



Updated Plans for the Community Park, Football Pitches & Allotments at West Durrington

Land North Of Fulbeck Avenue, West Durrington, Worthing, West Sussex
- AWD/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 -

Current consultation relates to amendments to the design and layout of the
Community Park and Allotments - June 2023

Planning Statement: 01/06/2023
Author: Natalie Fellows BA (Hons) MSc
MRTPI

Amended and updated Plans for the Community Park and Allotments

The original Reserved Matters application (AWD/0636/16) has been held in abeyance at West Durrington due to a review in the type of community facilities the development should include and confirmation needed in how these assets will be managed in the longer-term.

There have been long delays to the determination of this application alongside its construction linked to the pandemic but the Consortium of Developers (Vistry, Persimmon and Taylor Wimpey) alongside the Council are keen to work with the stakeholders to resolve any outstanding issues and see these facilities built out.

A large community has grown in this area since 2016, when construction of 940 new homes began. The original masterplan for the development included a multi-use games area, play areas, allotments and a full-size football pitch.

Since March this year, both the Developers and the Council have been working together to get the project moving again by working with the now-established community to find out what facilities would work best for both them and nearby residents.

Over 80 local residents and representatives from a variety of community groups took part in three engagement events in March, which covered everything from the size and design of new allotments, the potential for a community garden, whether junior-sized football pitches are preferred, seating and scope for community events and the type of play equipment children and young people want to use. Please see Appendix 1-3 which includes a photo of the site, further details regarding the feedback we received and the information shared in relation to the original Section 106 agreement requirements.

The Consortium of Developers and the Council have already updated the groups involved with the project on the outcome of the events and have since worked with play equipment providers and landscape designers to deliver a design that is directly influenced by what was discussed.

The Site – Location of the updated designs proposals



The main list of relevant plans to be superseded from the previous approval are:

- CSA/2861/111 – 113 – Community Park Sheet 1 – 3
- CSA/2861/114 – Play Area Soft Landscape Proposals
- CSA/2861/115 – Play Area Hard Landscape Proposals
- CSA/2861/116 – MUGA Details

Accompanying this application are the following plans:

- CSA/2861/127 – Community Park Masterplan (May 2023)
- CSA/2861/128 – Community Park Allotment Proposals (May 2023)
- CSA/2861/129 – Community Park Football Pitch Proposals (May 2023)
- CSA/2861/130 – Community Park Play Area Proposals – Sheet 1 of 2 (May 2023)
- CSA/2861/131 – Community Park Play Area Proposals – Sheet 2 of 2 (May 2023)
- CSA/2861/111 – Community Park Landscape Proposals – Sheet 1 of 3 (May 2023)
- CSA/2861/112 – Community Park Landscape Proposals – Sheet 2 of 3 (May 2023)

- CSA/2861/113 – Community Park Landscape Proposals – Sheet 3 of 3 (May 2023)
- EIBE West Durrington inclusive Playspace - Presentation Document (Age range 0-16, 150+ users over 60% inclusive)

All of the wider landscaping, drainage and roads within this phase of development would remain as built out. A copy of approved Highway Section 38 plans associated with the estate roads constructed (approved by West Sussex County Council) have been submitted for consistency.

A separate planning application (AWDM/0530/18) is dealing with the inclusion of a surface water pumping station and cabinet to the approved drainage strategy which will be the subject of a Section 106 agreement.

Updated Proposals

The project team engaged with three different play providers chosen by the Council's Parks and Open Space Team to utilise their experience in delivering and maintaining similar open spaces. Each of the play providers participated in a design competition to respond to the community consultation carried out on the design of these facilities. One preferred play provider EIBE has been chosen and their designs included in the updated plans. This was also the preferred design by the Council. The plans have since been slightly amended in response to final feedback received.

Equipped Play Area

The equipped play areas have been designed to encourage children and young people to play together, no matter the age, gender or ability.

The layout is similar to that envisaged in the masterplan which provides a footpath connection through this key space, with a designated toddler area to the north and further junior and teen areas to the south. The design has chosen equipment that is both inclusive and challenging for all users. The colours chosen are autism friendly, with an overall design approach that would reach a Gold award PIPA accreditation which assesses how inclusive outdoor play areas are for disabled children.

Play equipment included in the design:

- Floor Trampoline
- Quadruple Swing with toddler and basket swing
- Lauren Play unit
- Inclusive roundabout
- Beetle Spring Rocker
- Play panels – pond explorer, butterfly tile,
- Chimes
- Giants Rail Wheel
- Integration Seesaw
- Namaka Pendulum Carousel
- Montana Cableway 30m in length
- Tough Trail climbing cube, free solo, no-hands rest, jump contest
- Calisthenics pull up trainer
- Swing Snake
- Net Mountain with slide
- Multi-use Games Area

The inclusive pieces of play equipment includes:

- XL Floor Trampoline - Accessible Bouncing Play
- Inclusive roundabout
- Nest Swing - Accessible Swinging Play

- Metal Seesaw - Accessible Rocking Play
- Lauren unit - Accessible Ramp and Play Panels
- Inclusive Carousel - Accessible Spinning Play
- Chimes - Accessible Sound Play
- Giants Rain Wheel - Accessible Sound Play
- Playboards - Accessible Sensory Play

The multi-use games area (MUGA) has been re-orientated and kept purposefully open where possible in accordance with Making Space for Girls Guidance. A unique extension of the MUGA activity's will be the tough trail parcour unit and pull up bars situated close to this area. This type of play features very highly in the Make Space for Girls reports and is a piece of play equipment that is not found anywhere else in the local area. Opposite this space is a natural seating area which gives young people somewhere to socialise and watch any games taking place.

A similar seating area has been created in the centre of the open space, created from mounds to overlook the football pitches and its surroundings. This area includes picnic benches for the wider community to use. This is in addition to the trim trail equipment already installed along the edge of this community space.

The design includes various rubber wet pour play safety surfaces where this is required and bituminous macadam (tarmac) for paths and the multi-use games area. The design includes associated street furniture such as bins, benches, various seating areas and cycle parking provision. Grass reinforcement will be used along the emergency access route to the football pitches and park from the southern access.

All of the equipped play areas are secured by a low-level bow top fencing which ensures that there is some separation from dogs and the key route through the play area.

