

Stefan Galyas

From: planninginfo@midsussex.gov.uk
Sent: 24 June 2025 10:13
To: Stefan Galyas
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/1328

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/06/2025 10:13 AM.

Application Summary

Address:	Piccadilly Wood Colwood Lane Bolney Haywards Heath West Sussex RH17 5QQ
Proposal:	Application 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
Case Officer:	Stefan Galyas

[Click for further information](#)

Customer Details

Address:	Flat 10 65-66 Regency Square Brighton
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Mr S Galyas,
Assistant Director of Planning and Sustainable Economy,
Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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

Dear Mr Galyas,

I have lived close to this site for several years, and to be honest it is a nuisance. When it operates there is incessant loud noise from the revving of engines. We always know when it is in operation, regardless of wind direction. Anytime it is in operation, we hear it, and it disturbs animals, and the tranquil of the Area Of Outstanding Beauty (AONB).

Also, whenever in operation there are issues on the road (trailers) and lots of mud - there is never any doubt about when it is being used, and I have to say that in all the years we have lived here, it has never been used more than 28 days a year, and we can be certain of that. Not probable, but certain, the reason being that we looked into how it could be there to operate in the first place, and saw that you can, within reason, do anything you want in your woods as long as not more than 28 days a year, so we have been monitoring, and if it had ever got near to 28 days then we would have contacted you/enforcement.

Their application seems to rely on them stating it has been used more than 28 days a year for more than 10 years, this is not true. Their own "facebook evidence" shows only 12 days a year on average (106 months showing only 106 events).

Had it actually been used more than 28 days per year, then I am sure they would submit evidence of invoices, bank accounts showing all the bookings, but they have not, because they cannot. This site has not been used more than 28 days for 4x4 vehicles in any year, let alone for more than 10 years. It may have been used for camping or other recreational activities, but there is 100% no way that this site has had 4X4 vehicles using it as a driving course for more than 28 days a year.

Despite in the statement of grounds (2.14) it saying that they run it as a commercial business, we have searched Companies House for both the Company Name and Officers and cannot locate under different combinations of Piccadilly Wood, the site/owner address, nor John or Carol Perver, a registered company associated.

There is no doubt or reasonable doubt - this site has NOT been used for 4x4 vehicles for cross country driving for more than 28 days a year for 10 years.

None of their customers attest that they personally have ever used the course for more than 28 days a year.

Please also examine carefully the wording of their affidavits where they use wording such as "available for use" - and "events". No-one "swears" that there has been 4x4 cross country driving for more than 28 days a year on the site.

Being "available for use" and "being used" are very different statements, no-one states that there has been more than 28 days in any year where there has been 4x4 cross country driving on the site. They don't say that, because they can't - it is absolutely not true. Us as neighbours know exactly when it is used.

Turning to "events", in another affidavit, there it is mentioned that "events" have increased, it does not specifically say that there has been more than 28 days a year of 4x4 cross country driving, indeed a couple of sentences later it is said that it is used for "recreational purposes".

All of their evidence is IMPRECISE and AMBIGIOUS

Additionally they state there are the only facility "locally", that is also ambiguous on definition of "local" because a quick google search shows many other facilities locally (2 examples; John Morgan 4x4 who offer owner days twice a month, Slindon, West Sussex, and Mud Mayhem in East Grinstead, where you can use their 4x4 vehicles)

Please also note that enforcement were previously at this site when gravel was being placed there, so enforcement are aware of this site, but perhaps enforcement can see this application and remind them that it can be only for 28 days a year.

As well as being an AONB, a beautiful watercourse runs through the site, and I have seen oil in water downstream on several occasions, I have no doubt there is severe ecological and environmental damage being done every time this site is used. The site is not best served by this type of usage, and there surely must be a duty to seek to enhance and conserve the natural beauty of the AONB.

On the balance of probability test, there is no way it can be established that there has been even 1 year that the site was used for 4x4 cross country driving more than 28 days in 1 year - let alone 10 years of it!

Their affidavits do not clearly state it, their customers do not state it, their facebook evidence does not support it, there are no invoices/accounts/record of bookings to support it, and not a single local neighbour states it either - in fact it is quite the opposite. Local neighbours are all saying the same thing, all local neighbours are adversely affected every single time it is used for 4x4 cross country driving and as such are very well aware of every single time it is used - and it has never been used in this way for more than 28 days in any year, let alone for more than 10 years.

Kind regards