Development Control – Delegated Officer Report

Application Nos: AWDM/0442/24	**Recommendation – APPROVE**
Site:	**Kingston Wharf Brighton Road Shoreham-by-sea West Sussex**
Proposal:	**Approval of Travel Plan for residential part of the development under condition 18 (a) of approved application AWDM/0511/21.**

Date of site visit: N/A

Neighbours checked: N/A

Site, Surroundings and Proposal

Kingston Wharf is a redevelopment site for 255 apartments (Hyde Housing) and approx 8.500sqm of business and storage floorspace (Easistore), located towards the eastern end of the Western Harbour Arm within the Shoreham Harbour Regeneration Area.

The discharge of condition is for discharge of the residential travel plan under condition 18 (a). A separate future submission and approval will be required for the commercial part of the site under condition 18 (b)

Planning History

AWDM/0204/20. Planning permission granted in July 2020 for mixed-use redevelopment comprising three apartment blocks (4 to 8 storeys) and mixed-use business centre (office, storage and cafe uses) - incorporating riverside walk, landscaping and ancillary car and cycle parking. **Approved 29.01.2021**

AWDM/0511/21. S.73 minor material amendment to AWDM/0204/20, including a reduction of building heights and raising of the basement. **Approved 27.10.2021**

Planning condition 18 of AWDM/0511/20 is repeated from the original permission as follows:

18. Travel Plan

a. No part of the residential development shall be first occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

b. No part of the business centre development shall be first occupied until a Workplace Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Each of the Travel Plans at a & b above, once approved, shall thereafter be implemented as specified within the approved document including monitoring, reporting and subsequent updating in accordance with each Travel Plan thereby approved. The Travel Plans 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 , SH1 & SH5 of the Shoreham Harbour Joint Area Action Plan 2019 and para 110 of the NPPF 2019.*

Consultations

West Sussex Highway Authority: No objection

Planning Assessment

The submitted residential travel plan by Brookbanks/PMC is dated 31st January 2024 and referenced: 11133 TP01 Rev 01.

The stated objectives are to raise awareness and encourage use of sustainable transport options, to minimise traffic associated with the development including monitoring, and to provide access for people with mobility difficulties. The strategy uses a travel plan coordinator, to ensure implementation of the following and liaison with WSCC Highways, to evaluate effectiveness and further measures:

- Promotion of the Travel Plan to residents and visitors via a travel information pack notice boards with local travel information for public transport and walking/cycling routes and journey times compared with private car usage and reduced CO2 .
- Details of home delivery services
- West Sussex Cycle Journey Planner http://cyclejourneyplanner.westsussex.gov.uk
- Car sharing schemes such as www.westsussex.gov.uk/carsharing
- Promotion of the Car Club with paid membership per dwelling (the s.106 agreement requires this with £50 drive-time credit)
- £150 Travel Voucher per dwelling which could be used in exchange for the following: Season Ticket for public transport or cycle purchase or training.
- Annual review and liaison with WSCC Highways against 'modal-shift' journey targets

Remedial measures,which would potentially be undertaken in liaison with WSCC if targets are not met will include:

- Provision of additional cycle parking provision
- Additional travel vouchers
- Additional car club membership.

These measures are in step with those envisaged at the planning application stage. Two car club vehicles are required by 50% occupancy, the first arriving within two months of first occupation. The recent contract with the applicant's

supplier in June 2024 (held on file AWDM/0442/24) pegs the second car to a 30% uptake rate of the first, but in any event the applicant must revert to the Council for discussion if this second car has not arrived by 50% occupancy

Conclusion

The application may be approved, subject to an informative to highlight the need for effective monitoring and a reminder of the requirement for both car club membership and £50 credit to be paid.

Recommendation

Case Officer: Stephen Cantwell Date: 26/06/2024

Authorised by: Gary Peck Date: 26 June 2024

Informatives:

1. Partial Approval - Residential Travel Plan

This approval relates to the residential part of the site only. Under condition 18b) a separate Workplace Travel plan must be submitted and approved prior to occupation of the commercial / business centre part of the site.

2. Travel Plan Promotion and Monitoring, including Car Club Provision

The applicant is reminded of the importance of effective promotion, review and monitoring of the effectiveness of travel plan measures against targets, in liaison with the County Council Highway Authority, as stated in the approved Travel Plan. Car club provision shall include paid membership per dwelling for a period of two years and a one-off usage allowance payment, in accordance with Schedule 4 of the Legal Agreement dated 28th January 2021.