

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 04/04/2026 3:01 PM from Miss Debbie Fievez.

Application Summary

Address: Former Sports Pavilion Recreation Ground Hill Barn Hill Barn Lane Worthing West Sussex

Proposal: 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).

Case Officer: Louise Prew

[Click for further information](#)

Customer Details

Name: Miss Debbie Fievez

Email:

Address: 38 First Avenue Worthing West Sussex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: RE: Planning Application AWDM/0291/26 - Amendment to Consent AWDM/0701/24

I am writing to formally object to the above planning amendment to consent for a cafe development on the site of Worthing United Youth Football Club, Hill Barn Lane, Worthing, BN14 9QE.

I support local community amenities, including application AWDM/0291/26, however this amendment proposal is unsuitable for this location for the following 'material considerations':

1. Highway Safety and Access Constraints

The application site is accessed via a narrow residential lane which is insufficient for the volume of traffic a commercial cafe will generate. The lane is insufficient in width for two vehicles to pass, creating conflict of access along Hill Barn Lane and queuing onto the surrounding roads. On match days, already queueing the full length of Hill Barn Lane, this will spill to the Grove Lodge roundabout which is a major junction on the A27 already congested. on.

In addition, the lack of a continuous pedestrian footpath on Hill Barn Lane poses a significant risk to all road users, including vulnerable children and elderly residents.

2. Emergency Vehicle Access and Public Safety

The narrow nature of Hill Barn Lane combined with the inevitable "overspill" of parking from the small car park, will lead to an obstruction for fire engines, ambulances and all other emergency services.. This development poses a direct threat to the safety of residents living along the lane, in adjoining properties, using the Hill Barn Golf Club and the site itself as any delay in access could have catastrophic consequences.

3. Inadequacy of Parking and On-Street Parking Stress

The current car park is undersized for a commercial enterprise of this nature. This will lead to on-street parking stress on surrounding residential roads and verges external to the site. This displaced parking will not only cause a nuisance to residents but will further exacerbate the access issues mentioned above, along with highway safety to residents.

4. Loss of Residential Amenity

The intensification of use from a recreational cricket pitch to a daily commercial operation will cause a loss of amenity for nearby residents. This includes:

Noise and Disturbance: From increased traffic

Odours: From kitchen extraction in close proximity to residential boundaries

5. Character of the Area and Green Space

The proposal represents an inappropriate commercial encroachment onto a green space that is currently characterised by its quiet, open nature. This development is contrary to the Worthing Local Plan regarding the protection of open space and the character of residential neighbourhoods.

Conclusion

For the reasons stated above, I request that the Planning Committee refuse this application in light of these 'material considerations'. As a minimum, I urge the council to require a full Traffic Impact Assessment and a Swept Path Analysis to be conducted by the applicant to prove that emergency vehicles can navigate the lane safely when the cafe is in operation.