All items of equipment and furniture has been influenced by the feedback received from the local community, West Durrington Residents Association and the Council's Park Ranger Team who have great deal of expertise in managing similar areas of open space. The Council will be responsible for managing these areas once adopted (one year after the play area has been installed and achieves the required certification).

Please see the Eibe West Durrington Inclusive Playspace Presentation Document for more details.

Football Pitches

In line with the community consultation discussions, the Community Park would be used primarily as a space for informal recreation and play. Participants would like it to be marked up and potentially managed for grassroots football too. There was an agreement for the pitch to be flexible for different age-groups and that its use would evolve over time.

The space set-aside for an adult football pitch would be marked out for three junior sized football pitches instead.

This consists of:

X2 Mini Soccer - U7 and U8 (5v5) Pitches

- Recommended pitch size: 37m x 27m
- Recommended goalpost size: 3.66m x 1.83m (12' x 6')

X1 Mini Soccer - U9 and U10 (7v7) Pitch

- Recommended pitch size: 55m x 37m
- Recommended goalpost size: 3.66m x 1.83m (12' x 6')

Each pitch has a 3m margin with drainage and levels that would be designed by the installer to ensure that it is fit for its intended use.

The pitches are bounded by a 5m high chain link fence with ball stop fencing to the east and south and a 2.5m high ball stop fence to the north (based on the earlier requirements when this was envisaged to be a full adult size pitch). The design of this fencing can be altered if the Council feel that this is no longer required to be this height if used informally or for grass roots football (juniors mainly). This coincides with the view that this facility is primarily serving the local community and doesn't have the parking, storage or changing facilities to support an alternative provision that serves a wider catchment area.

Allotments & Community Garden

Humber Avenue Allotments were excited about the ability to have additional growing space given the strong local demand. There was also a desire to create a community garden area which was accessible to everyone, which included the community orchard, some growing plots, accessible planters and seating.

Key learnings from the community events and discussions held illustrated the need to integrate the existing and new allotment facilities sensitively. The plans show a notional access point which will be used to access the shared facilities within the existing and new allotments. This includes a turning area for a tractor within a margin created adjacent the existing hedgerow. The Council will be responsible for establishing this future link given this is on land in which they own. There is also a gated access from the west for West Durrington residents that become allotment holders.

Following feedback received, the layout of the allotment includes a broader range of growing spaces, including numerous smaller plots. If new allotment holders wish, they can move onto a larger plot at a later stage or those wishing to downsize the area they are responsible can do so. This gives more people the opportunity to access growing space and greater flexibility in the longer-term.

The community garden and allotments to the north, east and south will be bordered by a new native hedgerow. The western boundary of the allotments will be made secure by a 1.8m high chain link fence. The ballstop fence will provide protection to the north. Bitmac macadam (tarmac) surface will be used at the main entrances and around the raised planters. A self-binding hoggin footpath that is 3m wide will be created running east-west and north-south direction to access the allotment plots. Two water troughs have been included with a ball valve system to supply water to the allotments and one water trough in the community garden area.

The allotments include:

- Eight x 120 sqm allotment plots measuring 12m wide and 10m long
- Twelve x 60 sqm allotment plots measuring 6m wide and 10m long
- Two water troughs
- Two 'H-shape' 600mm high raised timber planters
- 3m wide grassed margin on the northern, eastern and southern boundaries
- 3m wide path running east-west and north-south through the allotments
- 1.8m high chain link fence on its eastern boundaries with 3m wide accessible gate to the west
- New hedgerows to the north and south
- Native established hedgerow to the east retained

The community garden includes:

- Community orchard (9 apple trees consisting of 3 different varieties)
- Two x 60 sqm community allotment plots
- One 'H-shape' 600mm high raised timber planter for disabled users and young people

- Water trough and litter bin
- Two access points with a timber seat in the orchard and one in the southern area
- Hardstanding around the raised timber planters and main access points

What Next?

The Council will now undertake their own consultation exercise on the revised submitted plans. It is hoped that the planning application will be determined by late July 2023. This will confirm the final detailed designs and allow us to move to the next stage which focuses on implementation.

The Developer Consortium is at the same time engaging with specialist contractors to build out the football pitches and allotments, alongside holding on-going discussions with the preferred play provider.

Once the application is approved we will have better idea of timescales involved for delivery, anticipated to start in the Autumn 2023 and complete in Autumn 2024. Generally speaking, play equipment takes 12 weeks to order and the installation is expected to take 6 months from when they start on site. Any installation of the play equipment will need to be coordinated with the drainage and level design of the football pitches.

The construction of the community open space is expected to take place utilising the southern accesses constructed in association with the community building.

A hardstanding area will be created for the site compound in the eastern area of the previously consented car park associated with the community building (which will be subject of a new application).

All work, which might be heard from outside of the site, will be carried out between the following hours:

- Mondays to Fridays - 8am to 6pm
- Saturdays - 8am to 1pm
- Sundays / Bank Holidays - No noisy work

Please note, weekend work will only take place where completely necessary.

The compound area will later be used as a temporary car park serving the football pitches and community facilities. Given the facilities are primarily aimed at the local community it is anticipated that the majority of people will walk or cycle to the new play area. The Humber Allotments has a car park with a generous loop road which can be used for new allotment holders if travelling by private car.



Extracts of Play Area Designs
from the Eibe Design Document



Extract of Community Park Masterplan (drawing CSA/2861/127)

Conclusion

The revised set of plans are considered an enhancement to that originally envisaged for the community open space and largely reflect the community and stakeholder comments received from the consultation events held during March-May this year.

If, however, there are any points of clarification needed, please contact the planning agent directly.

Appendix One

Photograph of the Site where the Community Open Space is located



Appendix Two

Copy of Consultation Summary

West Durrington Community Park Delivery Project

Playing back our community engagement process and refined design scope for Phase 1

27th March 2023

- 1. Context setting: Community Park Facilities Phase 1 and Phase 2**
- 2. How did we engage with key stakeholders to refine the design scope of the park for Phase 1?**
- 3. What did we find out?**
- 4. Next steps and milestones**
- 5. Opportunity for questions / further feedback**



Consortium, Worthing Borough Council and community working in partnership to deliver the West Durrington Community Facilities

Phase 1: Community Park (including play-park, football pitch, MUGA, Allotments and garden)

Phase 2 & 3 : Community Building and Medical Surgery Land

(Right) Original Masterplan for the area of Community Facilities

West Durrington Community Park Delivery Phase 1 Milestones

Preparing for conversations



Identify key stakeholders



Identify data points
(Section 106 requirements etc..)



