

Sarah Valentine

From: [REDACTED]
Sent: 11 January 2026 21:45
To: planninginfo
Subject: DM/22/1774 Attn Sarah Valentine

Dear Sarah,
Thanks for your information.
I attach my address and email as requested. Hope all correct, if any problems please let me know.

[REDACTED]
3, Pondfield Cottages
Wakehurst Place
Selsfield Road
Ardingly
West Sussex
RH17 6TN

Reference: Notification of Planning Application DM/22/1774
Reference: Notification of Planning Application DM/25/2774
Location: Havelock Farm, Wakehurst Place, Selsfield Road, Ardingly. RH17 6TN

Comments:

The request for changes to the planning consent DM/22/1774 do not take into account the full ownership position of the entry track to Pondfield Cottages and Havelock Farm but indicates that the original design did not follow Kew Wakehurst (RGBK) ownership boundary. The current amendment describes the changes as ‘ Minor Realignment of the approved access road’ In fact the changes are increasing access points to the long established track solely to Pondfield Cottages.

Comments from current amendment request: Described as ‘ Minor Realignment of the access road’

Part A

Section: Hard and soft landscaping

‘The proposed access road now follows a realigned curve at the northern boundary of the site in order to follow RGBK legal ownership boundary. Full details of the landscaping proposals submitted with this application are set out in detail in the Landscape Design Statement prepared by Lloybore’

Pondfield Cottages Comments

1. No details are provided of proof of ownership by RBGK.

2. Regarding our dedicated access route to our which is , and has been , for the sole use of our domestic vehicles , and has never been used by the farm. This is confirmed in the deeds of No.s 1 - 4 Pondfield Cottages and is also reflected in the title deeds of Havelock Farm.

Indeed, the owners of Pondfield have been, and are responsible for paying for upkeep of the part of the road solely to the cottages. See deed pictures highlighting responsibility up to the letters as per Title deeds(see attachment 2)

2i

There has never been any access to the farm and fields from the Pondfield access road the since cottages were sold. I have lived at No3 for over 30 years and for a substantial period of time assisted on the working farm. I can vouch for the fact that the farm did not use the access road created for Pondfield cottages to enter any area of the farm.

2ii

It is clearly indicated on Pondfield cottages and farm deeds that the access road is for domestic use and not for commercial, business or industrial vehicles. This is as intended approximately 50 years ago when the Title deeds were set up and remains to this day.

2iii

West Sussex planning are giving rights to RBGK to use the domestic access road designed for the use of the cottages despite resident challenge to the use of the track.

Part B

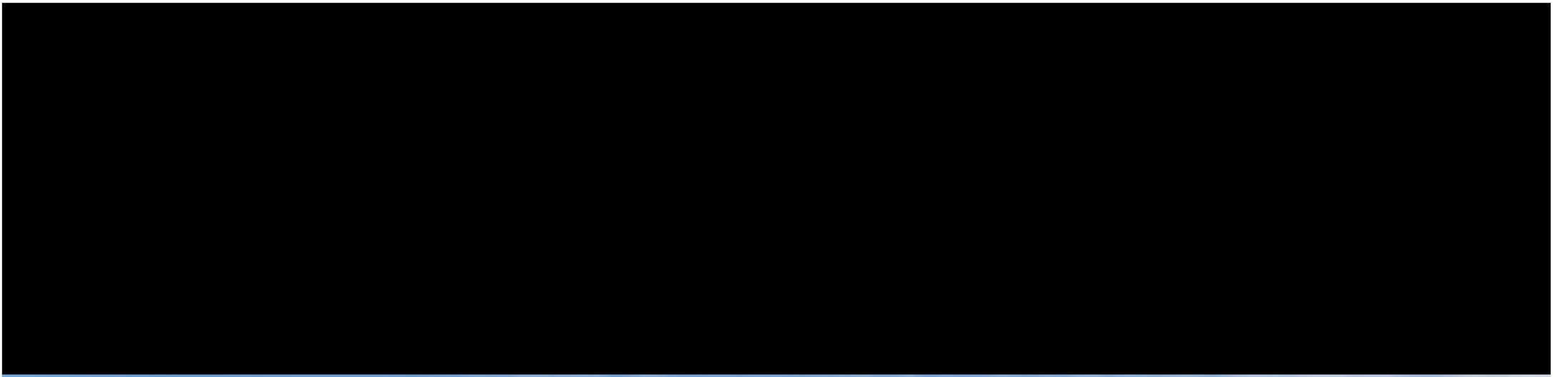
Full Inclusion of local residents:

As residents of Pondfield Cottages we have not been invited to any project meetings relating to the proposals that impact us for approximately 2 years.

