

Stefan Galyas

From: [REDACTED]
Sent: 13 June 2025 11:49
To: Stefan Galyas
Subject: Representation Letter - DM/25/1328 - Land South of Shepherds, Colwood Lane, Bolney, Haywards Heath

[REDACTED]

[REDACTED]

Dear Mr Galyas

As a resident of a neighbouring property, I wanted to comment on the above application following the receipt of a notification letter.

My family and I moved to Colwood Lane a year ago. We were aware of the existence of Piccadilly Wood as a recreational 4x4 track. As this was of potential concern to us as purchasers, we made enquiries as to the extent of its use and the impact of its existence on the local neighbourhood. Suffice to say, we were reassured that usage was infrequent enough for us to deem that it wasn't problematic.

Since moving in, we have been aware that the open days are generally taking place on the first Sunday of the month as we can see the "Mud on Road" sign which is placed on the narrow verge on the day. Very occasionally there have been additional days of use but over the past year I dispute the fact that these have exceeded 28 days in the time that we have lived here.

The supporting evidence provided by the applicant confirms the availability of the land 7 days a week, but this has categorically not translated to use at any such levels. As new residents, we have been particularly aware of our new surroundings so would have noticed if the days were vastly greater in number than we were expecting, and the evidence provided does not provide 'precise and unambiguous' evidence to the contrary.

Although I understand that some factors cannot be taken into consideration for this application, I want to make these additional observations. As a family, we use the lanes and footpaths multiple times a week for walking, running and cycling. We moved to the area because we were aware that there were so many footpaths close by, and stopping to talk to neighbours along the route is significant to create a community vibe in these more rural areas. For local teenagers, it is incredibly important that they can walk to the bus stop at the end of Jeremy's Lane in order to have any kind of independence. We, as a family, would be significantly impacted if the quiet and safe country lanes become overburdened with large vehicles and trailers driving at inappropriate speeds at any time. It seems inappropriate to permit a 24/7 off-road facility to operate in this AONB as it would totally change the character of what is a close-knit neighbourhood, and strip it of the amenities for which many people are attracted to the area.

[REDACTED]

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