

From: **Gavin Parkes**

Date: Fri, 4 Sept 2026 at 17:36

Subject: Objection to Listed Building Consent Application AWDM/0630/26

To: <planning@adur-worthing.gov.uk>

Cc: Monica Jackson

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FAO: Jo Morin, Principal Planning Officer Development Management

- **Site Address:** Courtlands, [37 Parklands Avenue, Worthing, West Sussex, BN12 4NG](#)
- **Proposal:** Change of use of the site from a care/school facility with overnight accommodation (Class C2) to a Special Educational Needs (SEN) School (Class F1) for up to 80 pupils, including the removal of previously approved overnight accommodation, retention of two replacement outbuildings (retrospective sheds), erection of lodge-style classroom buildings, installation of a Multi-Use Games Area (MUGA), and associated internal and external works.
- **Our Position: FORMAL OBJECTION**

Dear Ms. Morin,

We write as local residents to submit a formal joint objection to the planning and Listed Building Consent applications referenced above. While we fully support the principle of providing high-quality educational facilities for children with Special Educational Needs (SEN), we strongly object to the specific layout, scale, and intensity of the proposed physical developments. In its current form, this application represents a severe overdevelopment of the site that will cause unacceptable harm to the residential amenities of adjacent properties, threaten local highway safety, and harm the setting of designated Grade II listed heritage assets.

We request that Worthing Borough Council **REFUSE** planning permission and Listed Building Consent for the reasons detailed below, which are directly grounded in the Worthing Local Plan (WLP) (adopted March 2023) and the National Planning Policy Framework (NPPF).

Ground 1: Severe Loss of Residential Amenity & Daytime Noise Disturbance (WLP Policy DM8 & Policy DM5)

Worthing Local Plan Policy DM8 (Planning for Sustainable Communities) explicitly states that the Council will support educational improvements "**where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties.**" Furthermore, **Policy DM5 (Quality of the Built Environment)** requires developments to respect their residential context and avoid unneighbourly layouts. The applicant has completely failed to demonstrate compliance with these policies:

1. **Intensification of Use from Residential (Class C2) to Day School (Class F1):** The proposed change of use legally secures an increase in pupil capacity from the previously approved 23 pupils to **up to 80 day pupils**. A Class C2 residential school means students live on-site, spreading activity across 24 hours in a domestic pattern. In contrast, a Class F1 day school compresses all activity, teaching, recreation, and transport movements into highly intensive daytime hours. This massive shift in operational character will generate substantial daytime noise that directly conflicts with the quiet residential environment required by neighbouring retired residents and individuals who work from home. Modern UK planning precedents increasingly protect the home-working environment as an essential component of residential amenity.
2. **Failure to Submit an Acoustic Study for the Proposed MUGA & Mechanical Plant:** The applicant proposes a new Multi-Use Games Area (MUGA) and basketball court. Under **Policy DM8**, the applicant must "demonstrate" that no unacceptable noise impact will arise. Despite proposing an active, hard-surfaced sports facility close to residential borders, **no Acoustic Impact Assessment has been submitted**. Shouting, ball-bouncing, and referee whistles are highly intrusive and will severely disrupt neighbouring peace. Additionally, there are no services drawings or noise specifications provided for the proposed high-level kitchen extraction ducting and ventilation piping, which have the potential to emit continuous external mechanical hums.

3. **Requirement:** The Council must defer or refuse the application until a comprehensive **BS 4142 Noise Assessment** is submitted to model the decibel impact of the proposed MUGA and mechanical ventilation systems on surrounding domestic gardens and home offices.

Ground 2: Cumulative Transport Pressures, Highway Safety Risks & Invalid Fallback Position (WLP Policy DM15 & NPPF Section 9)

Worthing Local Plan Policy DM15 (Sustainable Transport & Active Travel) and **Section 9 of the NPPF** dictate that developments must ensure safe and suitable access for all users, and that permission should be refused if cumulative transport impacts on the road network would be severe.

1. **The Fallback Position is Materially Invalid:** The applicant's Transport Impact Statement attempts to argue that because transport was assessed under the 2021 permission (AWDM/2234/21), the proposed scheme has a negligible net transport impact. However, as you rightly highlighted in your formal pre-application response (**PREAPP/0152/25**), the West Sussex County Council (WSCC) Local Highway Authority raised no objection in 2021 because the scheme was Class C2, where students lived on-site and staff travel was spread across shifts. This fallback is entirely invalid for a Class F1 Day School, where **100% of the 80 pupils must travel to and from the site daily**.
2. **Active Junction Congestion and Gridlock:** The site entrance is situated on Parklands Avenue, directly bound by a dense, residential road network with **three junctions in immediate proximity**: Goring Road, Warnham Road/Close, and the school's own driveway. The applicant's own travel patterns indicate a split of:
 - o **60% Local Authority Taxis and multi-car share**
 - o **30% Parental private transport**
 - o **10% Walking/cycling**

For 80 pupils, this means approximately **48 daily taxi movements and 24 private car movements** (a minimum of 72 vehicle movements) compressed into narrow, 30-minute drop-off (8:30 AM) and pick-up (3:30 PM) windows. This concentrated volume of traffic next to active residential junctions will cause severe localized congestion, blocking residents'

driveways, generating noise from idling engines, and dangerously restricting emergency service vehicle access.

3. **Inadequacy of the "Holding Travel Plan":** Instead of a binding, legally enforceable Transport Statement and detailed traffic management plan, the applicant has only submitted a basic "Holding Travel Plan". This is legally insufficient to address the severe physical highway constraints of Parklands Avenue and Goring Road.
4. **Requirement:** A full, independent Traffic Impact Assessment must be commissioned by WSCC Highways to model peak pick-up and drop-off congestion at these three close junctions before any further decisions are made.

