the accessibility of Badgers Hollow for guests who choose not to use a private vehicle while on site.

We acknowledge the concerns raised in a previous local planning application regarding poor connectivity, lack of local services, and limited employment opportunities. However, it's essential to highlight that these concerns were directed at a **residential development**, which carries significantly different requirements from that of **short-term holiday accommodation**, such as what is proposed at Badgers Hollow.

Key Distinctions: Holiday Accommodation vs. Residential

1. **Connection to Local Services:**
    - Residential developments require regular and convenient access to services like schools, healthcare, employment hubs, and retail, which may be seen as lacking in this location.
    - In contrast, **holidaymakers have no such dependency**. Their needs are minimal, short-term, and often self-contained — particularly at Badgers Hollow, which is designed as a **self-catering, nature-based retreat**.
2. **Travel Patterns:**
    - Residential occupants rely on daily travel to and from work, school, and shops, often necessitating regular vehicle use.

    - Holiday guests at Badgers Hollow are **unlikely to follow these patterns**. The accommodation is positioned as a **destination in itself** — a place to slow down, connect with nature, and remain on-site for much of their stay.
3. **Access to Employment Opportunities:**
    - This is irrelevant for short-term visitors who are not seeking local employment.
4. **Evening Travel:**
    - A key difference is that **guests at Badgers Hollow will not have to leave the site in the evenings**. With fully equipped kitchens, locally sourced produce available on-site, and no large external lighting (in keeping with ecological goals), visitors are encouraged to stay put after dark — relaxing by a fire in summer or beside a log burner in winter.

Sustainable Travel and Community Integration

As an ecology-focused project, sustainability underpins everything we do. This includes encouraging low-impact travel and promoting the local economy in a way that aligns with our values.

On-Site Sustainability Measures

We are committed to reducing car usage during guests' stay through the following initiatives:

- **On-site experiences** such as ecological workshops, nature activities, food growing, and wellness areas to keep guests engaged without leaving.
- **Provision of bicycles**, including safety gear, for exploring the local countryside.
- **Safe storage for personal bikes**.
- **Walking and cycling route guides** included in all accommodation, highlighting local points of interest.
- **Pre-arrival coordination** to encourage guests to shop locally before arrival.
- **On-site local produce offering** — with pre-order options for items such as seasonal vegetables, kombucha, and other sustainable goods from nearby producers thereby supporting local business without the need for guests to leave.
- **Promotion of a slow, car-free lifestyle** as part of the core holiday ethos at Badgers Hollow.

Accessibility and Local Connectivity During Daylight Hours

Given the nature of short-term, self-catering holidays and the site's emphasis on nature connection, most off-site exploration will occur **on foot or by bicycle during daylight hours**.

Walking Access – Local Facilities Within 1 hour

Using the West Sussex County Council iMap (Appendix 1), it's clear that Badgers Hollow connects directly to an extensive network of **byways, bridleways, and public footpaths**. These allow for safe, **off-road walking** to surrounding villages and amenities.
Within a short walk:

- **The White Lion Pub, Thakeham** (Appendix B)
- **Community Shop & Café, Thakeham** (Appendix C)
- **Ashington village** – with shops, pharmacy, restaurants, and access to **bus routes (**Appendix D)
- **Oakwood Farm** in Thakeham for locally produced meat (Appendix E)
- **Elements of Yoga** sessions at Laybrook Farm (Appendix F)
- **Thai wellness spa** in Thakeham (Appendix G)
- **Thakeham Village hall** for sports, fitness and art and crafts activities (Appendix D)

Longer walks requiring a quiet road crossing (within a traffic calming zone) can connect to:

- **Storrington** - with its wide variety of shops, pubs , sports centre (Appendix H)
- **West Chiltington** - With its pub , tennis club, farm shop. (Appendix I)

Longer walks requiring a road crossing can connect to:

- **Knepp Estate** – with walking trails, wilding areas, and café/shop
- **Dial Post & Shipley** – both with welcoming pubs

Cycling Connectivity

While footpaths dominate the immediate vicinity, **cycling remains a viable and enjoyable option** for more active guests:

- Crays Lane, while lacking dedicated cycle lanes, is a quiet rural road commonly used by **walkers, cyclists, and horse riders**, with drivers exercising caution due to mixed usage.
- The **byway adjoining Badgers Hollow** (blue dotted line on WSCC iMap, Appendix A) connects to Ashington (Appendix J) and a wide network of routes.
- **Komoot**, a leading cycle route platform, features **30 rides** in the easy and intermediate categories starting from or passing by the site, including:
    - Storrington, West Chiltington, Dial Post, Knepp, Kinsbrook, Ashington, and even as far as Shoreham.
    - Featured destinations include The Jungle Tearooms (Ashington), Knepp Wilding Shop, Kinsbrook Vineyard, and more.

