

The Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA
planning@adur-worthing.gov.uk

Dear Sirs

RE AWDM/0629/26

LOCATION Courtlands 37 Parklands Avenue Worthing West Sussex

Thank you for requesting the comments of the Worthing Society in respect of the above mentioned Planning Application which relates to a Grade II Listed mansion house within a distinctive rural setting

I have now had the opportunity to discuss the application with our Heritage Team and we do have serious concerns about the impact of these proposed changes on the character and landscaped setting of this Grade II Listed property. Many of the period garden features, including the Sundial, Gazebo, Balustraded Terrace and Garden Archway, are Grade II Listed separately in their own right.

Although there have been changes over the years when some of the estate was sold off for housing, these features together with the layout of the grounds incorporating the natural lake help to retain the essence of the rural setting. This in turn enhances the Edwardian character of the house. The property has an earlier inner core dating from the early 19th century and was reworked in the early 20th century with the impressive façade we see today. In fact the Society considers this heritage asset is important to the social history of Worthing.

We have carefully considered the comments of the Conservation Officer included in his response and the reference to the 'Heritage Statement: Gazetteer' prepared by Savills for Capital Management in 2019. This detailed article describes the important, unique setting of the mansion house and the rural character of the 'setting.'

Looking at the various proposals within the application, the new classrooms would have a larger footprint and there are already two sheds erected in the grounds. The additional classrooms would, in our view, undermine the openness of the grounds and their rural setting. The inclusion of the large 'Multi Use Game Centre' (MUGA) situated close to the entrance, would detract from the open aspect and the impressive view of the imposing façade and columned entrance to the house. Overall these changes would adversely affect the setting and appreciation of the mansion house and grounds

The Society has also noted the concerns of near residents regarding the considerable increase in pupil numbers and the adverse effect the changes within the grounds would have on their amenity if this Planning Application is approved.

In summary and for the reasons stated the Society objects strongly to this application. Our heritage is an irreplaceable resource and we consider the proposed changes would not be

consistent with the Planning (Listed Buildings Conservation Areas) Act 1990, Policy DM 24 of the Worthing Local Plan and Section 16 of the National Planning Policy Framework.

Mrs Susan Belton,

Worthing Society Chair.

CC to Richard Small, Design and Conservation Officer

CC to John Head, BSc (Econ) DIPTP, MRTPI (Retd) Worthing Society Heritage Team Lead