# Planning Services, Adur & Worthing Councils

Portland House,
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BN11 1HS

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## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

West Durrington Development (North Western Sector - Taylor Wimpey Phase)

Address Line 1

Land North of Snapdragon Lane, South of the A27

Address Line 2

Address Line 3

Town/city

Worthing

Postcode

BN13 3GJ

### Description of site location must be completed if postcode is not known:

Easting (x)

510960

Northing (y)

105551

Description

North Western Sector of the West Durrington Development, to the south of the A27. Phase being built out by Taylor Wimpey.

## Applicant Details

### Name/Company

Title

Ms

First name

Rachael

Surname

Gardner

Company Name

Taylor Wimpey Southern Counties Ltd

### Address

Address line 1

Taylor Wimpey Southern Counties Ltd

Address line 2

Wessex Business Park

Address line 3

Colden Common

Town/City

Winchester

County

Country

Postcode

SO21 1WP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mrs

First name

Natalie

Surname

Fellows

Company Name

Fellows Planning Limited

### Address

Address line 1

62 Carmarthen Avenue

Address line 2

Drayton

Address line 3

Town/City

Portsmouth

County

Country

United Kingdom

Postcode

PO6 2AQ

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION FOR UP TO 240 DWELLINGS WITH ASSOCIATED VEHICULAR, PEDESTRIAN AND CYCLE ROUTES; PARKING; SERVICE
INFRASTRUCTURE AND SUSTAINABLE DRAINAGE FEATURES; AND STRATEGIC LANDSCAPING INCLUDING NOISE BUND / ATTENUATION TO THE A27; ALL VEHICULAR ACCESS TO BE VIA THE STRATEGIC DEVELOPMENT TO THE SOUTH.

Reference number

AWDM/1882/16

Date of decision (date must be pre-application submission)

18/12/2019

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 26

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

23/06/2021

Has the development been completed?

- [ ] Yes
- [x] No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This application relates to Taylor Wimpey Northern Sector Phase - Details include:
WSC-E4772-01-437 A - OWC Outfall Details Southern Ditch (reviewed by Councils drainage engineer Rob Bateman)
JSL3272_200W Hard Landscape Proposals
JSL3272_100W Landscape Proposals
JSL3272_502U Planting Plan 2 of 4

Bund drainage outfall:
WSC/E4772/01/437 A
Culvert as requested by Laura Gibbons, as opposed to previous bridge design.
Taylor Wimpey is satisfied the 600mm dia concrete pipe has sufficient structural cover and foundation to ensure structural stability from live loads, such as vehicles. The pipe has a 150mm concrete bedding and surround and we are satisfied that this is sufficient based on the low potential traffic loads expected to traverse over it for future landscape maintenance.

Please note that Condition 26 (surfacing of public rights of way) was approved under Reserved Matters Approval for the Persimmon Phase to the north-east under reference AWDM/1316/19.

Condition approved drawing no. 211E detailed area (showing public footpath FP3114 received 23rd July 2020 partial discharge within site area AWDM/1316/19 (but not including the excluded bund area as identified in yellow in the excluded bund area layout plan, 413-EXC-001, received by the Local Planning Authority on 13th May 2021)

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

26/09/2023

Details of the pre-application advice received

The details have been shared with the planning officer and the Council's drainage engineer in relation to the culvert running north-south in which the footpath crosses over in the public open space area.

'It provides details of  any bridging structure across the ditch and means of ensuring that access by vehicles is prevented, together with a timetable for completing these works and on-going maintenance arrangements'

Bund drainage outfall:
WSC/E4772/01/437 A
Culvert as requested by Laura Gibbons, as opposed to previous bridge design.
Taylor Wimpey is satisfied the 600mm dia concrete pipe has sufficient structural cover and foundation to ensure structural stability from live loads, such as vehicles. The pipe has a 150mm concrete bedding and surround and we are satisfied that this is sufficient based on the low potential traffic loads expected to traverse over it for future landscape maintenance.

Rob Bateman the Council's Engineer confirmed via email 21/09/2023 that the details above were acceptable.

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Natalie Fellows

Date

2023/11/08