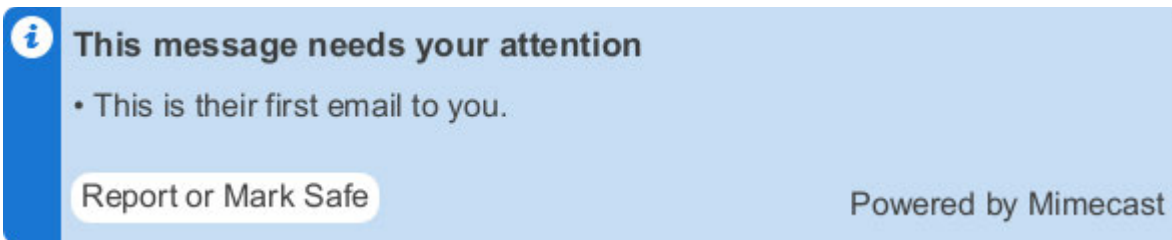

From: [REDACTED]
Sent: 01 September 2026 17:17
To: sam.whitehouse@horsham.gov.uk horsham district council; Planning
Cc: [REDACTED]
Subject: Planning Application DC/26/0266L Chesswoods, Thakeham
Attachments: Bellway/Chesswood Access; 20250902_West Sussex P019 IRQ (hereinafter called _the Council_.pdf; [REDACTED] Land opposite Chesswoods, Thakeham

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Comments Received



Dear Mr Whitehouse

We understand you are the Case Officer for this application where we need to submit a holding objection until we can resolve the issue set out below

We have tried to engage with Bellway relating to the potential conflict between the proposed access to the new Chesswoods development and our existing access opposite, with only limited response. We must ask that you consider this issue and ensure there is a sensible Highway solution that incorporates our access before granting consent to Bellway.

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 01 September 2026 17:01
To: [REDACTED]
Cc: sam.whitehouse@horsham.gov.uk horsham district council
Subject: [REDACTED] Land opposite Chesswoods, Thakeham

Dear [REDACTED]

Further to my email 1st September I notice that in the Ardent Report February 2026 there is a para

‘Public Highway Boundary February 2026 2.13. Details of the highway boundary information in the vicinity of the site has been obtained from WSCC, and is contained at Appendix E. The information

suggests that there are no 3rd party land constraints that could impede access from Storrington Road in the location proposed (further detail of which is provide in Section 3.0).'

I am not sure this is correct especially as the Highway Authority were fully cognisant of our access to the east of the road

It might be appropriate to make the planning authority aware of this apparent oversight before they consider the Bellway application

[REDACTED]

From: [REDACTED]
Sent: 01 September 2026 16:22
To: [REDACTED]
Subject: [REDACTED] Land opposite Chesswoods, Thakeham

Thank you for contacting West Sussex County Council Highways.

We aim to respond to your e-mail within 20 working days.

For anything you deemed to be an emergency (risk to life), please call us on 01243 642105