Outputs:

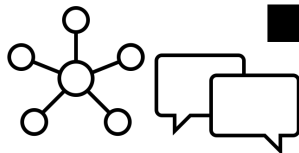
- Site visits
- Conversations in the diary
- Publicise process & timescales

Feb - March 23

A series of conversations

Young people / Residents Association / Council stakeholders (parks, communities) / Executive and Ward Cllrs / Allotment Association / Football community

w/c 13.3.23, 20.3.23, 27/3/23



Outputs:

- Key priorities / requirements for the Community Park
- Refined design scope

March 23

Park Design

8-week design process to work up final design.



Outputs:

- Final design
- Application submitted **NO LATER** by 24.5.23

April - May 23

Final planning app

Updated set of plans submitted as part of the Reserved Matters Application (ref. AWDM/0636/16)



Outputs:

- Council's 28-day consultation period
- Designs endorsed or amended to reflect comments received
- Planning decision either delegated or committee (July 19th)

June - July 23

Delivery

Following planning approval, project management of implementation stage.

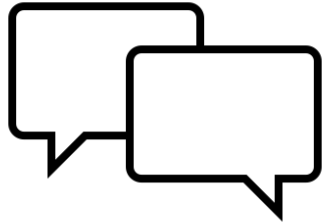
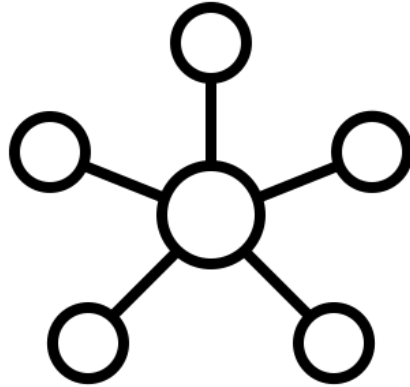


Outputs:

- Tender process for construction (July - Aug 2023)
- Contractor appointed (August 2023)
- Assume no Conditions to discharge*
- Works commence (Autumn 2023)
- Works complete and transfer of land to Council (Autumn 2024)

July - Autumn 24

March 'community conversations': building trust and gathering insight to inform refined park design



March conversations were co-designed and promoted by:

- Fellows Planning (acting on behalf of the Consortium),
- Worthing Borough Council communities and parks teams
- New West Durrington Residents Association.

Community / stakeholder conversations

Engagement focus	Date, time, venue	Representation	No. of participants (not inc. facilitators)
Allotments and Community Garden	Monday 13th March, Durrington Community Centre, 10am-11.30am	Developer Consortium / Worthing Borough Council 'Communities' and 'Parks' teams / New West Durrington Residents Association (NWDRA) / Humber Allotments (HACA) / Cllrs Barrett and McDonald	14
Football pitch / pitches	Tuesday 14th March, Durrington Community Centre, 7pm-8.30pm	Developer Consortium / NWDRA / Worthing Borough Council 'Communities' and 'Parks' teams / Worthing Minors / Worthing Dynamos / Next Step Coaching / Ace Coaching / Residents inc. one young person. Cllrs Barrett and Cochran	12
Play areas / park design	Saturday 18th March Malthouse Park 11am-12.30pm Central Green 1pm-2.30pm	Developer Consortium / NWDRA / Worthing Borough Council 'Communities' and 'Parks' teams / Residents / Children and Young People (28) Cllrs Wells and Cochran	50 +
Play areas / allotment	Tuesday 21st March 12,30pm-2pm Worthing Borough Council's Parks Team	Consortium / Park Rangers	5
			81

West Durrington Community Park

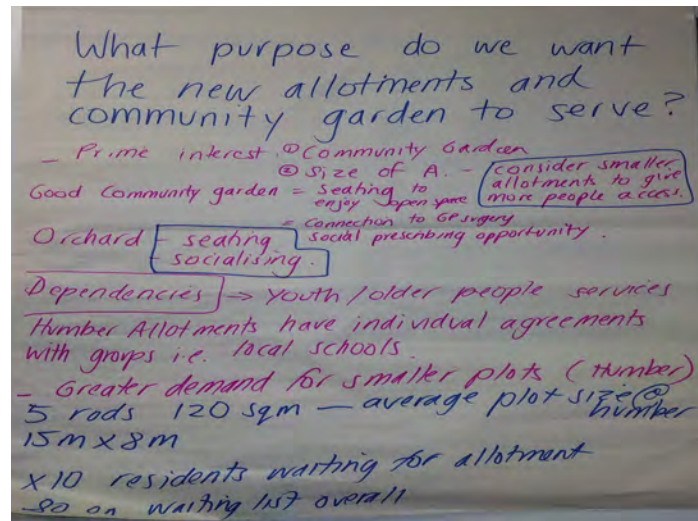
Allotment Design Engagement, 13th March 2023,
10am-11.30am

Record of conversation and key learnings



Design of the community garden and orchard

- Community garden very important.
- Concerns about possibility of anti-social behaviour.
- Desire for accessible garden with seating (areas for socialising) to include an orchard and planting areas.
- Parks team can support community to manage orchard.
- Opportunity to link community garden and orchard to community services for **younger and older people**.
- HACA do not want to manage the community garden: separate by fence and gate from the allotment plots.
- Footpaths and routes to and from community garden need to be delivered.
- Junior gardeners / childrens' beds to encourage the next generation of growers

