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Development Management
Economy Directorate
Worthing Borough Council
Portland House
44 Richmond Road
Worthing
West Sussex BN11 1HS

8 October 2025

Dear Sir/Madam

Re: Application to Discharge Condition 6 of Planning Permission AWDM/1586/23 Approved on 17 April 2024 for '*Extension of Existing Sales Building to Accommodate a New 'Food-to-Go' Including Drive-Thru, Removal of Car Wash, Provision of Two Jet Washes and Relocated Car Care Bay, Reconfiguration of Car Parking, New Bin Store and Associated Works*' at 331 Brighton Road, Worthing, West Sussex, BN11 2HP.

We are instructed by Motor Fuel Group Limited to re-apply to discharge Condition 6 of planning permission AWDM/1586/23 approved on 17 April 2024 as described above at 331 Brighton Road, Worthing, West Sussex, BN11 2HP.

The application has been submitted via the Planning Portal (Ref: PP-14392739) and the respective fee has been paid via the Portal.

Condition 6

Condition 6 requires that:

> '*No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and biodiversity habitats, which shall include indications of all existing trees and hedgerows on the site and details of those to be retained, together with measures for their protection in the course of development. The plan shall include details of a scheme to provide for biodiversity including providing enhanced habitats. All planting and enhanced biodiverse habitats shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees plants or habitats 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.

Reason: In the interests of visual amenity and the biodiversity on the site and to comply with Policies DM5 and DM18 of the Worthing Local Plan.'

Accordingly, please find submitted the following plans and report:

- Proposed Landscape Layout Ref: 801181 Ver 2, dated 29 September 2025; and
- Standard Construction Specification for Retail Service Stations Landscaping.

Full landscaping details to discharge Condition 6 were previously submitted under a covering letter dated 25 July 2024 and discharged on 5 March 2025 (Ref: AWDM/0974/24) but following clearance of the site it has been decided a scheme with less coverage to the frontage of the site would be more appropriate but with enhanced landscaping to the rear.

The proposed scheme provides a more viable scheme to the front of the site, appropriate to its sea front location, with landscaping enhancement to the rear of the site, respecting the TPOs and access requirements. The Standard Construction Specification for Retail Service Stations Landscaping will be followed for new planting to ensure that the new vegetation is well planted and maintained.

Based on the submitted documents, the applicant believes that the LPA has sufficient information to discharge Condition 6.

Should you have any queries regarding the above or any other matter relating to the discharge of this condition, please contact me on Jackie@jmsplanning.com or 07770 328 675.

Yours faithfully,

[redacted]

Jackie Ford
JMS Planning & Development

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