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Ms Susan Dubberley
Mid Sussex District Council
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Oaklands Road
Haywards Heath
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RH16 1SS

PLANNING PORTAL REF: PP-14948780

35470/A3/HH

30 June 2026

Dear Susan

FORMER HAZELDEN NURSERY, LONDON ROAD, ALBOURNE
PLANNING PERMISSION REF: DM/22/2485
APPLICATION TO APPROVE DETAILS RESERVED BY CONDITION No.5

Please find enclosed, on behalf of Senior Living (Albourne) Limited, an application to re-discharge planning condition 5 attached to the above planning permission at the Former Hazelden Nursery, London Road, Albourne, West Sussex, BN6 9BL.

Condition 5 reads as follows:

“No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development and a programme of implementation. These works shall be carried out as approved.

Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the 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 accord with Policy DP26 of the District Plan.”

Background

A discharge of conditions application (ref. DM/23/2211) was approved on 3 July 2025, which confirmed that the details submitted in respect of Conditions 5 and 9 were acceptable and that the requirements of those conditions were discharged. Condition 5 required the submission and approval of full details of both hard and soft landscaping prior to development proceeding above slab level.

Since the approval of the original landscaping details, the design and layout of the scheme have evolved. To reflect these changes, a Non-Material Amendment application is being submitted to secure approval for amendments to the wider site layout, alongside the re-discharge of the hard and soft landscaping details. This will replace the previously discharged landscaping documents with an updated set that aligns with the revised scheme.

Accordingly, this application seeks to re-discharge Condition 5, with updated landscaping details that supersede the previously approved landscaping drawings.

Submitted information

The purpose of this submission is to secure approval for updated hard and soft landscaping details, which replace and supersede the previously approved landscaping drawings submitted under ref. DM/23/2211.

The revised details have been prepared by PRP and reflect the coordinated evolution of the scheme design, ensuring that the landscape proposals align with the current architectural layout and site-wide design approach. The submission should therefore be treated as a full replacement set of landscaping details for the purposes of Condition 5.

As such, the application is supported by the following documents and plans as set out in the table below:

Document/Drawing Name	Prepared by
Application Form	Stantec
Covering Letter	Stantec
Landscape Statement	PRP
Plans for Approval	PRP
Landscape GA Sheet 1 – Ref.ALB-PRP-XX-XX-D-L-50001 Rev P03	
Landscape GA Sheet 2 - Ref.ALB-PRP-XX-XX-D-L-50002 Rev P03	
Landscape GA Sheet 3 - Ref.ALB-PRP-XX-XX-D-L-50003 Rev P03	
Landscape GA Sheet 4 - Ref.ALB-PRP-XX-XX-D-L-50004 Rev P03	
Landscape GA Sheet 5 - Ref.ALB-PRP-XX-XX-D-L-50005 Rev P03	
Landscape GA Sheet 6 - Ref.ALB-PRP-XX-XX-D-L-50006 Rev P02	
Landscape GA Sheet 7 - Ref.ALB-PRP-XX-XX-D-L-50007 Rev P02	

Landscape GA Sheet 8 - Ref.ALB-PRP-XX-XX-D-L-50008 Rev P02	
Landscape GA Sheet 9 - Ref.ALB-PRP-XX-XX-D-L-50009 Rev P03	
Landscape GA Sheet 10 - Ref.ALB-PRP-XX-XX-D-L-50010 Rev P02	
Landscape GA Sheet 11 - Ref.ALB-PRP-XX-XX-D-L-50011 Rev P02	
Landscape GA Sheet 12 - Ref.ALB-PRP-XX-XX-D-L-50012 Rev P02	
Landscape GA Sheet 13 - Ref.ALB-PRP-XX-XX-D-L-50013 Rev P03	
Landscape GA Sheet 14 - Ref.ALB-PRP-XX-XX-D-L-50014 Rev P02	
Landscape GA Sheet 15 - Ref.ALB-PRP-XX-XX-D-L-50015 Rev P03	
Landscape GA Sheet 16 - Ref.ALB-PRP-XX-XX-D-L-50016 Rev P03	
Landscape GA Sheet 17 - Ref.ALB-PRP-XX-XX-D-L-50017 Rev P02	
Typical Details Hard Landscape - Ref.ALB-PRP-XX-XX-D-L-60001 Rev P01	
Typical Details Soft Landscape - Ref.ALB-PRP-XX-XX-D-L-60002 Rev P01	
Typical Details Furniture - Ref.ALB-PRP-XX-XX-D-L-60003 Rev P01	
Typical Details Interfaces – Ref. ALB-PRP-XX-XX-D-L-60004 Rev P01	
Typical Details Tree Pits – Ref. ALB-PRP-XX-XX-D-L-60005 Rev P01	

The updated landscaping proposals comprise a series of design refinements and rationalisations to the previously approved scheme. These include:

- Rationalisation of the path network to provide clearer hierarchy and improved legibility;
- Review and consolidation of surface materials to simplify the palette;
- Reconfiguration of communal landscape areas to create more coherent and purposeful spaces;
- Optimisation of patio layouts and private amenity areas; and
- Amendments to planting and landscape structure to support the overall design evolution of the scheme.

These changes have been developed through a comprehensive design review process and do not fundamentally alter the approved layout or landscape strategy.

In light of the above, it is considered that the submitted details fully address the requirements of Condition 5 and that the condition can be re-discharged on the basis of the updated landscaping proposals. For the avoidance of doubt, this submission supersedes all previously approved landscaping drawings associated with Condition 5 under ref. DM/23/2211.

Next Steps

We trust the enclosed information will enable the application to be promptly registered, but please do not hesitate to contact me should you have any questions in connection with the submitted documents or require any additional information at this stage.

Yours sincerely

HARDEEP HUNJAN
Planning Associate

STANTEC UK LIMITED

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