

An aerial photograph of a suburban neighborhood. The image shows a large, rectangular green field in the center, surrounded by residential streets and houses. The houses are mostly two-story with dark roofs. The field is divided into several sections by a road and a path. The overall scene is a typical suburban development.

LAND TO THE NORTH OF CELEADINE ROAD | WEST DURRINGTON
- PROPOSED COMMUNITY BUILDING -
SEPTEMBER 2026

FELLOWS
PLANNING

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Prepared on behalf of:

Persimmon, Vistry and Taylor Wimpey



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1. Introduction

- I.1 This Planning, Design and Access Statement has been prepared on behalf of Persimmon, Vistry and Taylor Wimpey a consortium of developers, in support of a new Community Building with associated car park and landscaping at Land to the North of Celandine Way, West Durrington.
- I.2 This document has been prepared by Fellows Planning Limited, with input from the wider design team, to explain the proposals for the new community facility.
- I.3 The application site is located within Castle Park, formally known as Land North of Fulbeck Avenue, West Durrington.
- I.4 The proposed Community Building is located within the community park area of the development. Access will be off Celandine Way and it will overlook the equipped play areas, allotments and playing fields which have recently been delivered to the north. There is also a secondary access to the west from Daisy Road which serves as a pedestrian access only.
- I.5 The design of the proposed community building has been informed by the Council, their stakeholders and engagement their Neighbourhood teams have undertaken with the public in November 2024 in relation to how the building could be used.

2. The Site & Surroundings

- 2.1 The application relates to an area of former agricultural land (0.29 ha) included as part of the strategic housing allocation at West Durrington for which Outline planning permission was granted in 2012 for a residential development of up to 700 dwelling units plus recreation, community and education uses including the provision of a community building and sports changing facilities secured by a S.106 legal agreement.
- 2.2 The application seeks full permission for a community building and car park to fulfill the obligations of the above-mentioned legal Agreement, which will be varied to take account of the changes made to the Council's brief and implementation date.

- 2.3 The site lies approximately 20 metres north of the rear gardens of residential dwellings in Hobart Close (Nos: 12 to 20) and the existing cul-de-sac terminus of Tasman Way. To the east (approximately 60 metres) are the Humber Avenue Allotments. To the south west are dwellings constructed as phase I under Outline planning permission and the subject of the Reserved Matters applications approved under references AWDM/0569/14, AWDM/0603/14 and AWDM/0661/14, together with strategic roads, drainage and landscaping granted under AWDM/0663/14. The latter includes a restricted access road providing vehicular access to the community facilities and a bus link to Tasman Way.
- 2.4 The outdoor facilities of the 'community park' comprising a MUGA (multi-use games area), equipped children's play areas (LEAP/NEAP), sports pitches and allotment gardens are located to the immediate north of the proposed community building to the north and east and are the subject of a separate Reserved Matters application (AWDM/0636/16) approved in 2024. The equipped play areas and MUGA are open to the public.
- 2.5 Over the years whilst the residential development has been implemented, this area of land has been used as a compound by contractors undertaking the build and more recently when the community park, allotments and sports pitches were being built.
- 2.6 The application site consists of a broadly level, roughly rectangular parcel of previously developed land measuring approximately 0.29 ha, currently laid to bare ground and hardstanding following its historic use as a contractors' compound. The site is bounded by the community park and equipped play areas to the north and east, the restricted access road and adjoining residential development to the south, and Daisy Road to the west.
- 2.7 With reference to the Environment Agency's Flood Map for Planning, the site is located entirely within Flood Zone I, which represents land with the lowest probability of river or sea flooding of less than a 1 in 1,000 annual chance (<0.1% AEP). On this basis, the proposed development inherently passes the Sequential Test and is considered fully compliant with both national and local flood risk planning policies.
- 2.8 A comprehensive baseline assessment of all potential flood sources has been undertaken by PFA. The Flood Risk Assessment and Drainage Strategy prepared indicates confirms a 'Very Low' to 'Low' pre-development risk profile across the site. Specifically, the risk of flooding from fluvial, tidal, and surface water sources is classified as very low, while the risk from groundwater, overwhelmed sewers, and artificial sources is assessed as low. Furthermore, a review of public datasets held by the Environment Agency and West Sussex County Council indicates no recorded historic flooding incidents within or immediately adjacent to the site boundary.



Figure I – Site Photographs of the existing site and adjacent play areas



Figure 2 – Site Photographs of the existing site and adjacent outdoor gym / swale

3. Planning History

- 3.1 The original planning application for Castle Park was granted a mixed-use development of 700 homes together with recreation, community and education uses, including the provision of a community building and sports changing facilities secured through a Section 106 legal agreement under Outline planning permission (WB/11/0275/OUT) granted in 2012.
- 3.2 The Land North of Fulbeck Avenue, known as the southern sector of the Castle Park development, has since been built in phases by the developers Persimmon, Taylor Wimpey and Bovis Homes (now called Vistry) who are collectively delivering the areas of open space and associated facilities required under the Outline planning permission.
- 3.3 The original planning application included a masterplan for the site and a detailed Section 106 legal agreement which established the requirements for this area of open space. This incorporated:
- Allotments, orchard and community garden;
 - Two equipped play areas designed for older children 8-16 years and younger children up to 8 years old;
 - A Multi-Use Games Area (MUGA); and
 - 11 v 11 Football Pitch
- 3.4 The masterplan also illustrated a community building and an area designated for a GP surgery to the south of the open space.
- 3.5 In 2016, a Reserved Matters Application (reference AWDM/0636/16) was submitted which showed the detailed designs for the recreational area. This was subsequently put on hold by the Council to allow further time to identify an interested party to take responsibility for operating the proposed community building. Following a series of community consultation workshops held by the Council and representatives of the developer consortium in 2023, the outdoor recreation facilities were brought forward following a design competition involving equipped play providers. The detailed designs were subsequently developed and incorporated into the above Reserved Matters application, which was approved on 12 March 2024. Various planning conditions relating to the equipped play areas, allotments and football pitches were subsequently discharged. The equipped play area immediately to the north has since been implemented and opened.