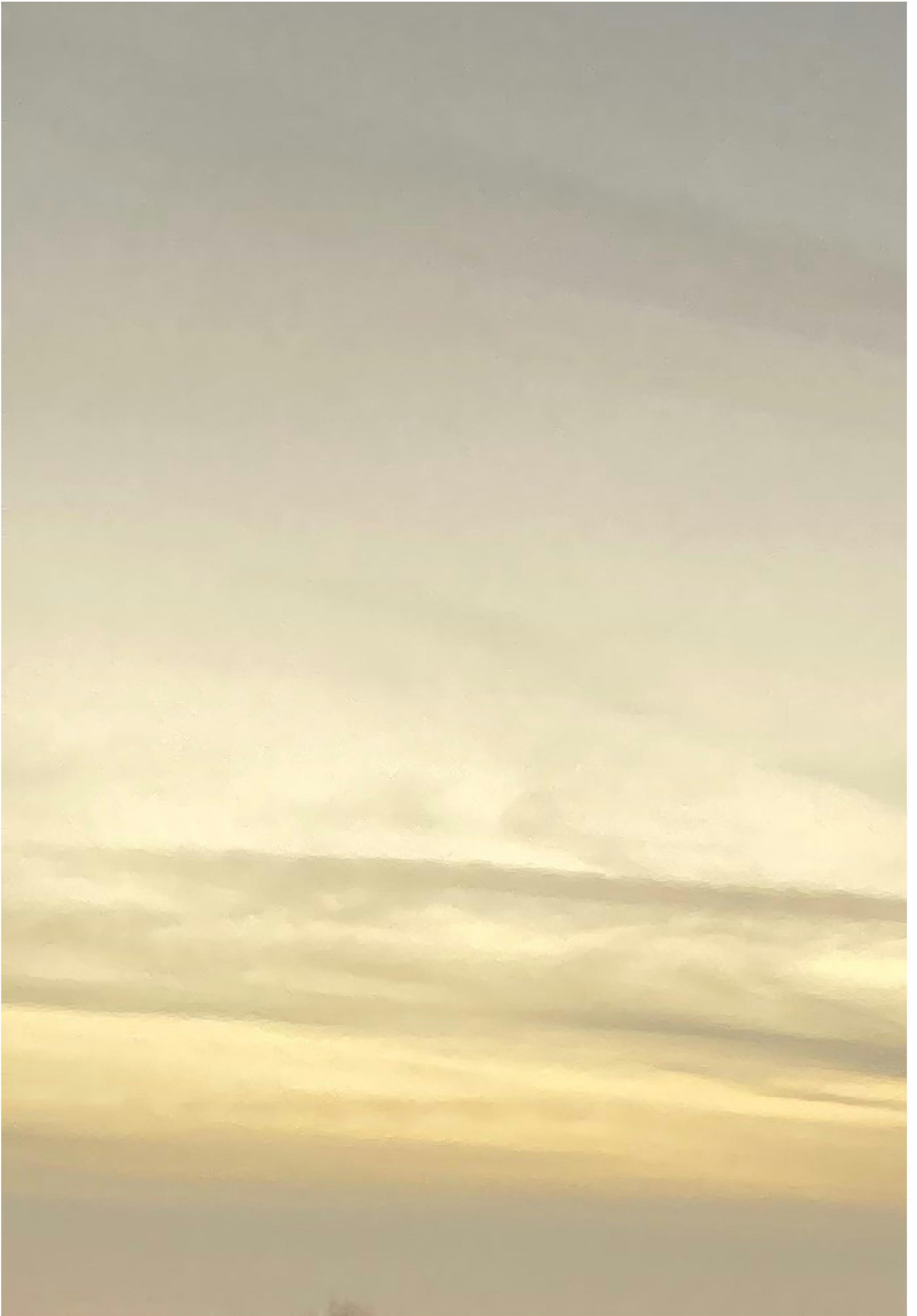
We can comment that one of the local residents was led to believe, that access to the new development would be accommodated using a new secondary road alongside our road within the established farm boundary and would not effect our road.

I believe the development could be achieved within the land owned and described in the Havelock farm title deeds without impacting the access track set up and legally protected for Pondfield Cottages.

Picture 1 below shows Havelock Farm / development access to the left and Pondfield cottages road to the right. Taken pre development



Picture 2 below shows Havelock Farm development access to the left and Pondfield Cottages road to the right . This is maintained by residents of Cottages for sole domestic use



