

# WELLCROFT GREEN LANDSCAPE STATEMENT

To accompany NMA  
(Ref to be provided by Stantec)

23/02/2026



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Architecture  
Urban Design  
Masterplanning  
Landscape  
Development Consultancy  
Research



Inspired Villages Group

**Architect**  
PRP

**Landscape Architect**  
PRP

**PRP Job Reference**

B100630 Albourne Retirement: Wellcroft Green

**Issuing Date / Office**

23rd February 2026 / London

**Revision Number / Date Checked**

REV. P01 / 23rd February 2026

**Project Lead**

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# CONTENT

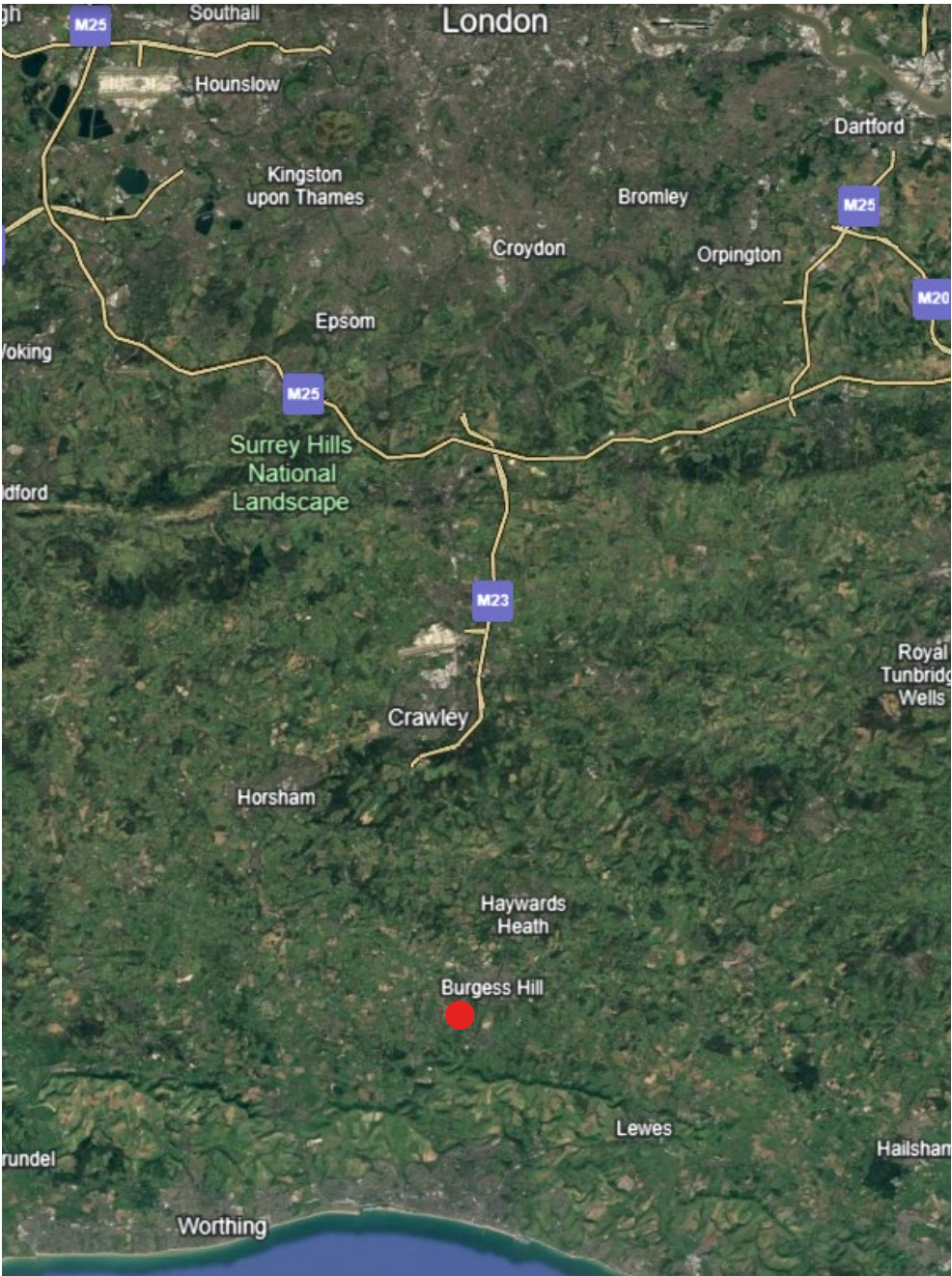
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# CONTEXT

## Location: Albourne, West Sussex

“Outline planning permission for an extra care development was granted on 11 December 2020 (ref. DM/19/1001) and Reserved Matters permission (providing details of appearance, landscaping, layout and scale) was granted on 1 March 2023 (ref. DM/22/2485). Condition 5 attached to the Reserved Matters Permission required the submission of hard and soft landscaping details and the details were approved on 3 July 2025. (ref. DM/23/2211).

The design and layout development of the scheme has resulted in some amendments to the detailed hard and soft landscaping plans that have been previously approved, and this submission seeks to re-discharge condition 5 with revised hard and soft landscaping details.”



