

Our ref: 794-PLN-LSE-00767

Head of Planning Services
Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

23 April 2026

Dear Sir / Madam

Land Adjoining 1-3 Eastern Avenue, Shoreham-by-Sea Application by Albox Services Limited Lawful Development Certificate - Proposed Use

I am instructed by Albox Services Ltd to submit to you an application for a Lawful Development Certificate – Proposed Use (LDC) in relation to proposals at Land Adjoining 1-3 Eastern Avenue, Shoreham-by-Sea. The application for the LDC seeks confirmation that works undertaken constitute a material operation and that it is possible to complete the works for the development of 53 single storey Class B8 self storage units totalling 636 sqm with associated turning facilities, in accordance with planning permission AWDM/2128/21, appeal ref: APP/Y3805/W/3312319, dated 4 April 2023.

I enclose a copy of the following documents which comprise this application:

1. Completed application form
2. Proposed direct access units site plan, ref: 14529-151 Rev C
3. Planning appeal decision dated 4 April 2023, ref: APP/Y3805/W/22/3312319
4. Discharge of pre-commencement conditions (8, 9 and 13) decision notice, ref: AWDM/1555/25
5. Invoices for fencing from BH Fencing & Landscaping dated 10 February 2026 and 26 March 2026

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6. Fee quote for tarmac road from Pacy & Wheatley dated 11 March 2026
7. Invoice for tarmac road from Pace & Wheatley dated 21 April 2026
8. Emails dated 19 March 2026 and 2 April 2026 – photos of fence works
9. Emails dated 2 April 2026 (x4), 7 April 2026, 9 April 2026 and 14 April – photos of works to access road
10. Email from Pacy & Wheatley dated 2 April 2026
11. This supporting letter

The application fee is £2,745 which will be paid by Planning Portal. This is calculated on the basis of half of the normal planning application for the proposed works, i.e. for the self storage units totalling 636 sqm.

Background

Planning permission was granted on appeal for 53 single storey Class B8 self storage units totalling 636 sqm with associated turning facilities on 4 April 2023, application ref: AWDM/2128/21, appeal ref: APP/Y3805/W/22/3312319. A copy of the appeal decision is included as part of the application documentation.

The planning permission has been implemented by way of the commencement of the laying out and construction of part of an access road into the development. This phase of works is for an access road of 10m in length and 3m in width. The works involve excavation, the placing of a membrane, hard core and tarmac. This application for an LDC seeks confirmation that the works constitute a material operation and that as a consequence it is possible to complete the works for the erection of 53 self storage units without the requirement for a further planning application.

Grounds for Lawful Development Certificate

It is considered that it is possible to complete works, subject of the planning permission AWDM/2128/21 (Appeal APP/Y3805/W/22/3312319), dated 4 April 2023 for the following reasons:

1. All pre-commencement conditions, as set out in the April 2023 permission, have been discharged. The decision notice confirming the discharge of the relevant conditions, i.e. numbers 8, 9 and 13, dated 19 January 2026 (ref: AWDM/1555/25) is submitted in support of this application. Consequently, the implementation of the planning permission is lawful.
2. Condition 13 of the April 2023 planning permission states that no development shall commence until an acoustic fence has been erected along the northern and western boundary of the site in accordance with approved details. First, the details were approved by way of the discharge of conditions on 19 January 2026. Secondly, the

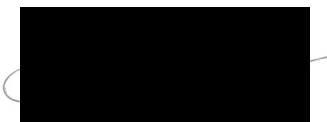
fence was completed before the development works commenced. The fence works commenced on 16 March 2026 and were completed on 26 March 2026. An email dated 19 March 2026 shows a photograph at the beginning of these works, whilst an email of 2 April shows a photograph of the completed fence in place. Plus the invoice from BH Fencing & Landscaping dated 26 March 2026 confirms that the fence works have been completed.

3. Implementation of the planning permission has now taken place. The works comprise commencement of an operation for the laying out and construction of part of the access road into the proposed development. The location of the access road is consistent with the approved scheme layout, as shown on plan ref: 14529-151 Rev C, submitted with this application. The works are sufficient to represent implementation of the planning permission in accordance with Section 56 of the Town and Country Planning Act 1990. The works for the laying out and construction of the access road commenced on 2 April 2026. Four emails dated 2 April 2026 show photographs of the beginning of the works, two of which are stills from a video. Emails dated 7 April, 9 April and 14 April show photographs of the works. In addition an email from the contractor dated 2 April 2026 confirms that the works commenced on 2 April 2026. An invoice from the contractor for the works dated 21 April 2026 is enclosed.
4. There are no conditions on the April 2023 planning permission which prevent implementation being carried out in full. Consequently, it can be concluded the full implementation of the scheme to erect the 53 self storage units can be carried out without the requirement for a further planning application.

Conclusion

Based on the enclosed information, it is respectfully requested that an LDC should be issued confirming that a material operation has taken place, to enable works to be completed for the erection of 53 self storage units, subject of planning permission dated 4 April 2023, ref: AWDM/2128/21, appeal ref: APP/Y3805/W/22/3312319. If you require any further information, please do not hesitate to contact me.

Yours faithfully



Danny Simmonds

Planning Director