

Stefan Galyas

From: [REDACTED]
Sent: 16 June 2025 10:49
To: Stefan Galyas; planninginfo
Cc: Malcolm Avery (Cllr); Bolney Parish Clerk
Subject: Planning Application Number DM/25/1328

[REDACTED]
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.

I understand that MSDC Planning will determine this application for the site known as Piccadilly Wood based on various considerations including information about the length of time a use has taken place and any other evidence to support or refute the claims being made in the application.

Much of the information provided by the applicant is incorrect and I wish to comment as follows.

I have lived close to Piccadilly Wood for ten years at North Lodge which is located on the south side of Jeremys Lane at the western end of the lane. I can clearly hear considerable and constant noise of engines revving each time the site is used on the first Sunday of each month.

There are occasional additional days of activity, but contrary to the applicant's claims the site has certainly NOT been used for more than 28 days a year over a ten year period for the activities described in the planning application. I am well aware when events are taking place at the site both from the noise of the vehicle engines and the noise and inconvenience of mud-coated 4-wheel drive vehicles, some on the road, others being towed on trailers, passing in front of my house twice each day.

The site, in an AONB, is entirely unsuitable for this type of activity. Access is via narrow country lanes and many of the large vehicles coming to and from the site are driven at totally unsuitable speeds causing potential danger to other vehicles, pedestrians, and horses. There is also a considerable problem with mud being deposited on Colwood Lane as vehicles exit the site. An attempt is made to deal with this by employing a sweeper truck after each event has concluded, but this does not solve the problem of mud left by vehicles leaving the site earlier in the day.

Contrary to the applicant's statement, the site is visible from Colwood Lane at the site entrance, from further down Colwood Lane where a 4-wheel drive track runs parallel to the road, and from Cross Colwood Lane where the track also runs close to the lane.

For the reasons stated above I object most strongly to this application which is entirely unsuitable for a wooded site in an Area of Outstanding Natural Beauty accessed by narrow country lanes with no pavements.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

North Lodge
Jeremys Lane
Bolney
Haywards Heath
RH17 5QE