- 3.6 There was a previous planning permission for the community building, approved under planning reference AWDM/1465/17 in May 2018, but this had subsequently expired. Following engagement with the Council, local representatives and community stakeholders during 2024, it was clear that, whilst the final operator of the community building was not yet known, there remained a strong desire to progress a new community facility on the site and to develop a building capable of responding to the needs of the growing West Durrington community.
- 3.7 The Council undertook a public consultation event within the Tesco Extra foyer on Fulbeck Way on Wednesday 20 November 2024 and Saturday 23 November 2024, providing an opportunity for local residents to share their views and ideas on how the community building could be used. The consultation demonstrated a preference for a flexible, multi-use facility capable of accommodating a range of community activities and accessible to all members of the community. The proposed uses included sports and fitness activities, meeting and community rooms, kitchen and servery facilities, accessible toilet and changing facilities, storage and facilities to support activities taking place within the adjoining community park and sports pitches. The intention was for the building to operate as a community hub serving the new and growing residential development, whilst complementing the wider community park and its recreational facilities. This approach reflects the Council's briefing document, which identifies the building as a facility for residents, businesses and community organisations and as a means of complementing the community park.
- 3.8 Following this engagement, the Council prepared a briefing document in January 2025 setting out the broad requirements for the new community building. The previous building approved in 2018 had a gross floor area of approximately 510 sqm, but the Council recognised that the specification could be reconsidered in light of the changes to the surrounding recreational facilities and further stakeholder engagement. In particular, the football pitches were now to be provided as junior-sized pitches, comprising two 5-a-side pitches and one 7-a-side pitch, rather than the larger pitch and associated changing facilities envisaged previously. This provided an opportunity to reduce the size and scale of the community building whilst retaining the facilities required to support its intended community function. The briefing document also recognised that the building should be considered alongside the wider community park and recreational facilities, rather than as a standalone facility.
- 3.9 The Council's briefing document therefore established the broad principles for the revised building, including a flexible sports hall, hireable meeting spaces, kitchen/servery facilities, accessible toilets and changing facilities, storage for sports and community park equipment, landscaped parking and external seating. It was anticipated that the building would provide three hireable spaces and would be capable of accommodating a wide range of uses by residents, businesses and community organisations. The building is intended to complement the community park and act as a community hub for local residents.

- 3.10 One of the key constraints established through the previous approval relates to vehicular access. Restricted access has been created along the immediate road to the south through a Bus Gate and ANPR cameras installed on Celandine Road and Tasman Way. The access arrangements provide two vehicular accesses serving the new residential development to the west, whilst allowing the existing community from Cherwell Close to the east to access the eastern side of the community centre car park. To prevent the car park becoming a through-route, bollards will be installed within the eastern side of the car park. The same principle is proposed to be retained as part of the new community building proposals. It is understood that the Bus Gate has been installed but is not yet operational.
- 3.11 During the period in which the surrounding residential development has been constructed, the application site has been used as a compound by contractors undertaking the wider development. More recently, the land has been used in connection with the construction of the community park, allotments and sports pitches. The proposed development therefore represents the transition of the site from its temporary construction use to its intended long-term community use.
- 3.12 Summary of the most relevant planning history for the site is below:

Planning Reference	Proposal	Decision	Date
AWDM/0636/16	Application for approval of Reserved Matters pursuant to outline planning permission WB/11/0275/OUT relating to strategic roads, drainage, landscape, recreation areas and community uses for Parcel Area 1B, including the design and layout of the Community Park and allotments as amended in 2023 of development of Land North of Fulbeck Avenue, West Durrington.	Approved	12 Mar 2024
AWDM/1465/17 Location of Development Tasman Way Worthing, West Sussex	Erection of building for mixed use including a community centre with cafe and sports hall with changing facilities and frontage parking (Land North of 12-20 Hobart Close).	Approved	01 May 2018

