SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	RMC Aggregates	Site Address:	Existing telecommunications base station, land off Water Lane, Storrington, Pulborough, West Sussex, RH20 4FL
National Grid Reference:	E 509924 N 113948		
Site Ref Number:	11185729	Site Type:[1]	Macro

Background

The existing telecommunications base station, as existing was approved under planning application Ref: DC/17/2876. This approved the increase in height to 21.5m. While there have been permitted development notifications for additional works, including for works similar to what is proposed under this application, after consideration of what is now proposed against planning regulation changes in 2022, the decision was made that due to the extent that proposed antenna brackets will increase the width of the mast, this scheme requires an application for prior approval.

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	~~Yes~~	**No**
If no explain why: No mast register		
Were industry site databases checked for suitable sites by the operator:	**Yes**	~~No~~

[1] Macro or Micro

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If no explain why:

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	14/07/2025
Name of contact:	Jacques Burrows
Summary of outcome/Main issues raised: An email was sent to the Council as Local Planning Authority informing of this proposal. A response was received dated 14 Jul 2025 (Ref: DC/25/2025), stating no objection, but this was on the consideration that the consultation was a notification of permitted development works (which was not the case).	

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with Virgin Media O2 (O2)has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of O2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	~~Red~~	~~Amber~~	**Green**

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Outline of consultation carried out: Emails were sent to the Storrington and Washington Ward Councillors and Storrington and Sullington Parish Council
Summary of outcome/main issues raised: No responses received

School/College

Location of site in relation to school/college: No schools or further education colleges nearby
Outline of consultation carried out with school/college: N/A
Summary of outcome/main issues raised : N/A

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification (only required for an application for prior approval)

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?	~~Yes~~	**No**
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	~~Yes~~	**No**
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	No
Date served:	27/06/2025	

3. Proposed Development

The proposed site:

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The application site is an existing telecommunications base station site located within a wooded area within a quarry site, accessed from Water Lane, at the junction with Washington Road, Pulborough.

The current telecommunications base station is set back from the Water Lane frontage by about 20 metres and the Washington Road frontage by about 40 metres. The site is visible from these roads but has its visual impact limited by the mature trees that surrounds it.

The site is not within any specially designated area.

The site comprises a lattice mast that is 21.5 metres high to the top of both mast and antennas. In 2018 an application to increase the height by 6.5 metres to 21.5 metres was approved (Application Ref: DC/17/2876).

This proposal is to upgrade the site to provide improved network services, including 5G.

This is to be achieved by the proposed replacement and additional antennas. This will not require a height increase, but will require antennas to be mounted on brackets that increase the width. It has been assessed against the latest planning regulations and it is considered an application for prior approval is required.

Currently there are 3 no. antennas. These will be replaced with 6 no. antennas. The antennas will be mounted on brackets to enable adequate antenna separation for technical reasons.

Associated ancillary works include the replacement and addition of radio units. Upgraded radio equipment will be housed within the existing equipment cabin.

Type of Structure:	
Description: 21.5 metre high lattice mast	
Overall Height:	
Height of existing building:	N/A Metres
Equipment Housing: Existing	
Length:	3.6 Metres
Width:	2.50 Metres
Height:	2.80 Metres
Materials:	

Tower/mast etc – type of material and external colour:	Steel - galvanised
Equipment housing – type of material and external colour:	Existing - Green

Reasons for choice of design, making reference to pre-application responses:
To provide a solution that provides upgraded services with minimum visual impact, avoiding the need to replace the mast or an increase in height.

Health and Safety - including ICNIRP compliance
International Commission on Non-Ionizing Radiation Protection Declaration and Certificate of Compliance is attached to this application submission. International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines. When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account. In order to minimise interference within its own network and with other radio networks, O2 operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of O2's network, the radio base station that is the subject of this application will be configured to operate in this way.

4. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity
To provide upgraded network coverage and capacity for O2, including 5G

5. Site Selection Process

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Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites**)

If no alternative site options have been investigated, please explain why: This is an upgrade of an existing site.
Land use planning designations: Identified within the Horsham District Planning Framework as Area Outside Built Up Area Boundary
Additional relevant information (include planning policy and material considerations): **Local Planning Policies** <u>Horsham District Planning Framework (adopted 2015)</u> There is no policy specifically relating to Telecommunications Development. The site is within an area where the Countryside should be protected (Policy 26). It is not intended to repeat this policy here. This proposal, given that it comprises the addition of apparatus on the existing mast, will clearly not impact on the area in terms of any adverse impact on the protection of the countryside. <u>Storrington, Sullington & Washington Neighbourhood Plan 2018-2031 (adopted 2019)</u> The site is in an area where Community Aims state an objective for the future use of the area for the establishment of Sandgate Country Park. This proposal will not impact upon that objective. Access to high quality communications will be a benefit to users of such a recreational area. Community Aim 2 recognises the importance of access to broadband and network services. The policy states; "Proposals to provide access to a super-fast broadband network to the villages of the parishes and outlying properties in the countryside and to improve the speed of existing services will be supported, provided the location and design of any above-ground network installations reflect the character of the local area" Paragraph 4.88 states "This aim supports the improvement of access to super-fast (fibre and copper based) broadband and mobile communications infrastructure

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and services across the parishes. It is recognised that many elements of broadband/ telecommunications installations do not require planning consent but those that do will be supported provided they are sited and designed to accord with a rural location."

National Policy and Guidance

National Planning Policy Framework (December 2024)

With there being no Local Policy that relates to mobile communications proposals, the National Planning Policy Framework (NPPF) carries significant weight.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high-quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity.

Paragraph 119 states that "Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being." It notes that policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time and support latest technologies. The economic and social benefits of providing high quality and reliable communications infrastructure are acknowledged.

'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) …'

This proposal will provide upgrade services, including 5G.

Paragraph 120 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network, but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion. In this case upgrade services will result, having minimal visual impact.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are

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most important for determining the application are out-of-date, granting permission unless the application or policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

In this case, the conclusion is that the additional visual impact resulting from the additional antennas will result in minimal visual change. It must be noted that in many cases works such as that proposed will be permitted development not requiring an application to seek prior approval.

House of Commons: Written Statement (HCWS631): Boosting Mobile Connectivity (17 March 2016)

The written statement outlined the Government's commitment to improving mobile connectivity; "The Government is firmly committed to ensuring there is sufficient capacity to meet the growing demand for mobile connectivity…" "This Government intends to bring forward provisions in England to provide greater freedoms and flexibilities for the deployment of mobile infrastructure…"

The above confirmed the Government's commitment to good and improved communications which continues today. Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority.

This proposal assists in meeting this objective.

The Digital Economy Act (2017)

The Digital Economy Act (2017) and the Electronic Communications Code (2017) came into force to enable access to fast digital communication services by citizens and businesses, to shape the emerging digital world for consumers and businesses, and to support the delivery of better public services for citizens by the government. The above legislations reflect the government's vision towards developing digital infrastructure in the country and should therefore, be given appropriate weight in decision-making.

UK Wireless Infrastructure Strategy, April 2023

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In April 2023, the UK Government published the 'UK Wireless Infrastructure Strategy' , a plan for delivering world-class digital infrastructure which the government identifies as an essential enabler for its 5 priorities of building a better, more secure, more prosperous future for the UK, including growing the economy, and creating better-paid jobs and opportunity right across the country. In her foreword, the Rt Hon Michelle Donelan MP, Secretary of State for Department for Science, Innovation and Technology, provides context for the strategy: "5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow, including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis…. This is an incredible opportunity; widespread adoption of 5G could see £159 billion in productivity benefits by 2035".

This proposal will clearly assist in meeting these objectives.