Public Transport Links

While not directly on a bus route, **nearby villages are well served**:

- **Ashington, Thakeham, West Chiltington, and Storrington** offer regular services to:
    - **Horsham**
    - **Worthing**
    - **Shoreham**
    - ...and other surrounding communities

From these towns, **direct rail links** to **London** and **Brighton** are available, further reducing the need for car usage.

Summary

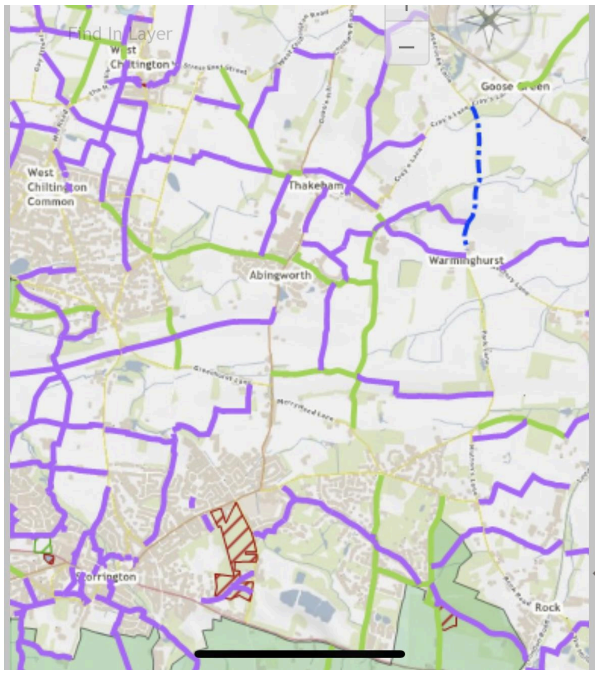
Badgers Hollow is not a residential development. It is a carefully designed, sustainability-led holiday retreat whose users:

- **Do not require daily access to services or employment**
- **Will predominantly remain on-site or explore locally during the day by foot or bike**
- **Are unlikely to use cars during their stay**, especially in the evening
- **Are actively encouraged to connect with the surrounding environment at a slower pace**

Concerns relevant to permanent housing — such as lack of proximity to schools, employment centres, or major transport infrastructure — **do not apply** in this context.

Instead, the proposal aligns with both the **emerging trends in low-impact tourism** and the **local authority's goals for sustainability, biodiversity, and reduced car dependency.**

Appendix A:
WSCC iMap





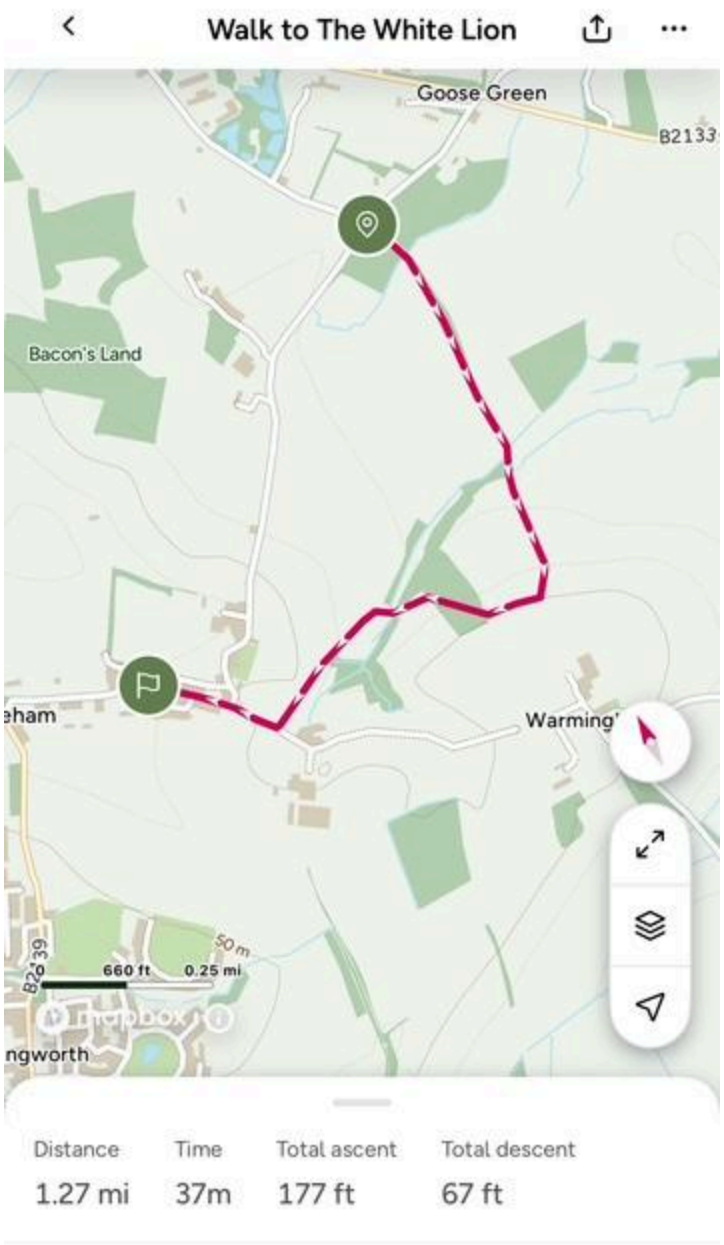
The blue dotted line on both maps starts at Crays Lane and runs alongside the woods at Badgers Hollow. Crays Lane has a grass verge suitable for walking although in practice the many walkers in the area use the road and move across to the verge as a car approaches. Guests at Badgers Hollow will have access to walking through the woodland and emerging directly on the By-Way that is indicated as the blue dotted line.