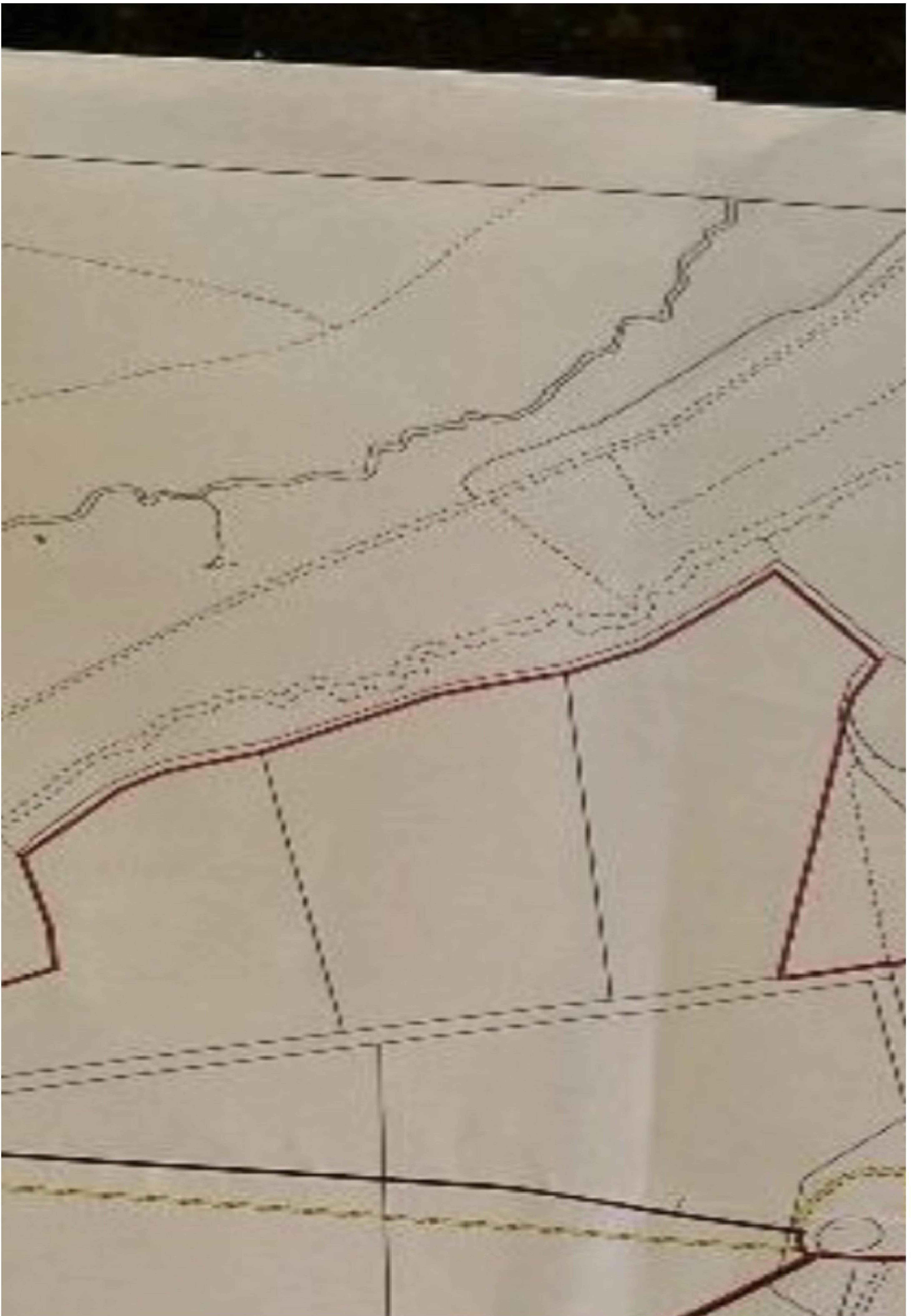
The following information supports the historical, agreed use, of the surrounding access roads and therefore how current development is still breaking the covenants put in place to protect the historical relationship of the cottages and practical use of transport.

1. HM Land Registry - Title number WSX353313 Nov 2022

Property Register

1.i (20.05.77) Shows the original red line description of Havelock Farm land as well as designated right of way from Selsfield Road to point B, the end of the corner of the wall containing the existing glasshouses;

Attachment 1 WSX353313



1:ii Charges Register

1ii.a 23.10.1963

Use of all pathways coloured yellow and hatched blue (blue hatched stops at corner of shared track to Wakehurst Farmhouse. (see attachment 1 above: Continued blue colour confirms comment in title deeds for all Pondfield Cottages of access and maintenance to letter X . Often referred to as the brown track (see attachment 2 WSX14387 and title deeds for - Pondfield) all title deeds as per land sales to Pondfield Cottages as well as original sales documents to the Mansells (WSX353313) of Havelock Farm

Attachment 2 : WSX14837 and Title Deeds

Pondfield/ Havelock
Farm



1ii b 27/04/1977

Excepting and Reserving unto the benefits of 1,2,3 and 4 Pondfield Cottages the rights set out in the 4th schedule.

Right of way along the roadway coloured brown (tinted blue in title plan WSX353313) restricted to:

- Normal traffic

- Payment of 1 quarter, from time to time, in maintaining the roadway to letter X (see all Pondfield Cottages Title deeds. See attachment 2)

Our concerns centre around the Pondfield Cottages access road being incorporated against our covenants into the Havelock Farm project and thereafter being used for business use/ access rather than for the existing residential purposes as originally agreed and intended. Whilst also being part of our existing maintenance agreement for the road .

Over the years I have lived at Pondfield Cottages, I have worked with various Wakehurst management teams to absorb the many changes around our homes. These have normally been an inclusive and informed process which has ensured constructive dialogue , understanding and solutions..

Unfortunately the lack of this on this occasion leads to situations as this .

I would ask the intended use of our residential access be withheld until fully understood and discussed

Sent from my iPad