



26th February 2026

DESIGN AND ACCESS STATEMENT – Construction of New Clubhouse, Amendment to Consent AWD/0701/24 @ Worthing United Youth Football Club, Hill Barn Lane, Worthing, BN14 9QE

1. Use

1.1 The existing property is a football club house, Use Class F2(c).

1.2 There is no change of use proposed.

2. Amount

2.1 There is one building on the site.

2.2 The proposal does not involve any changes to the number of buildings on the site.

3. Layout

3.1 The site is bounded to the north by a small area of grass with trees beyond; to the east by playing fields; to the west by a strip of planting and trees alongside Hill Barn Lane; and to the south by playing fields.

3.2 The proposal does not involve any changes to the layout of the site.

4. Scale

4.1 The total gross footprint of the existing approved building is 296.76m².

4.2 The proposal involves enlarging the footprint of the proposed building by 93.83m² to 390.59m².

5. Landscaping

5.1 The existing site is a playing field. The existing building is located on the site of the now-demolished original clubhouse.

5.2 The proposed scheme will include a new path around the building, constructed by the applicant as a condition of their lease. Construction details of the path accompany this application. The proposed scheme also includes a fenced and gated compound area to accommodate a ride-on lawn mower and other outdoor equipment necessary to the operation of the football club. Bin storage is included within this area, including sanitary waste.

6. Appearance

6.1 The existing building is formed from a collection of re-purposed on-site-converted shipping containers and re-purposed “Durkan” modular office units. These were consented under the previous application and replace the timber clubhouse that was demolished by Worthing Borough Council.

6.2. The proposal is to enlarge the consented building using some pre-converted shipping containers. A visual of these accompanies the application. The finished building will be painted white. There will be a small, plain tiled pitched roof “skirt” around the perimeter of the building to prevent footballs from being kicked onto the flat roof sitting behind this “skirt”. The flat roofing will cover all the containers to present a uniform roof.

6.3 The storage compound area will be enclosed by 2.4m-high green V-mesh fencing, with a gate to match. Example images are provided below.



7. Access & Transport

7.1 The existing site is generally level. The building sits higher than the ground level, with one step up at one entrance door and ramped access at the second entrance door.

7.2 The site has no off-street parking, but unrestricted parking is provided in the car park at the North of the playing fields.

7.3 Formal cycle parking is not provided, but cycles can be accommodated within the gated site compound.

7.4 Access to the site is via a 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. Hill Barn Lane is paved and lit.

8. Proposal Rationale & Planning Statement

8.1 The existing consent AWDM/0701/24 is for the demolition of the clubhouse, which was in a poor state of repair, and replacement with a new clubhouse created from a mixture of shipping containers and “Durkan” prefabricated office units. All of these have been donated to the club, which is a not-for-profit enterprise. The existing containers are being refurbished / converted by club members working on a voluntary basis. A Building Regulations application has been submitted to the local authority in this regard.

8.2 The existing consent was implemented by the demolition of the clubhouse, which was carried out by Worthing Borough Council, who are the owners of the playing field. They lease the site to the applicants. The shipping containers and prefabricated office units were then moved onto the hardstanding / plinth of the demolished clubhouse and have been connected to the existing sewerage on site. A new soakaway has been installed to take the surface-water drainage from the building. The condition in relation to drainage on the existing consent has been formally discharged and a copy of that consent accompanies this application.

8.3. The football club is part of a Football Foundation programme that provides funding to grass roots clubs to take ownership and running of parks and football pitches ([Home Advantage Programme | Football Foundation](#)). The aim is to improve the pitches to better serve those using them. As part of the programme, the club are applying for £250k to support their long-term vision for Hill Barn, which will see the club take over the maintenance of the pitches and the park from the council. The £250k will be used to purchase a 'drop-in' café module, which is the main driver behind the enlarged building footprint. The intent of the café module will be that it will enable the club to become self-sufficient and be able to invest future funding into improving the pitches and sports provision at Hill Barn. In addition to the café, the club will be purchasing grounds maintenance equipment to enable the club to look after the park. This requires a storage space which is also part for the enlarged scheme.

8.4 The building will have limited signage fixed to it to identity the club. This is shown on the accompanying drawings and visual. The signage will be fixed and non-illuminated.

8.5 No external lighting is proposed as part of this scheme.

8.6 There is an existing waste contract in place with Worthing Borough Council for the collection of waste (including sanitary waste) and recycling. Currently the bins are stored at the rear of the building and taken to the roadside adjacent to the gate on collection days. With the new scheme creating an enclosed compound the bins can be stored securely until collection day, which prevents anti-social behaviour as regards use or mis-use of the bins.

8.7 The anticipated café hours are Monday to Saturday, 09.00 – 12.00, and Sunday 09.00 – 13.00. The clubhouse will be available for use daily between 08.00 – 19.00, as per the terms of the lease with the Council, but it will only be open when the club are playing and / or when people want to hire the facilities for another community use. There will not be an alcohol sales in the café.

8.8 The existing consent contains additional conditions with regards to materials (condition 6), landscaping (condition 7), signage (condition 8) and lighting (condition 9). Materials are as noted in this statement and on the drawings and we would therefore not anticipate a further condition in this regard. As demonstrated by the site plan, BNG documents, the small demise (red line area) and the fact that the land is playing fields leased from the Council, there is no opportunity to add any additional landscaping features. The BNG calculations demonstrate that the uplift will be provided off site, and we would therefore not anticipate any repeat of condition 7 on any new consent. Signage details are included within the application, and there is no external lighting proposed, so both of these conditions should not be required on any new consent.