From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 October 2024 15:48:16 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 10/10/2024 3:48 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:	Sproutes Sproutes Lane, Coolham Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	I object to the proposed development of the property to include commercial livery and training and commercial riding tuition.

I have been a neighbour of the property since 1996. During that time the property has been used by its owners for personal equestrian purposes. In the last three years or so I have observed a significant increase in traffic to and from the property consisting primarily of large cars towing horse boxes and vans transporting horses. Given this application includes a request for retrospective planning permission, it now appears that the property is being used for a substantial commercial equestrian business despite previous planning permission that was granted for equestrian facilities that included a condition that expressly forbad their use for commercial purposes.

I consider that the property is not suitable for commercial equestrian use for the following reasons:

The property is at the end of a narrow, single track, no-through-road which is not suitable for substantial volumes of heavy traffic such as towed horse boxes and horse transporter vans. The access on to the B2139 is obscured by hedges, and traffic travels at speed along this section of the B2139.

Sproutes Lane is in a rural setting and includes six domestic properties and access to a farm as well as access to Goringlee at the end of the lane. The use of Goringlee for commercial purposes will have a significant impact on the general amenity for me and the other residents living in Sproutes Lane who expect to live in a pleasant, quiet rural area with limited vehicular activity.

As stated above I have already noticed an increase in noise over the last three years coming from the increase in traffic moving to and from Goringlee along Sproutes Lane and down to drive to the property.

The development of a commercial business on Sproutes Lane, in addition to the existing farm business, represents overdevelopment of the rural character of Sproutes Lane.

I do not object to buildings on the property being used for the local pony club branch headquarters as this provides a valuable amenity for members of the pony club in the area. However, I consider that any associated equestrian activities should be limited, perhaps either in number or in scope, reflecting the limited access to the property and protecting the general amenity of the other residents of Sproutes Lane.

I do not object to the use of part of a former stable building as a small dwelling provided it is used to support the personal equestrian or domestic needs of the property owners.

Kind regards