Ground 3: Insensitive Siting, Loss of Outlook, and Unneighbourly Impact on Vulnerable Neighbours (WLP Policies DM5 & DM8)

The proposed placement of **Classroom 1** (a 3.4-meter-high timber lodge structure) immediately adjacent to the northern boundary of **35 Parklands Avenue** represents a severe, unneighbourly overdevelopment that directly violates **WLP Policies DM5 and DM8**:

1. **The Case Officer's Warning Ignored:** During the pre-application stage, you formally and correctly warned the applicant:

"In my opinion, the siting of the proposed classroom 'lodges' in proximity to 35 Parklands Avenue and 3 Warnham Close is somewhat insensitive and in both cases is likely to have an unneighbourly impact on these properties." (PREAPP/0152/25)

Despite this clear officer guidance, the applicant has proceeded to site **Classroom 1** right against the boundary of 35 Parklands Avenue. This 3.4m high timber lodge will impose a massive, overbearing visual intrusion, causing a severe **loss of outlook, overshadowing, and an unacceptable sense of enclosure** along the resident's boundary and driveway.

2. **Impact on Vulnerable Residents:** The property at 35 Parklands Avenue is occupied by Monica Jackson, an 85-year-old resident, and her daughter who has learning difficulties. Both depend heavily on the peace, security, and quiet enjoyment of their home and garden. Monica Jackson has already suffered significant distress, reporting that **13 heavy footballs have been kicked into her garden and driveway** from the school's rear goalposts (which the school has refused to relocate), landing near her family while sitting outdoors. Siting Classroom 1 and active gravel footpaths directly

next to her driveway will visually and physically surround her property with high-intensity school activities, destroying the family's peace, security, and mental well-being.

3. **Failure of the Alternative Site Test:** The Courtlands site occupies a spacious **1.37-hectare grounds**. There is absolutely no functional or design justification for "peppering" active classroom lodges right against residential boundaries when there is **ample open lawn space in the central and southern areas of the estate** where these buildings could be accommodated with zero impact on residential neighbours. Siting Classroom 1 next to 35 Parklands Avenue is a failure of basic planning design principles.
4. **Requirement:** Classroom 1 must be completely removed from the northern boundary of 35 Parklands Avenue and relocated to a central or southern location on the grounds, away from residential boundaries.

Ground 4: Historic Setting Harm & Statutory Non-Compliance with Biodiversity Net Gain (BNG) (WLP Policies DM24 & DM18)

In addition to severe residential impacts, the application is legally and technically deficient under national and local planning law:

1. **Harm to the Setting of Grade II Listed Garden Structures (WLP Policy DM24 & NPPF Paragraph 215):** Courtlands features five separately listed Grade II structures, including the **Grade II Listed Gazebo** situated to the east of the main house. The applicant's own Heritage Statement acknowledges that the erection of Classroom 1 would "**cause low-level less than substantial harm through a minor adverse change to the landscaped approach... and result in a small adverse change to the immediate setting of the Grade II listed gazebo.**" Under **WLP Policy DM24** and **NPPF Paragraph 215**, any harm to a heritage asset's setting must be thoroughly justified and balanced against public benefits. Because there are completely non-harmful alternative locations available within the school's extensive grounds, this harm is completely unnecessary and unjustified.
2. **Technical Failure to Meet Mandatory Biodiversity Net Gain (BNG) (WLP Policy DM18 & Environment Act 2021):** Under statutory UK law, major developments are legally required to deliver a **minimum 10% Biodiversity Net Gain**. However, the applicant's submitted **Biodiversity Gain Statement** (prepared by Essential Ecology,

May 2026) reveals that the proposed development will result in an **on-site habitat unit net loss of -7.00%** (a baseline of 5.06 units dropping to 4.71 units post-development, resulting in a **deficit of 0.86 units** to meet the 10% threshold, and a failure to satisfy BNG trading rules). Because the site area is 1.37 hectares (exceeding the 0.2ha exemption threshold), the scheme is **legally non-compliant with statutory BNG legislation**. Siting a MUGA and hard footpaths over green spaces without delivering mandatory net gains is a clear ground for refusal under Policy DM18.

Conclusion & Formal Requests

Based on the substantial material planning concerns detailed above, we respectfully request that Adur & Worthing Councils take the following actions:

1. **Request a Committee Site Visit:** We formally request that members of the Planning Committee conduct an official site visit to the garden and driveway of **35 Parklands Avenue** prior to the determination of this application. This is necessary for members to witness the unacceptable proximity and overbearing physical scale of the proposed Classroom 1, the severe visual intrusion it represents, and the physical safety hazards already posed by runaway sports equipment.
2. **Defer or Refuse Consent:** In the absence of a comprehensive Acoustic Assessment, a detailed Transport Statement addressing peak pick-up congestion next to three junctions, a legally compliant Biodiversity Net Gain strategy, and the relocation of Classroom 1 away from the boundary of [35 Parklands Avenue](#), the application must be **REFUSED** as a direct contravention of **Policies DM5, DM8, DM15, DM18, and DM24 of the Worthing Local Plan (2023)**.

We trust that the planning department will uphold its responsibility to protect residential amenity and vulnerable community members, and balance the school's desires against the statutory rights of its immediate neighbours.

We look forward to receiving confirmation of this objection and being notified of the date of the Planning Committee meeting.

Yours sincerely,

Gavin Parkes / Monica Jackson

33 Parklands Avenue / 35 Parklands Avenue

Goring-by-Sea, Worthing, West Sussex

