PW/2810/3.1

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Architecture Masterplanning Interior Design
The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
Tel: 01908 211 577
www.harrispartnership.com

Planning & Development
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

To Whom it May Concern

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY A CONDITION (PLANNING PORTAL REF: PP-13336276) FOR ALDI, TANBRIDGE RETAIL PARK, ALBION WAY, HORSHAM, WEST SUSSEX (REF: DC/21/1413)

Planning Statement

We refer to the above planning permission dated 7 December 2022 and subsequent approval of details reserved by a condition under approval DISC/22/0367, we hereby submit supplementary information salient to Condition 10.

Further to email correspondence with the case officer, Matthew Porter. We have set out below an explanation of the supplementary information.

When works were being undertaken along the northwest boundary of the site, next to the river, including the diversion of the storm water drain, in accordance with the approved details. It was found that the existing retaining wall was in a poor condition. A decision was taken to ensure the future robustness of the construction and that the retaining wall needed to be renewed on the same line.

In order to undertake this work, an area below the retaining wall was cleared to provide safe access. This did not impact the existing trees but the undergrowth along the site boundary was cleared.

In clearing this area, it was found that the level difference from the top of the bank to the carpark was more than 600mm. The topographical survey in this area was limited due to the undergrowth prior to construction works commencing and restricted access.

The boundary treatment details submitted to discharge condition 10 of the main application under application DISC/22/0367 have therefore been amended.

The approved drawing had shown a 450mm high knee rail along this boundary. However, as the level change is greater than 600m, we are now proposing an 1100mm height timber rail fence. This is to match the existing timber fence next to the footbridge which will ensure an open aspect to the river is retained, while protecting customers from falls as required by building regulations.

The side of the new retaining wall facing the river will be painted dark green as requested to 'blend' the new structure into the setting while new planting matures.

Where existing undergrowth has been cleared to allow works to take place, new native species planting scheme will be installed, which includes suitable woodland seed mix and shrubs to create a natural understory to the existing trees.

See below for a summary of information submitted to support this application.

Condition 10 (Parking, Landscaping and External Works)

- 2810 - Aldi, Horsham - Landscape Design Statement - Car Park Boundary_2024-07-19
- 2810- SFW- XX -XX DR-L- 1003 Proposed River Arun Boundary Planting (PLANNING)
- 2810-Ac_25_20_88-260_C01 - Retaining Wall Proposed Detail

We trust the enclosed information is clear, but if there are any queries, please do not hesitate to contact me and I will be happy to assist.

Yours sincerely,
The Harris Partnership Limited

[redacted]

Hazel Whitfield-Green *BArch, RIBA*
Architect
Email: hazelwhitfield-green@harrispartnership.com