

Our Ref: MP/180506
Planning Portal Ref: PP-14470225

19th January 2026

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS



Dear Sir/Madam,

Town and Country Planning Act 1990

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.

At: The Foal Barn, Wyndham Farm, Wineham Lane, Wineham, West Sussex, BN5 9AN

Fowler Architecture & Planning Ltd have been instructed by Mr. & Mrs. S Platt (the 'Applicants') to submit a full planning application to Mid Sussex District Council in respect of the above.

The application has been submitted via the Planning Portal and comprises the following:

- Completed Application Form;
- Completed Validation Checklist;
- Drawing Ref. SWS061734c: Topographical Survey at 1:200 (A0);
- Drawing No. 180506-500 Rev A: Site Plan at 1:500 (A1);
- Drawing No. 180506-501 Rev C: Stables Plan at 1:100 (A1);
- Drawing No. 180506-503 Rev A: Site Location Plan at 1:1250 (A3);
- Heritage Statement – Ridgeway Heritage Consultancy;
- Arboricultural Report – Naturally Trees;
- Flood Risk Assessment & Drainage Strategy – AAH Planning; and,
- Ecological Report & BNG Assessment – ABR Ecology Ltd.

The planning application fee of £1,176 has been settled via the Planning Portal.

Planning Statement

Site and Surroundings

The Application Site is positioned close to the border with Horsham, some 3.8km to the north east of Henfield and approximately 6.9km to the west of Burgess Hill.

The Application Site (as outlined in red on the submitted Location Plan) is an irregular shaped plot of land that extends to approximately 1.64Ha.

It forms part of the wider Wyndham Farm holding, which includes paddock land and residential properties.

Beyond the holding to the south west, is Wyndham Farmhouse, which is a Grade II listed building, whilst immediately to the north east is an equestrian yard (incl. stables, horsewalker, manege etc).

With regards to topography, there is a fall in levels across the site, generally from south east to north west.

The site is accessed via Public Bridleway 4T, which forms a junction with Wineham Lane some 165m to the west.

The site does not fall within any local/national landscape designations (e.g. SSSI, SPA, SAC etc) and is not covered by any Tree Preservation Orders.

The site falls within flood zones 1, 2 and 3, as illustrated on the GOV.uk website.

Application Proposal

This application proposes the following:

- **New all-weather outdoor riding arena** – positioned centrally along the eastern-most boundary of the site, the Applicants are proposing a good-sized all-weather outdoor arena. It will be surfaced with a rubber/sand mix, and measure 30m x 50m. It will be enclosed by a 1.2m high post and rail fence, on the outside of which will be a new native hedgerow;
- **New single storey stable building** – a short distance to the north of the arena, the Applicants are proposing a new single storey stable building. It will be L-shaped in

form and will be constructed from timber boarding (above a shallow brick plinth) and plain clay tiles. The building will incorporate 6 stables and a tack room; and,

- **New driveway and access point** – a new driveway is proposed along the eastern edge of the site, which will tie into a new gated access point in the south eastern corner of the site – thus providing a connection with the public highway. It will be a hardcore track, with a grass central divide.

Planning History

The Council's website confirms that Wyndham Farm has been the subject of a number of planning applications in the past.

The most relevant, is the one submitted in August 2024 (**Ref. DM/24/1966**), which sought full planning permission for a similar form of development as to what has been submitted under this current application – albeit with the inclusion of a horsewalker.

The proposals raised concerns from the Conservation Officer, and the decision was therefore taken to withdraw the application on the 06th February 2025.

Subsequent to this, a Pre-Application Enquiry was submitted to the Council in March 2025, seeking advice in respect of a revised proposal on the site. The changes included the following:

