



WORTHING BOROUGH COUNCIL

Mr Chris Andrews
M Group Ltd
West Lodge
Station Approach
West Byfleet
KT14 6NG

TOWN AND COUNTRY PLANNING (General Permitted Development) Order 2015
Schedule 2, Part 16 Communications

APPLICATION NUMBER: AWD/1596/25

Details of Development

APPLICATION FOR PRIOR APPROVAL FOR INSTALLATION OF A REPLACEMENT TELECOMMUNICATIONS BASE STATION COMPRISING 20M HIGH MONOPOLE (5G), WRAP-AROUND CABINET, SUPPORTING 9NO. ANTENNAS AND 2NO. 300MM DIAMETER TRANSMISSION DISHES AND ANCILLARY DEVELOPMENT THERETO.

Location of Development

**TELECOMMUNICATION SITE BN0914 NORTH OF DURRINGTON COMMUNITY CENTRE
2 ROMANY ROAD WORTHING WEST SUSSEX**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 23rd December 2025.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

Gary Peck
Planning Services Manager
11/02/2026

SCHEDULE

Reasons for Refusal

01. The proposed mast, by virtue of its siting close to an open car park, low rise community centre, nearby residential properties and its being taller than the surrounding tree screen, would adversely affect the visual character of the area. The proposal therefore fails to comply with policy 16 of the Worthing Core Strategy and guidance contained within the National Planning Policy Framework. Furthermore, it has been acknowledged that siting apparatus on an existing nearby building Columbia House, would be a superior planning option and it has not been demonstrated to the satisfaction of the Local Planning Authority that this preferable option is no longer available.

Informatives / Notes to Applicants

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	002B	23.12.2025
5G & FUTURE TECHNOLOGY		23.12.2025
EXISTING SITE PLAN	100B	23.12.2025
PROPOSED SITE PLAN	150B	23.12.2025
EXISTING SITE ELEVATION	200B	23.12.2025
PROPOSED SITE ELEVATION	250B	23.12.2025
BRIGHTON CITY AIRPORT LETTER		23.12.2025
BRIGHTON CITY AIRPORT SAFEGUARDING NOTICE		23.12.2025
DEVELOPER NOTICE		23.12.2025
COVERAGE PLOTS - EE NTQ SITE SPECIFIC		23.12.2025
GPDO APPLICATION COVER LETTER		23.12.2025
COVERAGE PLOTS - 3UK NTQ SITE SPECIFIC		23.12.2025
ICNIRP CERTIFICATE		23.12.2025
SUPPLEMENTARY INFORMATION		23.12.2025

Reference/Drawing Number	Version	Date Rec
PHOTOMONTAGE REPORT		23.12.2025
TREE PROTECTION PLAN	R2	23.12.2025
TREE SURVEY		23.12.2025
HOME OFFICE ESN INFORMATION NOTE		23.12.2025
COUNCILS & CONNECTIVITY		23.12.2025
5G MASTS & HEALTH		23.12.2025

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 16, Class A**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).

