

Stefan Galyas

From: [REDACTED]
Sent: 09 June 2025 09:26
To: [REDACTED]
Cc:
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, Hayward...

[REDACTED]

9th June 2025

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,

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 Heath, West Sussex

I am writing in connection with 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 Heath, West Sussex, also known as Piccadilly Wood.

I understand that MSDC Planning will determine this application based on various considerations including factual information about the length of time a use has taken place and any other evidence to support/refute the claims being made in the application. I consider much of the information provided in the application by the applicant to be defective. Accordingly I am contradicting their information and commenting.

I have lived on Colwood Lane, very close to this site since 1987. Contrary to the applicant's claims, **I affirm that this site has not been used for more than twenty-eight days a year over a ten year period for the activities described in the Planning Application.** When the 4-wheel drive vehicle events take place it is very evident as the unacceptably loud noise of the straining and revving engines render it impossible for me to enjoy the peace of my garden. In addition the mud on the adjacent roads is obvious and a danger with endeavours to clear it by the site operator being only partially successful and only at the end of the event. Further the vehicles using the site, either on trailers behind large vehicles or driven directly to the site are frequently driven in a manner and at a speed which results in me having to drive onto the verge or into a hedge to avoid a collision. The rural lanes used for access by the users of the site are narrow, not built for use by heavy vehicles, have no pavements and frequently no verges. The risks to the many horses and riders in the area, pedestrians, and cyclists, frequently including children in their groups, are unacceptable and represent an unacceptable breach of public amenity.

Given that the site has apparently been permitted to operate for 28 days a year, we have just had to very reluctantly accept the operation. Had the permitted 28 days a year of operation been exceeded, I would have raised a formal complaint with Mid Sussex District Council Planning Authority. The Applicant has provided no

financial record to show use beyond 28 days a year over ten years, thus undermining the balance of probability of their claims . For MSDC Planning to assess this application on the balance of probability and given the noise and traffic access impact on a large number of residents on Colwood Lane, Cross Colwood Lane, Foxhole Lane and Jeremys Lane, their views and knowledge of frequency of use of the site by those residents must be considered. This is in line with the NPPG (006) advice and I contradict the applicant's version of events.

The applicant's statement of grounds claim that their Facebook pages evidence use in excess of 28 days a year of operation over a period of 10 years. However, **a systemic analysis of the history of the applicant's Facebook pages has shown that operation is not in excess of 28 days a year over any ten year period.**

I note that the site is wholly within the High Weald Area of Outstanding Natural Beauty and that all public bodies have a duty to seek to further conservation and enhancement of the natural beauty of the AONB. The operations on this site directly contravene this duty. The roots of trees in this woodland are damaged and trees weakened and felled. The watercourse which passes through this site is adversely affected by the environmental damage caused by its use as a cross-country driving course for 4-wheel drive vehicles. It is also noted that the site is very close to the Grade 2* listed Wykehurst Place.

Contrary to the applicant's statement, **the site is visible** (at least in part) from the road, although a wood chip barrier constructed along a short length of the boundary attempts to conceal a small part of the site.

Yours sincerely