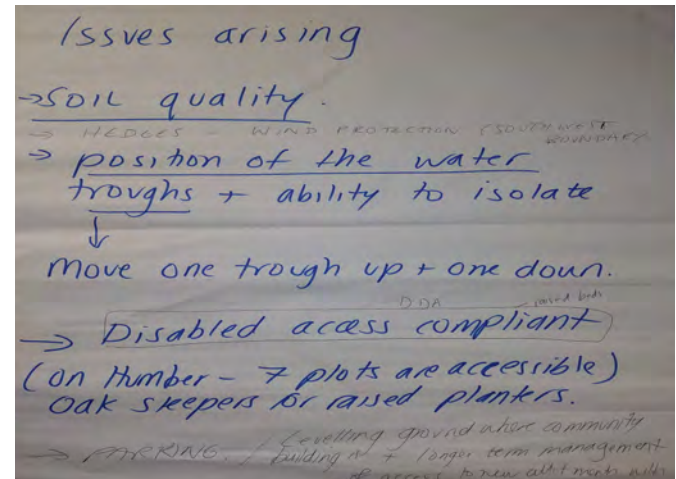
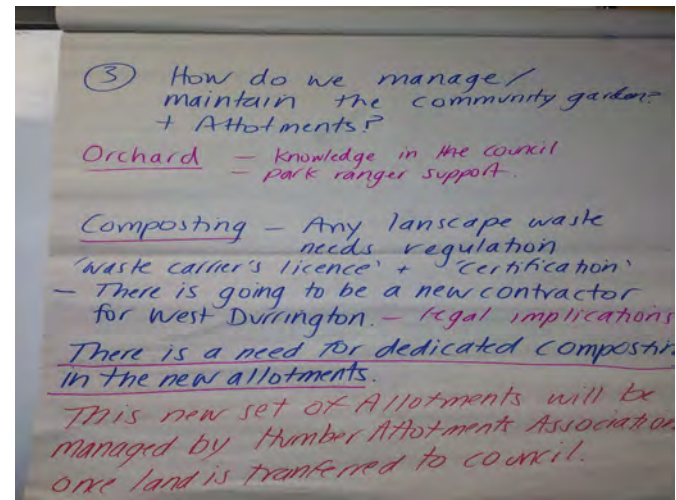


Unanswered questions:

1. What is the preferred shape and design of the raised beds within the community garden?
2. How will the community garden be managed - how will it be both accessible and secure?

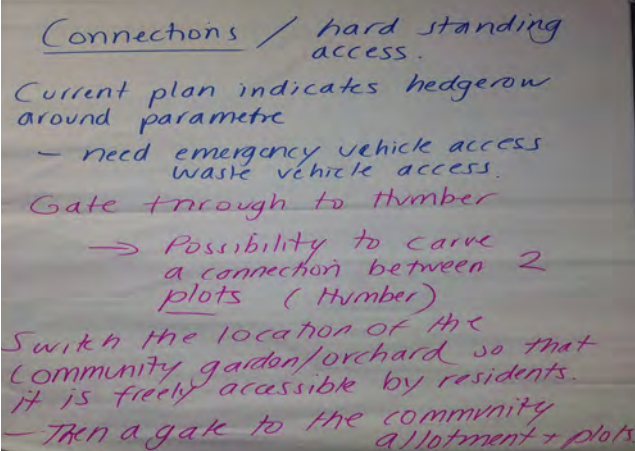
Size and design of allotments

- Consensus NWDRA and HACA that new allotments could be **half the standard 5 rod size** in order to give more people access to growing space.
- Currently, 80 people on the Humber Allotment Association waiting list including 10 residents from the new development.
- **Disability Discrimination Act** compliant design
- Composting facilities to be included. No comment on the current location.
- Suggestion to move and isolate water troughs.
- Happy with hard-standing route through the centre (on the masterplan)
- New Hedgerows need sufficient buffer for maintenance.
- Hedgerow acts as windshield on southwest side.



Integration with Humber Avenue Community Allotments (HACA)

- HACA keen to expand due to demand for growing space.
- Primary concern is security and preserving the community culture.
- Two gates: a gate from the West Durrington community park into new allotment space; a gate from existing allotments into new allotments.
- Discussion of using composting facilities for landscaping contractors - we learn from Parks Team there are waste regulations so may not be practical.
- NWDRA and HACA agree that new allotments will be managed by HACA.
- A new Service Level Agreement (SLA) is currently being agreed between the Council and HACA.
- Additional governance once land is transferred to Council.
- Discussion about allocation of new allotments: are ring-fenced for residents of the new development?



Connections / hard standing access.

Current plan indicates hedgerow around perimeter

- need emergency vehicle access
- waste vehicle access.

Gate through to Humber

- Possibility to carve a connection between 2 plots (Humber)

Switch the location of the Community garden/orchard so that it is freely accessible by residents.

- Then a gate to the community allotment + plots

West Durrington Community Park

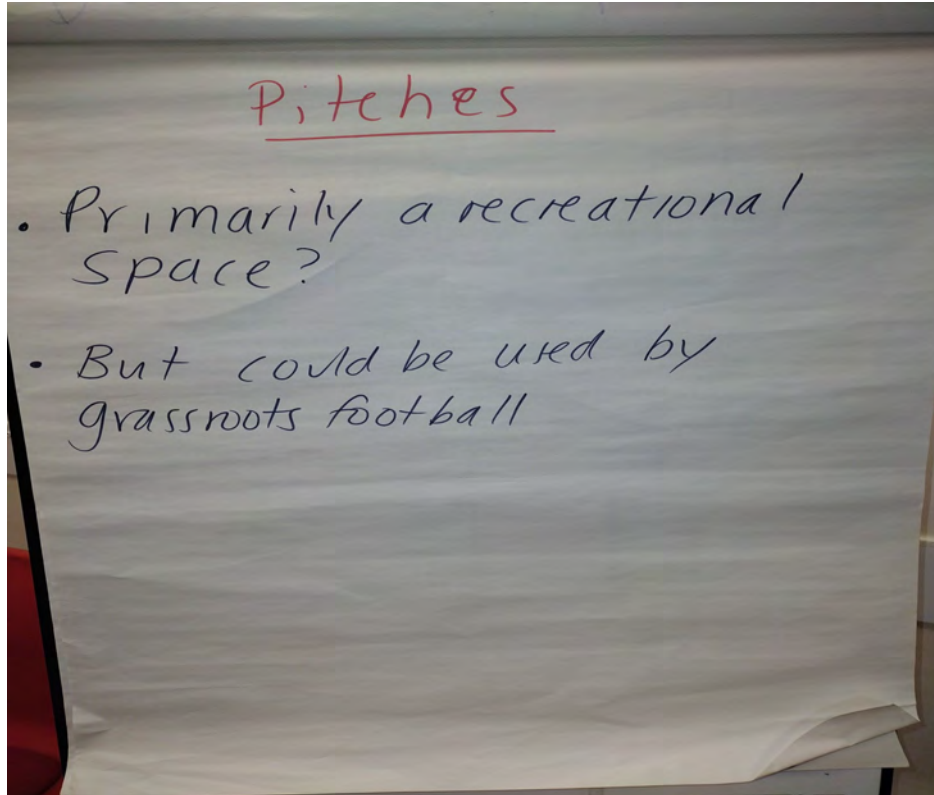
Football Focus Engagement, 14th March 2023, 7pm-8.30pm

Record of conversation and key learnings



How do you foresee this space being used?

