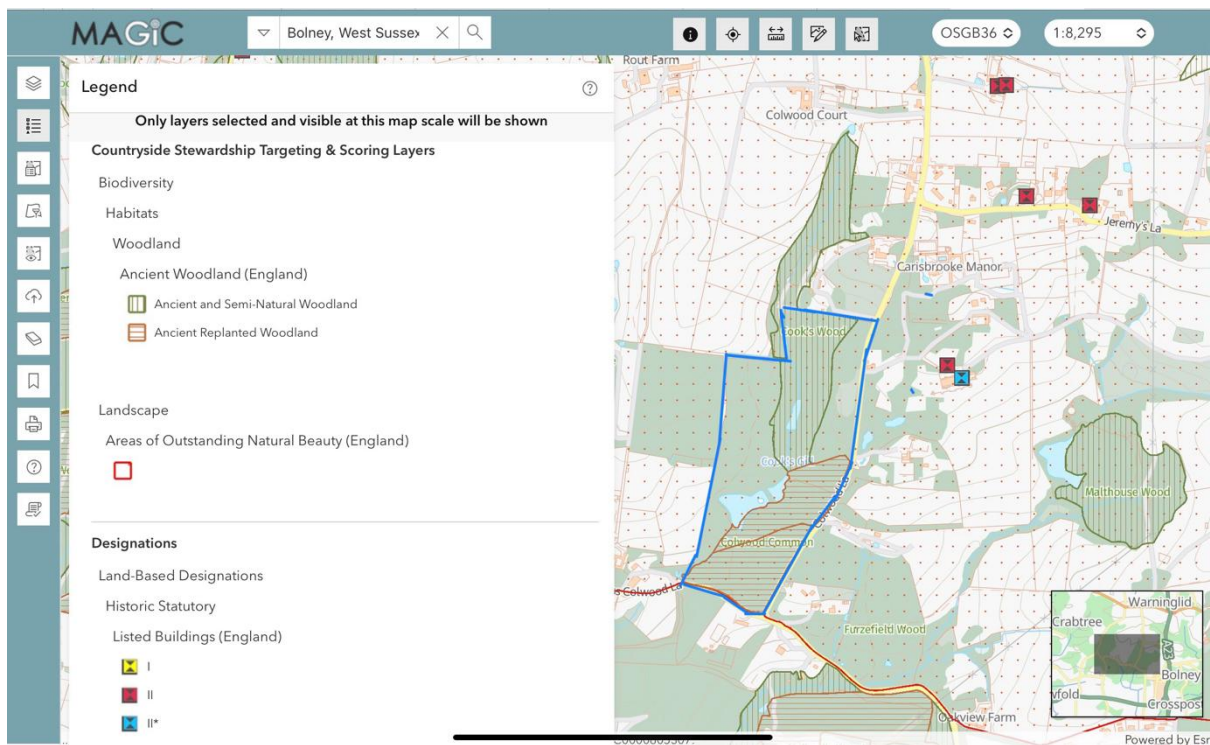


DM/25/1328 Piccadilly Wood

The Parish Council notes the application by the owners of land known as Piccadilly Wood in the Parish of Bolney for a Lawful Development Certificate for an Existing Use for the site as a recreational cross-country driving course for 4-wheel drive vehicles, and comment as follows:

1. The site at Piccadilly Wood is situated within the boundary of the High Weald National Landscape and a large part of the site is designated as Ancient and semi-natural Woodland and Ancient Replanted Woodland. Approximately 200m from the site on Colwood Lane lies the Grade II* listed building Wykehurst Park and within 500m of the site lie three Grade 2 listed properties on Colwood Lane and Jeremys Lane. At Appendix 1 is an extract from the DEFRA Magic Map showing the site outlined in blue, and the boundary of the High Weald AONB, the Ancient Woodland, and the nearby listed buildings.
2. Over the years, several residents of the Parish have either contacted the Parish Clerk or attended Parish Council meetings to complain about:
 - the noise from the site during event days;
 - highways safety and the mud left on the lanes after an event day, and the driving of visitors to the site along the narrow lanes approaching the site; and
 - the detrimental impact the use of the site as a cross-country driving course site has on the amenity of the local residents.
3. The Parish Clerk has contacted MSDC Enforcement on several occasions to express the concerns of residents about the impact that the operation of this business at Piccadilly Wood.
4. At Appendix 2 are a selection of photographs taken from the applicants' Facebook page 'Piccadilly Wood 4x4' showing 4x4 vehicles using the course at the site. The photos evidence the damage being done to the floor of the Ancient Woodland, the creation of deeply banked tracks through the AONB landscape and the exposure of tree roots by the vehicles using the course. Also in Appendix 2 are two photographs taken from Google Earth showing aerial views of the site at 31st December 2005 (being 2 years before the applicants say that they opened the course) and another dated 31st March 2025 showing the damage to the landscape and woodland.
5. The Parish Council is concerned that although the applicants claim to have been operating the cross-country driving course temporarily under Permitted Development Rights, it would appear from the photographs in Appendix 2 that they are failing to reinstate the landscape to its former condition in between each event day resulting in permanent environmental impacts to the AONB landscape and Ancient Woodland. It is the view of the Parish Council that the operation of the business is incompatible with the character and beauty of the National Landscape.
6. The Parish Council asks that instead of granting the Lawful Development Certificate, a member of the MSDC Enforcement Department make an urgent visit to the site to investigate the concerns of the Parish Council that permanent damage is being caused. If these concerns are upheld, the Parish Council requests that the Enforcement Department immediately issue a Temporary Stop Notice to cease the operation of the cross-country driving course to prevent further damage to the environment and to the amenity of the area.
7. In case they are of assistance, the Parish Council refers the planning officer to the High Court decision of *Healey Parish Council v Northumberland County Council* (Claims number CO/4122/2020), a successful judicial review action brought by the Parish Council against the decision of the County Council to grant a Lawful Development Certificate, and the narrative of the Planning Inspector in the Decision to dismiss an Appeal in the matter 'Land south east of Runham Lane, Lenham, Kent APP/U2235/W/16/3143679.

APPENDIX 1



APPENDIX 2



