

Gavin Parkes

33 Parklands Avenue
Goring-by-Sea
Worthing
BN12 4NG

Date: 28 August 2026

Planning Services
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

FAO: Jo Morin (Case Officer)

Dear Ms. Morin,

FORMAL OBJECTION: Planning Application AWDM/0629/26

Site: Courtlands, 37 Parklands Avenue, Worthing, BN12 4NG

Proposal: Change of use of the site to a Special Educational Needs (SEN) School (Class F1) for up to 80 pupils, including erection of 2no. lodge-style classroom buildings, installation of a Multi-Use Games Area (MUGA), and associated works.

I am writing as a local resident to register my strong objection to the above planning application. While I fully support the principle of providing high-quality educational facilities for children with Special Educational Needs (SEN), the scale and nature of the proposed daytime day-school expansion represent an unsustainable intensification of use. This development violates several core policies of the Worthing Local Plan (WLP), specifically Policies DM5, DM8, DM15, and DM24, and will have an unacceptable, irreversible impact on adjacent properties and the surrounding community. My objections are centered on three critical areas.

1. Unacceptable Noise Pollution and Disturbance to Work-from-Home Amenity

Under WLP Policy DM8, community facility improvements are supported only where there is no unacceptable impact on adjacent residential occupiers. The transition from a C2 residential care school (approved under AWDM/2234/21 for a maximum of 23 residential pupils) to an F1 day school for up to 80 pupils is a 350% increase in intensity of use. As a

resident who frequently works from home, my daytime peace, concentration, and residential amenity will be severely compromised.

Of particular concern is the proposed 14.25m x 9m Multi-Use Games Area (MUGA) located close to residential boundaries. Senior Environmental Health Officer Michael Lavender has formally objected, noting the lack of an acoustic report, the noise generated by basketball bouncing and backboard impacts, and the non-solid mesh fencing. Furthermore, the applicant's claim that noise from Classrooms 1 and 2 can be mitigated by 'keeping doors and windows closed' is completely unrealistic and unenforceable. In an era of increasing extreme summer heat events, keeping windows shut is unhealthy, impractical, and directly contradicts Policy DM16 on sustainable and healthy design.

2. Highway Safety Hazards and Traffic Congestion across Local Junctions

The local road network (Parklands Avenue, Angus Road, Warnham Road/Close, Harvey Road) consists of narrow residential roads that join the busy A259 Goring Road. Concentrating pick-up (15:30) and drop-off (08:30) times for 80 day pupils will generate significant traffic. Dozens of local authority taxis, school minibuses, and private vehicles arriving and departing simultaneously will block these streets and create severe traffic conflicts at three residential junctions in immediate proximity to the entrance.

This issue is compounded by a major planning contradiction: while seeking to expand pupil capacity to 80 and staff numbers to 41/42, the applicant is proposing a net reduction of 7 on-site parking spaces (from 42 down to 35 spaces) to accommodate the new inset gates. This directly violates WLP Policy DM15 (Sustainable Transport) as it guarantees overspill parking, blocked driveways, and highway safety hazards on Parklands Avenue. The lack of a proactive traffic management plan or a complete transport assessment at validation reflects a disregard for the surrounding street network.

3. Insensitive Boundary Siting and Unneighbourly Impact on Vulnerable Residents

A fundamental duty of the planning system is to protect vulnerable residents. My elderly neighbor, Mrs. Monica Jackson (85) at 35 Parklands Avenue, lives with her special needs daughter. They rely on their west-facing garden and home for peace, safety, and emotional security. Siting Classroom 1—a massive 1,000 sq ft, 3.4m high timber lodge building—immediately adjacent to her northern boundary and drive is an egregious, unneighbourly act.

In the pre-application response (PREAPP/0152/25), your department explicitly warned the applicant that this siting was 'somewhat insensitive' and 'likely to have an unneighbourly impact on these properties.' The applicant has failed to address this. Additionally, there are no services drawings showing how HVAC units, drainage, and external lighting for this structure will be managed along the boundary, threatening further noise and light intrusion. Siting this structure here also harms the heritage setting of the Grade II listed Sundial and

Gazebo, causing what Design and Conservation Architect Richard Small describes as a medium to high range of less than substantial harm (violating Policy DM24).

For these reasons, the application represents a clear overdevelopment of a highly sensitive site, compromising residential amenity, highway safety, and designated heritage assets. I respectfully urge the Planning Committee to refuse this application in its entirety.

I have attached the comprehensive '**Planning Objection Report: Courtlands SEN School (AWDM/0629/26)**' as **Appendix 1** to this letter, which outlines these material planning objections, policy conflicts, and technical evidence in greater detail. I would also request that planning officers conduct a site visit to Mrs. Jackson's property at 35 Parklands Avenue, if not already done so, to fully grasp the unneighbourly physical impact of the proposed development.

Yours sincerely,

Gavin Parkes
33 Parklands Avenue