What conclusion did participants reach?



Group consensus:

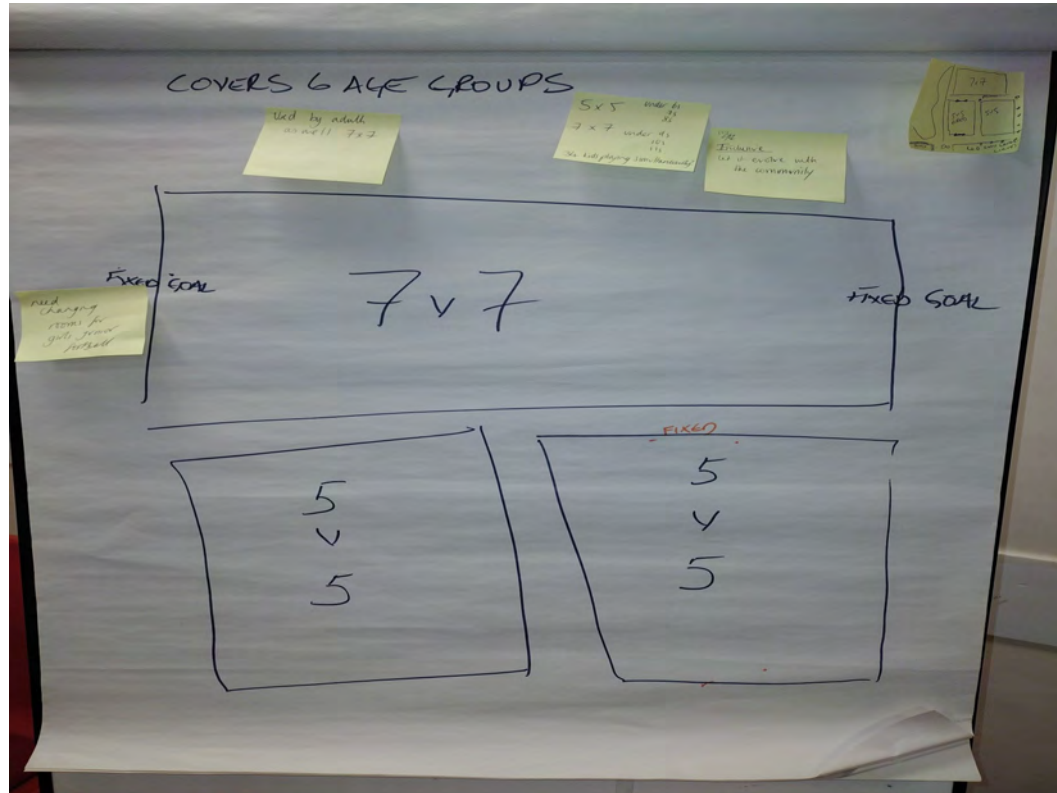
Community Park would be used **primarily as a space for informal recreation and play.**

In addition, participants would like it to be **marked up and potentially managed for grassroots football** (like other parks in A&W).

There was an agreement for the pitch to be flexible for different age-groups.

...And that its use would evolve over time.

This pitch layout was suggested and participants agreed it was the preferred layout.



- Three junior pitches to be marked out within the space allocated for an adult pitch.
- To be managed by A&W Parks Team for use on an 'ad-hoc' by grassroots organised football.

Everyone agreed that this layout made sense for organised football. As it would:

- Cover six-age groups (under 5s, 6s, 7s, 8s, 9s, 10s and 11s)
- Theoretically, you could have up to 34 children playing at once.
- Future-proofed the space for an adult pitch in time.

West Durrington Community Park



**Parks Engagement
18th March 2023,**

**Malthouse Park
11am - 12.30pm**

**Central Green
1pm-2.30pm**

**Record of
conversation and key
learnings**

How do you hope the delivery of the Community Park will improve your experience of living here?

Improved play and leisure for all

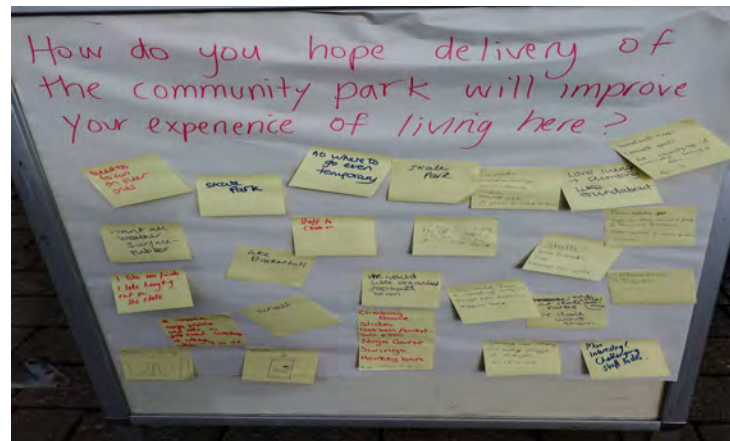
Main hope is for the new park to offer a variety of **inclusive play** opportunities as well as equipment across the age range (2-16).

For young people aged 8 and 14, opportunities to **climb**, **self-organise** for informal recreation and **socialise** are important.

Parents of infants as well as some young people also highlighted their desire to **connect to nature and get involved in growing.**

Session outputs supported what residents told us in our earlier community conversations about the desire for **informal recreation, communal seating and shared growing space**.

