



Sustainability Statement

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 bin, bike and storage outbuilding.

Westhouse Farm, Henfield Road, Albourne, BN6 9DE

November 2025

Introduction

The proposal seeks planning permission and listed building consent for the demolition of five existing modern farm outbuildings and the conversion and extension of the barn to a dwelling house.

The applications also propose the conversion of the stable building to ancillary accommodation in association with the converted barn.

The applications propose the creation of a replacement stable buildings, games room outbuilding and bike and bin storage building.

The site has not functioned as a working farmstead for many years, and the proposal seeks to undertake the sensitive repair, conversion and extension of the existing Grade II Listed 17th century barn to a single dwelling, and the restoration and conversion of the late 18th century stable building to an annexe.

The application site measures 0.66 ha and is accessed from the western side of Henfield Road (B2116).

The site is located within the rural village of Albourne and in the western extremity of the Mid Sussex District Council's jurisdiction. The boundary with the neighbouring Local Planning Authority, Horsham District Council, is situated 1.13km to the west of the site.

Sustainability measures

The proposed development re-purposes existing buildings of sound construction and retains as much fabric as possible for reuse. There are a number of buildings and structures on site which will be demolished a part of the works.

Waste arising from demolition and construction will be segregated into the following, where practicable and feasible:

- Recyclable Materials – Wood, Metals, Paper/Cardboard, Glass, Plastic;
- Plasterboard;
- Batteries;
- Aerosols;
- General Waste;
- Hazardous Solid Wastes; and
- Hazardous Liquid Wastes.

The following waste management procedures will be implemented:

- All skips will be filled no higher than the brim to ensure no waste is allowed to escape
- All containers for waste storage shall be clearly labelled using a colour coding system so that users know what wastes can be placed in each container.
- The construction phase will run on a 'just-in-time' basis, with materials being removed from site as required.
- Lockable storage will be provided for all hazardous waste;
- All waste containers will be sited at least 20m away from watercourses, ditches and other areas of environmental sensitivity;

The applicant intends to separate these materials and to re-use them as part of the sub-base of the new buildings to avoid waste and avoid unnecessary vehicle movements.

Substantial planting is proposed, this will include for wildflower planting and native hedging as detailed in the Biodiversity Net gain report that accompanies the application.

The applicant strives to support local suppliers and local contractors wherever possible. This not only assists the local economy but also limits the “material miles” of the project. Where materials can be sourced from local suppliers the applicant will aim to do so.

The Applicant intends to heat the building by way of an Air Source Heat pump. The full specification of this will be provided during the working drawings stage and can be controlled by planning condition if required.

This will be located within the bin and bike store area to ensure it can be discreetly located given the listed setting of the building. The proposed heat pump will be located a suitable distance from neighbouring properties to avoid noise impact and in any case will be no greater than 50db.

The proposal includes provision of an electric vehicle charging point and a reduced water demand of 110 litres/person/day