Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0919
Existing Telecommunications Site On Land To North of A2772 West Chiltington Lane (Renches Wood), Dragons Green, West Sussex,

DESCRIPTION:
Prior Approval for 10m extension of the existing tower from 17.6m AGL to 27.6m AGL. Removal of the existing 6No. antennas and replacement of 3No. Antennas. Relocation of the existing 3 no. Airwave antennas and existing 1 no. 0.3m dish to a higher level. Installation of 1 no. 0.6m dish, associated ancillary equipment and works thereto.

RELEVANT PLANNING HISTORY:

DC/14/2467	Radio equipment (Prior Notification)	Prior Approval Not Required 03-12-2014
SP/51/02	Replacement 15 metre high telecommunications mast 3 x 4 stack antennas 2 x dish antennas & equipment cabin relocation of existing equipment Site: Mast Frenches Wood Dragons Green Road Shipley	Permitted 29-10-2002
DC/14/0532	Swap out three existing antennae for three new antennae together with ancillary equipment and one 0.3m transmission dish	Prior Approval Not Required 17-09-2014
SP/2/00	Prior notification to erect a 15m high lattice mast & antennaes,cabin & cabinet Site: Communications Mast Frenches Wood Dragons Green Road Shipley	Permitted 09-02-2000
SP/7/96	Prior notification - erection of telecommunications tower and equipment cabin Site: Telecom Tower Knepp Castle Green Street West Grinstead	Permitted 12-03-1996

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

Shipley Parish Neighbourhood Plan (SPNP) 2019 - 2031:
Policy Ship CO3: Broadband and Mobile Reception

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:

WSCC Highways: No Objection, Comment

It seems that the construction works are not within the boundaries of the public footpath therefore we have no objection to the proposals but there are some points noted below for the applicant to consider carefully:

- Access to the site is along an established access track that also carries public footpath 1958. As the applicant may or may not be aware public rights of access take precedent over private rights of vehicular access so this needs to be carefully considered when accessing the site. Signage on site to inform users of the additional traffic during the proposed works would be recommended and vehicular users have a duty of care toward the lawful public user, in this case pedestrians.
- Further to this any damage done to the surface of the public footpath as part of the access arrangements is the responsibility of the applicant to make good to the same or better standard.
- If it is a case that the applicant does not believe the path can be kept safely open during the works, and this can be sufficiently demonstrated, then they can apply for a temporary path closure and details of this can be found by following the link below

https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/temporary-path-closures/

Parish Comments:
At the meeting of Shipley PC held on 16th June 2025, Members voted to SUPPORT the application.

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

The existing mast was sited under SP/7/96 (Prior notification - erection of telecommunications tower and equipment cabin Site: Telecom Tower Knepp Castle Green Street West Grinstead).

The proposed development and related equipment is to be sited at / on an existing lattice tower sited north of the A272 (West Chiltington Lane) and north east of TD Shipley Football Club. The proposal is also located next to public right of way (path 1958) The site is shielded somewhat from the carriageway due to the screening afforded by the tree cover, although it can be observed. 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 10m extension of the existing tower from 17.6m AGL to 27.6m AGL; Removal of the existing 6No. antennas and replacement of 3No. Antennas. Relocation of the existing 3 no. Airwave antennas and existing 1 no. 0.3m dish to a higher level. Installation of 1 no. 0.6m dish, associated ancillary equipment and works thereto.

The lattice tower is currently 17.6m in height with the proposed changes to equipment and tower taking the height to 27.6m. Including all equipment would raise the apex to 30.5m. This would be a notable increase to the scale of the tower which would have a much more pronounced appearance than the current tower. However, is recognised that the proposal would generally retain the character that has existed previously though at a much more pronounced level. Considering this, it 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 Required and Permitted

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/25/0919
Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location plan		100 REV 1A	02.06.2025
Site plan	Existing	200 REV 1A	02.06.2025
Site plan	Proposed	210 REV 1A	02.06.2025
Elevation plan	Existing	300 REV 1A	02.06.2025
Elevation plan	Proposed	301 REV 1A	02.06.2025
Supporting Docs	Notices	NONE	02.06.2025
Supporting Docs	Supporting	12184523	02.06.2025
Supporting Docs	Cover Letter	CS12184523	02.06.2025
Supporting Docs	Dish Attennas	NONE	02.06.2025
Supporting Docs	Gov letter	NONE	02.06.2025
Supporting Docs	General Background information	NONE	02.06.2025
Supporting Docs	Health and Mobile phones	NONE	02.06.2025
Supporting Docs	Letter from Gov	CS12184523	02.06.2025
Supporting Docs	Local Authority Toolkit	NONE	02.06.2025
Supporting Docs	Radio Planning and Propagation	NONE	02.06.2025
Supporting Docs	Cornerstone Community Information Sheet	NONE	02.06.2025
Supporting Docs	Coverage Plots	77638VF_ site	02.06.2025
Supporting Docs	Cornerstone Community Information Sheet	NONE	02.06.2025
Supporting Docs	Areodrome	NONE	02.06.2025

Supporting Docs	Declaration and Clarification letter	CS12184523_VF77638	02.06.2025

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 17/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 21.07.2025