

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 February 2026 22:56:17 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 10:56 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

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Customer Details

Address: Wyndham Farmhouse Wineham Lane Wineham

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We strongly object to the new planning application for six stables, a tack room, all weather outdoor riding arena and a new driveway and access point on the Wyndham Barn site. We understand a pre-application enquiry for this proposal was

submitted in March 2025 with a reply received on 15th August. This document has not been included with the relevant papers so we have no information on the Planning Officer's or Conservation Officer's comments and request they are put on the website as stipulated by Fowler Architecture and Planning Ltd.

Although the original planning application has been reduced in size, it is still considerable.

The outdoor arena is still extremely large for the 1.64 hectare plot at 30m x 50m. The hard standing has been removed but horse lorries and other vehicles will be used on site and we cannot see where they would be able to unload or park.

The average number of horses kept for private recreational purposes is two. We believe six stables is excessive. We are already plagued by flies and rats from the current number of horses on the site. The increased amount of food storage and waste will make living close by unpleasant. There will be issues with waste water plus the amount of manure. We understand this is a nitrate vulnerable zone so manure cannot be stored on site.

Another new building plot will further increase the flood risk which is already problematical, putting neighbours' houses and gardens at even more risk.

The proposal for the new driveway and access point implies that the new driveway comes on to the public highway. In fact, the new driveway would come onto Gratten Lane, which is an historic public bridlepath and public footpath. There is a vehicular right of way for the properties on the Wyndham Farm site which now includes four houses on the Wyndham Barn complex as well as the substantial equestrian centre and residences at the Stud Bungalow. This is a commercial enterprise and so has dramatically increased the level of traffic down the bridlepath (only ten metres away from the Grade II listed Wyndham Farmhouse).

A second outdoor riding school arena plus additional stables and the associated traffic will have a negative impact on the heritage assets on this site. The land is deemed agricultural and in our opinion should remain so to guarantee diversity in an area heavily impacted by equestrian activities.

There will be no additional support for the local economy with regard to feed and equestrian services as they are already utilised on the site. The only benefit will be the short term construction work.

Preventing coalescence is clearly breached by the number of planning applications on the site. There are now four houses where there were originally two houses with adjoining barns and stabling. There is a very large equestrian yard immediately next door which has grown significantly in the past 20 years and was

owned by the applicants until 2024. Adding another stable yard and an outdoor sand school will be overdevelopment.

There will be increased noise, air and light pollution. The traffic movements up and down Gratten Lane are already at a very high level. The addition of a second equestrian centre will make this even higher. The horse lorries are very large and the small bridlepath is not built for them. Neither is Wineham Lane, as in either direction the heavy lorries have to cross over the bridges, both narrow and dangerous. Feed and bedding is already regularly delivered to the sites. Access onto the public bridlepath is dangerous from Wineham Lane and long wheel based vehicles create a safety risk as they manoeuvre into and out of the bridlepath.

There is no mention of lighting for the stable yard and arena but this must be addressed as it is inevitable lighting will be required. Any lighting will have an impact on all the neighbouring properties and will impact the dark skies.

The increase in noise will be felt throughout the area. This will come from the increase in lorry movements which are already heavy and the rise in the number of people looking after and training the horses.

If you are minded to give this planning despite the considerable contraventions to the MSDP, we would urge you to add these conditions:

- Minimal outside lighting and no floodlights
- Recreational use with no allowance for training or livery
- No future development of the stabling for housing
- An effective flood risk assessment
- A satisfactory plan for removal of waste
- Adhere to the registered title stipulations for the view from Wyndham Farmhouse not to be impacted.

In conclusion duplicating stables x 6, a tack room, outdoor sand school arena and new driveway when the applicants have replaced stables and barns on the site with houses and just sold the large equestrian centre next door directly contravenes the stipulations set out in DP12, 13, 26, 29, 34, 38 and 41 and for these reasons we strongly object to this planning proposal.

Kind regards