We also heard several times about the need for wheelchair accessible equipment. This supported what we had been previously told by the NWDRA about the need for **more inclusive play areas**.



How do you hope the delivery of the Community Park will improve your experience of living here?

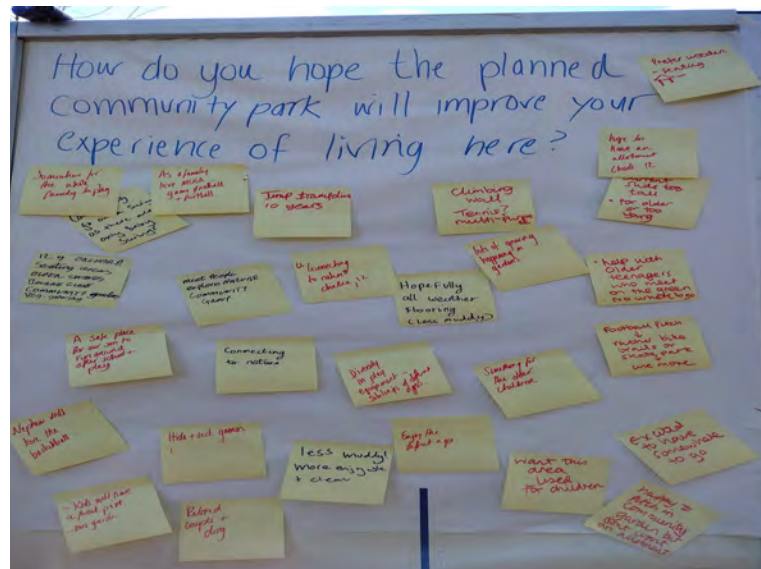
Community activities especially for families / young people.

Residents' keen to share ideas for community activities linked to the new park facility.

NWDRA connected with resident members and non-members and shared knowledge i.e. about regular community activities including halloween / Christmas lights and 'growing competitions'.

Park Rangers see the potential of working with NWDRA to develop a park and garden-focused community / task group

Young people keen to use the open space for seasonal events and enterprise.



Which local parks / play spaces do you enjoy visiting and why?

From asking this question we gained insight into the types of play equipment and activities popular with children and young people living on the West Durrington Development. These included:

- Zip wire (all ages)
- Monkey bars (in particular 9+)
- **Climbing equipment inc. obstacles, nets, walls - (particularly popular with the older children)**
- Scooter and skate parks / ramps and dugouts (mixed ages)
- **Twin and shared swings (everyone)**
- Roundabout (mixed ages)
- Trampolines (mentioned by 9+s)
- High but accessible slides (mixed ages)
- Parkour (9+)
- **Basketball (all but esp. older children i.e. 14-year old)**
- Den-making (mentioned by 9-12 year olds)
- **Gardening (popular with parents of infants and 9+)**
- Roleplaying games inc. pirates, teachers, ninjas (9-12 year olds)
- Football (all ages)
- Sandpit



Next steps

Going out to obtain design on play equipment and MUGA with three providers (Consortium working collaboratively with the Council's Parks Team).

Consortium is instructing landscape designer

Parks Team and HACA will be working on the design for integrating the allotments (location of gates) to inform landscape designer.

Planning application to be submitted 24th May 2023.

Council 28-day formal consultation on refined Community Park design from 1st June 2023.

Final decision by July 19th 2023 (at the latest).

Consortium tender for all works July-August 2023.

Works commence Autumn 2023.

Questions / additional feedback?



Appendix Three

Copy of Consultation Information Sheet

WEST DURRINGTON

Proposed Area of Open Space

Welcome

We are here today as part of the Developer Consortium and Council's commitment to delivering the planned community open space, adjacent to the Humber Allotments and Daisy Road.

We would like to gather some insight into the community that live within and surrounding the development who will use the proposed open space. This includes a recreational area consisting of a football pitch, allotments, community orchard and garden, a multi-use games area (MUGA) and equipped play areas.

This is part of a series of similar conversations being held with the New West Durrington Residents Association, Humber Avenue Allotment holders, local football organisations, parents and families and other key stakeholders - including the Parks and Community team at the Council who will take on the land ownership once works are complete.

Planning History of West Durrington

The original planning application granted a mixed-use development of 700 homes under outline planning permission (WB/11/0275/OUT) in 2012. The development has since been built in phases by the developers Persimmon, Taylor Wimpey and Bovis Homes (now called Vistry) who are collectively trying to deliver the area of open space to the east of the development. The original planning application included a masterplan for the site and a detailed Section 106 legal agreement which outlined what the requirements are 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)
- 11 v 11 Football Pitch

The masterplan also illustrated a community building and an area designated for a GP surgery to the south of the open space which will form part of future participation events.

In 2016, a Reserved Matters Application (reference AWDM/0636/16) was submitted which showed the detailed designs for the recreational area. This was put on hold by the Council as they needed more time to try and get an interested party to take over the responsibility of running the community building.

Given the passage of time and the unmet need for outdoor recreational facilities within the growing development, the areas of open space are now being brought forward in isolation from the community building. This will help to ensure that some progress is made to bring these elements into community use. The feedback received from the series of conversations held will influence the final detailed designs, which will need to go back through the planning process in due course.