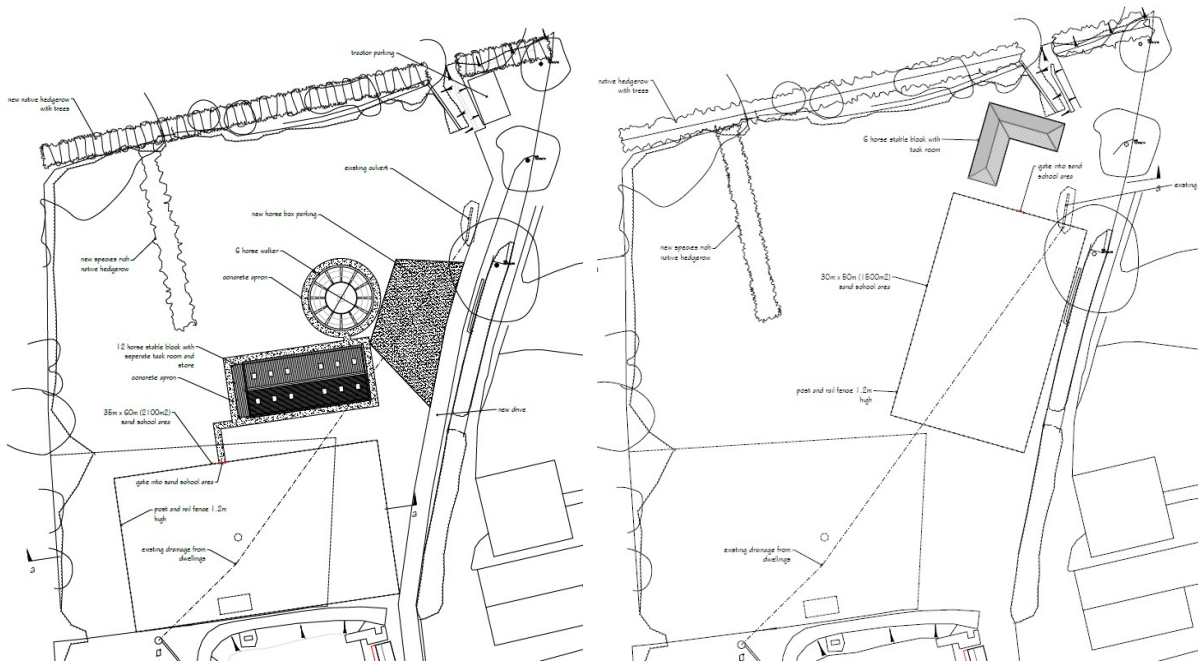
- Removing the horse box parking;
- Removing the horsewalker;
- Reducing the size of the outdoor arena;
- Re-orientating and repositioning the outdoor arena;
- Reducing the size/scale of the stables building; and,
- Repositioning the stables building.

The approach was to reduce the amount of built form and hardstanding, and to shift the development as far north and east as possible.

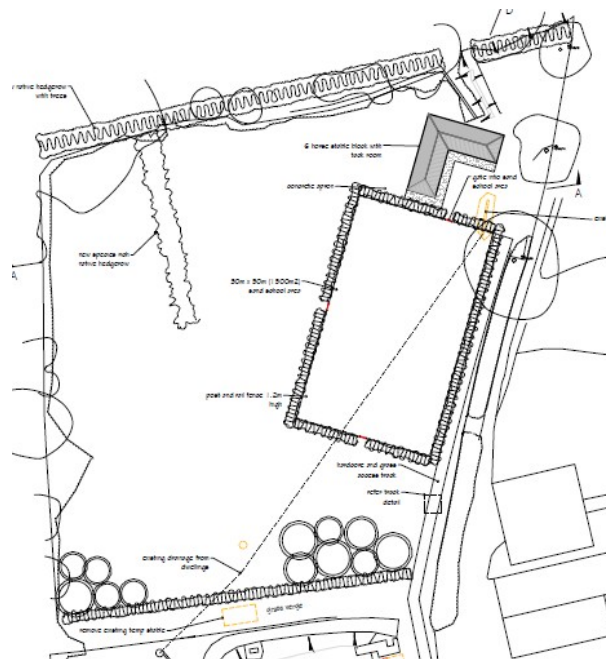
We received a response from the Planning Officer on 15th August 2025, and a copy of this is appended to this letter, along with comments from the Conservation Officer.

The response is generally a positive one.

Below are the previous application scheme, the pre-application scheme, and the current scheme for comparison purposes.



Previous Application Scheme (left) and Pre-Application Scheme (right)



Current Application Scheme (above)

The Council will note that we have made some further changes since the time of the pre-application enquiry; including repositioning the stables further to the east, and additional tree/heedgerow planting.