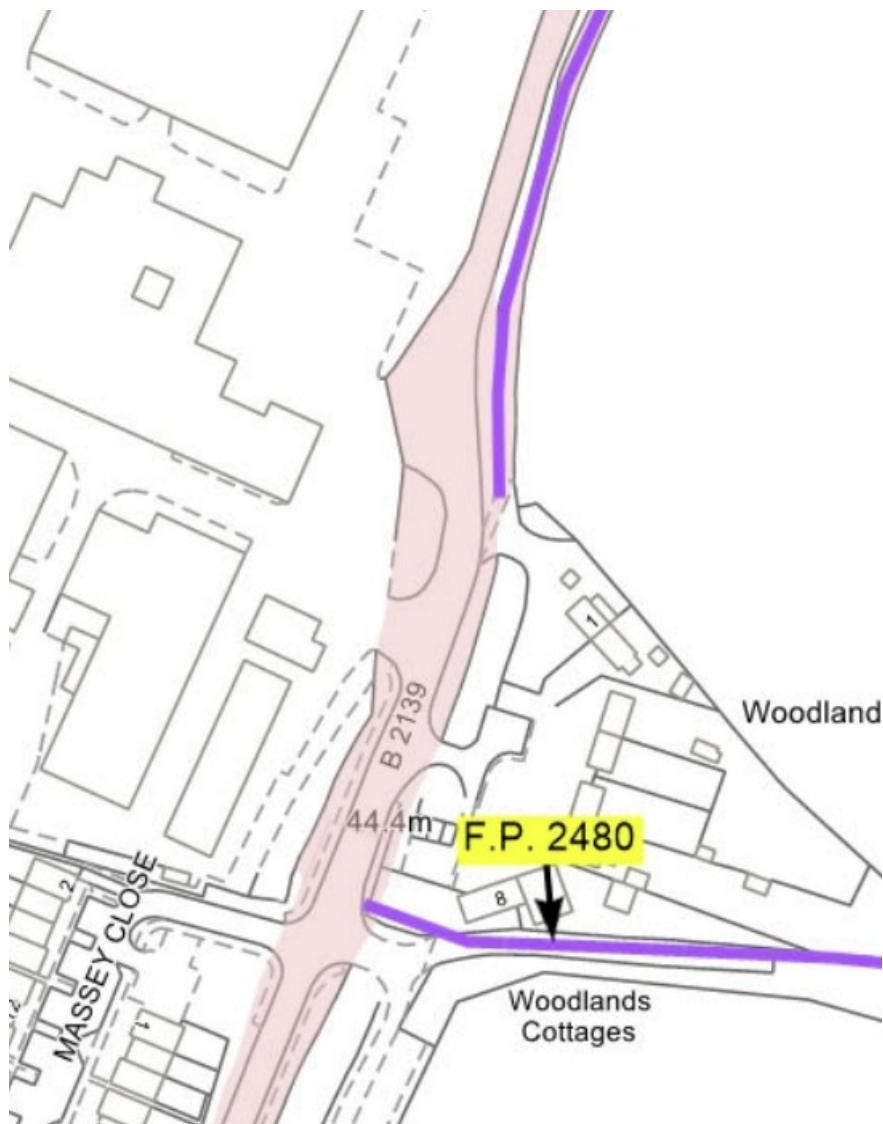
You may find the answer to your question on our website
<https://www.westsussex.gov.uk/roads-and-travel/>

LEGAL DISCLAIMER

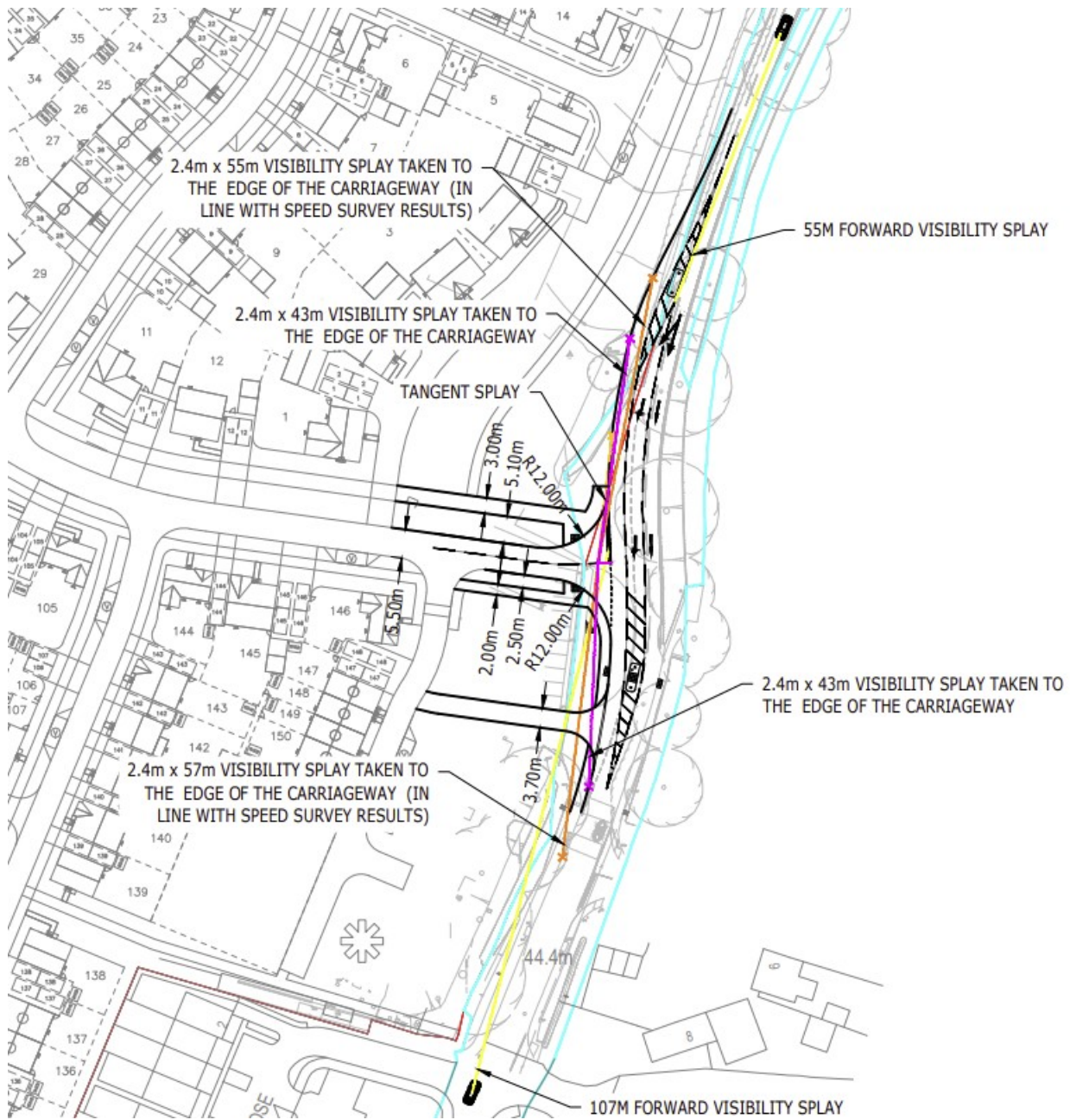
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

