

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 November 2025 09:02:18 UTC+00:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2579

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/11/2025 9:02 AM.

Application Summary

Address:	Land At Southgate Stud Cuckfield Lane Warninglid Haywards Heath West Sussex RH17 5SN
Proposal:	Re-use, alteration and extension of existing store to create a 5 bay stable block
Case Officer:	Stefan Galyas

[Click for further information](#)

Customer Details

Address: Southgate Farm, Cuckfield Lane Warninglid Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application DM/25/2579 - Southgate Farm We wish to object to this application on the grounds of highway safety, over-intensification of use, and lack of clarity on waste management. Safety and Protection of the Public Footpath Access to the site is along a private lane that we own. The

applicant has a private vehicular right of way, but the lane is also a public footpath forming part of the High Weald Landscape Trail, used daily by walkers. Any increase in car, horsebox and manure/feed truck movements will raise serious safety concerns for pedestrians and cause further damage to the public footpath surface.

Speed of Vehicles - we have already installed a 5-mph advisory sign to protect walkers because we were concerned about the vehicles travelling at unsafe speeds to and from the stables. Current use includes multiple daily trips to feed horses, together with horse boxes, feed deliveries and manure collections. The proposed expansion would significantly intensify traffic and heighten the risk of accident or injury to users of the footpath.

Footpath Damage - Existing vehicle use has already damaged the lane repeatedly. We jointly repaired it earlier this year (sharing costs with the applicant and another neighbour), but it has since deteriorated again. The surface is not suitable for further heavy traffic such as horse boxes or manure lorries.

Access to the Main Road - Visibility at the junction with Cuckfield Lane is poor, particularly when looking right. There have already been an incident of heavy vehicle hitting the entrance gates, showing that large vehicles struggle to exit safely.

We ask that these safety, visibility and surface-condition issues are treated as material planning considerations

Increase in number of stables

The proposal states there will be a small increase in the number of stables and seeks to increase the number of stables from 7 to 12, although the original permission was for 5. This suggests that more stables may already have been built than were approved. The increase would represent over a 70% increase (if we assume 7 stables) and 140% increase if we assume 5. There will be a corresponding growth in vehicle traffic, noise, and waste.

Sewage and Manure Management

The application provides no clear details on how foul sewage or manure will be managed. Section 11 of the application form simply states "Other" as the method of disposal, which is inadequate for a facility of this scale. The stables already generate a manure heap that causes significant fly problems during summer months, affecting nearby residents and anyone using the public footpath. We are concerned that any expansion would worsen odour, fly nuisance, and potential contamination risks.

Finally, the application states the site cannot be seen from public land, which is incorrect: the public footpath runs directly alongside

the stables.

For these reasons, we believe the proposed development would create unacceptable safety and amenity impacts and should be reconsidered.

Kind regards