

Mr William Omoma
Stantec
2 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AQ

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/26/1623

DESCRIPTION: 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.

LOCATION: SITE OF THE FORMER HAZELDENS NURSERY, LONDON ROAD, ALBOURNE, WEST SUSSEX

DECISION DATE: 29 JUL 2026

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 1 July 2026 for the following reason(s):

1. This application seeks consent as non-material amendments 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.

The applicant has stated that 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.

The external amendments, that are a result of the internal changes, 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.

The Planning Practice Guidance states '*There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. 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 Town and Country Planning Act 1990.*' Paragraph: 002 Reference ID: 17a-002-20140306

It is considered that while cumulatively there are several changes to the approved drawings, all of the changes are very minor in nature, such that the overall visual impact is not considered to be a significant change from the approved drawings. The changes would also be seen in the context of the redevelopment of the whole site and therefore would not be visually noticeable from the overall approved plans. On this basis, it is considered that the proposal can be treated as a non-material revision to the original application and a new planning application will not therefore be required.

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.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

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
Proposed Floor and Elevations Plan	WCG-PRP-XX-XX-ZZ-D-A-4960	REV P01	01.07.2026
Proposed Floor Plans	WCG-PRP-XX-YY-ZZ-D-A-04101	REV P02	01.07.2026
Proposed Elevations	WCG-PRP-XX-YY-ZZ-D-A-04120	REV P02	01.07.2026
Proposed Elevations	WCG-PRP-XX-ZZ-YY-D-A-04220	REV P02	01.07.2026

Proposed Floor Plans	WCG-PRP- XX-ZZ-YY-D- A-04200	REV P03	01.07.2026
Planning Layout	3187-SVM-00- XX-DR-ME- 7022	REV P3	01.07.2026
Proposed Floor and Elevations Plan	WCG-PRP- XX-YY-ZZ-D- A-04900	REV P02	01.07.2026
Proposed Floor and Elevations Plan	WCG-PRP- XX-YY-ZZ-D- A-04910	REV P02	01.07.2026
Proposed Floor Plans	B100630-AD- 02003	REV P0C	01.07.2026
Proposed Site Plan	WCG-PRP- XX-YY-ZZ-D- A-03001	REV P01	01.07.2026
Proposed Site Plan	3187-SVM-RF- XX-DR-E-6221	REV T1	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-YY-ZZ-D- A-04801	REV P02	01.07.2026
Proposed Floor and Elevations Plan	WCG-PRP- XX-YY-00-D- A-04601	REV P02	01.07.2026
Proposed Elevations	WCG-PRP- XX-YY-ZZ-D- A-04320	REV P03	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-YY-ZZ-D- A-04301	REV P03	01.07.2026
Proposed Elevations	WCG-PRP- XX-YY-ZZ-D- A-04420	REV P03	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-YY-ZZ-D- A-04401	REV P03	01.07.2026
Proposed Elevations	WCG-PRP- XX-YY-ZZ-D- A-04520	REV P03	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-YY-ZZ-D- A-04501	REV P03	01.07.2026
Proposed Elevations	WCG-PRP- XX-VC-ZZ-D- 04020	REV P02	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-VC-01-D- 04002	REV P03	01.07.2026
Proposed Floor Plans	WCG-PRP- XX-VC-00-D- A-04001	REV P04	01.07.2026

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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