WEST DURRINGTON

Proposed Area of Open Space

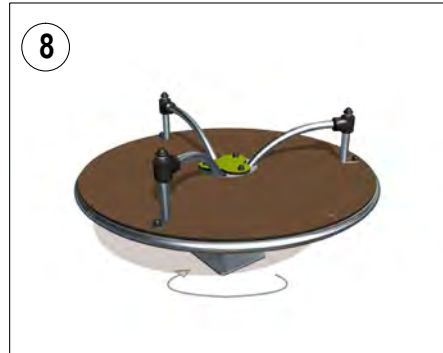
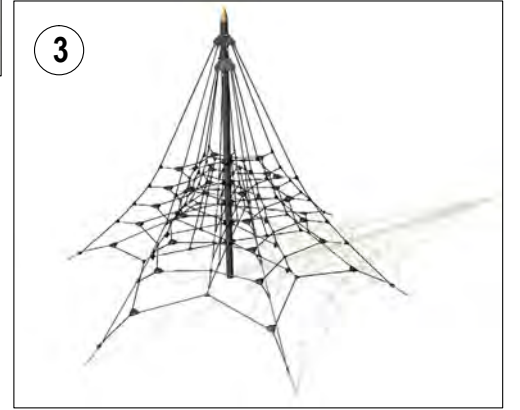
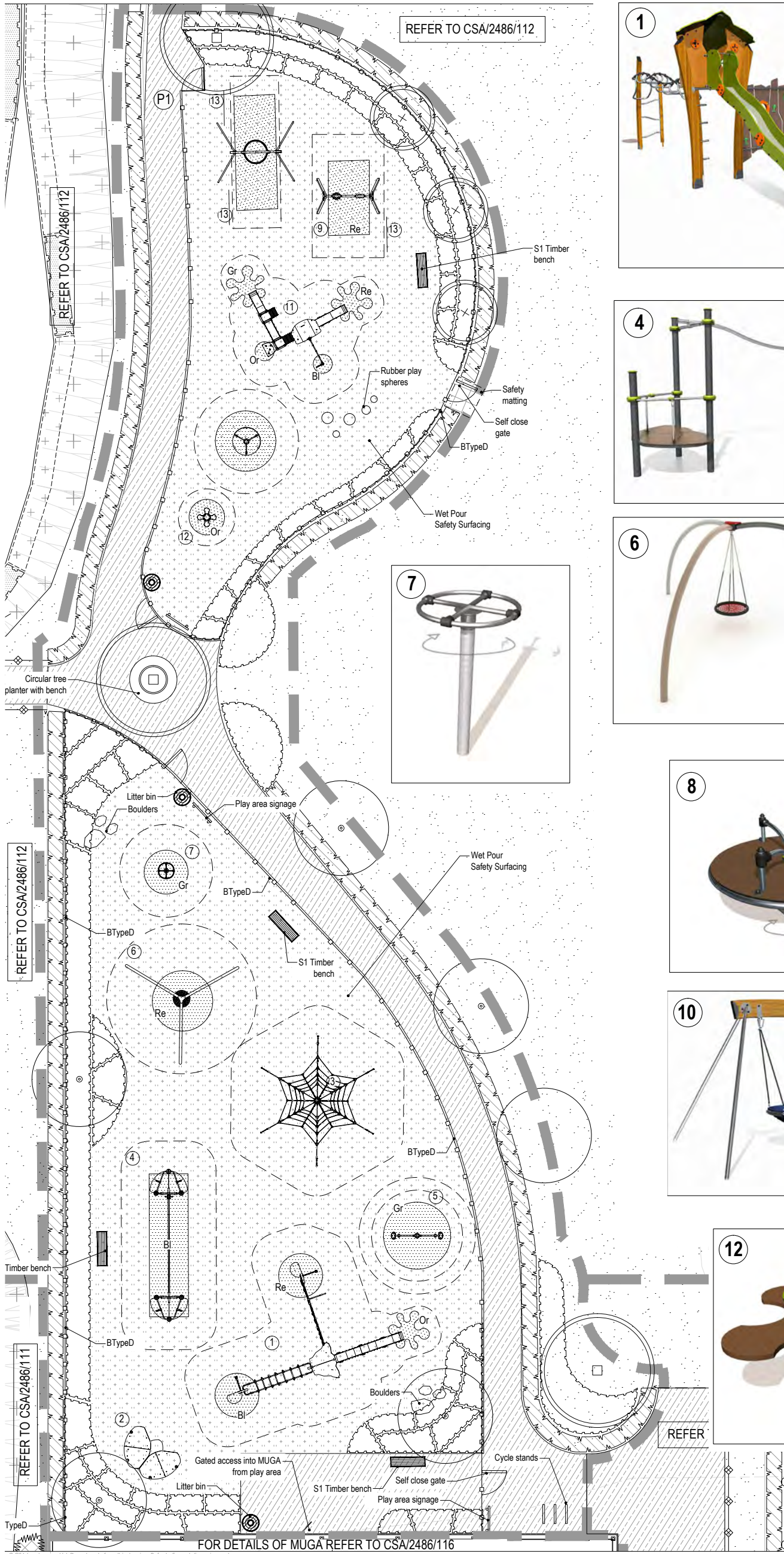
What was originally proposed?

The image below shows the original masterplan for this area and the image to the right illustrates the detailed designs previously presented in 2016.