Code of Best Practice for Wireless Network Development in England (March 2022)

The Code of Practice was revised in March 2022 and reinforces the Government's commitment to supporting mobile connectivity and the economic, social and well-being benefits that it can bring. This includes a commitment towards nationwide 4G coverage and 5G coverage to the majority of the population.

This proposal will assist in meeting this objective.

Connected Nations

Attached to this application is the Keynote Speech at Connected Britain 2020. It is attached as an indicator of the Government's commitment to improving connectivity.

The Connected Nations report measures progress in broadband and mobile services in the UK and highlights the work Ofcom is doing, alongside UK and devolved governments and communications companies, to improve the availability of these services. Ofcom wants people in the UK to be able to easily access good broadband and mobile connections wherever they live, work and travel. The latest Report was published in 2022, with an update report in 2023. With regards to mobile connectivity,

the report states; Mobile services continue to play an ever more central role in people's lives, from on-the-go calls and internet access to wireless connectivity for smart meters …"

It notes that Mobile Network Operators are switching off their 3G networks. The improvements to both 4G and 5G coverage and capacity is increasingly important.

Practical Applications of 5G Connectivity as examples of material Socio-Economic Benefit

Education:
The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:
Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.
5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Assessment, including siting and appearance

The proposed site will provide enhanced network services including new 5G, ensuring that residents and businesses within the area have access to the most up to date, high quality and reliable technology.

This can be achieved with no increase in the height of the mast. The only visible change will be as a result of having to install new and replacement antennas on offset brackets that widen the antenna separation compared with existing. The increase is about 1 metre, which is of a scale that in many circumstances would not require the submission of a formal planning application. While, in the sprit of the most recent changes in the legislation with regards to permitted development rights, this scheme should be permitted development, there are specific factors that have resulted in the assessment that an application is required.
There will be some impact from change in appearance, but they will be minor and outweighed by the improvements in communications that will occur.

The antennas are visible above the trees, but the surrounding trees do assist in limiting visual impact through the screening and providing a backdrop masking views of a significant amount of the structure.

The proposal will both be in accordance with the objectives of both the NPPF and the Community Aims within the Storrington, Sullington & Washington Neighbourhood Plan to ensure high quality communications services.

It should also be noted the government's commitment to high-quality communications, as most recently stated in the 29 November 2024 letter to Council Leaders from the Department of Science, Innovation and Technology – "Supporting digital infrastructure deployment in your local area", which is attached to this application submission. Also attached is an article from The Times dated 5 December 2024 where the Prime Minister states the support there should be for telecommunications infrastructure.

This upgrade has been designed to minimise visual change. It avoids any need to replace or increase the height of the mast. The only change is the minor increase in width at the top.

Conclusion

This proposed scheme requires the submission of an application because of the increase in width resulting from the need for added separation between antennas.

In terms of the increased appearance of the apparatus, the impact will be minor and of a scale that in many cases, does not require the submission of a formal application.

The very minor added visual impact will be outweighed by the improvements in communications that will result. This will conform to both the local neighbourhood guidance on mobile communications and Government guidance.

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Consideration of this proposal should have regard to the following Government statements (attached with this application).

Sir Chris Bryant's letter to Leaders of the Councils confirms:

"Whilst we recognise the need to fully scrutinise planning applications [for telecommunications development], I ask for you to support the deployment of this infrastructure wherever possible".

And the PM has said (see copy of the Article from The Times, 5 December 2024:

"Every road, pylon and mast — which connect people with opportunity — must jump through endless hoops, only to be opposed, dragged out, before eventually, if lucky, approved"

Confirmation that submitted drawings have been checked for accuracy

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Company:	United Living Connected		
Company Address:	Building 4, Clearwater Lingley Mere Business Park Warrington, WA5 3UZ	Email Address:	paul.street@unitedliving.co.uk
Signed:		Date:	18 July 2025
Position:	Senior Town Planner	(on behalf of Cornerstone)	

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