

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 February 2026 20:45:12 UTC+00:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0128

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/02/2026 8:45 PM.

Application Summary

Address:	The Foal Barn Wyndham Farm Wineham Lane Wineham Henfield West Sussex BN5 9AN
Proposal:	Change of use of land from agricultural use to equestrian use, erection of stable building, and construction of all-weather outdoor riding area; with associated hard/soft landscaping, and access arrangements.
Case Officer:	Deborah Lynn

[Click for further information](#)

Customer Details

Address: Wickhams, Wineham Lane Wineham Lane Henfield

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Ann Biggs, We wish to formally object to the above planning application for the proposed equestrian development at The Foal Barn, Wyndham Farm, Wineham Lane, Wineham. This is the second time this application has been made and is now being made under another address. My understanding is that accommodation across

the wider area has been erected without the necessary planning permission as has several stables.

This proposal raises a number of serious concerns which we respectfully ask the Council and Parish Council to consider carefully.

1. Highway Safety & Road Condition

Wineham Lane and Gratten Lane are narrow rural roads that are already under strain. The road surface is in poor condition, with significant potholes and deterioration in several areas. The introduction of additional large horse lorries, delivery vehicles, and increased daily car movements will inevitably exacerbate the condition of the road surface and increase safety risks for residents, pedestrians, cyclists, and riders. During the summer months large lorries already come and go at all times of the day causing noise and disturbance.

There is no clear assessment of how the existing infrastructure can safely accommodate this increased traffic, nor any commitment to road repairs, passing places, or mitigation measures.

2. Parking & Traffic Management

The plans do not clearly identify adequate hardstanding or parking provision for horseboxes, trailers, and visitor vehicles. Without sufficient on-site parking, vehicles are likely to park along narrow verges and lanes, creating obstruction, damage to roadside banks, and further safety hazards.

Headlights from manoeuvring vehicles and lorries entering and exiting the site would also cause disturbance and light intrusion into neighbouring properties, particularly during winter months and evening use.

3. Noise Impact

An equestrian centre of this nature will generate ongoing noise from:

Horse lorries arriving and idling

Vehicle doors and trailer ramps

Public address systems or instruction

Increased human activity throughout the day

Potential events or competitions

Given the rural and otherwise quiet character of this location, this represents a significant change in the acoustic environment and would materially impact residential amenity.

4. Odour & Manure Storage

There is insufficient detail regarding manure storage and waste management. The storage of manure in close proximity to neighbouring properties raises concerns regarding odour, flies, vermin, and runoff.

Without clear and enforceable conditions regarding storage location, removal frequency, and drainage controls, this poses a risk to neighbouring properties and nearby watercourses.

5. Flood Risk & Surface Water Run-Off

This area is known to experience flooding. Our property is regularly affected during periods of heavy rainfall, even when the river has not overtopped its banks.

The site slopes towards neighbouring properties, and the addition of hardstanding, roofs, and impermeable surfaces will increase surface water runoff. There is no sufficient reassurance within the application that drainage systems will prevent additional water flowing towards neighbouring land.

6. Light Pollution

Floodlighting associated with stables, the sand school, and vehicle movements would introduce significant light pollution into what is currently a dark rural setting. This will affect residential amenity, wildlife, and the character of the countryside. We have several bats and barn owls living in this area.

7. Cumulative & Previous Refusal

We understand that a previous equestrian-related application in this location was refused. The current proposal appears to reintroduce similar concerns under a revised structure, without adequately resolving the fundamental issues previously identified.

For the reasons outlined above including highway safety, road deterioration, noise, odour, light pollution, drainage concerns, and impact on residential amenity we respectfully request that the Council refuse this application.

Yours faithfully,

Kind regards