From: [REDACTED]
Sent: 12 June 2026 18:48
To: [REDACTED]
Subject: Bellway/Chesswood Access

We have looked at the Bellway document that shows the highway boundary plan. There seems to be a very thin strip that is not coloured pink next to the line of the footpath and not sure if this is an error or anomaly?



Here is their access plan where Bellway have shown splays of 55m to the north and 57m to the south based on speed survey results



From: [REDACTED]
Sent: 01 September 2026 16:21
To: [REDACTED]
Cc: [REDACTED]
Subject: Land opposite Chesswoods, Thakeham
Attachments: Bellway/Chesswood Access; 20250902_West Sussex P019 IRQ (hereinafter called _the Council_).pdf

Dear [REDACTED]

We have a Dairy farm at Thakeham and own and farm fields opposite Chesswoods Nurseries. Thakeham Village Street and Crays Lane are becoming narrower and narrower with overgrown vegetation making access to our farm more and more difficult

We have an historic access to our farm directly opposite Chesswoods entrance

We have not felt comfortable using this access recently as the sightlines from the north have been reduced by encroaching vegetation

To compound the problem, we believe Bellway are planning an entrance into their new development with turning lanes immediately opposite our entrance which is not normally permitted in Highway terms

We have correspondence with your predecessors [REDACTED] from 1941 onwards , often reminding us of our obligation to cut back the vegetation on what was then referred to as Thakeham Hollow Road .

I attach above our agreement with WSCC to take over the responsibility for the vegetation to the north of the entrance. Can the Highway Department please cut back the vegetation north of the area as a matter of urgency?

I also attach above a plan of the road proposals I have been shown

Do I need to object to the Bellway proposals? If so, will you please take this letter as an objection

I understand that the Bellway scheme is being considered by the HDC planning committee this month and it is important that they know there is a potential access conflict . We have tried to engage with Bellway on the issue with limited success

I look forward to hearing from you

[REDACTED]

THIS PUBLIC PATH CREATION AGREEMENT is made this 25th day of November

2004 BETWEEN THE COUNTY COUNCIL OF WEST SUSSEX of County Hall Chichester
West Sussex PO19 1RQ (hereinafter called "the Council") and TIMOTHY JOHN BINNINGTON
and JOANNA JANE BINNINGTON of Thakeham Place Farm Thakeham Nr Pulborough West
Sussex RH20 3EP (hereinafter called "the Owners")

