

Name: Pamela Hassett

Email:

Address: 42 First Avenue Worthing West Sussex

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment: - Highway Access and Parking
- Loss of General Amenity
- Other

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.

While I support local community amenities, including application AWDM/0291/26, 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 is likely to generate. The lane lacks the width for two vehicles to pass, creating vehicular conflict and potential queuing onto the surrounding roads. On match days, already queueing the full length of Hill Barn Lane, this could spill to the Grove Lodge roundabout which is a major junction on the A27 known for traffic congestion.

Furthermore, the lack of a continuous pedestrian footpath on this lane poses a significant risk to vulnerable road users, including children and elderly residents.

2. Emergency Vehicle Access and Public Safety

The narrow nature of Hill Barn Lane combined with the likely "overspill" of parking when the small car park is full, will create an obstruction for fire engines and ambulances. This development poses a direct threat to the safety of residents living along the lane and in adjoining properties, 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. This displaced parking will not only cause a nuisance to residents but will further exacerbate the access issues mentioned above.

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 and increased traffic

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.
