DELEGATED REPORT

Application Number:	**AWDM/1591/24**	**Recommendation - APPROVE**
Site:	**Land North of Fulbeck Avenue (*aka* West Durrington Development - Southern Sector).**	
Proposal:	**Approval of Details Reserved by Conditions 2 (Timetable) and 07 (Communications Strategy) of approved application AWDM/0636/16.**	
Applicant:	West Durrington Consortium - Persimmon, Taylor Wimpey (Southern), Vistry (Bovis) Homes	Ward: Northbrook
Agent:	Fellows Planning Ltd.	
Case Officer:	Stephen Cantwell	

Condition 2: Community Park - 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.*

Condition 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.*

Details submitted

- West Durrington Community Park Programme 28th May 2025 (with footnote to point 36. Received 4th June 2025)

- Letter - Fellows Planning to Adur & Worthing Councils 11th Nov 2024

Consultee Comments

Technical Services & Parks Team - No objection

Representations

New West Durrington Residents Association - Comments (3rd June 2025)

The revised programme submitted 03/06/2025 shows a start date of 09/06/2025 and a finish date of 25/12/2025. Essentially this is a slippage of 17 weeks from the original plan submitted in Nov 2024, and a further 4 weeks from the plan update on the 27/04/2025..I don't see how the Consortium will be able to reduce [this timescale]

The only area that I have concern is around communication strategy is:

- No mention of frequency of providing updates
- No indication of integration with NWDRA for us to use the Notice Board
- No indication of integration with Council Communication interaction

NWDRA would like to see included under the programme 2 items added after line item 37 (1.7.1)

- Updates to be added to web site when core events take place
    - Drainage Completed
    - Installation of Play Equipment
    - Sports Pitch, Allotment works Completed
    - Landscaping Start
    - Landscaping Completed
    - Community Park Completed
- Updates to be provided to Council and NWDRA for Social Media output to the residents community

[No further comment received following updated version 4th June 2025]

Planning History - Community Park:

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

- AWDM/0182/25 Condition 5 of AWDM/0636/16 Approved 13th Feb 2025
- AWDM/1281/24 Condition 6 of AWDM/0636/16 Approved 7th March 2025

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

Programme

The amended Community Park Programme (28th May 2025, further amended 4th June with footnote to point 36) commences work on site on Monday 9th June 2025, which has subsequently been confirmed by the setting up of the site and early stage groundworks.

Key stages include the construction of play areas and MUGA by mid November, followed by safety review and certification in December On this point, ongoing liaison with the Council's engineers, following their initial meeting on 9th June, will assist narrowing the need for remedial work in this part of the development and more widely across the community park; an informative can be added to the decision notice.

All drainage consultees, including the Council's Parks and Engineers are satisfied. Drainage works proceed during 2025, with the creation of pitches and planting also by mid November, with a period of establishment and maintenance up to April 2027.

Communications

This is set out in both the agent's letter and the Community Park Programme.

Updates will be provided via an initial leaflet and thereafter via the applicant's dedicated website (https://www.westdurrington.com/community-updates).

A footnote to the programme helps to address comments of the Resident's Association regarding the publicising of key project milestones including:

1) Completion of drainage Works
2) Installation of Play Equipment
3) Completion of Football Pitches
4) Completion of Allotments
5) Commencement of Landscaping Works
6) Landscaping Completed
7) Community Park Completion and Public Opening Dates

This arrangement has been communicated to the residents association (officer email 4th June 2025). The strategy states that each milestone will be updated to the Council so this can be shared.

Recommendation Approval

Case Officer: Stephen Cantwell Date: 17th June 2025

Authorised by: Gary Peck Date: 17 June 2025