Development Management – Delegated Officer Report

Application Number: **AWDM/0593/22** **Recommendation: Approve**

Site: **The Mannings, Surrey Street, Shoreham**

Proposal: Approval of Details Reserved by Conditions 21 (Air Quality) of AWDM/1281/19.

Condition 21 states:

Air Quality

With the exception of demolition and clearance works, no development hereby permitted shall take place unless and until an Air Quality Emissions Mitigation Assessment has been submitted to and approved in writing by the Local Planning Authority, including all operational phase air quality mitigation measures. Any mitigation measures shall be at least equal to the value identified in the emissions mitigation assessment. Any on-site mitigation measures shall be implemented in the development hereby approved and maintained thereafter.
Reason: *To minimise emissions and impact on air quality in accordance with Policy 34 of the Adur Local Plan 2017 and paras 174 and 186 of the National Planning Policy Framework, 2021.*

Planning History:

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. **Approved 15th October 2021**

Consultations:

Environmental Health Officer:

I would be satisfied if the full amount were spent on the provision of a car club (preferably linked to the others in the area). This could be a direct air quality mitigation, especially if electric.

Relevant Planning Policies:

Adopted Adur Local Plan, 2017
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The application which calculates the air quality impact in terms of a mitigation figure, identifies a sum of £21,500. The mitigation measures to address this have been revised in the table of measures, which no longer refers to footpath improvements and less to cycle provisions, which would have been carried out / provided in any event. The emphasis is now upon the contribution made by Car Club provision (£12.9k),as recommended by the Environmental Health officer, for which a live charging point parking space has also been reserved in the amended parking plan to facilitate an electric vehicle.

Other measures include the travel plan package, which is directed to non-car transport, with sums for cycle facilities and landscaping making small contributions to the total.

Recommendation: Approve

Is recommendation contrary to letter(s) of representation? N

Case Officer: Stephen Cantwell Date: 19/07/2023