



WORTHING BOROUGH COUNCIL

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Worthing
BN11 4NA

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0291/26

Details of Development

**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).**

Location of Development

**FORMER SPORTS PAVILION RECREATION GROUND HILL BARN HILL BARN LANE
WORTHING WEST SUSSEX**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 11th March 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
12/05/2026

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED SIGN	6 Oct 25	11.03.2026
DESIGN & ACCESS STATEMENT	26th February 2026	11.03.2026
FLEXIBLE FOOTPATH CONSTRUCTION	SD/1100/10	11.03.2026
LOCATION AND BLOCK PLANS	FB24-0907 EX01B	11.03.2026
SITE PLAN	FB24-0907 EX02A	11.03.2026
EXISTING FLOOR PLAN	FB24-0907 EX03	11.03.2026
EXISTING ELEVATIONS	FB24-0907 EX04	11.03.2026
EXISTING LOCATION AND BLOCK PLANS	FB24-0907 EX05	11.03.2026
PROPOSED LOCATION AND BLOCK PLANS	FB24-0907-PL01D	11.03.2026
PROPOSED FLOOR PLAN	FB24-0907 PL03B	11.03.2026
PROPOSED ELEVATIONS	FB24-0907 PL04C	11.03.2026
PROPOSED LOCATION AND BLOCK PLAN	FB24-0907 PL05	11.03.2026
DESIGN AND ACCESS STATEMENT	FINOLA BRADY	11.03.2026
BNG		11.03.2026
BNG STATEMENT	LIZARD LLD3722-ECO-REP	11.03.2026
CAFE PLAN DRAWINGS	MUSWELL	11.03.2026
PROPOSED SITE PLAN	FB24-0907 PL02C	13.04.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The materials and finishes to be used for the development hereby approved shall be carried out in accordance with the approved plans and particulars and shall be maintained as such for the life of the development.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.*

04. Prior to construction of the fencing hereby approved, details shall be submitted to the Local Planning Authority for approval in writing. Once approved the fencing shall be installed in accordance with the details submitted and retained as approved for the lifetime of the development.

Reason: *To ensure appropriate materials are used to maintain the openness of the recreation ground in accordance with policy DM5 of the Worthing Local Plan.*

05. Details of any proposed signage shall be submitted to and approved by the Local Planning Authority before installation and any such signage will be non illuminated at all times.

Reason: *In the interest of visual amenity and policies DM5 and DM6 of the Worthing Local Plan 2023.*

06. Prior to the occupation of the development, details of lighting, ventilation and heating to serve the development hereby permitted shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter. The lighting shall include any external lighting and ways to maximise natural lighting within the development itself and any ventilation and heating required to service the development.

Reason: *In the interests of visual amenity, to ensure adequate security is provided for the development and to ensure natural lighting is prioritised within the development to minimise the need for electric lighting and in the interests of health.*

07. An operational management plan shall be submitted to the Local Planning Authority for approval in writing prior to use of the cafe hereby approved. The management plan shall include details of opening hours, restricted to weekend days only and shall specify other days in which football tournaments are being

played for when the cafe will be open. Once approved the management plan shall be implemented and the kiosk operated in line with the plan for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity having regard to policy DM22 of the Worthing Local Plan.*

08. The Biodiversity Gain Plan shall be prepared in accordance with the BNG Metric received 11/03/2026 and BNG Statement Rev 01 received 11/03/2026 prepared by Lizard Landscape Design and Ecology unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To ensure the protection, conservation and enhancement of biodiversity in accordance with Policy DM18 of the Worthing Local Plan and the NPPF.*

09. Prior to commencement, details of the proposed means of foul sewerage, and surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Once approved the system shall be fully implemented in accordance with the details approved and maintained as such for the lifetime of the development

Reason: *To prevent flooding to the site and surroundings in accordance with policy DM20 of the Worthing Local Plan.*

10. Prior to use of the cafe hereby approved, Trade Effluent Consent shall be obtained from Southern Water as required and shall thereafter be operated in accordance with the consent for the lifetime of the development.

Reason: *To protect the public sewer and surrounding area from flooding in accordance with policy DM20 of the Worthing Local Plan.*

11. Prior to the use of the cafe hereby approved, the cycle parking shown on the approved site plan shall be installed. The cycle spaces shall thereafter be maintained in good working condition for the lifetime of the development.

Reason: *To encourage sustainable means of transport to the site in accordance with policy DM15 of the Worthing Local Plan.*

12. The northern vehicle access shown on the approved site plan to the rear of the clubhouse shall be used for deliveries, servicing and emergency access only with adequate visibility maintained to Hill Barn Lane.

Reason: *In the interests of road safety in accordance with policy DM15 of the Worthing Local Plan .*

13. There shall be no primary cooking within the cafe at any time (other than for non-extract heating of pre-prepared items and pre-packaged snacks).

Reason: *To safeguard the amenities of nearby residential occupiers in accordance with policy DM5 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
03. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements> Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.
04. The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises. It should be noted that under the Water Industry Act 1991 it is an offence to "throw, empty, turn or permit to be thrown or emptied or to

pass into any drain or sewer connecting with a public sewer... any matter likely to injure the sewer or drain or to interfere with the free flow of its contents.

05. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Worthing Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

STATUTORY EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS IN RESPECT OF THE BIODIVERSITY GAIN CONDITION

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and:
 - (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or

- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

IRREPLACEABLE HABITAT

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)
(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).