Images showing Crays Lane, good visibility, quiet, large grass verges. Entrance to Badgers Hollow in middle image.

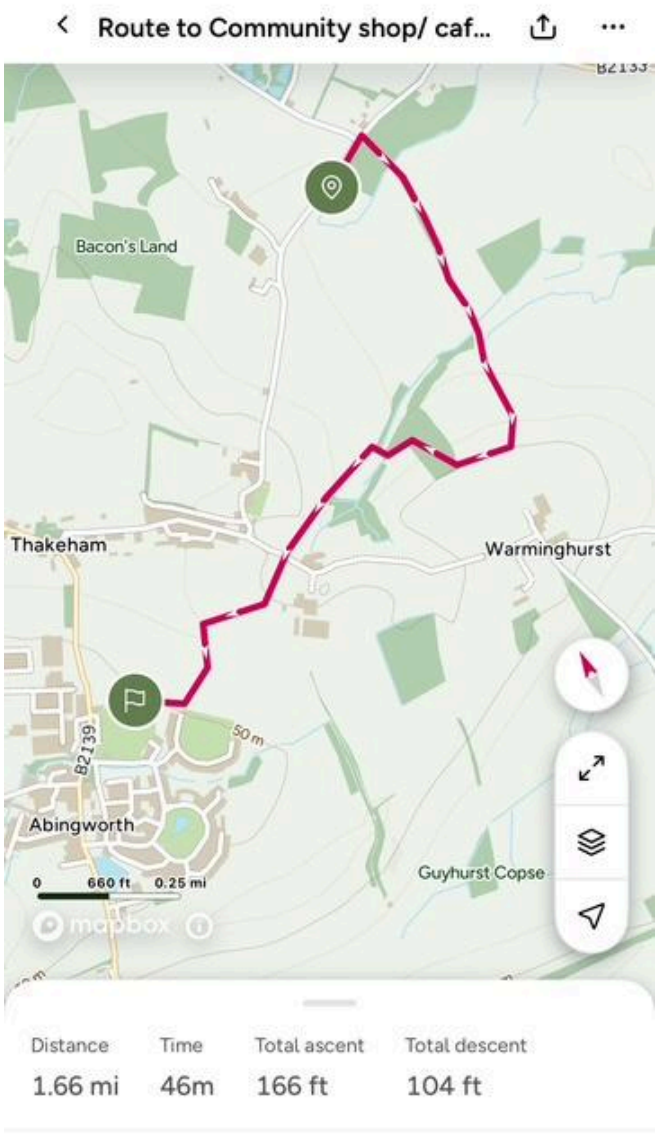
Appendix B:

The White Lion Pub, Thakeham



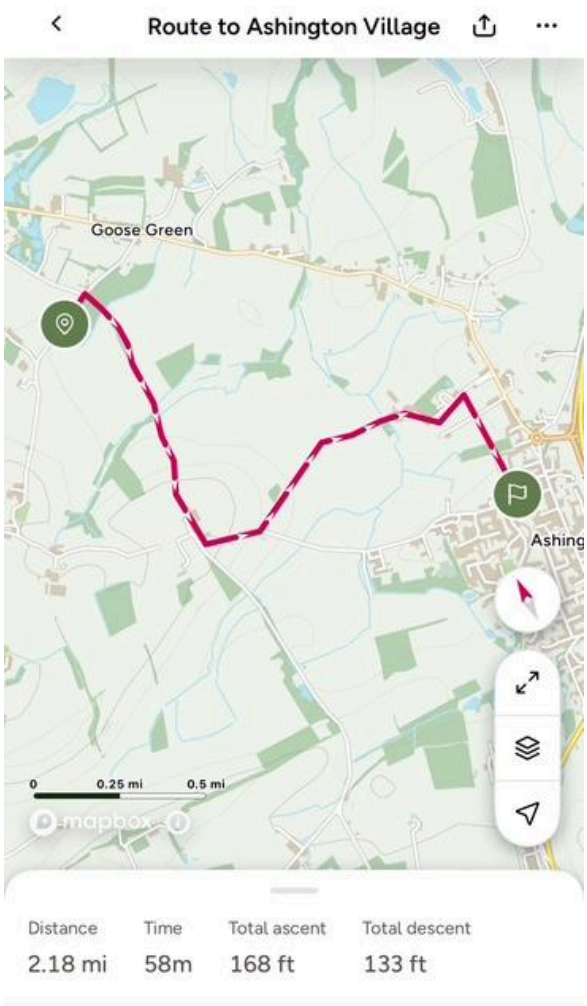
This short walk leaves Badgers Hollow, through the woodland to the By-way, following footpaths up to The Street, Thakeham.

Appendix C:
Community Shop / Cafe, Community Centre, Thakeham



The Route follows the same By-way footpaths from Badgers Hollow and continues on footpaths past Thakeham village to Abingworth. There are no roads or road crossings on this walk. The apparent crossing between Thakeham and Warminghurst is at this point a private driveway and walkers would cross behind gates and a cattle grid.

Appendix D:
Ashington Village





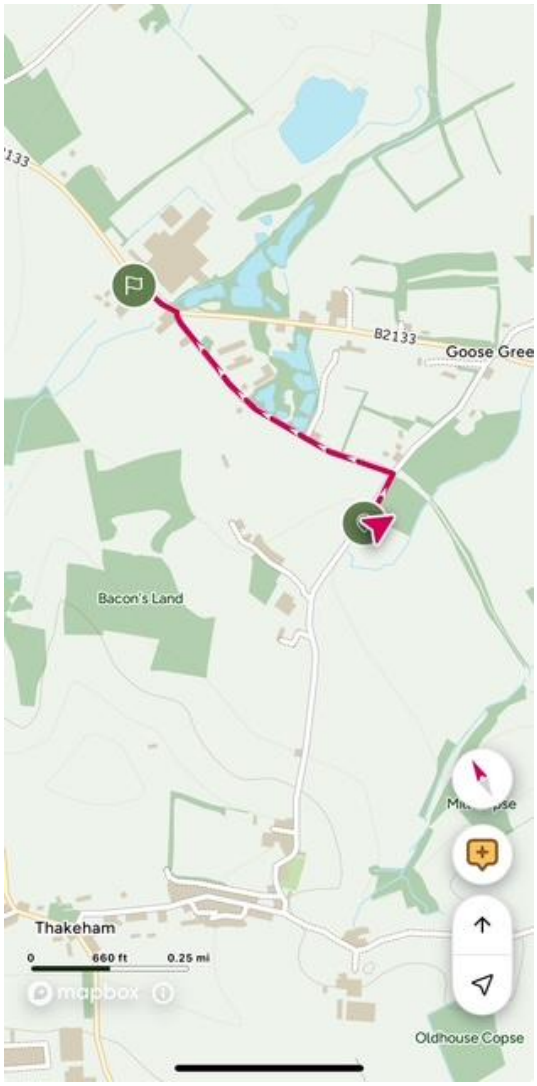
This walk starts from Badgers Hollow woods, up the By-way and past Warminghurst Church a short walk along the road (pictured), which is a very quiet lane providing access to a few houses and the Church, the walk continues following the footpaths right into Ashington Village where the walker would then be on pavements. This route would take you to all amenities in Ashington, including shops, restaurants, take away food and the bus stop to further destinations.

Appendix E:
Oakwood Farm



This 2.5 mile walk follows along from the off road walk to Thakeham community centre where there are footpaths and farm tracks that continue along to the access road for Oakwood Farm. There are no roads / road crossings on this walk.

Appendix F:
Elements of Yoga



This short 10 minute walk is along Peacocks Lane which is a very quiet rural lane with large verges and some houses. At the end of Peacocks Lane there is a grass verge past 1 house which then leads into the driveway of Laybrook Farm where the yoga is held.

