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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/24/3355610

DETAILS OF THE CASE

Appeal Reference	APP/Z3825/W/24/3355610
Appeal By	MS ANDREA STARNS
Site Address	Tanglewood Equestrian, Forest Grange HORSHAM RH13 6HX

SENDER DETAILS

Name	[redacted]
Address	colgate pc PO box 1418 crawley West Sussex RH10 0TS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☑ Agent
- ☐ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☑ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Colgate Parish Council strongly objects to this planning application.
Colgate Parish Council believe that the application is insufficiently detailed.
to be determined.
The site fails to meet the requirements of Policy 23 of the HDPF. This is a
speculative application on an unallocated site and as such does not show.
that the site would meet current and any future need.
This application falls short of recommendations in the Designing Gypsy
and Traveller Sites Good Practice Guide.
The proposal is within the curtilage of a Grade 2 Listed building and would.
severely compromise a heritage asset.
The proposed site is within the A.O.N.B. and is not an essential
development.
The current proposed water neutrality statement is unacceptable: The
average rainfall data from 1991-2020 has been taken from Shoreham.
Airport which is 30 miles away from Colgate and on the other side of the
South Downs. Rainwater harvesting is proposed to be installed to meet.
100% of the water demand for both potable and non-potable water. This
is not acceptable as residents need a constant clean source of mains.
water. The proposed Rain safe filter appears to require a constant power.
supply so in the event of a power outage no potable water will be.
available. Rainwater harvesting can be highly contaminated. A detailed COLGATE PARISH COUNCIL

private water supply management and maintenance report should be.
supplied showing likely contaminates. What material has been used on?
the roofs of the stables, could this material contaminate the water.
supply? Rainwater harvesting collection and treatment would mean that.
there is no certainty about the sufficient collection of a potable water.
supply. Water butts are also proposed to down pipes to facilitate.
rainwater recycling for landscaping, thus taking water available for
drinking etc. Two 15,000-litre potable rainwater harvesting tank for each.
unit are proposed but it is not shown where these tanks will be installed.
The location of the proposed two foul drainage systems (septic tanks) for
the caravans have not been shown. There is already a caravan on site.
(without planning permission) and a Klargester sewage plant has already
been installed. So that would make 3 caravans and 3 septic tank systems.
on this site?
There are no plans shown for drainage, wastewater or surface water run.
off.
There is no provision for waste management or recycling.
Each caravan does not have its own parking space and there should also.
be provision for EV charging point and cycle storage.
What is the distance between the two caravans to reduce the fire risk?
Has there been an application for a caravan site licence?
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The application design and access statement states : 'the site is in a
sustainable location being well related to bus stops; railway stations, COLGATE PARISH COUNCIL

convenience stores and schools with medical facilities further away. The
distances to facilities are not excessive', This statement is incorrect. The
site is not in a suitable sustainable location for the development proposed.
with regards to access to services and facilities, accessibility and relevant
policies relating to the location of gypsy and traveller sites.
The proposed utility room plan mentioned in the design and access.
statement is not included within the planning application documents.
The proposal does not meet the needs of families and there is no play.

area for children.
The site is further than 50m from the highway and does not give easy.
access to emergency services. We understand that the driveway leading.
to the highway is a private road and narrow and would be unsuitable for
constant use from large vehicles.
Is a site Managers Office or accommodation to be provided on site?
There are currently no plans for either in the proposed application.
Colgate Parish Council would like this application to be determined by
members of the Planning Committee North should the Planning Officer's
recommendation be to grant planning permission.