




24th March 2025

RE: HGV Access Review for Cobham House Vineyard
Application Ref: 20240544

To Whom It May Concern,

, an HGV licence holder since 1990 with over 35 years' experience navigating challenging rural and farm access points.

The video I reviewed of a 7.5-tonne lorry attempting to use the entrance to Cobham House Vineyard highlights serious issues. The vehicle must reverse into Batts Lane to enter safely—a manoeuvre unsuitable for such a confined setting.

The exit has poor visibility, and the track surface is unsealed and prone to degradation. In wet weather, this will cause surface damage and impact the adjoining public right of way.

It is for these safety and environmental concerns that I oppose Planning Application 20240544 in its present form.