The public benefits of the scheme have been included in the Heritage Statement that accompanies this application. They include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Countryside management – keeping land in active rural use;
- Support for the local economy – construction, feed and equestrian services;
- Animal welfare – providing safe, purpose-built facilities; and,
- Biodiversity Net Gain – new native planting, habitat creation, ecological enhancements.

Planning Policy Context

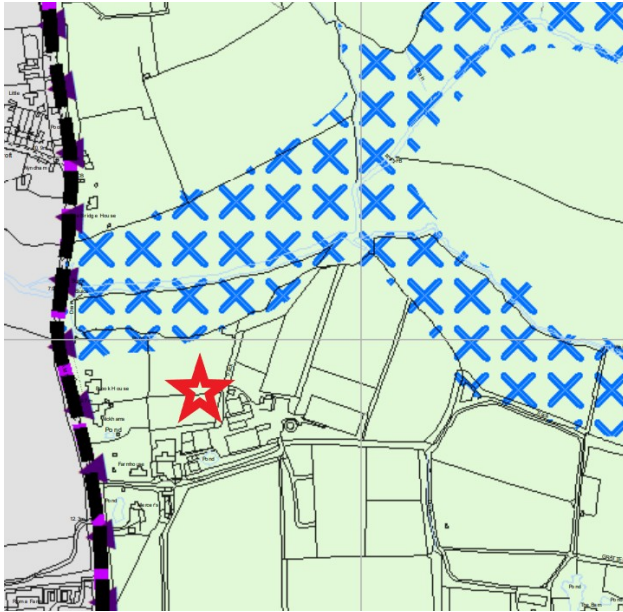
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* This plan-led approach to decision taking is reinforced within the revised National Planning Policy Framework.

Development Plan

For the purposes of the consideration of this application, the Mid Sussex District Plan 2014-2031 (adopted March 2018) forms the statutory Development Plan for the site, along with the Twineham Neighbourhood Development Plan 2014 – 2031 (made March 2016). Relevant policies from that statutory development plan are as follows:

Mid Sussex District Plan 2014-2031

- DP12: Protection and Enhancement of the Countryside
- DP13: Preventing Coalescence
- DP26: Character and Design
- DP29: Noise, Air and Light Pollution
- DP34: Listed Buildings and Other Heritage Assets
- DP38: Biodiversity
- DP41: Flood risk and Drainage



District Plan Proposals Map (extract) with site show with a red star

(Source: [twineham_a3_landscape_narrow_mainmap.pdf](https://midsussex.gov.uk/twineham_a3_landscape_narrow_mainmap.pdf) (midsussex.gov.uk))

Twineham Neighbourhood Development Plan 2014 – 2031

- TNP2: Design
- TNP4: Landscape and Environment

National Planning Policy Framework (the Framework)

The new National Planning Policy Framework (NPPF) was published in December 2024. It outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated National Planning Policy Framework.

A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.

Paragraph 11 of the NPPF confirms local planning authorities (LPAs) should positively consider *“approving development proposals that accord with an up-to-date development plan without delay”* unless material considerations indicate otherwise. In other cases, where

there are no development plan policies, or the policies which are most important for determining the application are out-of-date, LPAs should grant permission unless:

“

- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*

Paragraph 39 requires that local planning authorities “*approach decisions... in a positive and creative way*”, and should “*work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible*”.

Paragraph 48 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 131 calls the “*creation of high quality, beautiful and sustainable buildings... fundamental to what the planning and development process should achieve.*”

Paragraph 135 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia*, “*will function well and add to the overall quality of the area*”, “*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*”, “*are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)*”, “*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development...*”, and ensure “*a high standard of amenity for existing and future users*”.

Paragraph 139 of the same document encourages LPAs to give significant weight to raising the standard of design more generally in an area.

Paragraph 193 confirms the four principles to conserve and enhance biodiversity.

Section 16 of the Framework deals with ‘conserving and enhancing the historic environment’.

Mid Sussex Design Guide (November 2020)

This Supplementary Planning Document was adopted in November, and is a material consideration in the determination of planning application. It sets out appropriate design for (inter alia) rural developments and guidance regarding achieving high quality designs.