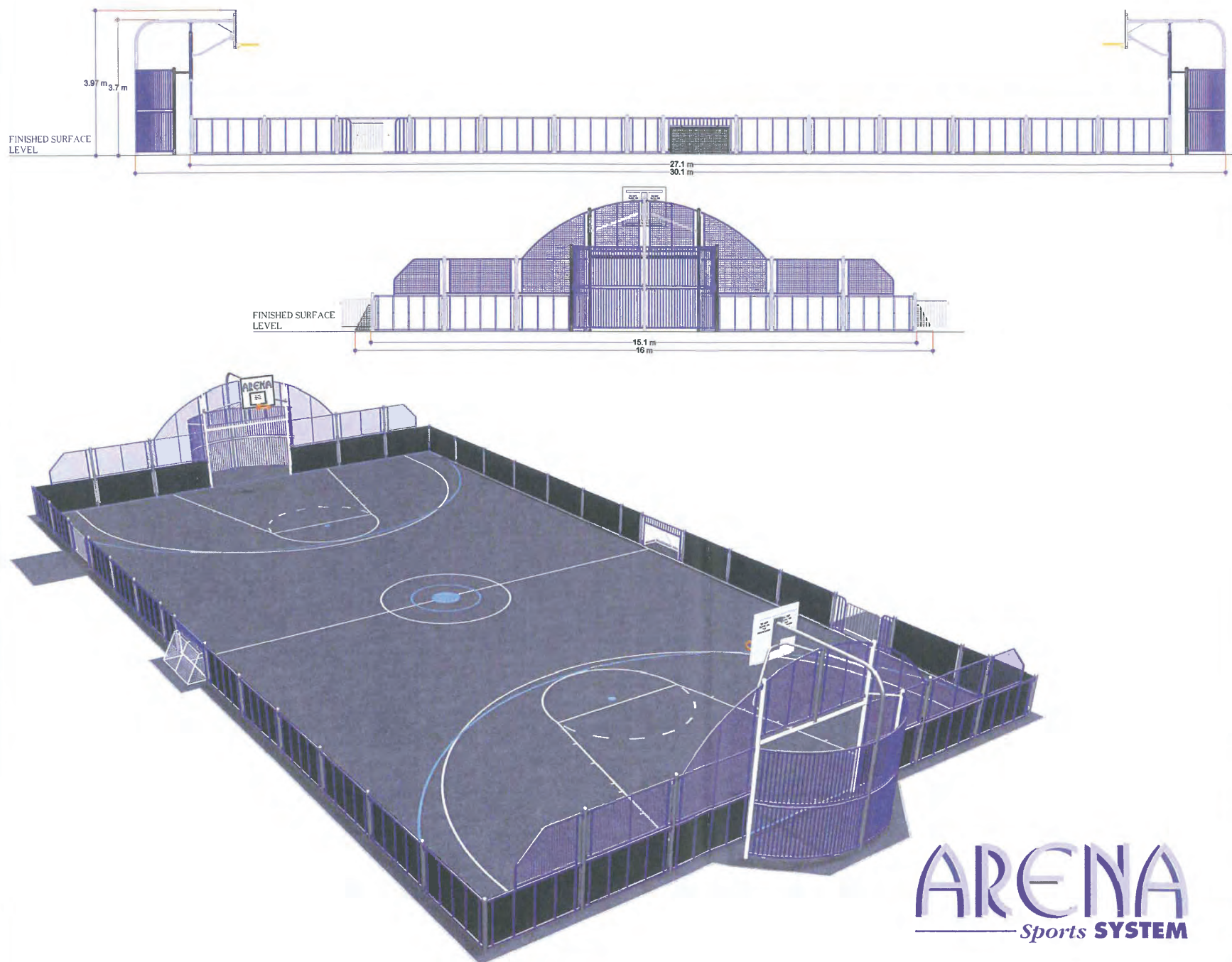
WEST DURRINGTON

Proposed Area of Open Space



WEST DURRINGTON

Proposed Area of Open Space



S106 Agreement Requirements / Specifications & Definitions

NEAP (Neighbourhood Equipped Area of Play)

A NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but potentially with play opportunities for younger children as well. It can provide play equipment and a hard surface area for ball games or wheeled activities such as roller skating or cycling. It may provide other facilities such as a rebound wall, and a shelter for meeting and socialising. NEAPs can often be combined with LEAP provision (as is the case in West Durrington).

- Designed for older children 8 – 16
- Seating and bins provided
- Minimum activity area of at least 1,000sqm
- At least 8 elements of equipment providing a variety of opportunities for play and complying with safety guidelines. The equipment is specified in the Schedule as below 'or to an equal approved'

- o SMP Playground Limited – Alien with Slide
- o Park Leisure – Inclusive Flush Roundabout
- o SNP Playground Limited – Cantilever Swing
- o Kompan Limited – Bloqx 3
- o Kompan Limited – Supernova
- o Sutcliffe Play Limited – Teenzone Half Pod Shelter
- o SNP Playground Limited – Hover
- o SNP Playgrounds Limited - Freestyler

LEAP (Locally Equipped Area for Play)

A LEAP is an area of open space specifically designed and laid out with features including equipment for children who are beginning to play independently. The number and nature of equipment and structures is a matter for local decision, though provision for a minimum number of six play experiences is recommended.

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Proposed Area of Open Space

Play features including equipment are an integral part of the LEAP and the attractiveness of such spaces, though it is also important that the space can be used for physical activity and games. LEAPs can also include landscaped areas of play; containing little formal equipment but imaginatively designed and contoured, using as far as is possible natural materials such as logs or boulders which create an attractive setting for play.

- Designed for children up to 8 years old
- Seating and bins provided
- Minimum activity area of at least 400sqm
- At least 5 elements of equipment providing a variety of opportunities for play and complying with safety guidelines. The equipment is specified in the Schedule as below 'or to an equal approved'

- o Kompan Limited – Elements Cottage
- o Kompan Limited – Spinning Bowl
- o Kompan Limited – Oceans Seesaw
- o Kompan Limited – Bird's Nest Swing
- o Kompan Limited – Crazy Daisy

Feedback received so far ?

The football focused session indicated that the football pitch should be designed for both recreational use and grass roots football training. Whilst the space should be safeguarded for an adult size pitch if this is needed in the future, it would be better to design a series of junior football pitches that caters for a wide range of ages.

In terms of play equipment, there is a need for this to be more inclusive and accessible. At least one of the previous suggested pieces of play equipment should be swapped for an inclusive roundabout and the swing set should include a cradle seat.

The Allotment sessions indicated that the Humber Avenue Allotment Association were keen to take over the management responsibility of the extended area and for the allotments to be in a range of sizes to enable more people to have growing space. They also requested space for composting facilities and the link between the two areas to be clearly defined to cause the least disruption to existing allotment plots. They also wanted the community orchard and garden area to be accessible and separate from the new allotments with seating to be provided. There was some discussion around how the design can try to prevent anti-social behaviour.

Timescales ?

The Council will undertake further public consultation once the detailed plans are submitted at the end of May 2023.

If our plans are approved in July, we intend to start works in the Autumn 2023, with completion anticipated the same time the following year.

Multi-Use Games Area (MUGA)

- 16m x 30m Porous Tarmac surface
- SNP Playgrounds Limited 'Arena Miami' specification 'or to an equal approved'
- Play Zone shall be 27m x 15m with mini goals for football and hockey as well as gated entrances.
- Goal ends minimum 2m high fencing and sides 1m high rebound panels.
- Entrances large enough for wheelchair use
- Additional construction detail on exact specification of fencing, goals areas, basketball hoops is provided within the specification.



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Proposed Area of Open Space

Key Questions We Have

1. Can I ask you first, what brought you here today?
2. Which local parks and play spaces do you enjoy spending time in locally and why?
3. How do you hope the planned community park will improve your experience of living here?
4. How might we make this happen together?



Aerial view of the Area



Photograph of Fulbeck Avenue Play Area



Northbrook Play Area



A Play Area in Barnham

Thank you for your time today on behalf of the developers, New West Durrington Residents Association and the Council who are working together to bring forward this new recreational area.