From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 October 2024 14:58:35 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1051
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/10/2024 2:58 PM.

Application Summary

Address:	Goringlee Sproutes Lane Coolham West Sussex RH13 8QH
Proposal:	Use of land and buildings for Equestrian uses including: Personal livery and training of competition and other horses, commercial livery and training, pony club branch headquarters and associated equestrian activities and commercial riding tuition. Use of part of a former stable building for a small dwelling.|cr|(Lawful Development Certificate - Existing).|cr|
Case Officer:	Alice Johnson

Click for further information

Customer Details

Address:	Rose Cottage Sproutes Lane Coolham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	The only access to Goringlee is via Sproutes Lane. There are 6 properties on this residential lane, which is a single-track road with "improvised" passing points. The lane ends with access to

Sproutes Farm and a driveway to Goringlee.

As a long-standing resident of Sproutes Lane, I have witnessed a significant increase in traffic - mainly horse boxes and horse trailers - particularly over the last three or more years. Because of previous conversations with the current owners of Goringlee, I had understood that this traffic was linked to occasional - but increasingly frequent - Pony Club activities. I had no knowledge that this growing problem was associated with a commercial enterprise. In essence, I have put up with it because I have been a tolerant neighbour.

The noise and pollution the increased traffic has created has had a significant impact on my quality of life and has had a detrimental impact on the character of my neighbourhood. The lane has become increasingly dangerous, with speeding horse boxes and lines of traffic queueing to turn onto the B2139. There is no community benefit to be derived from this application.
I accept that there have always been horses associated with activities at Goringlee. This is not a problem. The previous owners at Goringlee kept polo ponies as their hobby; it was not - as far as I am aware - a commercial business and it certainly didn't create the growing problem with traffic that I now experience. If Goringlee has become a commercial business, I believe that it is over recent years and certainly not the ten suggested in the application. I do not accept that the so-called "evidence" of business use provided by the applicant meets any threshold of proof let alone "balance of probability".

Finally, I note that within the application, there is no specificity regarding days of the week, number of vehicles or operating times. In essence, it opens a Pandora's box to commercial development in a situation totally unsuited to such an activity.

Kind regards