Planning Assessment

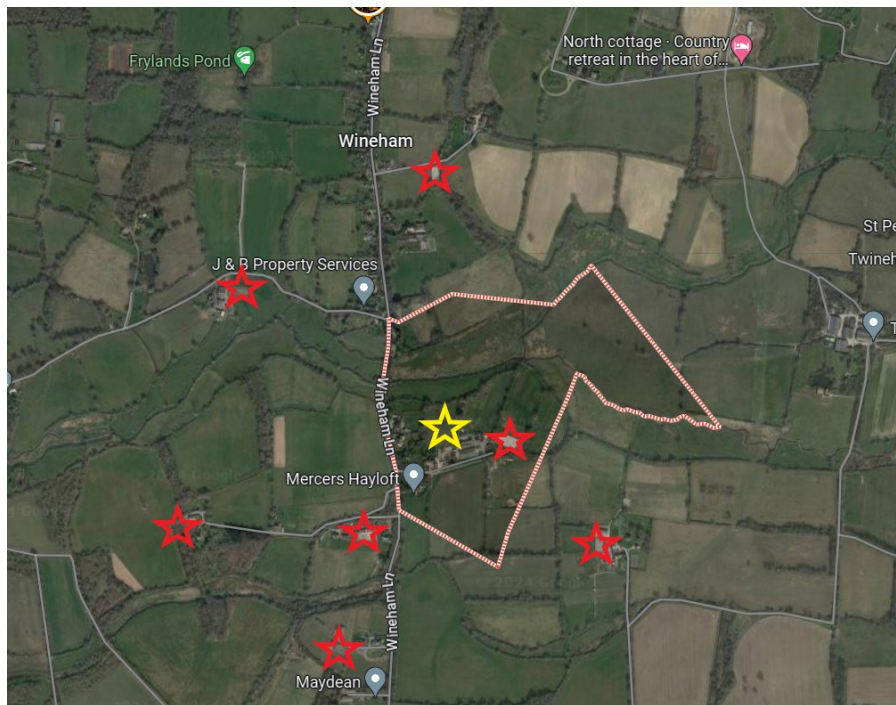
Although there is a general policy of restraint in the countryside and there is no specific policy relating to equestrian development in the Development Plan, the type of development proposed is a rural form of development and as such considered entirely appropriate for this location and compatible to its position in the countryside.

Indeed, the site immediately to the east has long been in use for equestrian purposes and includes equestrian buildings, a horsewalker and an outdoor arena (see image below).



Existing equestrian development on land immediately to the east of Wyndham Farm.

Furthermore, the image overleaf illustrates the number of outdoor arenas/sand schools there are in close proximity of the Application Site. They are very much an established part of the landscape in this part of Mid-Sussex.



Application Site show with a yellow star, and nearby outdoor arenas/sand schools shown with red stars.

The proposed arena is considered appropriate in scale to its setting, with sympathetic surfacing materials proposed. It will be positioned on land that is currently rough ground, and in certain respects, should improve upon the existing appearance of the site.

Within the wider landscape, the proposed arena, with the benefit of new hedgerow planting around it, will have very limited visual impact, and will not be highly visible from the nearby public right of way (PROW).

The proposed stable building has been designed to blend in with the fabric of the equestrian buildings immediately to the east of the site. It is not of significant proportions, and although it will be visible from the nearby PROW (albeit filtered by established hedgerow and tree planting), it is the type of building you would expect to see in a countryside location and will be read within the context of other similar buildings.

The palette of materials is appropriate to this location, and with the land falling away to the north, the building will not appear as a prominent feature in the landscape.

The proposed access and driveway will be constructed using sympathetic materials, appropriate to this rural location. Hard surfacing details can be secured by way of an appropriately worded planning condition, likewise tree protection.

The proposed development will sit comfortably in this location, reinforcing the distinctiveness of the local area. It is entirely appropriate location for a form of development of this nature, and the site is of a size that can clearly accommodate this amount of development, without feeling cramped or contrived.

No issues of amenity arise as a result of the proposals, and the Applicants are happy to accept a restriction on the use of the proposed development for private recreational purposes only.

Conclusion and Close

The proposed use and operations are considered appropriate in the local context, and acceptable under the terms of the Development Plan, in particular District Plan Policy DP12.

There are no technical reasons why this proposal should not be considered favourably, and the previous concerns expressed during the course of Application No. DM/24/1966 have now been overcome. As such, it is respectfully requested that this application be approved, and planning permission granted accordingly.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

Mark Pettitt

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Applicants