3.13 The images below illustrate the previous approval.

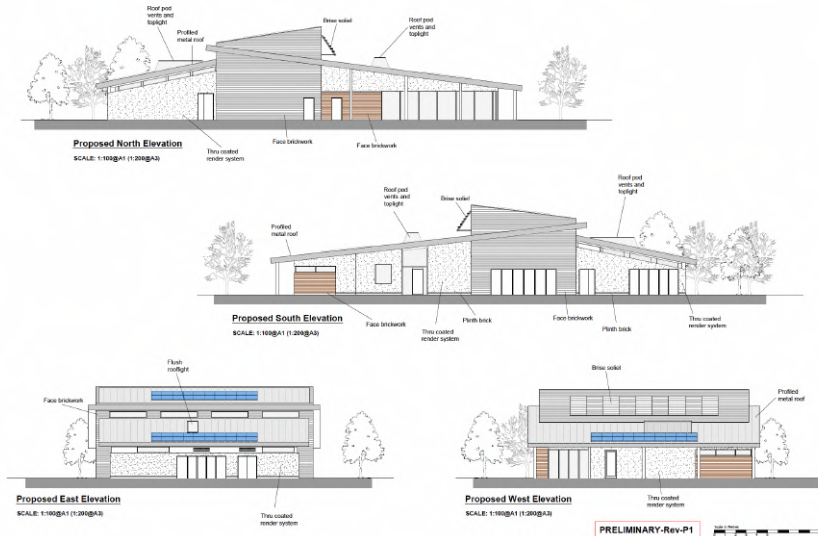


Figure 3 – Previous Approved Plans from AWDM/I465/I7

4. Planning Policy

- 4.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the site is the Worthing Local Plan 2020 - 2036, adopted in March 2023.
- 4.2 The community building lies within the established Built Up Area Boundary and will need to be carefully designed to align with the core objectives of the Local Plan. In accordance with Policies DM5 and DM6, the scheme delivers a high-quality, secure, and visually attractive design that respects the surrounding context.
- 4.3 Full accessibility will need to be embedded into the design to meet the requirements of Policies DM7, DM8, and DM15. The layout should provide inclusive access for people with disabilities, alongside robust provisions for recreation and sustainable community infrastructure.

- 4.4 In line with Policies DM20 and DM21, the development should incorporate Sustainable Drainage System (SuDS). This includes sustainable drainage features, such as the utilisation of the existing swales running alongside the western boundary of the site, ensuring effective surface water management.
- 4.5 Regard has also been given to the setting of the nearby National Park. Following the substantial construction of the northern sector of West Durrington, the southern sector no longer serves as a visible boundary to the National Park with the sole exception of the north-west portion of the Phase 1b infrastructure area. The current Community Building proposals leave this specific relationship unchanged.

National Planning Policy Framework (NPPF)

- 4.6 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development through Policy S3: Presumption in favour of sustainable development. Policy S3 confirms that Policy S4 should be applied when considering development proposals within settlements and that development proposals which accord with both an up-to-date development plan and the decision-making policies of the Framework should be approved without delay. The following paragraphs consider the relevant provisions of the NPPF as they apply to the proposed community building.
- 4.7 Policy S4: Principle of development within settlements establishes a positive approach to development within settlements. It states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework. The proposed Community Building is located within the established Built Up Area Boundary and forms part of the planned community infrastructure serving West Durrington. The proposal is therefore consistent with the locational principles established by NPPF Policies S3 and S4.
- 4.8 The NPPF places significant emphasis on achieving well-designed places. The Framework seeks to ensure that development functions well and adds to the overall quality of an area, is visually attractive, is sympathetic to local character and history, and maintains a strong sense of place. The proposed Community Building has been designed to provide a functional and attractive facility which responds appropriately to its setting within the established community park and wider residential development.

- 4.9 Section 16 of the NPPF, Promoting healthy communities, and Policy HCI: Planning for healthy communities, recognise the important role that community facilities and public service infrastructure play in creating healthy and inclusive places. HCI seeks to promote the provision, retention and enhancement of appropriate community facilities and public service infrastructure, while also supporting opportunities for good health, social interaction and the reduction of health inequalities.
- 4.10 The proposed Community Building directly supports the objectives of HCI by providing a flexible and accessible facility for use by a wide range of community groups and residents. The building will form part of the wider network of community infrastructure within West Durrington and will complement the adjoining play areas, allotments, sports pitches and other recreational facilities. Its provision will support social interaction and provide opportunities for community activities within an established residential community.
- 4.11 The proposals therefore support the objectives of HCI by providing appropriate community infrastructure in a location where it can serve the surrounding population and contribute to the creation of a healthy, inclusive and socially connected community. The development will also make effective use of land within an established settlement and provide an accessible facility that complements the existing network of community and recreational infrastructure.
- 4.12 Overall, the proposals accord with the relevant provisions of the Development Plan and the NPPF. The Community Building will provide an important piece of community infrastructure which supports the needs of the growing West Durrington community, encourages social interaction and complements the existing network of recreational and community facilities. The benefits of the proposal are therefore considered to outweigh any adverse effects, consistent with the approach to development within settlements established by Policies S3 and S4 of the NPPF.

Worthing Local Plan 2020 - 2036

- 4.13 The most relevant planning policies have been listed below:

• SPI Presumption in favour of sustainable development	• DM5 Quality of the Built Environment	• DM6 Public Realm
• DM7 Open Space, Recreation & Leisure	• DM8 Planning for Sustainable Communities / Community Facilities	• DM15 Sustainable Transports & Active Travel
• DM16 Sustainable Design	• DM19 Green Infrastructure	• DM18 (Biodiversity)

• DM20 Flood Risk and Sustainable Drainage	• DM21 Water quality and Sustainable water use	• DM22 (Pollution)
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- 4.14 The Local Plan's Policies Map identifies the site as falling within the Built-Up Area Boundary of Worthing, within which the principle of new community infrastructure of this kind is supported by Policy SPI (Presumption in Favour of Sustainable Development).
- 4.15 The site is situated within the defined settlement boundary of Worthing, as designated on the Local Plan's Policies Map, within which the principle of the proposed community use is strongly supported.
- 4.16 The proposals respect the scale, form, appearance and materials of the surrounding buildings and do not alter the character of the outdoor community recreational facilities to the north. Accordingly, the development accords with Policies DM5, DM6, DM7, DM8, DM15, DM16, DM18, DM19, DM20, DM21 and DM22 of the Worthing Local Plan 2020-2036, as considered in further detail in Section 6 (Planning Assessment) below.

