WORTHING BOROUGH COUNCIL

Mrs Natalie Fellows
Fellows Planning Limited
62 Carmarthen Avenue
Drayton
Portsmouth
PO6 2AQ
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1591/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 (TIMETABLE) AND 07 (COMMUNICATIONS STRATEGY) OF APPROVED APPLICATION AWDM/0636/16.

Location of Development
LAND NORTH OF FULBECK AVENUE NORTHBROOK WORTHING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Head of Planning & Development
18/06/2025

SCHEDULE

Approved Date - 18/06/2025

2 Timetable

Within 3 months of the date of this reserved matters approval a timetable shall be submitted to the Local Planning Authority for:

a) the submission of details required by planning conditions 3, 4, 5, 6 & 7 of this permission and

b) the implementation of the plans relating to the community park (pitches; play areas; MUGA; extended allotments, and all associated paths, hard surfaces, equipment, fencing, gates and signage, drainage, and the swales repair, fencing) The community park shall be implemented in full accordance with the timetable thereby approved unless the Local Planning Authority gives prior written approval for any variation.

Reason: *To ensure implementation of the community park as essential infrastructure for the West Durrington development area.*

Approved Date - 18/06/2025

7 Communications Strategy

In accordance with the timetable approved under condition 2, a Communications Strategy, including arrangements for and frequency of updating local community upon the implementation and completion of the Community Park development, shall be submitted to the Local Planning Authority. The Communications Strategy shall be implemented prior to implementation of works on the community park site and adhered to throughout these works.

Reason: *To ensure public awareness of the provision of community / recreational facilities.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. Liaison With Borough Council

The applicant is strongly recommended that ongoing liaison with the Councils Engineer's and Parks Team should be undertaken during the course of the

Community Park works. The Engineer's team, who will be the main point of contact can be contacted at: engineers@adur-worthing.gov.uk 01903 221373

The applicant is also reminded that a post installation report will be required by the Borough Council prior to transfer of the Community Park. The park will only be acceptable to the Council on receipt of a RoSPA report which has no residual risks included (for instance any risks identified from very low through to high). Any risks which are identified shall be rectified and recertified prior to formal acceptance by the Council.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
WEST DURRINGTON COMMUNITY PARK PROGRAMME 28.05.2025 (with footnote to point 36)	28.05.2025	04.06.2025
CONDITION 2 & 7 COVER LETTER	11.11.2024	10.12.2024

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Ref: AWDM/1591/24