



THAKEHAM

September 2022

Dear Neighbours

Manor Farm West Horsley Development

I am writing to give you an update on the current construction works Thakeham are undertaking at Manor Farm. We are committed to keeping residents fully informed of our development.

However, before we come on to that we would first like to make you all aware of an important matter. We have identified that some pedestrians and cyclists are not using the designated routes when cutting through Long Reach to East Lane. These designated routes have been designed to ensure that pedestrians and cyclists are not put at risk from vehicle and plant movements, and we urge you to use them as you are travelling through a construction site. If you are unsure of the routes, please speak to our gate person who can provide direction.

Also, please note the speed limit on the site is restricted to **10 mph**. We have noticed a few vehicles travelling in excess of this limit. We would be very grateful if you could please remind staff and visitors to observe this speed limit.

Current Works

I am enclosing a site plan for ease of reference.

Timber frames are being erected for the houses across Phases 1 and 2. You may have noticed the double stacked portacabins, these form the main compound which includes our Site Manager's office, general offices and a canteen.

You may have already noticed the main accesses are now open from East Lane to Footprints Montessori Day Nursery and The Beauty Barn. There is also good progress with the building and maintenance of the site roads, this will help to ensure less mud is distributed by vehicles.

Earlier in September Thakeham, local Guildford Borough Councillors, West Horsley Parish Council and pupils and staff from Footprints Montessori Day Nursery gathered to celebrate the commencement of works, traditionally known as a Groundbreaking Ceremony. Please visit Thakeham Homes website or click [here](#) for further news and pictures from this event.

We know concerns have been raised about the site boundaries, boundary treatments on site are currently being assessed. We are working closely with West Horsley Parish Council to ensure that, where possible, the views of local residents are considered. All boundary work will be performed outside of the bird-nesting season.

We are seeking to commence s278* works in relation to the forming of the Long Reach entrance, hopefully within the next eight weeks. There will also be maintenance work taking place in the coming months at Ben's Wood.

Much interest has been shown in our new homes; the on-site sales office is open to visitors at the Long Reach end of the development or visit Thakeham Homes Website or click [here](#) for more information.

Further Information

We have regular discussions with West Horsley Parish Council; please check their website for the latest information. You can, of course, contact them with any concerns or contact me directly.

Best regards

Cecilia Taylor
Resident Liaison Officer, Thakeham Group

m: 07918 604997

e: cecilia.taylor@thakeham.com

** A Section 278 agreement (or s278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the County Council (in their capacity as the Highway Authority) to make permanent alterations or improvements to a public highway, as part of a planning approval.*