Ref: P24-2313/SH/so
3 February 2025

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Planning Department
Adur & Worthing Borough Councils
The Shoreham Centre
Pond Road
Shoreham-by-Sea
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Dear Sir/Madam

Application to Discharge Conditions 5, 6 and 9 of Planning Permission AWDM/0056/22
Site: Former EDF Car Park, Southdownview Road, Worthing, BN14 8NH
Planning Portal Ref: PP-13715656

Please find attached our planning application on behalf of Shoreham Vehicle Auctions Ltd, which seeks to discharge conditions pertaining to application reference: AWDM/0056/22, approved by Adur & Worthing Councils on 9 February 2023. This application seeks to discharge conditions 5, 6 and 9.

The application comprises the following:

- This letter.
- Completed application form.
- Documents as set out below relevant to the conditions.
- A fee of £145.00 has been paid separately.

Condition 5 – Arboricultural Method Statement

> *No development, including site works of any description, shall take place on the site unless and until all the existing trees identified for retention on the approved Tree Retention Plan PJC/5693/21/A have been protected in accordance with an arboricultural method statement and tree protection plan to include protection measures during and after construction and any construction exclusion zones in accordance with BS5837:2012 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposals for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without the prior written approval of the Local Planning Authority.*

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The following documents are submitted to discharge this condition:

Document	Reference	Revision	Date	Prepared by
Arboricultural Impact Assessment and Method Statement	LLD3395-ARB-REP-001	Rev 01	15.01.25	Lizard
Tree Works and Demolition Plan	LLD3395-ARB-DWG-020	Rev 02	15.01.25	Lizard
Tree Works and Demolition Plan	LLD3395-ARB-DWG-021	Rev 02	15.01.25	Lizard
Tree Retention and Protection Plan	LLD3395-ARB-DWG-022	Rev 02	15.02.25	Lizard
Tree Retention and Protection Plan	LLD3395-ARB-DWG-023	Rev 02	15.02.25	Lizard

Condition 6 – Hard and Soft Landscaping

> *Development shall not progress beyond slab or foundation stage unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the site to be retained and details of not less than 9no. heavy standard specimen trees to replace those shown on the approved Tree Retention Plan PJC/5693/21/A as being removed. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to first occupation of any building.*

The following documents are submitted to discharge this condition:

Document	Reference	Revision	Date	Prepared by
Hard Landscape Schedule	LLD3395-LAN-SCH-100	Rev 01	21.01.25	Lizard
Detailed Plant Schedule and Specification	LLD3395-LAN-SCH-200	Rev 01	21.01.25	Lizard
Soft Landscape Specification	LLD3395-LAN-SPE-001	Rev 00	29.01.25	Lizard
Hard and Soft Landscape – General Arrangement Plan	LLD3395-LAN-DWG-100	Rev 02	21.01.25	Lizard
Detailed Planting Plan	LLD3395-LAN-DWG-200	Rev 01	21.01.25	Lizard
Detailed Planting Plan	LLD3395-LAN-DWG-201	Rev 01	20.12.24	Lizard

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Condition 9 – Levels

> *No development or site works shall commence unless and until details of the finished floor levels of the buildings in relation to the existing ground levels, and details of any proposed earthworks including the excavation, levelling or mounding of land either across the site or adjacent to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the details approved under this condition.*

The following drawing is submitted to discharge this condition:

Document	Reference	Revision	Date	Prepared by
Proposed Site Levels Plan	212.5007.0601	Rev P02	21.01.25	Paul Basham Associates

The proposed site levels have been further reviewed, with particular attention given to the relationship between the finished floor levels (FFLs) and the existing ground levels adjacent to the buildings. This relationship is addressed through the use of minor earthwork embankments or retaining walls.

The proposed levels aim to retain the design elevations of the carriageway as specified in the design completed by Bright Plan Civils drawing reference D1933-PL101 Proposed Levels Strategy & Exceedance Flow - Sht 2.

However, the FFLs for Units 5-9 have been able to be lowered to improve accessibility, ensuring that the access ramps into the buildings maintain a slope no steeper than 1:20. Similarly, the FFLs for Units 10 and 11 have been lowered to enhance accessibility and improve the integration of the building levels with the existing ground levels to the north.

We trust these details provide everything required to discharge these conditions**,** but please do not hesitate to contact me if you require any further information or have any queries.

Yours faithfully

Suzanne Holloway BA (Hons) BTP MRTPI
Regional Managing Partner
For and on behalf of Vail Williams LLP
Mob: 0779 693 8554
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LISTEN CARE VW Values INNOVATE LEAD

RTPI Chartered Town Planners

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