Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0599
Land at Hop Oast Farm, Worthing Road, Horsham, West Sussex, RH13 0AR,

DESCRIPTION:

Prior Approval for removal of 6 no. existing antennas and installation of 6 no. new antennas on the existing 27m lattice tower and development ancillary thereto.

RELEVANT PLANNING HISTORY:

DC/14/0012	The removal of 6 No. antennas and supporting poles to be replaced by the installation of 6 No. antennas mounted on new support poles at the top of the structure' 6 No. Remote Radio Units (RRU's) and 2 No. 600mm transmission dishes affixed to the lattice tower and a 300mm wide cable ladder and ancillary equipment. Existing lattice tower to be retained. (Prior Approval)	Prior Approval Permitted With Conditions on 21.02.2014
SQ/117/97	Erection of a 27m high telecommunications mast with equipment cabin Site: Harwood Arabian Stud Worthing Road Horsham	Permitted on 10.03.1998

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 40 - Sustainable Transport

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP22 - Telecommunications

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:

None received

Parish Comments:

No objections

Representations:

None received
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) Supporting documentation outlines that the cumulative impact of the proposal will not exceed the relevant legislation or guidelines.

c) As the proposal is on an existing mast the proposed development is not required to meet this.

The application is accompanied by a completed ICNIRP declaration.

Siting and Appearance

Condition 5 of SQ/117/97 (Erection of a 27m high telecommunications mast with equipment cabin Site: Harwood Arabian Stud Worthing Road Horsham) states:

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re—enacting the same, the

mast and equipment shall be retained in the approved form and no alterations or additions shall be carried out without the prior approval of the Local Planning Authority.

Reason: To maintain control over future alterations to the development in the interests of amenity.

This condition requires that prior approval is sought for any alterations or additions to the mast and equipment. The application therefore conforms with the requirements of the condition in this respect.

The proposed development and related equipment is to be sited at / on an existing lattice tower sited east of the A24, approximate to Hop Oast roundabout. The site is largely shielded from the carriageway due to the screening afforded by the tree cover, though in the autumn / winter the mast is more clearly visible due to the trees losing their foliage. Considering that the lattice tower has been sited in excess of 20 years, it is not envisaged that further development to the mast, subject to the work itself, would be inappropriate.

The development to the lattice tower itself consists of removal of 6 existing antennas and installation of 6 new antennas and ancillary development. The lattice tower is currently 27m in height with equipment taking the height to 29.6m. The proposed development increases the height including equipment to 29.75m. This is thought to be an almost negligible difference with the proposed equipment akin to the existing arrangement visually.

It is considered that the siting and appearance of the proposal would appear visually compliant with the existing arrangement which is not thought to detract from the area's character and appearance or amenity. The siting and appearance of the proposal is considered to comply with Policy 32 and 33 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.

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 and 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Recommendation: Prior Approval Not Required

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/25/0599
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Declaration with Clarification Letter	NONE	11.04.2025
Supporting Docs	Aerodrome Notice	NONE	11.04.2025
Supporting Docs	Developers Notice	NONE	11.04.2025
Supporting Docs	Supplementary Information	NONE	11.04.2025
Supporting Docs	5G Masts & Health	NONE	11.04.2025
Supporting Docs	General Background Information for Telecommunications Development	NONE	11.04.2025
Location plan	Location Plan	NONE	11.04.2025
Elevation plan	Existing Elevation	300 Dwg Rev 2A	02.06.2025
Elevation plan	Proposed Elevation	301 Dwg Rev 2A	11.04.2025
Location plan	Site Location Maps	100 Dwg Rev 2A	11.04.2025
Site plan	Existing Site Plan	200 Dwg Rev 2A	11.04.2025
Site plan	Proposed Site Plan	201 Dwg Rev 2A	11.04.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 02.06.2025

Authorising Officer sign/initial TDale Date: 05.06.2025