Other Material Considerations

- 4.17 Other material considerations include the South Downs Partnership Management Plan, associated technical guidance notes. West Sussex County Council (WSCC) has published 'Healthy & Sustainable Places - A Public Health and Sustainability Framework' for West Sussex (2020) which explains how planning and placemaking can take account of health and wellbeing matters

Supplementary Planning Documents and Guidance (SPD's and SPG's) and interim planning guidance

- 4.18 The following guidance documents are also of relevance:
- Worthing Green Infrastructure and Biodiversity Supplementary Planning Document (SPD) June 2026.
 - Adur and Worthing Biodiversity Net Gain TAN

Other Statutory and Environmental Designations

- 4.19 The site is not designated as a Conservation Area, does not contain or affect any Listed Buildings, and is not subject to any Tree Preservation Orders. As set out in Section 6 below, the site lies within the Impact Risk Zones (IRZs) for Cissbury Ring SSSI and Chanctonbury Hill SSSI, although Natural England consultation is not required given the limited scale of the development. Regard has also been given to the proximity of the South Downs National Park, as set out at paragraph 4.5 above.

5. The Proposals

- 5.1 The application seeks planning permission for a single storey community building that would be a maximum of 31.705m wide and 8.090m-6.965 deep at its widest points. The community building has a central largely glazed entrance with two wings either side. The main hall roof has been designed with a 40 degree pitch and barn hip either end to reduce the overall mass and bulk of the largest element of the design to the east, whereas the western wing has a lower pitched roof. Inside the building consists of a community main hall, kitchen, flexible meeting rooms, buggy store, Unisex WCs plus accessible WC with baby changing facilities, associated storage, cleaners store, and plant areas. There is also an internal bin store included within the design, which is accessed externally from the south.

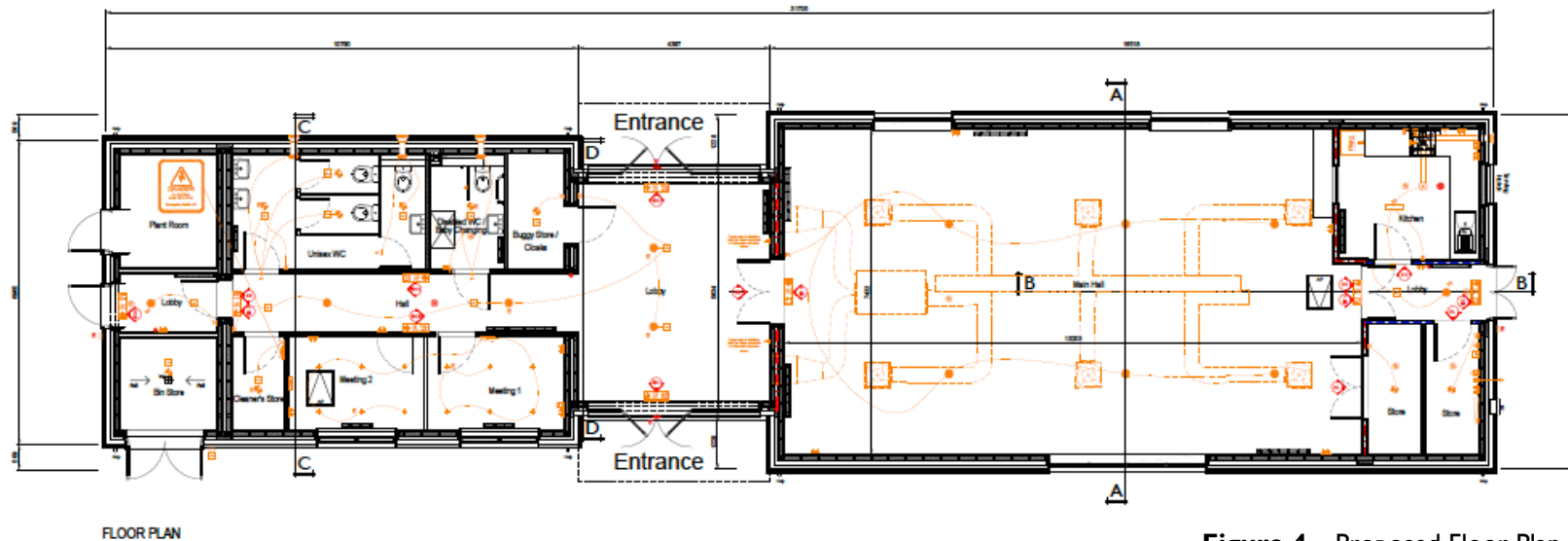


Figure 4 – Proposed Floor Plan

- 5.2 Internally, the proposals include a serving hatch for the kitchen in case clubs would like to serve refreshments outside on the terrace area located to the east of the community building. The proposed external footprint is some 233.5 sqm, with an internal floor area of some 209.6 sqm.
- 5.3 Externally, the building has a fresh, contemporary appearance and will assimilate comfortably within the context of the surrounding 'community park'. The materials to be used for the external walls, consisting of a mix of red brick and black weatherboarding, will help to articulate the different components of the building and complement the palette of materials used in the surrounding housing development.

