Lewis & Co Planning
town planning consultants

2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

Adur District Council,
Development Management,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

19 December 2024

Dear Sirs,

RE: SUNSHINE DAY NURSERY 6 TARMOUNT LANE SHOREHAM-BY-SEA

APPLICATION NUMBER: AWDM/1774/19

This letter is submitted in respect of an application for the variation of condition 3 of planning permission AWDM/1774/19.

The application is made under the Section 73 procedure – as the variation of the condition will allow for a more intensive use of the site than that previously approved and is therefore considered to be “material”.

The proposed variation of condition does not result in any change to the approved elevations or floor plans, nor to the function of the approved building :

Planning permission **AWDM/1774/19** consented the following:

Demolition of existing cottage and garages (8 Tarmount Lane) and construction of part two-storey and part single-storey extension to east, first floor extension over existing flat roof extension at rear and glazed link to existing nursery building (amended resubmission of AWDM/0463/19).

Existing condition

Condition 3 limits the number of children that can be accommodated in the nursery :

03. The number of children attending the premises (Nos. 6 and 8 Tarmount Lane) for the purposes hereby permitted, shall at no time exceed a total of 100 without the prior written permission of the Local Planning Authority.

Reason: ***In the interests of highway safety and residential amenity, having regard to policies 15, 17 and 33 of the Adur Local Plan.***

Proposed Variation of Condition

It is proposed to vary the condition to allow a maximum of 110 children.

Suggested wording of new condition

03. The number of children attending the premises (Nos. 6 and 8 Tarmount Lane) for the purposes hereby permitted, shall at no time exceed a total of 110 without the prior written permission of the Local Planning Authority.

Reason: ***In the interests of highway safety and residential amenity, having regard to policies 15, 17 and 33 of the Adur Local Plan.***

Justification for variation of condition

WSCC are short of childcare spaces and the nursery has support from the County Councils Early Years team for the proposed 10% increase in child numbers.

The increased demand in the county for childcare places is as a result of the Funded Entitlement (formerly Free Entitlement) being extended to all age ranges, which is driving higher demand for childcare. The County Council Early Years team will confirm/support this.

The County Council has a policy to "*encourage existing providers to expand their provision and new providers to enter the local childcare market*". This is set out in the document "Securing sufficient childcare in West Sussex" (WSCC Spring 2024).
In more local terms, the erection of significant number of new dwellings in Adur District in the Plan Period, and in particular the anticipated 1200 new homes built, under construction or consented in the Western Harbour Arm area of Adur will bring many new families into Shoreham and this is already resulting in an increased demand for Nursery Places.

Sunshine Nursery is a key child care provided in Shoreham-by-Sea and has an OFSTED rating of "Good". We are not aware of any environmental health (noise) or other complaints against the Nursery from Neighbours or surrounding businesses and the site is in an accessible location being close to the Railway Station, Bus Stops Tarmount Lane car park.

Given the above considerations and the modest increase in capacity that is proposed, we respectfully request that this application to vary condition 3 of planning permission AWDM/1774/19 be approved without undue delay.

Please note that as the application is for a change to the conditions only, there are no plans that need to be submitted for the application.

Note that on the Planning Portal, there is no facility to say that amended plans are not required. So we have ticked the box "to follow by post". However, please note that there are no amended plans, and so nothing further will be submitted in respect of the application.

Yours faithfully,

LCP

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