



planning@adur-worthing.gov.uk
to me ▾

Sat 29 Aug, 09:45 (5 days ago)

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/08/2026 9:44 AM from Mr Nicholas Jackson.

Application Summary

Address: Courtlands 37 Parklands Avenue Worthing West Sussex BN12 4NG

Proposal: Change of use of the site to a Special Educational Needs (SEN) School (Class F1) for up to 80 pupils, including retention of two replacement outbuildings (sheds), erection of 2no. lodge-style classroom buildings, installation of a Multi-Use Games Area (MUGA), polytunnel and associated external works including 3.34m high gate piers (with in-built CCTV camera) and automated metal entrance gates to the drive and galvanised steel security perimeter fencing.

Case Officer: Jo Morin

[Click for further information](#)

Customer Details

Name: Mr Nicholas Jackson

Email:

Address: 44 Parklands Avenue Worthing West Sussex

Comments Details

Commenter
Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: Having read these proposals, I object to this planning application.

The proposal to expand the site to accommodate up to 80 pupils represents a massive departure from the original intention to restore the historic building for 23 pupils. The introduction of permanent outbuildings and a Multi-Use Games Area (MUGA) represent severe overdevelopment that compromises residential amenity, and local environmental infrastructure.

Key Grounds for Objection:

1. Severe Departure from Original Planning Scope

- a. Unacceptable Increase in Scale: The original approval focused on preserving and bringing this historic building back into use for a manageable 23 pupils. Tripling this number to 80 pupils completely overloads the site.
- b. Overdevelopment: Constructing multiple new outbuildings and lodge-style classrooms destroys the original layout and sensitive visual ecosystem of the site. Educational requirements should be met entirely within the existing structure. If the current building is deemed structurally or spatially unsuitable for the applicant's goals, the site should not be used as a school.

2. Noise Pollution and Destruction of Residential Amenity

- a. Harmful Proximity: The proposed MUGA is positioned far too close to neighbouring boundaries, directly impacting local residential properties.
- b. Continuous Acoustic Disturbance: Unenclosed outdoor play will generate significant, repetitive noise from bouncing balls and basketball backboards.
- c. Daylight Hours Impact: Because the MUGA is intended for use throughout daylight hours, residents will experience sustained acoustic disruption, severely damaging their right to the quiet enjoyment of their homes and gardens.

3. Visual and Environmental Impact

- a. Aesthetic Degradation: The installation of a modern MUGA and additional outbuildings will severely harm the visual aspect, heritage character, and open nature of the original grounds.
-

b. Loss of Green Infrastructure: The proposal necessitates the unacceptable removal of established, mature trees.

c. Redundant Development: There is already a high-quality, fully equipped leisure facility nearby. There is no justification for destroying the site's green space when external facilities are available for winter and bad-weather use.

4. Highways, Traffic, and Public Safety

a. Peak-Time Congestion: Worsening traffic from 80 pupils and associated staff will have an effect on local roads during the morning drop-off and afternoon pick-up, which are already the most heavily congested times of day.

b. Projectiles and Road Hazard: The lack of a roof over the MUGA creates a direct public safety hazard. Loose balls kicked over the enclosure onto the adjacent public highway present an immediate danger to passing motorists and pedestrians.

c. Flawed Design Logic: As an unroofed facility, it cannot be reliably used during inclement weather as proposed, proving the facility is poorly designed for year-round operational use.

5. Precedent for Future Creeping Development

a. Phased Expansion Risk: Approving additional outbuildings and standalone structures sets a dangerous precedent. This expansion appears to be the precursor to sequential planning applications aiming for further pupil increases in the coming years.

While myself and other local residents welcome the preservation and occupation of the historic Courtlands building, development must be restricted to the confines of the existing structure as originally intended. I urge you to refuse permission for this application