In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:-

"the Plan" is the plan annexed hereto and numbered 00895/1

"the Act" is the Highways Act 1980

"the Existing Path" is public footpath 2479

"the Land" and "the New Path" are shown for the purpose of identification only on the Plan by a green line running between points A and B on the Plan immediately to the east and parallel to a length of the Existing Path

WHEREAS

- (1) The Owners are seized in fee simple absolute in possession free from encumbrances of the Land
- (2) The Owners intend to dedicate a public right of way as a footpath over the Land
- (3) The Council has consulted Horsham District Council as required by Section 25(3) of the Act
- (4) The Council has had regard to the needs of agriculture and forestry as required by Section 29 of the Act

NOW IT IS HEREBY AGREED AS FOLLOWS

1. This Agreement is made in pursuance of Section 25 of the Act
2. The Owners hereby dedicate the New Path for use by the public for the purpose of a footpath to the intent that the New Path shall be enjoyed as a footpath
3. The New Path shall have a width of 2 metres

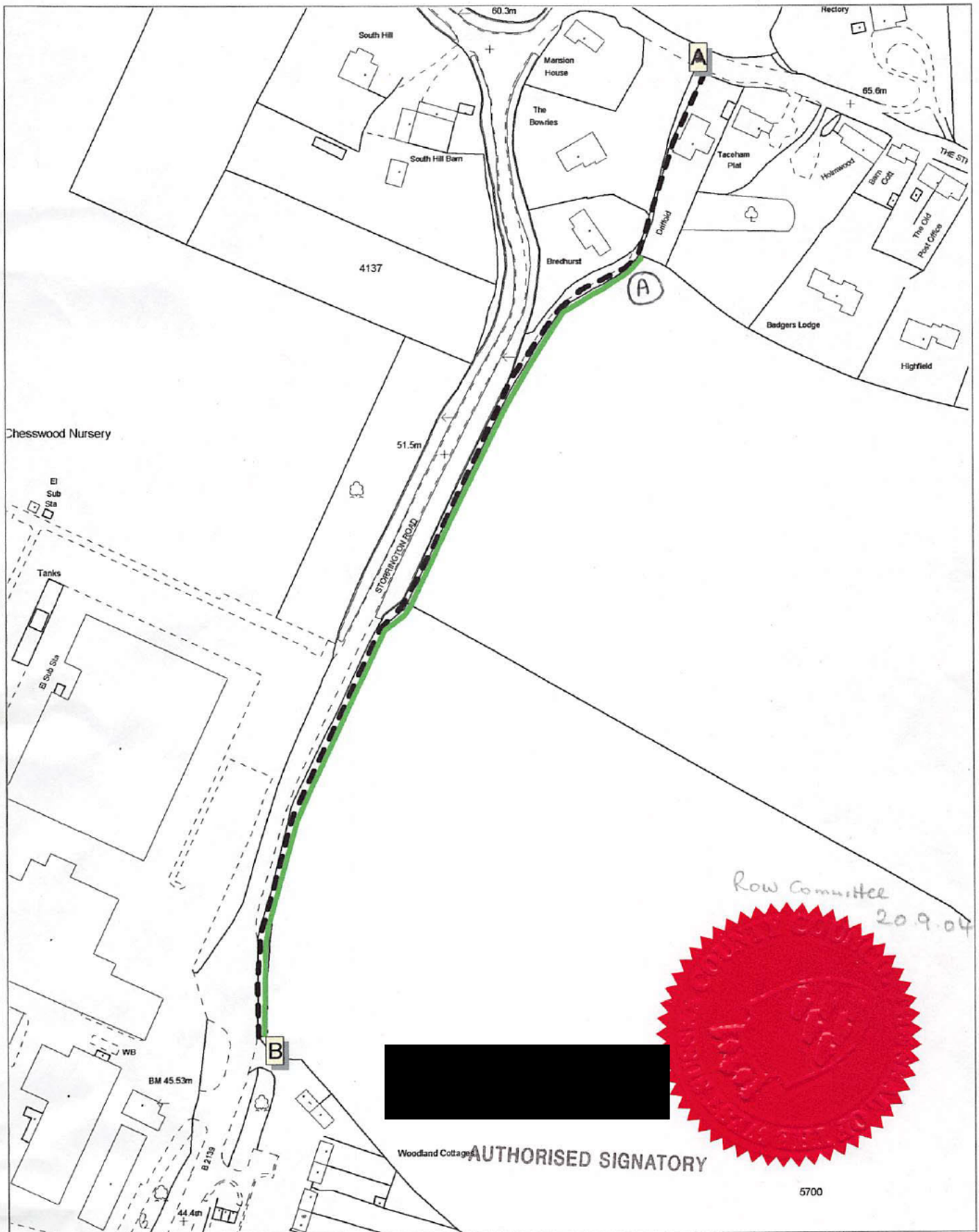
4. The New Path and the Existing Path shall have a combined total width of 3 metres
5. The dedication herewith is subject to
- (i) the Council providing and maintaining in the future a fence line along the western side of the Existing Path
 - (ii) the Council maintaining in the future the trees contained within the embankment between Storrington Road (B2139) and the Existing Path
 - (iii) the Council providing and maintaining a constructed 1.8 metre wide constructed surface of bound materials within the width of the New Path and the Existing Path
 - (iv) the Council providing a new fence and possibly a hedgerow along the eastern side of the New Path and the Council maintaining in the future the western face of the eastern hedgerow if any adjacent to the New Path and the Owners maintaining in the future the new fence and the eastern face of the eastern hedgerow if any along the eastern side of the New Path
6. The Owners shall if called upon by the Council but at the sole expense of the Council prove their title (as stated in this Agreement) to the New Path
7. The provisions of this Agreement other than this Clause shall have no effect until it is dated
8. The expressions "the Council" and "the Owners" shall include their respective successors in title and assign.



