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Ms Susan Dubberley
Mid Sussex District Council
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PLANNING PORTAL REF: PP-14948127

35470/A3/HH

29 June 2026

Dear Susan

FORMER HAZELDEN NURSERY, LONDON ROAD, ALBOURNE
PLANNING PERMISSION REF: DM/22/2485
NON-MATERIAL AMENDMENT

Please find enclosed, on behalf of Senior Living (Albourne) Limited, a 'Non-Material Amendment' to Reserved Matters Planning Permission DM/22/2485, at Site of the Former Hazelden Nursery, London Road, Albourne, West Sussex, BN6 9BL.

Section 96A of the Town and Country Planning Act (1990) (the 'Act', as amended) allows local authorities to make a change to any planning permission where it is satisfied that the change is not material. In considering whether a change is material, the local planning authority must have regard to the effect of the change, together with any previous changes made under Section 96A, on the planning permission as originally granted.

The National Planning Practice Guidance ('NPPG') provides that there is no statutory definition of 'non-material', and that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Act (Paragraph: 002 Reference ID: 17a-002-20140306).

The description of development is as follows:

Non-Material Amendment to Reserved Matters Permission DM/22/2485, as amended by Non-Material Amendment DM/23/2019, to allow minor design and layout amendments to the approved extra care development, including internal layout changes, minor elevational alterations, amendments to balcony structures, rooflights and ancillary buildings, together with associated amendments to ASHP locations/enclosures and hard and soft landscaping.

This application is submitted as a further Non-Material Amendment to Reserved Matters Permission **DM/22/2485**, which granted approval in March 2023 for the reserved matters of layout, scale, appearance

and landscaping pursuant to Outline Permission **DM/19/1001** (approved March 2020) for an extra care development of up to 84 units, comprising apartments, cottages and bungalows within Use Class C2, together with associated communal facilities, workshops, vehicular and cycle parking, internal roads and footpaths, open space, landscaping and ancillary works.

The Reserved Matters Permission was amended in August 2023 via a Non-Material Amendment (reference DM/23/2019), which approved changes to the energy strategy, including improvements to glazing, amendments to the heating system from ground source heat pumps to air source heat pumps, revisions to the substation layout and elevations, condenser locations and minor changes to the photovoltaic panel layout.

The current application should therefore be considered in the context of the approved Reserved Matters Permission, as previously amended by DM/23/2019, and the approved schedule of plans that is proposed to be updated by this submission.

Submitted Information

This non-material amendment application is supported by the following documents and comprises the following plans listed in the table:

- Application Form
- Cover Letter

The table below sets out the approved and proposed revised plans indicating the afore-mentioned changes to Reserved Matters consent ref. DM/19/1001:

Previously Approved Drawing DM/19/1001, as amended	Revised Drawing
BA9830C-2153 A Substation Proposed Plans and Elevations	Energy Centre - Proposed Plans and Elevations WCG-PRP-XX-YY-ZZ-D-A-04900 REV P02
BA9830C-4960 T2 ASHP Enclosure. Proposed Floor and Elevations Plan	Air Source Heat Pump Enclosure - WCG-PRP-XX-YY-ZZ-D-A 4960 REV P01
BA9830C-2002 C Proposed Site Plan	Proposed Site Layout - WCG-PRP-XX-YY-ZZ-D-A-03001 REV P01
BA9830C-2110 C Block AGG - Proposed Floor Plans	Block AGG Floor Plans - WCG-PRP-XX-YY-ZZ-D-A-04101 REV P02
BA9830C-2111 C Block AGG - Proposed Elevations	Block AGG Proposed Elevations - WCG-PRP-XX-YY-ZZ-D-A-04120 REV P02
BA9830C-2120 C Apartment Block AVVV - Proposed Floor Plans	Block AVVV Proposed Floor Plans - WCG-PRP-XX-YY-ZZ-D-A-04200 REV P03
BA9830C-2121 C Apartment Block AVVV - Proposed Elevations	Block AVVV Elevations - WCG-PRP-XX-YY-ZZ-D-A-04220 REV P02
3187-SVM-RF-XX-SK-E-6221 Proposed Site PV Layout	Proposed Site PV Layout – 3187-SVM-RF-XX-DR-E-6221 Rev T1

3187-SVM-00-XXDR-ME-7022 P2 Proposed Condensers Locations	Condensers Locations – 3187-SVM-00-XX-DR-ME-7022 Rev P3
BA9830-2003 A Proposed Ground Floor Layout	Proposed Ground Floor Layout - B100630-AD-02003 REV P0C
BA9830C-2100 A Village Centre - Proposed Ground Floor Plan	Village Centre Ground Floor Plan - WCG-PRP-XX-VC-00-D-A-04001 Rev P04
BA9830C-2101 A Village Centre - Proposed First Floor Plan	Village Centre - First Floor Plan - WCG-PRP-XX-VC-01-D-A-04002 REV P03
BA9830-2102 A Village Centre - Proposed Roof Plan	No Changes
BA9830C-2103 A Village Centre - Proposed Elevations	Village Centre Elevations Sheet 1 - WCG-PRP-XX-VC-ZZ-D-A-04020 REV P02
BA9830C-2104 A Village Centre - Proposed Elevations	No Changes
BA9830-2130 Stable Bungalows – Proposed Ground Floor Plan	Stable Ground Floor Plan - WCG-PRP-XX-YY-ZZ-D-A-04801 REV P02
BA9830-2140 Bungalows Proposed Plans and Elevations	Type BU Proposed Floorplans & Elevations - WCG-PRP-XX-YY-00-D-A-04601 REV P02
BA9830-2141 Cottages - Type S2 Proposed Plans and Elevations	Type S2 Proposed Floor Plans - WCG-PRP-XX-YY-ZZ-D-A-04301 REV P03
BA9830-2141 Cottages - Type S2 Proposed Plans and Elevations	Type S2 Proposed Elevations - WCG-PRP-XX-YY-ZZ-D-A-04320 REV P03
BA9830-2142 Cottages - Type S3 Proposed Plans and Elevations	Type S3 Proposed Floor Plans WCG-PRP-XX-YY-ZZ-D-A-04401 REV P03
BA9830-2142 Cottages - Type S3 Proposed Plans and Elevations	Type S3 Proposed Elevations - WCG-PRP-XX-YY-ZZ-D-A-04420 REV P03
BA9830-2143 Cottages - Type S4 Proposed Plans and Elevations	Type S4 Proposed Floor Plans - WCG-PRP-XX-YY-ZZ-D-A-04501 REV P03
BA9830-2143 Cottages - Type S4 Proposed Plans and Elevations	Type S4 Proposed Elevations - WCG-PRP-XX-YY-ZZ-D-A-04520 REV P03
BA9830-2152	Maintenance Store Proposed Plans and Elevations - WCG-PRP-XX-YY-ZZ-D-A-04910 REV P02

