Development Management – Delegated Officer Report

Application Number: **AWDM/0019/24** **Recommendation: Approve**

Site: **Land East Of 1 To 11 Mercury House, Ham Road, Shoreham**

Proposal: **Approval of Details Reserved by Condition 13 (Travel Plan) of Applications AWDM/1450/21 and AWDM/1024/23.**

13. Travel Plan
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**: In the interests of sustainable transport and air quality, in accordance with paras 112 -113 of the NPPF, 2023 and policy 28 of the Adur Local Plan 2017.*

Planning History:

AWDM/1497/17/ 540 dwellings & Commercial Space etc. **Approved August 2018**

AWDM/1315/22/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved March 2024**

Consultations:

WSCC Highway Authority: No Objection.
The revised travel Plan now includes trip rate targets, travel plan vouchers and remedial measures should the travel plan not achieve its targets.

Planning Assessment

The Travel Plan (TP) aims to reduce predicted vehicular trip rates associated with the development by 15% over a period of five years. Annual monitoring in liaison with the County Highway Authority (CHA) will commence at the 50% occupation threshold of the new development.Reports will be submitted to the CHA.

A communications strategy will include provision to residents of local public transport information, journey and home delivery information, cycle planning, car sharing and promotion of the car club, which is required under s.106 Agreement obligations.

Aside from cycle parking provided as part of the approved development measures to encourage the use of alternative modes will also include car club membership per dwelling and Travel Vouchers of £150 per dwelling for any of a season ticket for local bus and train services; cycle purchase and/or training.

The annual reviews of the targets and trip rates with the CHA will include the following remedial options if targets are not attained: additional Travel Vouchers up to £150 per dwelling; provision of additional on-site cycle parking and additional car club membership.

The CHA is satisfied with the inclusion of the remedial measures in the recently amended travel plan. The closeness of this edge of town centre site to public transport (50 m to bus services in the A259 and 340m to the railway station and Ham Road bus stops), provides a good basis for successful promotion and uptake of these measures and was a consideration in the use of the 0.36 space/dwelling parking ratio for on-site spaces, which will also encourage this pattern of transport, in conjunction with the on-street parking controls in adjacent streets.

In summary, the travel plan measures and monitoring for the five year period post-occupation, is considered reasonable.

Case Officer: Stephen Cantwell Date: 26/07/24

Authorised by: Gary Peck Date: 28 July 2024