THE COMMON SEAL of WEST SUSSEX
COUNTY COUNCIL was hereunto affixed in
the presence of:



Authorised Signatory



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Existing Footpath ---
Additional Land to be Dedicated ———

Thakeham. PROW - 2479
Drwg No. 00895/1

1:2000



THAKEHAM FARMS

Thakeham Place Farm, Thakeham, Nr Pulborough, West Sussex RH20 3EP

VAT No. 322 0637 00

18th November 2004

tim/thakehamfarms/bridleway&footpath

Team Leader, Rights of Way Section
West Sussex County Council
County Secretary Department
County Hall
West Street
Chichester PO19 1RQ

Dear [REDACTED]

Thakeham: Footpath 2479 – Safer Routes to School Project

This letter and attached plan is to be attached to the Public Path Creation Agreement relating to Footpath 2479 between the County Council and the Binningtons.

At or around the Area marked as Point B on drawing 00895/1 there is an existing access between the highway and the field OS5700 (now OS5407). This access is covered in extensive correspondence with the Highway Authority and more recently referred to in the letter of the 8th July 2004 to Michele Hulme and in the letter/email of the 14th September to Chris Meeus.

It has been agreed that at that access from the Highway to OS5407 there will not be a continuous fence but an Australian or Canadian gate will be incorporated as part of the proposed new works and that there will be no legal or physical impediment to the access to the field from the Highway where it crosses both the existing Footpath and the proposed additional Footpath area.

This letter has been initialled as an addendum to the Public Path Creation Agreement by:

[REDACTED]

[REDACTED]

SIGNED BY THE SAID

TMOTHY JOHN BINNINGTON

in the presence of:

18 Craven Gardens
Wimbledon
SW19 8UW

SIGNED BY THE SAID

JOANNA JANE BINNINGTON

In the presence of:

18 Craven Gardens
Wimbledon
SW19 8UW.

DATE 25th November

2004

THE COUNTY COUNCIL OF
WEST SUSSEX

- and -

TIMOTHY JOHN
BINNINGTON
And
JOANNA JANE
BINNINGTON

AGREEMENT

under Section 25 of the Highways Act 1980
in connection with the land shown for
identification purposes by a green line
on the plan annexed hereto between the
points A and B to increase by 2 metres
the width of a length of the existing
footpath □ 2479 at Thakeham