



15/04/25

RE: HGV Access Assessment – Cobham House Vineyard, Gold Street
Planning Application Ref: 20240544

To Whom It May Concern,

 a qualified HGV driver with more than 20 years of experience. Since obtaining my licence, I have driven a wide range of rigid and articulated vehicles, often in challenging rural locations.

Having reviewed video footage of a 7.5-tonne lorry attempting to use the field gate entrance to Cobham House Vineyard, I can confirm the access is not suitable for HGVs. The entrance angle is far too sharp for a forward approach, meaning a driver must reverse into or out of Batts Lane.

This is an unsafe and impractical operation on such narrow public roads, particularly without a banksman to supervise. Exit sightlines are also inadequate, and the unbound track surface would quickly degrade, especially during poor weather, leading to surface damage and deterioration of the adjacent public right of way.

Given these constraints, I cannot support Planning Application 20240544, as the access in its current form is neither workable nor safe for regular HGV use.

