ADUR DISTRICT COUNCIL

Mr G Bahra
Alan Camp Architects LLP
88 Union Street
London
SE1 0NW

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/0392/24**

Details of Development
**APPROVAL FOR ALL PHASES OF DETAILS RESERVED BY CONDITIONS 17 (TRAVEL PLAN) AND 22 (CYCLE PARKING AND STORAGE) AND APPROVAL FOR PHASE 1 ONLY OF DETAILS RESERVED BY CONDITIONS 18 (CAR PARKING AND DELIVERY AND SERVICING MANAGEMENT PLANS) AND 20 (VEHICULAR ACCESSES) OF APPLICATION AWDM/1315/22.**

Location of Development
**FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX**

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
05/07/2024

## SCHEDULE

**Approved Date - 04/07/2024**

17 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 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.*

**Approved Date - 04/07/2024**

18 No part of the development shall be first occupied until such time as until a Servicing Management Plan for has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries associated with the residential and commercial uses. Once occupied servicing shall be carried out only in accordance with the approved plan.

**Reason**: *To safeguard the operation of the public highway.*

**Approved Date - 04/07/2024**

20 No part of the development shall be first occupied until such time as the vehicular accesses, including the provision of advanced stop lines at the A259 Eastern Avenue traffic signals, has been constructed in accordance with the details indicatively shown on drawing number 5910-GA-002 revision I.

**Reason**: *In the interests of road safety.*

**Approved Date - 04/07/2024**

22 No part of the development shall be first occupied until details of accommodation arrangements for the parking of all trade and service vehicles relating to both residents, commercial businesses and property maintenance activities within the site have been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be adhered to in perpetuity.

**Reason**: *In the interests of road safety.*

**Informatives / Notes to Applicant**

01. Monitoring of Travel Plan and Car Club Provision

In accordance with the legal agreement deed of variation dated 6th March 2024 (based on s.106 Agreement dated 6th August 2018), the travel plan and car club provisions shall be monitored.

The applicant's Travel Plan addendum (SLR Email 13th June 2024) hereby approved, confirms that the five year monitoring period will be extended if the full occupation of phase 3 does not occur until after the five years indicated in the current residential and commercial travel plans. This will be kept under review and the developer will liaise with the District and County Councils if this occurs. Car club monitoring will include a survey of residents/occupiers of the site, including a question regarding the location of Car Club vehicles and whether these are convenient for users.

02. Delivery and Servicing Management Plan - later phases

The applicant is reminded that a new Car Parking and Delivery & Servicing Management Plans under condition 18, will need to be submitted and approved as later phases (2-3) are occupied. These will need to include arrangements to cater for commercial as well as residential servicing and deliveries, with use of the internal roads within the site likely to be preferred to the A259 frontage. In later phases the location of the concierge and building management team offices for deliveries and management respectively, should also have regard to user convenience and minimising impact on the A259 Brighton Road.

03. Parking, Delivery and Servicing Management - later phases

Parking arrangements for the development beyond the temporary arrangements for Phase 1 hereby approved, should include any arrangements for access to basement parking spaces. It is noted that this is not currently included for occupiers of Phase 1 during this temporary period and that the basement parking is provided as part of subsequent phases.

The applicant is also reminded of Condition 26 ii) of the planning permission AWDM/1315/22, which may also be of relevance to future parking, delivery and servicing plans. This states as follows:

...ii) Prior to the commencement of any use within Class E for any indoor sport, recreation or fitness or any crèche, day nursery or day centre, details shall be submitted to and approved in writing by the Local Planning Authority including hours of use, measures to minimise risk of noise and disturbance to neighbours or occurrence of odours, measures to minimise and control traffic and deliveries and anticipated numbers of staff and visitor and customers. These uses shall only operate in accordance with the details approved by the Local Planning Authority. ...

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| TRAVEL PLAN ADDENDUM (Email 13-06-2024) | Email SLR 15:54 13-06-24 | 13.06.2024 |
| CAR PARKING MANAGEMENT PLAN Phase 1 Temporary | 226774 Rev 02 | 13.06.2024 |
| CYCLE & PARKING STORAGE STRATEGY PLAN | DR-A-6135 P02 | 23.05.2024 |
| RESIDENTIAL TRAVEL PLAN (Incl Car Club Strategy at Appendix C) | 226774 REV 2 | 16.04.2024 |
| COMMERCIAL TRAVEL PLAN | 226774 REV 1 | 16.04.2024 |
| DELIVERY & SERVICING MANAGEMENT PLAN | 226774 REV 1 | 21.03.2024 |

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