



15th April 2025

RE: Professional HGV Driver Testimonial – Cobham House Vineyard Access
Planning Ref: 20240544

To Whom It May Concern,

 and I have been a licensed HGV for over 20 years of hands-on experience driving heavy goods vehicles in rural settings.

After watching a video of a lorry attempting to access Cobham House Vineyard from Gold Street, it is clear the entrance is wholly unsuitable for large vehicles. The turning angle does not allow safe entry without reversing into Batts Lane, a risky and complex manoeuvre on a narrow rural road. Visibility when exiting is minimal and unsafe.

In addition, the surface of the track is unsealed and would rapidly deteriorate under repeated use, particularly in adverse weather, negatively impacting the surrounding environment and public right of way.

For these reasons, I do not believe Planning Application 20240544 is viable in its current form, due to the unworkable access arrangements for HGVs.

