The Studio | 62 Carmarthen Avenue | Drayton | Portsmouth | PO6 2AQ
Tel: 07375 490164 Email: natalie@fellowsplanning.co.uk

Stephen Cantwell
Adur and Worthing Councils
Development Management
Economy Directorate
Portland House
44 Richard Road
Worthing
West Sussex
BN11 1HS

11th November 2024

Dear Stephen,

West Durrington: Land North of Fulbeck Avenue, Worthing, West Sussex

Discharge of Condition Application for Reserved Matters Approval AWDM/0636/16 Condition 02 and 07: Community Park Timetable and Communications Strategy

Description of development: 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.

This covering letter seeks formal agreement for the details submitted in relation to condition 02 and 07. This application focuses primarily on the proposed timetable and communications strategy associated with the delivery of West Durrington Park. These details need to be discharged, in order for this community facility to be implemented.

This application has been prepared by Fellows Planning Limited with the support of the play equipment provider eibe and the project manager Tetra Tech. These further details have been prepared on behalf of the developer consortium for the site which includes Persimmon, Taylor Wimpey and Vistry.

This covering letter also provides an update on the other planning conditions associated with the Reserved Matters that are underway.

Fellows Planning Limited | Director Natalie Fellows BA (Hons) MSc MRTPI
Company Registered in England & Wales 13046511 | VAT Registered 364602307

Condition 02 – Timetable (Forms part of this application)

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.*

Details

A Gantt Chart has been prepared by the project managers Tetra Tech which outlines the programme of works and the submission of various planning conditions associated with the Reserved Matters permission for West Durrington Park.

Headlines are:

- Southern Water anticipation of new water connections is February 2025
- Enabling works in February/March 2025 (temporary car park/compounds)
- Drainage installation to start in February/March 2025
- Equipped Play Areas and MUGA start in April 2025
- Sports Pitches start in April 2025
- Allotments and landscaping commence in March 2025
- Swale knee rail completed in November 2024
- Swale repair completed by February/March 2025

The programme is caveated by the following:

- The programme is reliant on discharge timelines being achieved by the local planning authority
- The programme is reliant on information received from Adur and Worthing in respect to specification for items to be procured by Eibe and Others, later to be maintained by Adur and Worthing.
- The programme is reliant on the timescales by 3rd parties such as Southern Water being met according to the timelines provided by third parties for inclusion in the programme as shown.
- Whilst the programme has some time risk allowance for adverse weather, the achievability of the programme is heavily reliant on external weather conditions.
- This programme is subject to lead in times and availability of materials and equipment.

The play park will need to receive its ROSPA certification and meet the Councils expectations (they will carry out their own review) prior to it opening to the public in the Autumn 2025. The football pitch contractors will provide a timetable for delivery once the

tender process is complete in January but we anticipate that they commence on site from April onwards once the drainage and ground works have been delivered.

Submission of Details

Condition 3 Swale Repair (Underway)

No details are required to be submitted and the contractors have been out to site to review what is required as per the condition requirements. Programmed to be completed by February/March 2025 (now linked with other drainage works at the site).

Condition 4 Swale fencing (Delivered)

This was completed in November 2024. Please see the photograph at the end of this cover letter for further details. No further action required.

Condition 5 Community Park - Drainage Details (Submission of details needed)

This is very complex. We have completed the topographical survey so this can be undertaken and the levels confirmed in order to finish the construction drawing package. The football pitch providers are designing their drainage scheme which is then coordinated by PFA for the whole site.

We will not have this design ready due to this coordination until just before Christmas (**anticipated date is 16/12/24**). This also needs to be coordinated with Southern Water in terms of the provision of Water to the allotments and community garden. The application for the new water connections has been applied and paid for but again we need this information/this to be installed prior to the rest of the works, alongside the drainage installation prior to the park, football pitch and allotments being installed. We are awaiting Southern Water to progress this.

We do need the engineers to respond to the information submitted within the statutory timeframes once this is submitted due to the impacts it has on the programme/installation. These works have to be installed prior to eibe starting in April.

This submission will include level details and setting out details which is suitable for construction. It will also include the landscape specification being prepared by CSA.

This discharge of condition to be submitted circa 16th December but needs review and approval asap given the critical impacts these grounds works have on the rest of the programme.