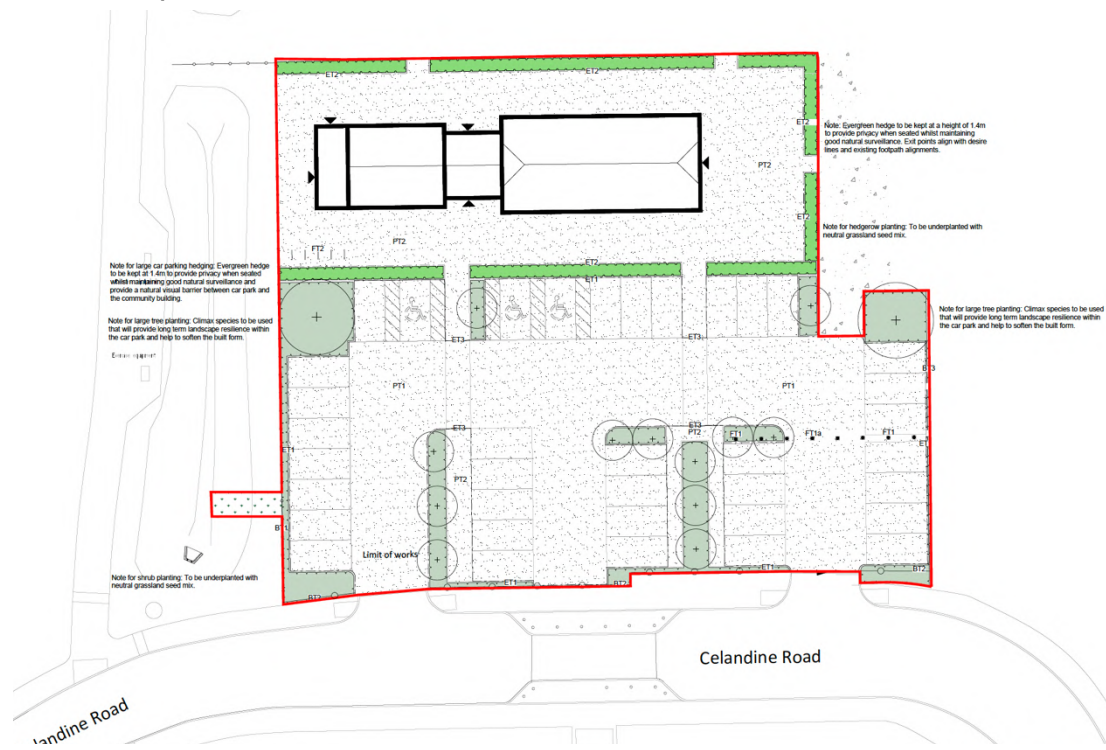


Figure 5 – Proposed Landscaping Plan

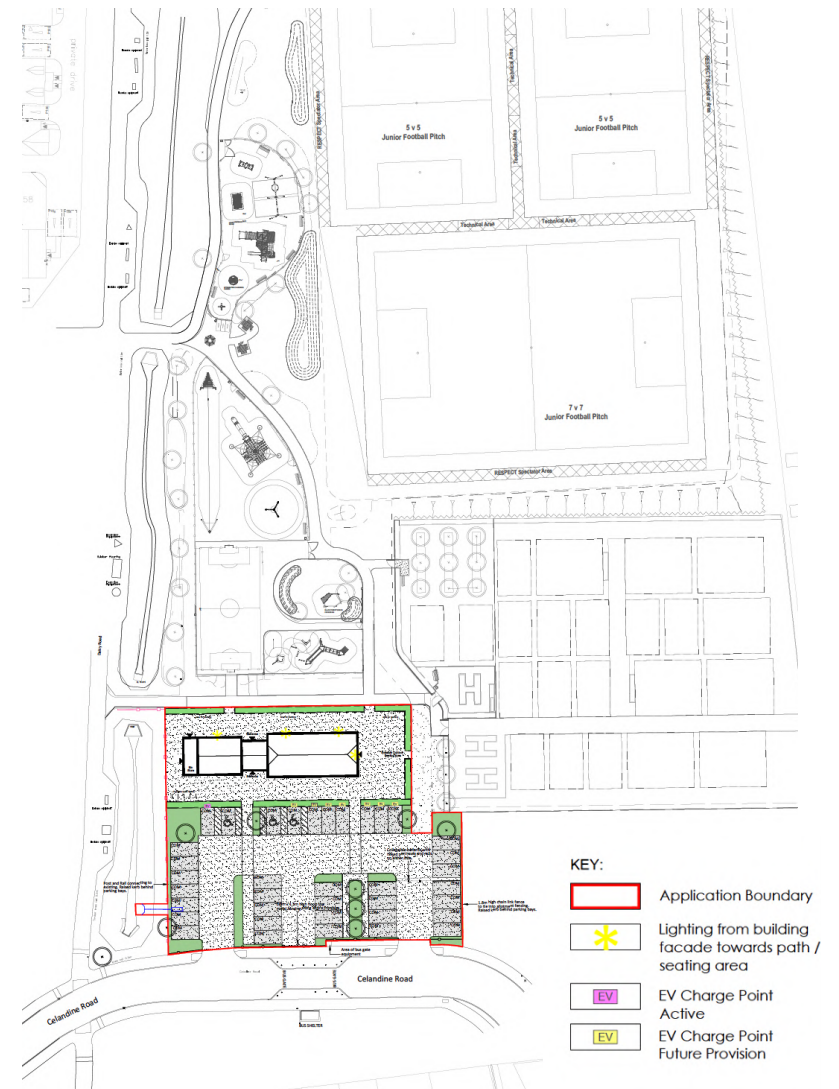


Figure 6 – Proposed Site Plan

- 5.4 The car park would be located on the south side of the building with 2 no. vehicle access from the restricted access road linking to Tasman Way. The car park provides 37 car parking spaces (including 3 disabled parking bays). There is restricted access through the car park by use of bollards preventing users to by-pass the bus gate, thereby creating a continuous connection to Tasman Way.
- 5.5 The proposed landscaping scheme includes the planting of 14 new urban trees around the car park and the establishment of an evergreen native boundary hedge featuring species like field maple and hornbeam to provide a boundary on the northern side of the community building and seating area. Ground spaces will also be enriched using a general-purpose meadow wildflower seed mix, such as Emorsgate EMI, to diversify the modified grassland

