

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	WSCC – Highways Authority
DATE:	17 February 2026
LOCATION:	The Foal Barn Wyndham Farm Wineham Lane Wineham Henfield West Sussex BN5 9AN
SUBJECT:	DM/26/0128 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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for the conversion of agricultural land to equestrian use, with the erection of a stable building and construction of all-weather riding area with associated landscaping and access. The site is located on a track which is maintained as a Public Right of Way, Bridleway TWI/4T/1. The nearest Publicly maintained highway is to the west of the site, at the access onto Wineham Lane. It is assumed by virtue of the red/blue edged property plan that the dwelling for which this application will be associated, is located to the south of the application site, also accessed via the track.

The track between the application site and Wineham Lane is maintained as Public Right of Way (PROW), route TWI/4T/1. From observation of aerial mapping available to WSCC it appears that the applicant has already created an access onto the PROW. It is unclear if this has now been completed, however.

Developers/landowners should ensure that public use of the PROW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW, and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from their exercise of private access rights. The Local Planning Authority is advised to seek the guidance of the WSCC PROW team to establish the suitability of any access changes onto the Bridleway.

The nearest publicly maintained highway is to the west of the site at the access to Wineham Lane. Wineham Lane is a C classified road subject to national speed restrictions. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injuries or accidents within the vicinity of the access. There is no evidence to suggest that the access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

From observation of the submitted plans, there has been no parking provision designated to the stables. The proposal is for private stables and therefore would not be anticipated to generate the same demands on access and parking as those of a Livery/Boarding yard. There has been no mention of an intention to offer classes, schooling or to put on events at the property as a result of this proposal. Should the applicant wish to use the stables commercially in future, a revised planning application must be made to the planning

authority regarding the change of use and should outline the proposed activities, including providing a detailed assessment of vehicle movements, parking and turning provisions and access requirements. The Highway Authority would assess those documents on their own merits at the time of submission. The LPA may wish to consider a suitably worded condition outlining the use of the stables as only a private arrangement.

Given the extant use of the site as agricultural land, the Local Highways Authority considers that the movements of the private stables would likely not exceed that of the potential of the current agricultural use.

The ability for equine related vehicles to turn within the site has not been demonstrated within the submitted plans, however there appears space within the site to facilitate a turn and allow vehicles to egress onto the publicly maintained highway in a forward gear.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Any further submissions at this location will be assessed on their own merits at the time of submission. The LPA should contact the WSCC PROW team for advice relating to the access proposals onto the Bridleway.

Jodie Wilkes
West Sussex County Council – Planning Services