Horsham District Council

Hazel Whitfield-Green
The Harris Partnership
The Harris Partnership
The Old Rectory
79 High Street
Newport Pagnell
MK16 8AB

Our ref:	DISC/24/0210
Your ref:	2810- Horsham Condition 10 Landscaping Additional info
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	1st October 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of supplementary details reserved by condition 10 (hard and soft landscaping) to approved application DC/21/1413 (Demolition of existing retail unit and erection of a replacement retail unit with associated works).

Tanbridge Retail Park Albion Way Horsham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

10. **Pre-commencement (slab level)**: Notwithstanding details on the approved drawings, prior to the commencement of above ground works, a detailed scheme of parking provision together with full hard and soft landscaping shall have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall incorporate all reasonable measures to maximise opportunities for tree retention across the site and to achieve a better quality public realm. The details shall include plans and measures addressing the following:

o Details of all retained and proposed planting and seeding, including schedules specifying species, planting size, densities and plant numbers
o Tree pit and staking/underground guying details
o A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant establishment
o Hard surfacing materials - layout, colour, size, texture, coursing, levels
o Walls, and other supporting structures - location, type, heights and materials
o Minor artefacts and structures - including, location and type of street furniture, planters, bollards, knee rails, refuse and other storage units, lighting columns and lanterns.
The scheme shall be implemented in full prior to the first commencement of the use hereby approved The approved landscaping shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, 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: To ensure a satisfactory development that is sympathetic to the townscape character of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 1st October 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	2810 LANDSCAPE STATEMENT Proposed Aldi Food Store Development, Tanbridge Retail Park, Horsham by Vector Design Concepts Date July 2024		16.08.2024
Plans	RETAINING WALL PROPOSED DETAILS	Ac_25_20_88 -260 REV C01	16.08.2024
Plans	PROPOSED RIVER ARUN PLANTING PLAN	2810 SFW XX XX DR L 1003	16.08.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control