DELEGATED REPORT

Application Number:	**AWDM/1191/24**	**Recommendation - APPROVE**
Site:	**Land North of Fulbeck Avenue (*aka* West Durrington Development - Southern Sector).**	
Proposal:	**Application for Approval of Details Reserved by Condition of approved AWDM/0636/16 Condition 8(iii) (Area O - Fencing and Planting)(Amended Plan)**	
Applicant:	West Durrington Consortium - Persimmon, Taylor Wimpey (Southern), Vistry (Bovis) Homes	Ward: Northbrook
Agent:	Fellows Planning Ltd.	
Case Officer:	Stephen Cantwell	

Condition 8: *Area O - Fencing and Planting*

i) Unless otherwise approved in writing by the Local Planning Authority, within six months of the date of this notice of reserved matters approval, the fenceline at the east / rear boundary of plot 396 with the buffer planting area, shall be repositioned to the approved location (the westernmost of the parallel red lines) shown by the inset part of drawing number CSA/2861/110 Rev F: Area O so that it is fully clear of the buffer planting area to the east, and the approved planting in this buffer planting area, shall be fully completed on or before 15th March 2025, and

ii) Unless otherwise approved in writing by the Local Planning Authority, within six months of the date of this notice of reserved matters approval, the fenceline at the south of plot 396 , shall be repositioned to the approved location (the northernmost of the parallel red lines) shown by the inset part of drawing number CSA/2861/110 Rev F: Area O so that it is fully clear of the amenity grass area, and

iii) Access into the buffer planting area shall be kept permanently open and unobstructed in accordance with the approved plan, unless details of any gate and arrangements for ensuring that all owners of the buffer strip have permanent access for the purposes of maintenance, have first been submitted to and approved in writing by the Local Planning Authority and any such gate shall only be installed in accordance with these details and arrangements.

***Reason**: To ensure that remedial fencing and planting works are undertaken to form a continuous buffer strip on the eastern boundary of the development, including arrangement for access and maintenance in the event that a gate is required.*

Details submitted

- CSA/2861/110 REV J - Area O Boundary Details

Consultee Comments

***Tree Officer:** N/R*

Representations (Amended Plan)

Letter 1 No objection to gate but landscaping must be replaced to meet standards for the buffer

Letter 2 Objects to the condition of failed buffer planting, noting that some previous buffer trees were in fact in a neighbouring (older) garden and legitimately removed, which has reduced overall vegetation. Also concerned about prospect of changing the gate at the southern end of the buffer, as this is close to public parth and could create security risk.

Letter 3. Fences will need to be strengthened and secured when Taylor Wimpey create gates

Letter 4. Notes that the buffer area has become weedbound and used for tippin gof grass cuttings. A better solution would be to allow householders to take back the land and maintain it as we do the rest of our garden.

Letter 5. Also concerned that buffer planting has died and the area is weedbound and impassible.I would like to see the area cleared properly, re-planted, the 2 access points re-instated so they can be used. If not then I think that the land should be handed over fully to residents and we should be able to put in an access point and if necessary move our fences to incorporate the land.

Planning History

AWDM/0636/16 - Reserved Matter for Community Park *and infrastructure* - Approved March 2024

WB/0275/11 - Outline residential development up to 700 dwellings, including landscaping and community park and facilities. Approved with s.106 Agreement 2021.

Policies & Guidance (Include):

Worthing Borough Local Plan 2020 - 2036: Policies DM7, DM9
NPPF, December 2024

Planning Assessment

In order to address the requirement of condition 8 iii) of the planning approval for areas of infrastructure (AWDM/0636/16), this application, as amended, proposes individual gates in the rear garden fences of ten new dwellings in Lupin Spinney nos.2-no.20 (plots 396 - 405), into the landscaped buffer strip which runs behind them. Beyond these are the rear gardens of older properties in Adur Avenue.

The purpose of these gates is to allow access for maintenance of trees and shrubs in this buffer strip; each of the ten householders is responsible for the area behind their individual home.

Maintenance of each part of the buffer has hitherto been impractical for two reasons: the distance between each home and the point of access to the buffer, which is adjacent to no 7 Lupin Spinney, well to the north. Secondly the width of the buffer strip behind the southernmost few of these plots, is tapering and narrow. This is accentuated by the position of the rear fence at no 396, which is deeper into the buffer than its neighbours, and the presence of the steel mesh fence and locked gate to the south. Although condition 8 i & ii) refers to the relocation of this fence, this in itself would not in itself, eliminate the difficulties of access due to the overall tapering effect.

As such the individual gates provide a practical solution, which will allow for future maintenance responsibilities to be undertaken. Replacement planting of trees and shrubs which have died is to be undertaken by the developer in association with the provision of the gates (agent's email 10 July 2025). An informative can be attached t0o ensure that this is done to a good standard, including ground preparation and aftercare to ensure that this becomes established.

Two comments received suggest that the buffer strip should be incorporated into individual gardens, to reflect individual ownership. However, this would significantly dilute the effect of the buffer as a continuous feature. This is not part of the application's proposal.

To the north of no 20 Luppin Spinney, five further dwellings back onto a shorter and wider part of the buffer, which is the maintenance responsibility of the Housing Association, as owner. This can be accessed alongside no 7 Lupin Spinney and as such no further changes to this section are required under condition.

Recommendation Approval

Case Officer: Stephen Cantwell Date: 22nd October 2025

Authorised by: Gary Peck Date: 22 October 2025