

Stefan Galyas

From: [REDACTED]
Sent: 10 June 2025 15:27
To: Stefan Galyas; planninginfo; Bolney Parish Clerk
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 He...

[REDACTED]

Dear Mr Galyas

I am writing in connection with Planning Application number DM/25/1328 as referenced in the above subject

I am a resident of Jeremys Lane Bolney I have lived at my property near the junction of Jeremys Lane and Colwood Lane since 1999

I wish my name and address to be redacted from all published documents on this matter

I consider much of the information provided in the application by the applicant to be incorrect Therefore I wish to provide a counter assessment of relevant evidence as follows:

Evidence of Use:

An analysis of every event posted on the applicant's Facebook page between September 2016 and June 2025 (undertaken by a resident of Colwood Lane) confirms that over a period of 106 months there has been a total of 106 days of usage

This represents an average of 1 day per week

Of the 106 days of events 89 (84%) were public open days held on the first Sunday of the month and 17 (16%) were private events

The highest number of days of usage in any one year was 15 in 2024

This is well within the permitted development allowance under the "28 day rule"

Furthermore there has been no breach of planning control and therefore there is no legal basis under which to present an application for a Certificate of Lawful Existing Use

Safety Concerns:

Access to the site is along narrow country lanes

Vehicles using the site are either driven or trailered along these lanes in a manner and speed associated with a dual carriageway

The lanes do not have pavements or verges and are popular with walkers and dog walkers horse riders and cyclists and families from Bolney village due to the area and site itself being within the High Weald Area of Outstanding Natural Beauty

The increase of heavy vehicles and traffic accessing the site represents an unacceptable breach of a public amenity

Environmental and Conservation Concerns:

Residents of Colwood Lane Cross Colwood Lane Foxhole Lane and Jeremys Lane are directly impacted by the noise levels when the site is in use mainly from the constant revving of engines as vehicles tackle the course

The watercourse and the roots of woodland trees are damaged by the use of the site with trees being weakened and felled

The site is directly visible from the road (contrary to the applicant's assertion) at the point of entry to the site on Colwood Lane

A wood chip barrier constructed further down the lane conceals only a small proportion of the perimeter

Vehicles leaving the site bring mud onto the aforementioned lanes which is problematic to users on foot and dangerous to those mounted on horseback and bicycles and other vehicle drivers

Furthermore little attempt is made by the applicant to clear the access lanes of mud even though this is apparently a condition of use

I respectfully request that these views and the knowledge of frequency of use of the site (as being expressed not just by myself but by the totality of residents who reside on the lanes adjacent to and surrounding the site) be given careful consideration against the applicant's submission

Yours Sincerely