Condition 6 Community Park - Additional Details (Under consideration by the Council)

These details have been submitted under discharge of condition reference **AWDM/1281/24** and was made valid on the 9th October 2024. Deadline for the decision is the 4th December 2024.

As I have explained in correspondence to the council, we need to place the order with eibe asap to enable a start on site at the beginning of April. This is due to the time it takes

to construct and manufacture the play equipment. Consultee's are not providing timely responses in line with statutory deadlines which is causing delays.

Please note that the enabling works and other infrastructure will actually commence in February and March (site compound etc). In fact, this needs to be finished prior to the football pitch and play providers starting their elements.

We have finalised the order to eibe as per my submission in terms of the final costs, we just need to agree it. This has been tricky to coordinate given the various parts of the open space and have a number of contractors involved in its delivery. **We can't change the order once it is placed.**

The cover letter submitted goes through the **condition requirements and the informative** attached to the permission.

The level information can't be provided as this forms part of the drainage package (it all needs to work together). We can't deliver a 1 in 12 ramp for the Lauren Solo play unit, there is not the space available – it would take out most of the other equipment. It is an accessible unit. We have upgraded the beaters on the play equipment so they are more robust (additional cost) in line with comments received and widened the paths to 2m. The zip wire has a wooden platform as this is the most effective space saving solution. The tarmac has been extended on the underside of the accessible picnic benches as per the request and shown in the plans. The swings have the anti-wrap fixings added to them. These is a short summary but the submission provides the detail.

Extra details have been provided to the Parks Team in terms of bike parking provision, seating and bins (these details have changed due to comments received).

Condition 7 – Communications Strategy (Forms part of this application)

The communications strategy is outlined in this submission. The requirements are:

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.*

We propose to create a website illustrating the plans for West Durrington Park and the headline programme of works,

The play equipment provider eibe have agreed to help by providing an updated leaflet too and assist with communication when on site etc.

Obviously we need to place the order to initiate their assistance which has delayed this commencing. We do require condition 6 to be approved to enable this.

We will provide an update to stakeholders/residents/Resident Association **every quarter** on the delivery of West Durrington Park. This will be underway once the order is placed with eibe which is anticipated in November.

The updates will be provided to the Residents Association, alongside the website, so they can circulate the information on their social media channels and locate this on any local notice boards within the estate or on the site compound fence / where this is publicly visible.

The Council and elected Members will also receive this communication, who are meeting with the consortium regularly so they can follow progress. An 'opening event' will be discussed with stakeholders and the council nearer the time.

The programme may be impacted by a number of things, such as the Council not reviewing condition details in a timely way. There is already a delay from consultees in regard to condition 6. We need the approval of the play equipment details given the manufacturing lead times. We want to instruct asap to reach our goals outlined in the programme of works.

The drainage and levels information will be submitted separately under condition 05, but this is still being prepared. A topographical survey has been carried out on both the community facilities land and the existing allotments where this is being amalgamated which will help finalise the details associated with condition 05.

Condition 08 - Fencing and Planting **(under consideration by the Council)**

This discharge of condition application was validated on the 17th September 2024 under planning reference **AWDM/1191/24**.

Both the council and the developer responsible for this phase are in the process of working through comments received during the planning process so far.

Taylor Wimpey is happy to change the southern access gate to a green mesh one which has been requested by the Council's officer. The coded access would be provided to residents that are responsible for maintaining this buffer (their individual plots) and the management company (for the northern section).

Taylor Wimpey have confirmed their intention to replant the buffer area where this is required and have committed to doing this but need to ensure that access issue for future maintenance is resolved first.

Please note that they can't move the plot's fence that has encroached into this area as this is not within their ownership.

Taylor Wimpey is currently engaging with the residents that own the buffer area to see if we can install individual gates in each garden as this might be the best way to resolve this/enable access. This buffer will become impassable like the northern section otherwise over time.

We will revert back once we have had some feedback from residents.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

[redacted]

Natalie Fellows BA (Hons) MSc MRTPI
Director at Fellows Planning Ltd.
Email: natalie@fellowsplanning.co.uk
Tel: 07375 490164

Enc Provisional Timetable

Appendix

Photograph of swale knee rail installed (Condition 3)

