

Name: Mr David Langhorne

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Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Other

Comments: Highway Safety, Traffic and Parking

Access and Transport issues are not discussed in the Design and Access Statement, nor in the West Sussex County Council Consultation. This is the most important issue for many of the local residents of the Charmandean area. Letter AWDM/0701/24 - Committee Report dated 06 March 2026 page 4 states "The club has an arrangement with Worthing College to use parking facilities on their campus". This facility appears to be used when every parking space on both sides of Hill Barn Lane have been filled by cars attending the football pitches. It is evident that neither the author of the Design and Access Statement nor the author of the West Sussex County Council Consultation have seen the issues that occur in Hill Barn Lane on a Sunday morning when there are football matches or football coaching taking place. This review should be conducted as a matter of urgency before the end of the present football season. Furthermore, it would be advisable that someone from Sussex Fire & Rescue visits Hill Barn Lane on a Sunday morning before the end of the football season to understand the present situation that a fire tender would have to deal with if it was called out to a fire at a residential property on Hill Barn Lane or at the college. Hill Barn Lane from the Grove Lodge roundabout to the College roundabout should have no parking signs in place on the left-hand side between 9am and 1pm on Saturday and Sunday to facilitate two-way traffic flow up and down Hill Barn Lane. This arrangement should be managed by Worthing United football club.

Design, Appearance, Materials, Character

The Design and Access Statement Item 4.1 states that the total footprint of the existing approved building is 296.76m². The original application (AWDM/0701/24) did not include any dimensioned drawings to demonstrate that the approved building does not exceed the specified footprint. This issue was raised in my comments on AWDM/0701/24.

Item 4.2 indicates that the footprint will be enlarged to 390.59 m². The drawings

providing in AWD/0291/26 do not include any dimensioned for the revised layout that would indicate the revised footprint.

A dimensioned drawing should be provided showing the revised building layout, support equipment storage with locations and any perimeter fencing to be installed. This should be super-imposed on the original building layout to indicate the impact of the requested amendment and where the increased footprint is located.

The Design and Access Statement Item 5 states that the existing building is located on the site of the now demolished clubhouse. The AWD/0701/24 - Committee Report dated 06 March 2026 noted on page 6 that "Together with the containers behind, they (clubhouse and containers) do not represent an attractive visual environment for this part of the Recreation Ground at present". This situation has not improved with the implementation of AWD/0701/24, and the new planning application will further exacerbate this situation. Whilst the old containers have been may have been dealt with, I consider that Condition 5 with the accompanying Reason listed in the approval of AWD/0701/24 have not been achieved.

The Design and Access Statement Item 6.2 describes the use of a "small plain tiled pitched roof skirt" around the perimeter of the building. AWD/0701/24 drawing 8001-PL-004 indicates a building roof that slopes from south to north. This indicates that the original planning application did not provide accurate drawings. Note that an external view of the present layout of the clubhouse indicates that there are differences to the original approved plan drawings.

The Design and Access Statement Item 8.8 deals with Conditions. Have the materials used for the implementation of AWD/0701/24 met the requirements of Condition 6. Has the Local Planning Authority conducted an inspection of the building after work was completed.

It is noted that in spite of Condition 6 in the approval of AWD/0701/24 there is no indication of materials to be used for the additional work to be conducted under AWD/0291/26 such as, for example, the drop in café module.

Southern Water Services Response Comments

The contents of the Southern Water Services response to AWD/0291/26 identifies issues that require additional information. Many of these issues should have been checked by Southern Water as work progressed during the installation of work conducted under planning approval AWD/0701/24. Has this work been completed to Southern Water's satisfaction?

General Comments

The work conducted under planning Application AWD/0701/24 appears to be complete so can the Council confirm that all statutory safety inspections have been completed and signed-off for the completed work. Can the applicant confirm the additional inspections to be completed should application AWD/0291/26 proceed. The Design and Access Statement Item 8.3 makes reference to a 'long-term vision'. Worthing United should provide an explanation of what is the long-term vision entails and how the views of local residents will be considered in this long-term vision, considering that the recreation area is provided for local residents to enjoy.

In addition to football pitches there are cricket pitches and open areas used by local residents for leisure activities. It is noted that item 8.5 states 'No external lighting is proposed as part of this scheme'. This implies the possibility of future planning applications.

My objection is based upon the above issues that require to be addressed. I have no objection the requirement of good football facilities having played until I was over 40.
