



ADUR DISTRICT COUNCIL

Ms Tania Tindale
Verve Planning Limited
60 High Street
Wimbledon
SW195EE
United Kingdom

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0690/26

Details of Development

APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) AND 3 (NURSERY MANAGEMENT PLAN FOR OUTDOOR ACTIVITIES) OF APPROVED AWDM/1083/18. AMENDMENT: UPDATE TO THE MANAGEMENT PLAN TO ALLOW USE OF WILDLIFE AREA BY UP TO 16 CHILDREN AT ANY ONE TIME

Location of Development

48 BUCKINGHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 5th June 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
04/08/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
MANAGEMENT PLAN FOR OUTDOOR ACTIVITIES	AUGUST 2026	03.08.2026
PROPOSED GARDEN SITE PLAN AND LOC PLAN EXTG	109 REV 03	05.06.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The Travel Plan approved under application reference AWDM/0301/17 shall continue to be implemented in full accordance with the timetable within the Plan. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local planning authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To reduce congestion in the vicinity of the proposed nursery and to protect highway safety having regard to policy 28 of the Adur Local Plan.*

03. At all times the nursery shall operate in full accordance with the Nursery Management Plan for Outdoor Activities received 3 August 2026

Reason: *To protect the living conditions of occupiers of neighbouring dwellings from noise and disturbance having regard to policy 15 of the Adur Local Plan.*

04. The garden room shall only be used in connection with the use of the site as a daycare nursery and no amplified music or speech shall be used in the garden room at any time.

Reason: *To protect the living conditions of occupiers of neighbouring dwellings from noise and disturbance having regard to policy 15 of the Adur Local Plan.*

05. The building (48 Buckingham Road) shall be used only as a children's day nursery and single flat and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to the Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *To protect the living conditions of occupiers of neighbouring dwellings from noise and disturbance having regard to policy 15 of the Adur Local Plan.*

06. The off-street parking spaces on the site shall be reserved for the sole use of parent / carer pick-up / drop-off and are not to be made available for staff or other parking purposes

Reason: *To ensure adequate access into the site, provide for the needs of the development and protect highway safety having regard to policy 28 of the Adur Local Plan.*

07. Deliveries to and from the nursery shall not take place between the hours of 07:45 - 09:15 and 16:45-18:15 Monday-Friday.

Reason: *To restrict congestion at peak hours in the interests of highway safety having regard to policies 15 and 28 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)
(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline)