25 September 2023

West Sussex County Council Highways
Planning Services
Ground Floor
Northleigh
County Hall
Chichester

Reference No.: VN201575

RE: New Monks Farm, Lancing - Condition No. 19 (Travel Plan)

I write with regards to Condition No. 19 (Travel Plan) associated with planning permission AWDM/0021/22 for the erection of 385 dwellings and community hub at land east of Shadswell Road at the Mash Barn Estate, Mash Barn Lane in Lancing.

Background

To provide initial context, a hybrid planning application was granted permission (Ref: AWDM/0961/17) in 2020 for up to 600 dwellings, employment generating floorspace, a country park, primary school and relocated Withy Patch.

SLR, then Vectos, worked collaboratively with Adur Council, West Sussex County Council, National Highways and other key stakeholders to prepare the transport and highways assessments which informed the access strategy and infrastructure design, that were ultimately agreed as being sufficient for the development demands.

Phase 1 of the development included the provision of 249 dwellings with access provided from Grinstead Lane via Hayley Road and the Mash Barn Estate.

As required by Condition No. 27 of the original permission, a Travel Plan was prepared as part of the delivery of Phase 1 including a commitment to provide a Travel Information Pack for residents, travel vouchers up to the value of £150, appointment of a Travel Plan Coordinator and target to achieve a 12-hour weekday vehicle trip rate that is 15% lower than that predicted for the site in the Transport Assessment.

The Travel Plan was structured in a way such that future phases of residential development could be added to the overall Travel Plan structure. It is attached for reference.

Phase 2 Travel Plan

The application, which I now write in respect of, is a new permission, but is effectively the delivery of Phase 2 of the residential dwellings originally envisaged for the site (albeit with a slight increase in the number of dwellings). Condition No. 19 of the most recent permission also requires a Travel Plan.

Following a review of the existing Travel Plan, it is confirmed that Phase 2 will adopt the same principles and the Travel Plan Coordinator will now be responsible for additional dwellings as the site continues to be occupied. For clarity, this includes:

- Travel Information Pack for each household (see update attached);
- Travel Vouchers up to the value of £150 for each household;
- Commitment to work towards a 15% reduction in daily vehicular trips compared to the Transport Assessment; and
- SAMS, or suitably comparable, survey specification at regular intervals.

The Travel Plan for Phase 1 included the presentation of the indicative 12-hour weekday vehicular trips associated with 249 dwellings (see Table 6.1). This has subsequently been updated to now account for Phase 2 (see table below).

Scenario	Total Two-Way Vehicular Trip Movements Phase 1 (249 dwellings)	Total Two-Way Vehicular Trip Movements Phase 2 (385 dwellings)
Baseline	1,276	1,973
15% Travel Plan Reduction	191	296
Following Implementation of the Travel Plan	1,084	1,677

The measures originally identified as part of Phase 1 of the Travel Plan will continue to be implemented, and the Travel Plan Coordinator will continue to explore new initiatives as part of the overarching monitor and manage approach.

Monitor and Manage Strategy Update

Since the site first started construction and dwellings were occupied, there have been a number of external factors which are likely to have influenced how people choose to move around the site to access local shops, education, leisure and places of work (i.e. Covid pandemic, site construction and A27 roadworks).

The Travel Plan Coordinator at Cala Homes is currently in the process of coordinating the next formal survey for the site avoiding as far as possible the external factors which may have resulted in non-representative data. This is currently scheduled to take place in Spring 2024 following occupation of Phase 1, partial occupation of Phase 2, and completion of the main site access on the A27.

The survey will include traffic counts at key locations within the site (including pedestrian and cycle counts) along with a travel survey for residents to be circulated by email. The results of the surveys will be analysed and used to inform the progress against the overall Travel Plan two-way vehicular trip movement targets.

Updated Action Plan

An updated Action Plan has been presented to account for the next 12 month period. This is summarised below.

- Prepare updated Travel Information Pack for Phase 2 – Prior to Occupation
- Communication of travel voucher scheme to all new residents – Upon Individual Occupation
- Travel Plan Coordinator liaison with local schools – January 2024
- Travel Plan Coordinator liaison with local businesses – February 2024
- Coordination of surveys – April/May 2024
- Promotion National Walk to Work Day – April 2024
- Analysis of survey data and preparation of review report – May/June 2024
- Organise Cycle Maintenance Workshop – May 2024
- Promotion Nation Clean Air Day – June 2024
- Promotion of National Cycle to Work Day – August 2024

Overall, the Travel Plan for the whole site will continue to be a flexible document which will evolve over time, responding positively to changing attitudes, behaviours and technology. The Travel Plan is fully supported by management at Cala Homes.

I do hope the contents of this letter are self-explanatory, and provides the required commitment that the latest phase of the proposed development can successfully be integrated into the Travel Plan originally set up for Phase 1.

Should you have any queries regarding the content of the Travel Plan, or the Travel Plan approach, I would be happy to speak with you at a convenient time.

Best Regards

SLR Consulting Limited

[redacted]

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Attachments New Monks Farm, Lancing – Residential Travel Plan_01c (2021)

New Monks Farm, Lancing – Travel Brochure (Update September 2023)