From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 October 2024 20:12:20 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 8:12 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 - Other - Overdevelopment - Privacy Light and Noise
Comments:	DC/24/1051

Applicant Mr and Mrs C Coombe-Tennant
Site address Goringlee, Sproutes Lane, Coolham, West Sussex RH13 8QH

1. Knowledge of site
Our property has a boundary with Goringlee, so we are next-door neighbours (as far as such a term covers a rural setting)
We have lived here for 28 years. We knew of the two previous owners of the property, and their operations.
2. Who operates from site
We understood this to be the private residence of the Coombe-Tenant family. The mother and grown up children all being keen riders. We had been made aware that they would occasionally host the local pony club. I was not aware that this was a commercial operation. I thought it was a social/community event. I had not previously objected to a sand school with lights being built as I assumed it was for their own use as keen horse-people.
3. Activity on site
When we first started living here 28 years ago the elderly gentleman who owned Gorringlee let some fields for grazing and had some friends' horses in his stables.
The next owners were wealthy and kept their own polo ponies. The had some Argentinian grooms living on the site. This was not a commercial operation. They kept the horses to ride themselves and any training down was for themselves, it was their hobby/passion.
The site has always been an equestrian property. We expect there to be horses on our country lane and the occasional horse box. I was led to understand that the use by the pony club would be for the occasional gymkhana - one or twice a year. It was never explained that this would be a commercial operation. It is in the last few (post Covid) years that we have experienced far more traffic along our single-track lane of very heavy large transporters for horses. These are dangerous and are a detriment to our wellbeing.

4. What HDC should consider
The lack of evidence to support the applicant statement of how long this site has been "commercial". This site has not been a commercial enterprise for 10 years.
It would be detrimental to a rural residential neighbourhood to allow a commercial operation.
Access to Goringlee is via Sproutes Lane which is a single track rural "dead end" lane. It has only six residential properties on it, ending with Sproutes Farm (always been a working farm) and the entrance to the Goringlee property. The Goringlee property driveway is a bridleway and we often walk it. It has recently been in an absolutely dreadful state with deep ruts where the wheels of big vehicles have carved away the surface. Those heavy trucks have also added to the damage on our public lane. On Sproutes Lane there are no easy passing spaces and often our verges are

churned up by the big vehicles straying off the tarmac surfaces. It is not safe for people walking down the lane when such vehicles go past at speed. I have frequently had to stand in a ditch. The vehicles going to Goringlee often cause congestion at the junction because it is impossible for a vehicle to enter when a large vehicle is leaving. The Sproutes Lane junction is dangerous anyway because it is the first place traffic leaving the Coolham crossroads get a straight road which is national speed limit.
There should not be a market conversion of property on the site. It is an inappropriate location for such a dwelling. However, if one of the children of the family or a staff member needed accommodation, I could understand its use. The use of the dwelling should be restricted to being ancillary to the main dwelling.

Kind regards