WORTHING BOROUGH COUNCIL

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PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0396/26

Details of Development
DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A THREE-STOREY BUILDING COMPRISING 27 1-BED APARTMENTS, SECURE CYCLE AND BIN STORAGE, AND HARD AND SOFT LANDSCAPING AND ASSOCIATED WORKS

Location of Development
10 - 20 MARINE PLACE WORTHING WEST SUSSEX BN11 3DN

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 11th June 2026.

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

G Peck

Gary Peck
Head of Planning & Development
14/10/2026

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed development by reason of scale, siting, detailed design and materials is not of a high architectural and design quality failing to respect and enhance the character of the street and prevailing character of the area, additionally the scheme provides a hostile environment for pedestrians and is therefore contrary to policy DM5 of the Local Plan (2023) and policy DP3 of the NPPF (2026).

02. The proposed development by reason of scale, siting, detailed design and lack of information on photovoltaic panels and air source heat pumps is considered to cause harm to the setting of adjacent listed buildings including Bedford Cottage, the Dome Cinema and Bedford Row terraces and the South Street Conservation Area contrary to policy DM24 of the Worthing Local Plan (2023), policies HE4 - HE7 of the National Planning Policy Framework (2026) and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

03. The proposed development, by reason of providing 27 one-person, one-bedroom units, is considered to be an overdevelopment of the site which fails to provide an appropriate housing mix unsupported by evidence of housing needs and as a result fails to deliver, sustainable, mixed and balanced communities contrary to policy DM1 of the Local Plan.

04. The proposed accommodation, by reason of obscure glazing, siting of windows, undersized units and rear access is considered to provide a substandard level of accommodation for residents and neighbours contrary to policy DM5 of the Worthing Local Plan (2023) and policy L2 of the NPPF (2026)

05. The submitted flood risk assessment, by reason of inadequate assessment of alternative sites as part of the sequential test is not considered to have adequately assessed whether development could be directed to areas at lower risk of flooding and is therefore contrary to policy DM20 of the Worthing Local Plan (2023) and policy F5 of the NPPF (2026).

06. Inadequate information has been provided to demonstrate that the development won't increase the risk of flooding elsewhere, nor demonstrated that future residents are safe from flooding impacts. The development is therefore contrary to policy DM20 of the Worthing Local Plan (2023) and policies F6 and F7 of the NPPF (2026).

07. The submitted energy statement by reason of inconsistencies between the statement and submitted plans, fails to adequately demonstrate that the development would use opportunities to draw low carbon energy from decentralised sources and achieve a suitable reduction in total energy requirements (and in a manner which is compatible with the appearance and setting of the site) and is therefore contrary to policies DM16 and DM17 of the Worthing Local Plan (2023) and policy CC2 of the NPPF (2026).

08. Insufficient information has been provided to enable the Local Planning Authority to adequately assess the impact of the proposal in terms of the impact of any plant including air source heat pumps contrary to policy DM22 of the Worthing Local Plan (2023) and policy P3 of the NPPF (2026).

Informatives / Notes to Applicant

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

Reference/Drawing Number	Version	Date Rec
MELIN SUSTAINABILITY AND ENERGY STATEMENT 305291	REV B 21ST AUGUST 2026	26.08.2026
MME PLANNING AND AFFORDABLE HOUSING STATEMENT	REF: P-081 AUG 2026 V2	26.08.2026
DISTRICT HEATING AND PV FLATS 1-27	305291	26.08.2026
EAS FLOOD RISK AND DRAINAGE ASSESMENT	REVISED SEP 2026	18.09.2026
MANORWOOD	260908 LETTER	14.09.2026
TURNER MORUM FINANCIAL VIABILITY ASSESSMENT	APRIL 2026	11.06.2026
NOISE IMPACT ASSESSMENT	MARCH 2026	11.06.2026
EAS PRELIMINARY CONTAMINATION RISK ASSESSMENT	MARCH 2026	11.06.2026
ARBTECH PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIM ROOST ASSESSMENT	12/02/2026	11.06.2026
MME PLANNING STATEMENT OF COMMUNITY INVOLVEMENT	MARCH 2026 VERSION 1	11.06.2026
MME PLANNING PLANNING AND AFFORDABLE HOUSING STATEMENT	REF P-081 MARCH 26 REV 1	11.06.2026
THE STATUTORY BIODIVERSITY METRIC		11.06.2026
DIRMAK TRANSPORT STATEMENT	18/03/2026 FINAL	11.06.2026
DIRMAK TRAVEL PLAN	18/03/2026 FINAL	11.06.2026
LOCATION PLAN	25-P01-00 REV .	11.06.2026
BLOCK PLAN	25-P01-01 REV .	11.06.2026
CO-LIVING UNITS EXISTING SITE PLAN	25-P01-10 REV .	11.06.2026
CO LIVING UNITS EXISTING ELEVATIONS	25-P01-20 REV .	11.06.2026
GROUND FLOOR PLN PROPOSED FLAT DEVELOPMENT PROP PLANS	25-P01-160 REV B	11.06.2026
FIRST FLOOR PLAN PROPOSED FLAT DEVELOPMENT PROPOSED PLANS	25-P01-161	11.06.2026
SECOND FLOOR PLAN PROPOSED FLAT DEVELOPMENT PROPOSED PLANS	25-P01-162	11.06.2026
ROOF PLAN PROPOSED FLAT DEVELOPMENT PROPOSED PLANS	25-P01-163	11.06.2026

Reference/Drawing Number	Version	Date Rec
PROPOSED FLAT DEVELOPMENT PROPOSED ELEVATIONS	25-P01-170 REV A	11.06.2026
PROPOSED FLAT DEVELOPMENT PROPOSED ARTISTIC IMPRESSION	25-P01-190	11.06.2026
APPENDIX 2		11.06.2026
APPENDIX 3	26/03/2026	11.06.2026
APPENDIX 4 BUDGET SUMMARY	02/04/2026	11.06.2026
APPENDIX 5 TURNER MORUM		11.06.2026
BIODIVERSITY NET GAIN ASSESSMENT V2	16TH MARCH 2026	11.06.2026
DAYLIGHT AND SUNLIGHT IMPACT ASSESSMENT	REVISED MAY 2026	11.06.2026
MME PLANNING SERVICES HEAT NETWORK ACK LETTER	P-081 10 JUNE 2026	11.06.2026
MANORWOOD HERITAGE STATEMENT	APRIL 2026	11.06.2026

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting these out in the reason(s) for refusal within the committee report. This allowed the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revised application. The Local Planning Authority has a pre-application advice service in respect of any future application for a revised development.

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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 you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. 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.

8. 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.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. 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 in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).