Appendix G:
Thai wellness spa





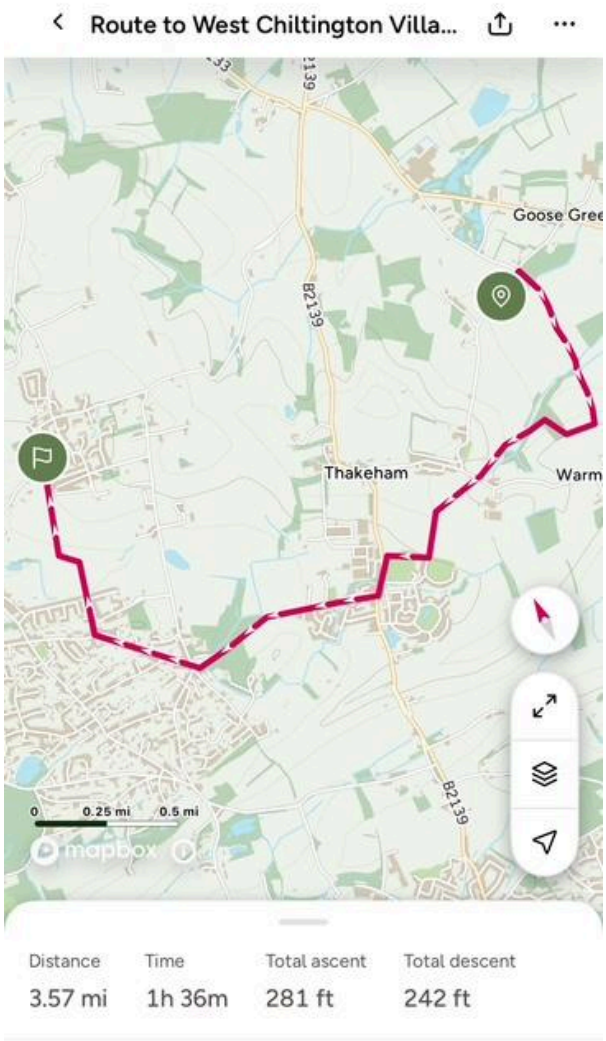
This is just past the Thakeham community shop / cafe. The single road crossing is at the traffic calming point where the speed limit is 30MPH (as shown in the photo).

Appendix H:
Storrington



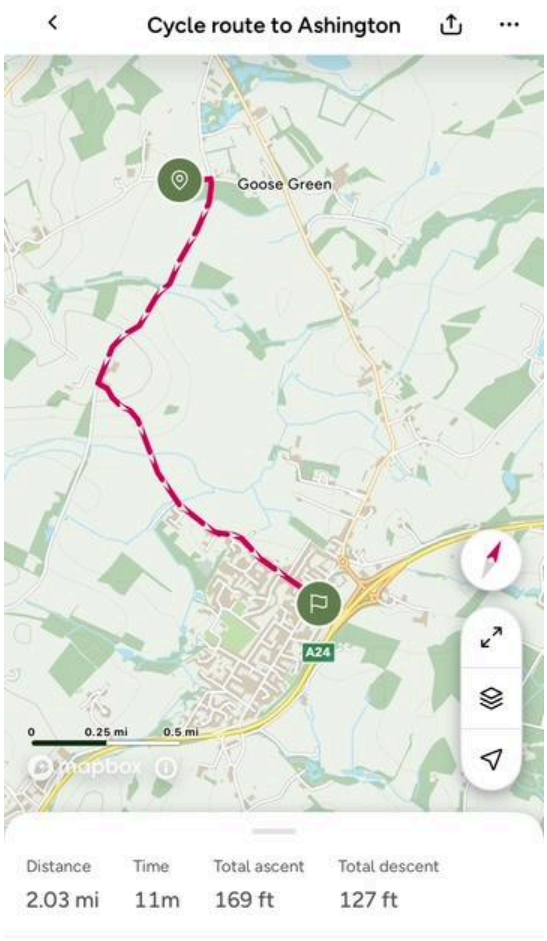
This longer walk, approximately 3.5 miles, takes you into the larger village of Storrington. From Thakeham community centre with the safe crossing point at traffic calming point where the speed limit is 30MPH (shown in Appendix G), continuing along footpaths crossing 1 more road until Storrington, where pavements are available.

Appendix I:
West Chiltington



Same start of route and same crossing point but leading to footpaths after the crossing to take the walker into the village of West Chiltington.

Appendix J:
Cycle route to Ashington



This short cycle route starts at the By-way and continues on rural country lanes into Ashington.