

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 March 2026 11:24:51 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0128

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 04/03/2026 11:24 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0128
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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Comments Details

The proposal involves the change of use of land from agricultural to equestrian, together with a new stable building, an all weather riding arena and a new access. The planning submission confirms that the facilities are intended for private recreational use only, and the applicants have indicated they are willing to accept a condition securing this.

Comments: Noise associated with private equestrian activity is typically low level, intermittent and comparable to other rural uses. As the development will be restricted to private recreational purposes, there will be no commercial-scale activity such as lesson changeovers, amplified instruction or increased traffic movements. A condition limiting the use to private recreation is therefore sufficient to control activity levels and protect local amenity without

needing to impose specific operational hours for the riding arena.

Stable waste can give rise to odour, flies and vermin if not managed properly. To avoid such impacts, a condition requiring a stable waste management plan is recommended. This should explain how manure will be stored, handled and removed, confirm that no burning of waste will occur, ensure waste is not stored close to residential boundaries, and include measures to prevent run off into nearby watercourses. With appropriate management in accordance with an agreed scheme, no unacceptable impacts on neighbours are anticipated.

No external lighting is shown within the submitted plans. To safeguard residential amenity, a condition is recommended requiring full details of any proposed lighting, including hours of use and an assessment of potential impact, to be submitted and approved prior to installation. However, if the applicant confirms that no external lighting is proposed, or demonstrates that any lighting would be so minimal as to raise no amenity concerns, Environmental Protection would be happy to discuss the removal of this condition.

During the construction period, some temporary disturbance may occur. To minimise impacts on neighbours, I would recommend a number of conditions in relation to construction.

Subject to the below conditions, Environmental Protection raises no objection to the proposal.

1. The stables, riding arena and associated equestrian facilities hereby permitted shall be used for private recreational purposes only and shall not be used for any form of commercial riding, livery, hire, training, instruction, competitions or any equestrian activity involving payment or public access.

2. Prior to the first use of the development, a stable waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how manure and stable waste will be stored, handled and removed from the site, confirm that no burning of stable waste will take place, ensure that any stockpiles are not located close to residential boundaries, and set out measures to prevent run off from entering any watercourse. The approved plan shall be implemented and maintained thereafter for the lifetime of the development.

3. Prior to the installation of any external lighting on the site, details of lux levels for a specific scheme, and times of use together with a report to demonstrate its effect on nearby residential properties shall be submitted to and approved in writing by the LPA. It is recommended that the information be provided in a format that demonstrates compliance on the ILP Guidance Notes for the Reduction of Obtrusive Light. The information shall be submitted to

and approved in writing by the Local Planning Authority.

4. Construction hours: works of construction or demolition, including the use of plant and machinery necessary for implementation of this consent, shall be limited to the following times:

Monday to Friday: 0800-1800 hours

Saturday: 0900-1300 hours

Sunday and bank holidays: no work permitted

5. Deliveries: deliveries or collection of plant, equipment or materials for use during the demolition and construction phase shall be limited to the following times:

Monday to Friday: 0800-1800 hours

Saturday: 0900-1300 hours

Sunday and bank holidays: none permitted

Kind regards