

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSSC – Highways Authority
DATE:	22 October 2025
LOCATION:	Land At Southgate Stud Southgate Farm Cuckfield Lane Haywards Heath RH17 5SN
SUBJECT:	DM/25/2579 Re-use, alteration and extension of existing store to create a 5 bay stable block.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the re-use, alteration and extension of existing store to create a 5 bay stable block. The site is accessed via a private access track. The nearest publicly maintained highway is at Cuckfield Lane, a B-classified road subject to national speed limit.

The proposal would see five additional livery stables on site, resulting in a total of 12 stables. The planning statement indicates that the proposed stables would have the potential to increase the number of vehicle movements to and from the site, however this would depend on the number of horses per owner and whether yard duties are shared. The LHA anticipate that a 'worst-case' scenario would produce approximately 10 additional two-way movements per day over the existing arrangement. Visibility at the existing access appears restricted for the anticipated road speeds, particularly in the trailing direction. However, the proposal is not anticipated to generate a material intensification of use of the site access. An inspection of the most recently available verified accident records reveals there have been no personal injury accidents in the vicinity of the existing point of access within the past 5 years.

The planning statement indicates that 7-8 parking spaces are available on site. This is considered sufficient provision given the size and scale of the proposal and that owners will likely attend the site at different times of day.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Nicola Elliott
West Sussex County Council – Planning Services