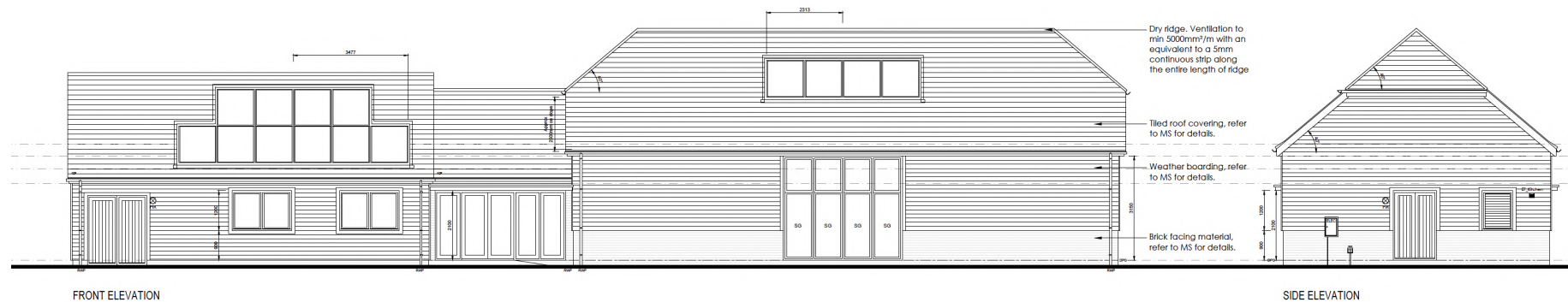


Figure 7 – Proposed Southern Elevation

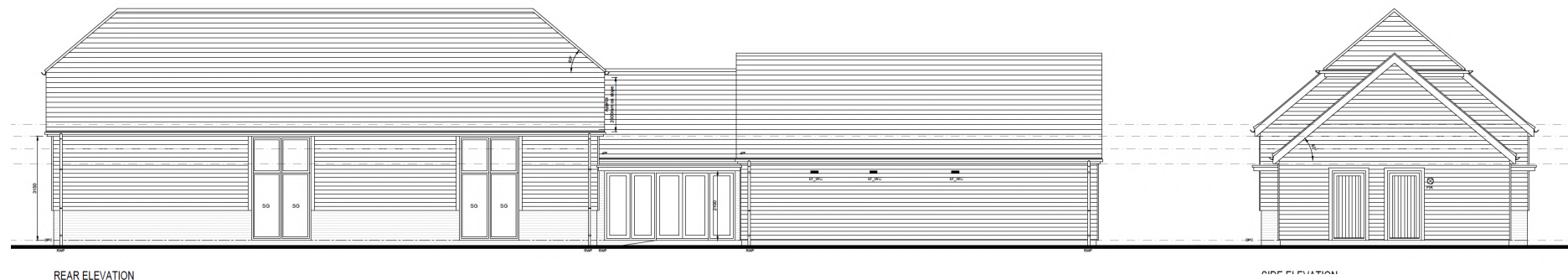


Figure 8 – Proposed Northern Elevation

- 5.6 The opening hours of the building are envisioned to be the same as other community buildings nearby and that of the previous permission for the site. The opening hours would be between 08.00 to 23.00hrs on Monday to Saturday and between 09.00 to 22.00hrs on Sundays, Bank and Public Holidays
- 5.7 External lighting will be included on the side and rear of the building in accordance with the ecologist advice for this to be downward facing and under 2700 lumens. External plant including any extraction systems for the disposal of cooking odours can be controlled by a suitable planning condition. Details of retractable bollards within car park to be agreed via a suitable planning condition, implemented and thereafter maintained in good working condition will also be provided at the appropriate time.
- 5.8 The proposals have been carefully designed and reflect a similar community building built by one of the consortium members. An image is pictured to the right.



Figure 9 – Similar Community Building delivered by one of the consortium developers

6. Planning Assessment

Principle of Development

- 6.1 The starting point in assessing the principle of development is the Development Plan. As set out at paragraph 11(c) of the NPPF, proposals which are in accordance with the Development Plan should be granted planning permission without delay in line with the presumption in favour of sustainable development. However, where there are no relevant development plan policies, or the policies most important for determining the application are out of date, permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits (NPPF 11d).
- 6.2 The Development Plan, for the purposes of determining the application, comprises:
- The Worthing Local Plan 2020 - 2036, adopted in March 2023.

- 6.3 The site lies within the defined settlement boundary of West Durrington, where there is a presumption in favour of sustainable development. The proposal relates to the provision of a new community building, and therefore the principle of development is acceptable, subject to compliance with relevant policies.

