

Our ref: COL.MOD.UK.0010108_1 - STEYNING

Date: 10th March 2026

The Chief Planning Officer
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Email: planning@horsham.gov.uk

Dear Sir

EE Ltd

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT STEYNING, ARQIVA SITE, STEYNING SEWERAGE TREAT WORKS, KINGS BARN LANE, STEYNING, WEST SUSSEX, BN44 3YW (NGR E: 518530 N: 112140).

We write on behalf of EE Ltd (EE) in relation to a proposal to carry out permitted development at the above site, which is owned or managed by Cellnex UK, a radio site infrastructure provider.

In partnership with Government departments and other partners, the Home Office is replacing Airwave TETRA, the current communications system used by the Emergency Services, with a new system called the Emergency Services Network (ESN). ESN is a critical voice and broadband data communication system running over mobile network. A key requirement of ESN is that it continues to provide coverage for the three emergency services when the service is impacted by events such as power outages, storm damage or vandalism. The Emergency Services Mobile Communications Programme is responsible for delivering ESN for the three emergency services of Fire, Police and Ambulance and to achieve this EE have been instructed to install a new permanent back-up power generator across a portfolio of sites.

EE is an Electronic Communications Code Operator under the provisions of the Communications Act 2003 and operate in accordance with the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) this letter provides formal notification in writing of 28 days' notice in advance, of our intention to install electronic communications apparatus. No fee is required for the notification.

EE intends to utilise its permitted development rights, as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended) (the GPDO), at the above site.

The proposal seeks the installation of a permanent back-up power generator (10kVA canopied generator), 1no cabinet to be removed and 1no. cabinet to be installed, 1.5m gantry pole to be installed, and ancillary upgrades thereto.

For the avoidance of doubt, this generator will only be used in case of emergency when the main power source has been lost/disrupted. This will be on very rare occasions.

Please therefore accept this letter and enclosures as advanced notification by the operator(s), as may be required, under the relevant conditions of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

The works at this site, constitute permitted development under Class A of Part 16 of Schedule 2 of the GPDO and does not consist of any development specified in Article A.1 or Condition A.2(3) of Part 16 of Schedule 2 of the GPDO, which requires either an application for planning permission or an application for a determination as to whether the Authority's approval is required for the siting and appearance of the development.

Should you have any other queries regarding this matter, please contact me (quoting cell number COL.MOD.UK.0010108_1). We respectfully request that all comments are submitted in writing and within 28 days of this notice.

Yours faithfully

Caitlyn Richmond AssocRTPI
Town Planner

A black rectangular redaction box covering the signature and any handwritten notes.

Enc. – Drawings