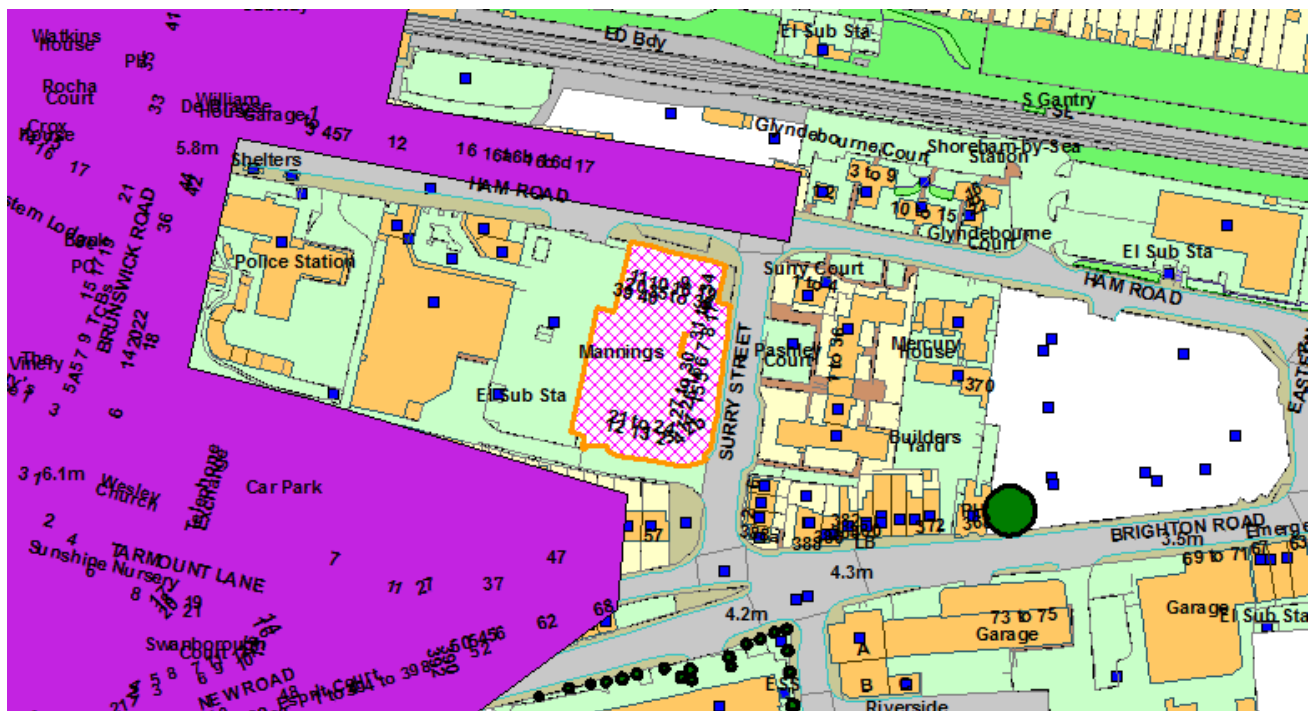


Development Management – Delegated Officer Report

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Application Number:	AWDM/1532/25	Recommendation - Approval
Site:	Former Mannings, Surry Street, Shoreham-by-Sea, West Sussex	
Proposal:	Approval of Details Reserved by Condition 10 (highway and access matters - travel plan) of application AWDM/1281/19.	
Applicant:	Mr Tom Tanner	Ward: St Mary's
Agent:	N/A	
Case Officer:	Giles Holbrook	



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Relevant Planning History:

Reference	Description	Outcome
AWDM/1281/19	Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities.	Application Permitted on 15.10.2021

In addition to the parent permission listed above, it should be noted that a large number of applications for an approval of details reserved by condition (16x total) have been approved by the Council through the course of 2021-2023. These are not summarised for the purposes of brevity. No determination has previously been made by the Council in respect of details reserved by Condition 10 to the parent permission, as subject of this application.

Application Description:

This application concerns development approved pursuant to ref: AWDM/1281/19 and seeks the approval of details reserved by Condition 10 attached to that consent.

Condition 10 states:-

“No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented and monitored as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport in accordance with Policy 28 of the Adur Local Plan 2017.”*

Consultations:

West Sussex County Council - Highways: Advice:

“For the purposes of this application, WSCC as Local Highway Authority (LHA) will comment on Condition 10 which relate to the sites Travel Plan.

Travel Plan (TP)- the LHA has reviewed the submitted TP dated December 2025 and would

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be satisfied with the content outlined. We would therefore be satisfied that Condition 10 can be discharged.”

Relevant Development Plan Policies and Guidance

Adur Local Plan (2017). Policies

Policy 28 – Transport and Connectivity

Planning Assessment:

In accompaniment to this application the applicant has provided a Travel Plan prepared by PJA Ltd (ref: 09666-TP-01 Rev B, dated 03.12.2025).

The submitted Travel Plan includes a baseline assessment of modal share and anticipates that 64% of journeys will be made by private car. The Travel Plan outlines a commitment to reduce car-journeys by 5% relative to the assessed baseline position through the implementation of Travel Plan measures. The submitted details, further, confirm that a travel plan coordinator will be appointed, with monitoring of Travel Plan measures undertaken 1, 3 and 5x years post-occupation. The Travel Plan, additionally, defines enforcement and corrective actions to be undertaken at relevant monitoring periods in the event that Travel Plan objectives fail to be achieved.

Measures outlined within the Travel Plan include the provision of information packs to future residents and the formation of a car-club for use by future residents which may be potentially shared with other developments in the near vicinity of the site.

It is considered that the submitted Plan has sufficiently taken account of guidance provided within the relevant Planning Practice Guidance (PPG) (<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>) document at paragraphs 010 and 011 in addition to standing advice provided by Active Travel England (<https://assets.publishing.service.gov.uk/media/667ace3fc7f64e234208ffb5/ate-travel-sustainable-development.pdf>). Baseline modal share depicted within the Travel Plan is considered realistic to a development of the approved location and scale, with the targeted reduction in car-use being precisely defined and proportionate both to the approved development and measures outlined within the Travel Plan.

Policy 28 to the Adur Local Plan (ALP) (2017) does not define a precise modal-share shift which major development should achieve through the implementation of travel plans, nor explicit sustainability measures which should be incorporated within travel plan documents. The submitted measures would, however, align with the aspiration to promote sustainable modes of travel in general as encouraged by Policy 28 of the ALP.

The Local Highways Authority have raised no objection to the content, scope or objectives of the submitted Travel Plan.

It is, accordingly, recommended that Condition 10 be discharged on the basis of submitted

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details.

Case Officer: Giles Holbrook

Date: 10.02.2026

Authorised by: Stephen Cantwell

Date: 11.02.2026