6.4 Design and Appearance

- 6.5 The design approach taken has been to provide a suitably scaled building that provides for traditional community uses. The character style of a building is dependent on many factors, including form, use of materials, architectural style, landscaping and context.
- 6.6 Access is provided from both car park and community park sides of the building. External access is also provided to the bin stores and from the main hall. These separate accesses mean that the clean side of the building – the community hall and meeting rooms are separated from the corridors which may get muddy when users of the sports pitches use the toilet and kitchen facilities.
- 6.7 The architectural style of residential element of Castle Park is of a traditional appearance, and this has guided the external appearance of the community building, which has taken design reference from a barn like style. We have sought to provide an attractive modern building, but one that complements the traditional style of the development which surrounds it. We have also sought to ensure that it is clearly identifiable as a community building and is of a scale and massing appropriate to its immediate context and open space that surrounds it.

Form

- 6.8 The massing of the building comprises a larger wing to the left of the building which has a Main Hall and Kitchen area and a smaller wing to the right which comprises a more private area for meeting rooms conjoined with a central lobby area which has two dual aspect entrances serving both the parking court area to the south and the wider play areas and allotments to the north and north east.

Scale

- 6.9 As a general rule, the scale of key building should be in proportion and in keeping to the surrounding development within the streetscape. Not every key building needs to be greater in size than its neighbours, but it should be imposing enough to mark it out as a focal building

which is identifiable to the wider public. This is the approach that has been taken in this instance and above all else the building is identifiable as a community building and sits well within the wider community park area.

Features and Detailing

- 6.10 The key features of this Community building will include larger scale window proportions, use of weatherboard cladding materials and varying roof heights and designs. This is a modern spin on what is a more traditional design concept overall.
- 6.11 The central link lobby has level access to both entrances. Internal corridors exceed the minimum width requirement and there is an accessible WC provided. 3 No. Disabled parking spaces are provided within direct access to the building. These provisions ensure the building is fully accessible and provides an inclusive environment.

Access and Parking Provision

- 6.12 Vehicular access to the proposed community centre car park will be from the above-mentioned restricted access road, via one of the 2 no. entrances. The siting and layout of the 2 no. accesses was approved as part of the Phase 1 strategic roads, drainage and landscaping Reserved Matters application AWDM/0663/14. The 'bus gate' is located along this stretch of the access road, in-between the 2 no. entrances serving the car park. The design includes retractable bollards within the eastern part of the car park to prevent vehicles being able to 'by-pass' the bus gate on the main road.
- 6.13 Although it is anticipated the majority of traffic will access the site from the west (through the new development) or by walking and cycling, it is considered important to include an element of on-site car parking provision (8 parking spaces) accessible from the east to help integrate the new community and leisure facilities with the existing Durrington community.
- 6.14 Pedestrian access will be from the car park and also linking to the north-south footpath to the west side. Cycling parking is located on the west side of the building and will consist of 5 Sheffield cycle stands. Please see the accompanying Transport Statement for further details.

Residential Amenity

- 6.15 The nearest residential properties are the semi-detached 2-storey houses Nos: 12-20 Hobart Close which have their rear aspect facing north towards the proposed development. The restricted access road comprising the bus route runs roughly parallel to the rear site boundaries of these properties beyond an area of soft landscaping.
- 6.16 The position of the community building is not dissimilar to the previously approved design under planning reference AWDM/I465/I7 or that shown in the original masterplan for the development under Outline planning reference WB/I1/0275/OUT.
- 6.17 There is a distance of approximately 20 metres between the entrance(s) to the car park and the rear boundaries of the properties in Hobart Close, and a separation distance of approximately 45 metres to the building itself. The building will not be intrusive or overbearing at this separation distance and it will not result in any harmful loss of light or privacy through overlooking. The opening hours of use of the community building can be controlled via condition to protect residential amenity. A condition can also be sought on suitable external lighting, extraction and ventilation systems to be agreed prior to occupation.

Landscaping, Ecology and Biodiversity Net Gain (BNG)

- 6.18 A landscaping scheme has been designed by Fabrik landscape architects. A Preliminary Ecological Appraisal (PEA) and BNG assessment has been undertaken by ACD Environmental. The application site functions as a former construction compound consisting primarily of bare ground with a perimeter of low-value modified grassland.
- 6.19 The site sits inside the Impact Risk Zones (IRZs) for Cissbury Ring SSSI and Chanctonbury Hill SSSI. Natural England consultation is not required because the small scale of development does not trigger infrastructure risks.
- 6.20 Bare ground and modified grassland will be cleared to make way for the proposed community building. Direct adverse impacts on nearby designated spaces were considered highly unlikely. No further species-specific surveys are required.
- 6.21 To protect local wildlife, the development will proceed under a comprehensive Precautionary Method of Works. A sensitive artificial lighting scheme will be implemented during both construction and operation to ensure that adjacent dark dispersal corridors and the

nearby western ditch remain unlit for foraging and commuting bats. Because this western ditch connects to surrounding ponds that may support great crested newts and reptiles, construction personnel will perform mandatory morning checks of open trenches. Additionally, all loose building materials will be stored safely off the ground on pallets, and temporarily exposed pipes will be capped overnight to prevent small animals from becoming trapped.

