

Mr Edward Owens
c/o Mrs Rebecca Tier
Manorwood
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

CONTACT: Katherine Williams
PHONE: 01444 477214
E-MAIL: katherine.williams@midsussex.gov.uk
REF: DM/25/3028
DATE: 5th October 2026

Dear Sir/Madam

West House Farm Henfield Road Albourne Hassocks
Proposed demolition of modern farm buildings. Extension and conversion of existing barn to dwelling house. Conversion of existing stable building to ancillary accommodation. Construction of replacement stables, games room outbuilding, and a bike, bin and storage outbuilding'.

I advise that your application DM/25/3028 was **Granted Permission** on **5th October 2026**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

Mr Edward Owens
Mrs Rebecca Tier
Manorwood
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/25/3028

DESCRIPTION: PROPOSED DEMOLITION OF MODERN FARM BUILDINGS. EXTENSION AND CONVERSION OF EXISTING BARN TO DWELLING HOUSE. CONVERSION OF EXISTING STABLE BUILDING TO ANCILLARY ACCOMMODATION. CONSTRUCTION OF REPLACEMENT STABLES, GAMES ROOM OUTBUILDING, AND A BIKE, BIN AND STORAGE OUTBUILDING'.

LOCATION: WEST HOUSE FARM, HENFIELD ROAD, ALBOURNE, HASSOCKS

DECISION DATE: 5 OCT 2026

**CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No development shall be undertaken until samples of materials and finishes to be used for external walls and roofs have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan.

4. No development shall be carried out unless and until detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following works have been submitted to and approved by the Local Planning Authority:
- o New windows and external doors. Your drawings should as appropriate show the relationship with surrounding retained historic fabric, depth of reveal, and glazing bar detail.
 - o New external shutters
 - o Typical eaves detail to extensions and new buildings
 - o Rooflights to the barn, to show relationship with retained historic fabric, and profile in relation to surrounding roofslope

The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: To preserve the special character of the building for the future and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

5. No development shall be carried out unless and until full details of both hard and soft landscaping, to include details of proposed new or altered hard landscaping, any new or altered fences, walls, gates or other boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to preserve the special character of the area to accord with Policies DP26, DP34, and DP37 of the Mid Sussex District Plan.

6. Prior to any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
- o a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

- o evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
- o a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

7. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

8. The proposed new rainwater goods and other external pipes work, including soil stacks, shall be painted metal.

Reason: To safeguard the special character of the heritage asset and to comply with Policy DP34 of the Mid Sussex District Plan.

9. The works shall be carried out in accordance with the protection measures set out within the Arboricultural Assessment submitted 25th November 2025.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

10. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and to accord with policy DP21 of the Mid Sussex District Plan.

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the plans and details approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with policy DP21 of the Mid Sussex District Plan.

12. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Ecosupport Ltd., November 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method

Statement in Sections 6.4 and 6.5 of the Ecological Impact Assessment (Ecosupport Ltd., November 2025), which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

13. Prior to any works above slab level a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Ecosupport Ltd., November 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031.

14. Prior to occupation, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and Hazel Dormouse and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.

15. The annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the residential dwelling granted as part of this application as a single dwelling and shall not be used as a separate unit of accommodation or for other commercial purposes, otherwise an application for full planning permission will be required.

Reason: For the avoidance of doubt, to control the development in accordance with the application and to comply with Policies DP15 and DP26 of the Mid Sussex District Plan 2014- 2031.

16. The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the residential dwelling granted as part of this application as a single dwelling and shall not be used as a separate unit of accommodation or for other commercial purposes, otherwise an application for full planning permission will be required.

Reason: For the avoidance of doubt, to control the development in accordance with the application and to comply with Policies DP15 and DP26 of the Mid Sussex District Plan 2014- 2031.

17. The stable block hereby permitted shall only be used in association with the use of the residential dwelling granted as part of this application and shall not be let out, or used for commercial purposes

To preserve the character of the locality and in the interests of highway safety to accord with Policies DP12 and DP21 of the Mid Sussex District Plan 2014 - 2031.

Biodiversity Net Gain

1. This permission is considered to be one which **will require the approval of a biodiversity gain plan before development is begun** (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted

positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Floor and Elevations Plan	2412WE_R5_101		20.05.2026
Existing Floor and Elevations Plan	2412WE_R5_102		20.05.2026
Existing Floor and Elevations Plan	2412WE_R5_103		20.05.2026
Existing Floor and Elevations Plan	2412WE_R5_104		20.05.2026
Sections	2412WE_R5_800		20.05.2026
Sections	2412WE_R5_801		20.05.2026
Sections	2412WE_R5_802		20.05.2026
Sections	2412WE_R5_803		20.05.2026
Sections	2413WE_R5_E+W		20.05.2026
Sections	2412WE_R5_F1-2		20.05.2026
Sections	2412WE_R5_F3+4		20.05.2026
Sections	2412WE_R5_N+S		20.05.2026
Sections	2412WE_R5_RF P		20.05.2026
Existing and Proposed Elevations	2412WE_R5_206		20.05.2026
Existing and Proposed Elevations	2412WE_R5_205	001	20.05.2026
Existing and Proposed Elevations	2412WE_R5_207		20.05.2026
Existing and Proposed Elevations	2412WE_R5_204	001	20.05.2026
Existing and Proposed Floor Plan	2412WE_R5_203	001	20.05.2026
Block Plan	2412WE_R5_001		20.05.2026
Location Plan	2412WE_R5_000		20.05.2026
Proposed Floor and Elevations Plan	2412WE_R5_211		20.05.2026
Proposed Floor and Elevations Plan	2412WE_R5_210	001	20.05.2026
Block Plan	2412WE_R5_002		20.05.2026
Proposed Floor and Elevations Plan	2412WE_R5_212		20.05.2026

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.