

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSSC – Highway Authority
DATE:	25 March 2026
LOCATION:	Former Sports Pavilion Recreation Ground Hill Barn Hill Barn Lane Worthing West Sussex
SUBJECT:	AWDM/0291/26 Alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E).
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	More information required

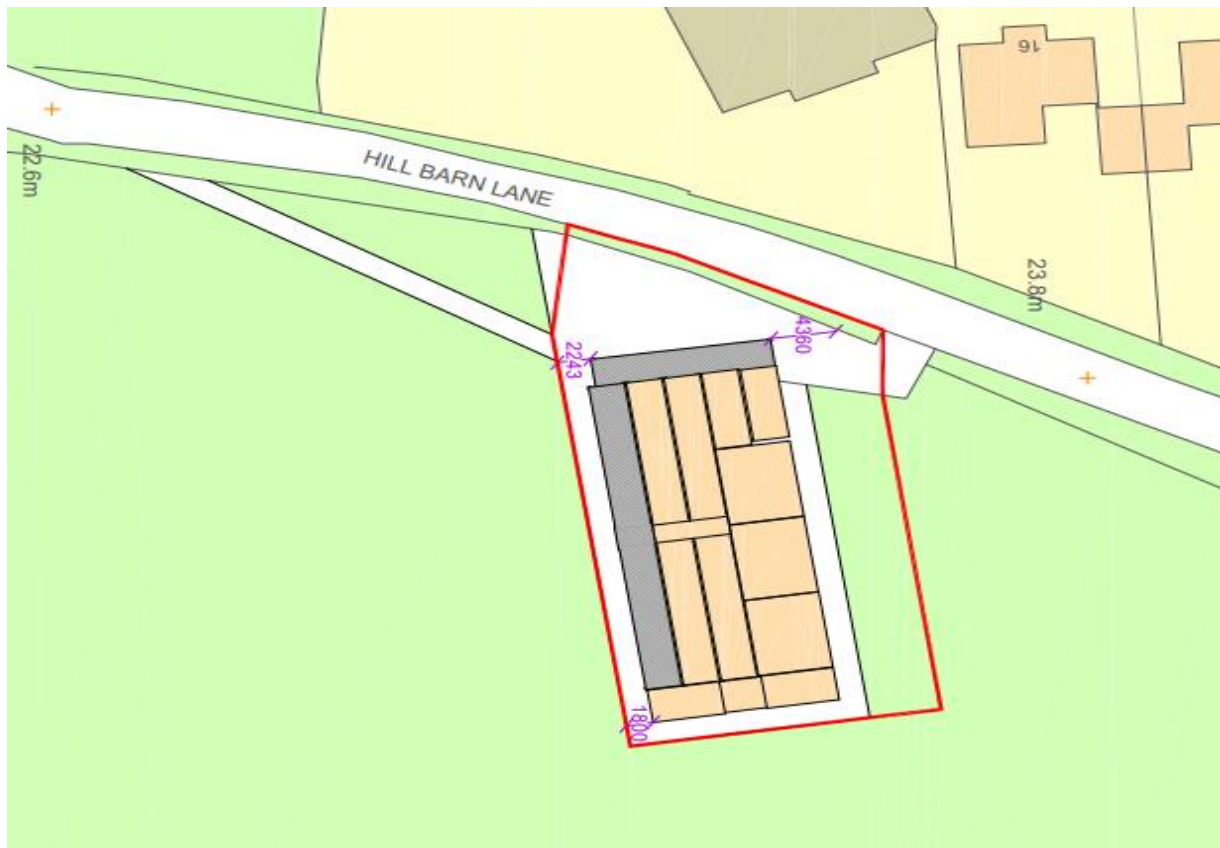
This is the WSSC Highways response to the above planning application seeking alterations to clubhouse to increase the footprint with additional containers; alterations to roof, fenestration and materials; new gates and fence to provide external storage area; alterations to footpath and access ramp to building. Change of use of part of the clubhouse to provide a cafe (Use Class E).

Response.

Access - The Design and Access statement states that pedestrian/cycle access to the site is via an existing gate onto Hill Barn Lane, via the car park to the North, or across the playing fields with access from the Southern boundary of the recreation ground.

Looking at Google Mapping, it is difficult to see where the gated access onto Hill Barn Lane for the pedestrian/cycle access is. There is a slight indication on the mapping but in any event, if it is where it might appear to be, visibility for users is obstructed by the vegetation that grows alongside. If the site sees more use and resultant footfall, then any access would need to be fit for purpose with suitable visibility splays provided. Applicant to provide a plan clarifying where all access points to the facility are, what form of construction they are (including any paths thereto) and what provision is made for visibility splays – the latter specifically where any path joins Hill Barn Lane.

Additionally, one of the plans found in the planning submission shows an angled path south of the building (see extract overleaf). Applicant to explain what this is and what it connects to, please.



Cycle Parking – As the facility is being enlarged and a café use added, it is recommended that secure – and ideally, covered - cycle parking is made available alongside the building. Applicant to provide a plan showing this, including where it would be accessed from. Additionally, commitment to provision of a cycle toolkit on the site should also be provided.

Please re-consult when the above information is available, at which time the Highway Authority will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services