● Site Location



— Red Line Boundary

CURRENT APPROVED MASTER PLAN





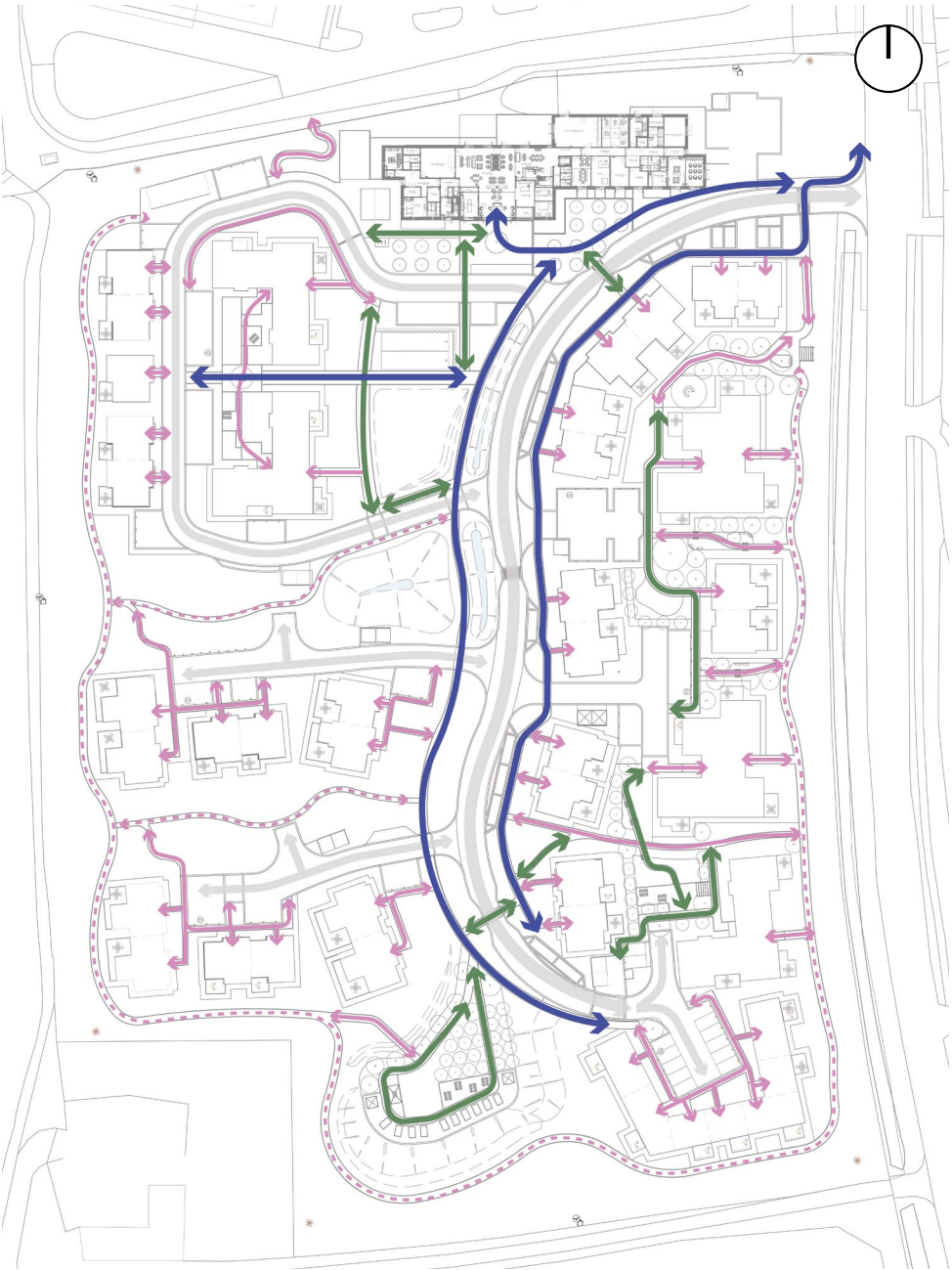
Section 1

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# LANDSCAPE PROPOSAL

LANDSCAPE VISION

Movement



- Keys:
- Primary routes
  - Secondary routes
  - Tertiary routes

Hierarchies



- Keys:
- Platinum zones
  - Gold zones
  - Silver zones
  - Bronze zones

Green Connections



- Keys:
- Green spaces
  - Main east-west connection
  - Circulation routes

# LANDSCAPE MASTERPLAN

The majority of design changes have revolved around the rationalisation of the previously consented planning application. A site level approach to create a more coherent landscape design was applied to the spaces without fundamentally changing roads and parking layouts.

Key updates include:

- An optimisation review was carried out across the whole site
- Rationalisation of path network & removal where deemed appropriate
- Surface treatment assessment and rationalisation to reduce number of materials used
- Patio size organisation and rationalisation
- Landscape courtyards amongst communal areas assessed and amended
- Large landscape areas assessed and amended to provide destination points
- Review of bin and bike storage orientation in line with the Architects
- Village centre redesign in line with updated Architectural layout



- Keys:
- ① Village centre
  - ② Courtyard garden
  - ③ Community garden

CHARACTER AREAS - VILLAGE CENTRE



Flexible area for events



Flexible area for market or gathering



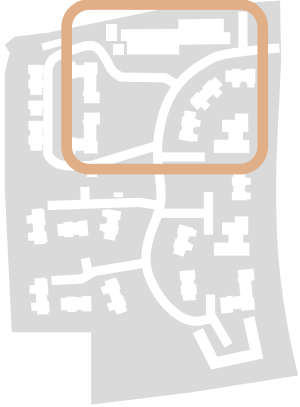
The Intimate Courtyard Garden



The Vibrant Outdoor Dining Terrace



Shaded Grove Retreat



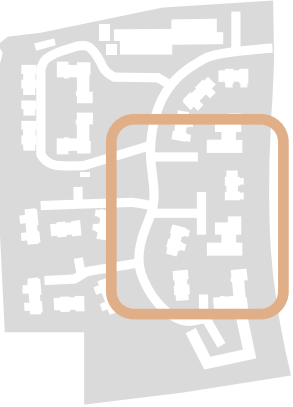
CHARACTER AREAS - COURTYARD GARDEN



A meeting place



Planting edges



The Central Courtyard Green



Residential Green Corner



The Green Social Hub