



20 April 2026

Planning and Development
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Planning and Development Team,

Aldi, Tandridge Retail Park, Albion Way, Horsham, West Sussex, RH12 1AJ

We write on behalf of our client Aldi Stores Ltd (Aldi hereafter) in relation to the Full Planning Permission (ref. DC/21/1413) at Aldi, Tandridge Retail Park, Albion Way, Horsham, West Sussex, RH12 1AJ (the 'site'). This application is seeking to discharge condition 10 (Parking and Landscaping).

Background

Permission was approved in relation to the existing Aldi food store (ref. DC/21/1413) in December 2022. This permission was subject to a number of conditions which required further details to be submitted and discharged by the LPA.

This included Condition 10, which required:

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:

- *Details of all retained and proposed planting and seeding, including schedules specifying species, planting size, densities and plant numbers.*
- *Tree pit and staking/underground guying details*

- *A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant establishment*
- *Hard surfacing materials – layout, colour, size, texture, coursing, levels*
- *Walls, and other supporting 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 other of similar size and species unless the Local Planning Authority gives written consent to any variation.

Details were submitted to discharge this condition under application ref. DISC/22/0367 and DISC/24/0210 which were discharged on 5 April 2024 and 1 October 2024 respectively.

The approved details under ref. DISC/22/0367 included the 'Hard Landscaping & External Works' plan (drawing no. 2810-SHP-152 rev. E). This plan demonstrates that in relation to the car parking surface material, approval was granted for the majority of the car park to be finished with tarmac however a number of parking bays to be finished with permeable block paving in charcoal. Notwithstanding the approved plan, the block paving that has been installed is brindle coloured block paving instead of charcoal. This application seeks to retrospectively obtain permission for the alternative colour paving, and additional improvements to the pedestrian environment.

Application Details

This application is seeking to discharge condition 10. In addition to this cover letter, the submitted documents which accompany this application are as follows:

- Application Form
- Hard Landscaping & External Works (drawings no. 2810-SHP-152 rev. F)
- Hard Landscaping & External Works 2 (drawing no. 2810-SHP-153)

The planning application fee of [REDACTED] administration fee has been paid online via the Planning Portal (PP-14872020).

Summary

This application is seeking to discharge condition 10, however the only changes to the details previously approved under application refs. DISC/22/0367 and DISC/24/0210 relate to the colour of the block paving within the car park and the addition of two benches within the Site.

Policy 33 of the Local Plan states that development will need to consider, where relevant, the incorporation of appropriate, convenient, safe, and visually attractive areas for the parking of

vehicles and cycles. The reason for this policy is to ensure that development is of a high quality, well designed and takes account of the existing character of the area.

The Site is not located within a Conservation Area nor is it located within or adjacent to a listed building. There is significant landscaping along the border of the Site which prevents views from public vantage points, therefore views of the hard landscaping from outside of the Site are highly limited. The Site is also not located within a sensitive area in terms of its character, being located within the Tandridge Retail Park which consists of large retail units and areas of hardstanding used for parking.

The brindle coloured paving is not considered to have a significant adverse impact upon the character of the surrounding area. Further to this, the proposals include the addition of two benches within the Site, one adjacent to the eastern pedestrian access and another along the southern desire line path. These benches will improve the pedestrian experience within the Site, noting the high levels of footfall along the footpath from Albion Way and will encourage an increased use of the desire line path to the river. Therefore, the proposals would achieve a better-quality public realm than existing.

We trust that the enclosed form and documents are sufficient to enable you to validate and determine the application. Should you require any further details or have any queries, please do not hesitate to contact me.

Yours faithfully,

Tom Beard

[Redacted signature block]

For and on behalf of Avison Young (UK) Limited