

Stefan Galyas

From: [REDACTED]
Sent: 07 June 2025 13:39
To: Stefan Galyas
Subject: Planning Application Number DM/25/1328 for a Certificate of Lawful Existing use in respect of the continued use of land as a recreational cross-country driving course for 4-wheel drive vehicles on Land South of Shepherds, Colwood Lane, Bolney, Haywards...

[REDACTED]

Mr S Galyas,

Assistant Director of Planning and Sustainable Economy,

Planning Department

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Mr Galyas,

I am writing to you in order to bring to your attention the Planning Application Number DM/25/1328 which is seeking a Certificate of Lawful Existing use, in order to continue to use the woodland on Colwood Lane, Bolney, known as Piccadilly Wood, as a recreational cross-country driving course. I have lived 1/4 of a mile from this site on Colwood Lane since 1998, and I absolutely refute the applicants claim that the woodland has been used for the the purposes detailed in the Planning Application more than 28 days a year for over 10 years.

As a horse rider, cyclist, dog walker and pushchairing grandmother, I have been using this lane for all these 27 years, until this four wheel drive course began it was a tranquil little country lane with little to spoil the peace and the use of the road.

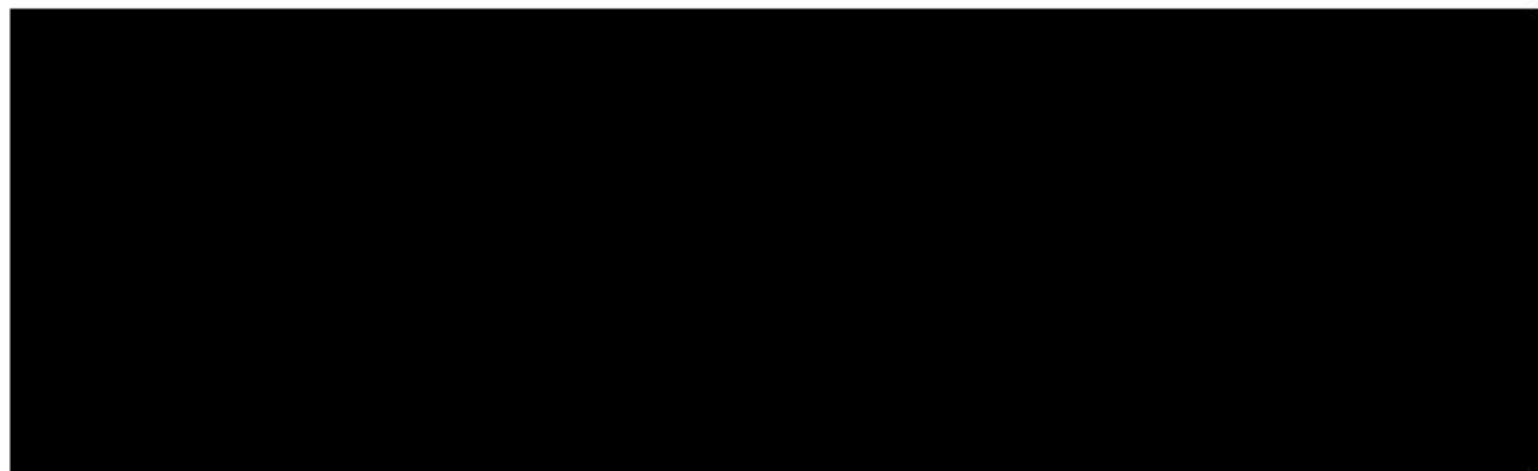
However the noise, the unacceptable speed of the users as they arrive and leave the woodland, which frequently forces you to flatten yourself against narrow verges, the mud left on the road even after the owner attempts to clean it up, makes it hazardous to use the lane on the 1st Sunday of the month on which the course opens, particularly as a horse rider or cyclist.

As a tolerant neighbour I have had to accept that the owner of this land is permitted to use his land under I assume the permitted right of development class B, which allows for 28 days yearly, however this right requires that you must return the land to its former state between each use, which clearly does not happen. Had the wonder persisted with this use over 28 days I would have objected as not only does it effect my use of the road, the noise pollution on my property would be a reason for complaint.

Piccadilly wood lies in the High Weald Area Of Outstanding Natural Beauty which means that public bodies are required to protect the land and enhance its natural beauty , this is again clearly from the view from the lane not happening. The woodland is scarred deeply by the four wheel drive vehicle tracks ,exposing tree roots and causing trees to fall .

As I understand it the applicants request depends on the assertion that the woodland has been used for more than 28 days a year for more than 10 years and I categorically disagree with this statement in the application, and suggest that for MSDC to assess this application on the balance of probability , the views and actual experience of how often these events happen by those of us who live in the Colwood Lane , Cross Colwood Lane , Foxhole Lane and Jeremy's Lane area must be taken into account.

Yours sincerely



Colwood Lane ,
Bolney,
Haywards Heath,
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RH17 5QG