Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1532
Car Park, North Street, Storrington, West Sussex,

DESCRIPTION:
Prior Notification for erection of a telecommunications base station of 20-metre-high street works telecommunications monopole with built-in cabinet, supporting 9no. radio antennas, 2no. transmission dishes, 2no. GPS nodes and ancillary equipment along with 5no. ground-based cabinets

RELEVANT PLANNING HISTORY:

DC/26/1488	Pre-Application Notification - Proposed 4/5G replacement telecommunications base station	COMMENTS on Consultation on 20.10.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
CA2: Community Aim – Broadband and Mobile Communication

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation:
The mast will be visible when looking through the conservation area. The mast will be conspicuous modern infrastructure that will draw attention from the historic context of its surroundings. However, this is clearly necessary and publicly beneficial infrastructure. Please carry on.

Parish Comments:
While Storrington and Sullington Parish Council recognise the need for better telephone signal in the village, it has serious concerns about the siting and appearance of the proposed 20-metre

telecommunications mast in the centre of Storrington, particularly its potential visual impact on the historic village and the setting of the nearby Storrington Conservation Area.

The Council also considers that the potential impact on wildlife, particularly white storks and their flight paths and nesting behaviour, warrants further investigation given Storrington's proximity to Knepp and its association with the White Stork Project.
The Council therefore requests that the applicant seek advice from the Knepp White Stork Project on any potential impact on storks, and that these concerns be considered before a decision is made on the proposed siting and appearance of the mast.

Representations:
61 representations have been received over the course of this application as of 11 November 2026 from addresses within the district. 31 Representations have been received objecting to the proposal with 30 Representations supporting the proposal.

Reason for Objection included:

- Lack of arboriculture report
- Excessive scale
- Out of character for area
- Unsuitable locale
- Health concerns
- Effect on parking
- Power consumption of mast in relation to climate change
- Too close to residential area
- Concerns of loss of trees
- Effect on conservation area
- Effect on community facilities
- Invalid ICNIRP
- Opportunity to increase graffiti
- Effect on wildlife
- Outlook diminished from residential dwellings.

Reason for Support included:

- Faster data speeds
- Improved mobile phone signal
- Improved business connectivity
- Economic benefit

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The proposed development does not require planning permission by virtue of Part 16 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended. However, given the height of the mast, it is though a requirement of this permitted development right

that the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development. The local planning authority has 56 days in which to let the mast operators know of its decision on whether prior approval is required for siting and appearance and to let the operator know of its decision to allow or refuse approval.

The NPPF states that, "applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and

b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or

c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met."

Addressing these requirements in turn:-

a) The application is accompanied by Supplementary Information which sets out consultations undertaken prior to submission of the application.

b) The proposal is not sited on existing infrastructure

c) Supporting documentation outlines that the cumulative impact of the proposal will not exceed the relevant legislation or guidelines along with a comprehensive list of alternative sites that have been assessed and found unsuitable for development.

The application is accompanied by a completed ICNIRP declaration.

Siting and Appearance

The proposed development and related equipment is to be sited within the Storrington Library car park, approximately 4m to the east of the library itself. The development sees the installation of a 20m telecoms antenna and several larger telecoms cabinets, ranging from 1.6m in height to 1.8m in height. The development is contained to one area of the car park, to the east of the library building and approximately occupies 30m^2 of floor space, including bollards which partially wrap the development perimeter to where the car park is. The proposed developments would be finished in a light grey colour with nine, 1.1m high perimeter bollards finished in yellow. The site is recognised as an urbanised area, being a car park and would be shielded from views from the east by the large amount of tree cover though owing to the lack of tree cover from other directions, the development would be overtly visible from other directions. Whilst it is recognised that the development is sited within an urbanised area, it is not considered that the wider area is an 'urban' area which is noted and considered within this assessment.

The new tower would be a prominent development observable around parts of Storrington itself which has been raised in the Conservation Officers report. In assessing this, it is considered that the observable areas are confined to parts of North Street and Spierbridge Road with minimal opportunities to view form the main High Street. Whilst the Conservation Area would be affected somewhat by the development owing to the tall nature of the proposal, it is considered that the public benefit of the development would militate the associated harm on the build character of the area by providing an improved level of network service coverage which is noted within public representations received. In addition, the car park is a more urbanised area of Storrington and considering the wider character of

the area, this area is thought to be an appropriate locale to position modern development. This would lend credence to implementing more urbanised developments within this area given that the area is predominately hardstanding.

Whilst it is acknowledged there is some harm owing to the development on the wider conservation area, it is considered that the siting and appearance of the proposal would appear visually compliant with the existing arrangement of an urban car park which is not thought to detract from the area's character and appearance or amenity to a sufficient level to warrant refusal given the evidence of alternative sites reviewed. The siting and appearance of the proposal is considered to comply with Policy 32, 33 and 34 of the HDPF, which requires, amongst other things, for development to relate sympathetically to its surroundings in terms of scale and appearance and to respect the character of the surrounding area

The NPPF states that LPAs should not set health safeguards different from the International Commission guidelines for public exposure. There is no evidence to suggest ICNIPR guidelines would not be complied with or constitute a departure from the NPPF.

Other Matters

Horsham District Council recognises all views and representation received during the course of this application and has considered them fully in its assessment of this application. In assessing the proposal, the Council wishes to address some of the representations received and the reasons for objecting:

Under a prior approval application some information is not required as may be necessary with a full application. Documents such as arboricultural reports would not have a bearing on the acceptability of the proposal as no mechanism is in place in these applications to assess arboricultural matters. The developments height and scale have been outlined as necessary to provide the optimum level of coverage. Whilst it is recognised that the locale of Storrington as a smaller settlement with a conservation area, the location for development has been evidenced and shown to be the most optimal given the other locations that were considered. The urbanised area of this part of Storrington make it an appropriate locale to install a telecoms mast compared to other evidenced locations.

Health concerns owing to the implementation of telephone mast are noted and are fully assessed. It is recognised that the library and Storrington may be used / home to older residents of Horsham District who may have medical implants and devices and that a school is located in proximity. Whilst this is acknowledged, the proposal is considered to have a complaint ICNIRP certification and that the Council should not set different safeguards from that of the International Commission. Whilst a loss of parking is recognised owing to the implementation of the development, it is considered that only 2-3 parking spaces are lost and that there is still capacity for the car park to operate viably with no disable parking lost.

Power consumption is not considered to be able to be assessed under this application. Whilst it is recognised the development is close to residential areas, the development is located in a car park and is not thought to be inappropriately placed nor too close to sensitive receptors like dwellinghouse with the closest one located in excess of 40m from the development. Whilst it is respected that outlook may be diminished owing to a 20m antenna being positioned, the development is suitably far away from residential dwellings as to not experience overbearing.

Conclusion

It is considered that the siting and appearance of the installation would appear compliant with the existing street scene and character and appearance of the area. The Council is satisfied, on the basis of the information provided the proposal conforms to Policies 32; 33; 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework. Prior approval is therefore required and approved.

Recommendation: Prior Approved Required and APPROVED

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1532
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		M001 REV A	23.09.2026
Site plan	Existing	M001 REV A	23.09.2026
Site plan	Proposed	M001 REV A	23.09.2026
Elevation plan	Existing	M001 REV A	23.09.2026
Elevation plan	Proposed	M001 REV A	23.09.2026
Layout plan	Proposed Cabinet	M001 REV A	23.09.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 11/11/2026

Authorising Officer sign/initial RHERMITAGE Date: 16.11.2026