- 6.22 Any necessary vegetation or scrub clearance on-site will be strictly restricted to the period outside the main bird breeding season, running from September to February. If clearance must take place during the nesting season, it will only proceed following a negative nesting check by a qualified ecologist. Finally, to safeguard commuting badgers and hedgehogs, the active work zones will be securely fenced off. Any excavations left open overnight will feature dedicated mammal escape ramps, and an updated ecological walkover survey will be completed at least three months prior to breaking ground.
- 6.23 The project successfully satisfies all statutory BNG trading rules, elevating the site's ecological value from a baseline of 0.42 habitat units to a post-development yield of 0.59 habitat units alongside an additional 0.09 hedgerow units. This represents a total net positive biodiversity increase of 39.03% which fully satisfies the mandatory 10% statutory target.
- 6.24 To deliver these gains, the detailed landscaping scheme includes the planting of 14 new urban trees around the car park and the establishment of an evergreen native boundary hedge featuring species like field maple and hornbeam. Ground spaces will also be enriched using a general-purpose meadow wildflower seed mix, such as Emorsgate EMI, to diversify the modified grassland. To support urban species over the long term, structural bird boxes suited for colony nesters, integrated bat bricks, and dedicated bee bricks will be permanently built directly into the walls of the new building.
- 6.25 The report concludes that the proposed scheme is entirely compliant with local and national planning requirements. Provided that all outlined mitigation measures, bat-sensitive lighting strategies, and post-development landscaping targets are secured via standard planning conditions, the development will fully satisfy Policy DM18 (Biodiversity) and Policy DM22 (Pollution) of the Worthing Borough Council Local Plan, alongside the core mandates of the National Planning Policy Framework.

Flood Risk and Drainage

- 6.26 The proposed drainage strategy has been prepared by PFA Consulting in strict accordance with Worthing Local Plan Policies DM20 and DM21, ensuring that surface water runoff is managed to mimic pre-development greenfield rates while incorporating a +45% climate change allowance. Intrusive ground investigations conducted by Listers Geotechnical Ltd in July 2026 confirmed that the underlying soils possess good permeability, with infiltration rates recorded between 2.6×10^{-5} m/s and 2.3×10^{-4} m/s. However, because the underlying chalk bedrock is recognized as being potentially highly susceptible to dissolution, a detailed geotechnical chalk dissolution risk assessment is recommended to determine final structural offsets and buffer distances.
- 6.27 To effectively manage uncertainties regarding chalk dissolution, the strategy prepared by PFA Consulting outlines two functional design options for surface water management. Under Option A, which is infiltration-led, roof and parking area runoff will drain directly into the ground via permeable paving, though any pervious paving located within a 20-metre buffer of the community building will be lined with an impermeable membrane to provide attenuation before discharging downstream as a precaution against dissolution. Alternatively, Option B involves capturing and attenuating surface water within lined pervious paving, discharging it at a strictly controlled rate of 1 l/s into the existing swale running along the western boundary by utilizing a vortex flow control device. Micro Drainage modelling demonstrates that the overall design safely prevents on-site flooding during extreme 1-in-100-year storm events. Furthermore, the system successfully satisfies the sustainable drainage (SuDS) requirement to intercept the first 5mm of everyday rainfall on-site, while the permeable surfaces act as a treatment train that meets or exceeds national pollution mitigation indices.
- 6.28 Regarding foul water drainage, the strategy notes that existing foul sewers are located within Celandine Road to the south of the development area. As a proposed mitigation measure, foul water flows from the development will be managed via a new 150mm diameter connection tied directly into this public sewer line on Celandine Road in full compliance with Section 143 of the Water Industry Act 1991.

Sustainability

- 6.29 As the building is under 500sqm, it is not required to secure a BREEAM Sustainability rating for it. Further Local Plan policy DM16 only applies to dwellings greater than 1000sqm. However, it will be constructed in accordance with current design and technical standards. This includes the provision of solar PV on the roof and fabric first design principles. One active and six passive electric vehicle charging points

will also be provided within the car park in accordance with Building Regulations Part S, alongside water efficient sanitaryware, to further reduce the operational environmental impact of the building.

Community Engagement

6.30 In line with Policy DM8, meaningful engagement has been undertaken with the Council and the local community in developing these proposals. Following earlier engagement with the Council and its representatives, a public consultation event was held in the foyer of Tesco Extra, Fulbeck Way, on Wednesday 20 November and Saturday 23 November 2024, at which residents were invited to share their views on how the community building should look and function. Feedback from this engagement informed the Council's subsequent briefing document, which confirmed that the building could be reduced in scale following the delivery of junior-sized football pitches, while retaining a flexible community hall, meeting rooms and kitchen facilities capable of serving a wide range of local groups. The design has therefore evolved directly in response to this community engagement, and the Applicant will continue to liaise with the Council and prospective building operator as the scheme progresses towards implementation.

7. Conclusion

- 7.1 The proposals represent a sensitive package of works that will deliver a much-needed new community building for the West Durrington area, fulfilling long-standing obligations secured under the original 2012 Outline planning permission and reflecting the outcome of extensive community and stakeholder engagement.
- 7.2 The works have been carefully designed to respect the character of the surrounding community park and residential development, adopting a barn-inspired form, scale and palette of materials that responds positively to its context while remaining clearly identifiable as a community building.
- 7.3 The proposals result in a fully accessible and inclusive building with a well-considered parking and access strategy, no unacceptable impact on the amenity of neighbouring residents, and a landscaping and ecology strategy that delivers a measurable net gain in biodiversity.

- 7.4 In wider planning terms, the proposals accord with Policies SPI, DM5, DM6, DM7, DM8, DM15, DM16, DM18, DM19, DM20, DM21 and DM22 of the Worthing Local Plan 2020-2036, together with the relevant provisions of the NPPF.
- 7.5 Overall, the proposals represent a well-considered and policy-compliant form of development that responds positively to its site and context.
- 7.6 The application is considered to comply with the relevant policies of the Development Plan and the provisions of the NPPF. As there are no material considerations indicating otherwise, it is respectfully recommended that planning permission be granted.