Maintenance Store Proposed Plans and Elevations	
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The Proposed Amendments

The NMA seeks approval for design and layout amendments to the approved scheme. The amendments are principally internal layout refinements, minor elevational updates, associated changes to ancillary buildings and amendments to the location and enclosure strategy for plant associated with the approved air source heat pump system.

In summary, the proposed amendments comprise:

1. **Site-wide layout and landscape amendments**, including hard and soft landscape changes, as shown on the submitted landscape drawings and associated report. The hard and soft landscaping details were secured by condition on the Reserved Matters permission and were subsequently discharged under reference DM/23/2211. Revised details will be submitted separately to re-discharge Condition 5 for consideration by MSDC. However, the proposed landscape changes are included within this NMA application for completeness, given their relationship with the wider site layout amendments.
2. **Village Centre amendments**, including internal layout changes to the wellness area, relocation of the studio, gym and treatment room, subdivision of the workshop space, relocation of WCs, amendments to the back-of-house kitchen and chef's office arrangement, provision of COSHH storage and an additional window to the north elevation serving the relocated gym. The apartment layouts within the Village Centre are also amended to provide open-plan kitchen/living arrangements.
3. **Apartment Block amendments**, including open-plan kitchen/living arrangements within apartments in Blocks AVVV and AGG and amendments to the projecting balcony structures, with additional columns introduced adjacent to the façade to allow the balcony structures to be independent from the main building.
4. **Cottage amendments**, including changes to the internal layouts of the S2, S3 and S4 cottage types. These include revised stair arrangements, hall and landing amendments, relocation of storage and bathroom/ensuite arrangements, revised rooflight positions, removal of rooflights from the S4 cottage type and a change from dining doors to an inward opening window, with no change to the window design.
5. **Bungalow amendments**, including internal layout refinements to the master bedroom and bathroom arrangements, removal of the WC and removal of rooflights.
6. **Stable Apartment amendments**, comprising open-plan kitchen/living arrangements within the apartments.
7. **Ancillary building amendments**, including changes to the maintenance store roof pitch, eaves height, office layout, window provision and door design; and amendments to the energy centre, including an additional door to the south elevation, a double bifold door to the substation element and louvred vents to the north elevation.
8. **ASHP amendments**, including relocation of grouped ASHP units to flat rooftops on the apartment blocks, provision of an enclosure type for the Stable Apartment ASHP, and single ASHP units to cottages and bungalows located adjacent to side façades and screened through landscape elements.

Summary

The proposed amendments are considered to be non-material in the context of the approved Reserved Matters Permission, as amended by DM/23/2019. The amendments do not alter the approved description of development, the approved C2 extra care use, the total number of units, the broad site layout, the approved access arrangements, the overall development principles or the relationship of the scheme to the surrounding area. The development would remain an extra care scheme of up to 84 units with associated communal facilities, parking, open space, landscaping and ancillary works, consistent with the permission already granted.

The proposed internal layout changes are primarily functional refinements to improve the operation of the approved buildings. These include reconfiguration of wellness, back-of-house, apartment and residential layouts. Such changes would not materially alter the external appearance, scale or planning impacts of the approved development. The external amendments are limited and design-related in nature. They include minor elevational changes, such as an additional window to the Village Centre, revised balcony support columns, removal or relocation of rooflights, and minor changes to ancillary buildings. These amendments would be read within the context of the approved architectural approach and would not give rise to a materially different form of development.

The proposed amendments to ASHP locations and enclosures follow the previous NMA approval DM/23/2019, which already accepted the move from ground source heating to air source heating and associated changes to condenser locations, screening and PV layout. The current amendments refine the detailed arrangement of that approved energy strategy and are not considered to introduce any visual impacts and do not materially alter the planning merits of the development. The previous NMA decision concluded that amendments to the heating system, glazing, substation, condensers and PV layout were minor in nature and could be treated as non-material in the context of the approved scheme.

The proposed amendments would also not give rise to any materially different impacts in respect of design, landscape, residential amenity, highways, heritage, drainage or ecology. The broad built form, scale and layout of development remain consistent with the approved Reserved Matters Permission. As such, the changes remain within the scope of Section 96A of the Town and Country Planning Act 1990.

Accordingly, the amendments are considered non-material when assessed both individually and cumulatively with the previous amendments approved under DM/23/2019.

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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