

SUPPLEMENTARY INFORMATION & PLANNING JUSTIFICATION STATEMENT

1. Site details

Site Name:	Storrington Library Car Park	Site Address:	Storrington Library Car Park, North Street Pulborough Storrington West Sussex RH20 4NZ
NGR:	E: 508745, N: 114442		
Site Ref Number:	10102048	Site Type:	Macro NTQ Replacement

2. Pre Application Check list

Site selection

Was a planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
if no explain why: It was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator?	Yes	No
if no explain why: N/a		

Annual Area Wide Information to planning authority

Date of information submission to planning authority:	
Name of contact:	
Summary of issues raised: Notice To Quit 'NTQ' replacement.	

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Pre-application consultation with planning authority

Date of written offer of pre-application consultation:		07 th September 2026	
Was there pre-application contact		Yes	No
Date of pre-application contact			
Name of contact		The Chief Planning Officer – via email.	
Summary of outcome/Main issues raised:			
Prior to the submission of this application, pre-consultation was initiated with the local planning authority providing an opportunity to discuss the development proposal and identify any site-specific issues. The site has been given a GREEN rating under the Traffic Light Model 'TLR' (the model assesses any particular proposal against standard criteria by the operator according to its likely sensitivity in terms of environmental, planning and community considerations). At the time of writing, we are not aware of a formal response having been received from the Local Authority.			

Ten Commitments Consultation

Rating of Site under Traffic Light Model	Red	Amber	Green
Outline Consultation carried out: Despite the green rating, consultation was undertaken with local stakeholders including: Ward councillors for Storrington & Washington, West Sussex County Council, Storrington & Sullington Parish Council, Storrington Primary School, The Nursery School and Browns Lane Pre-School.			

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Summary of outcome/Main issues raised:

EE and Three are committed to maintaining and improving mobile connectivity, particularly in relation to the provision of 4G and 5G services. Reliable mobile communications support residents, businesses, visitors, home working, educational activities and access to emergency services.

The consultation invited comments over a two-week period and was carried out by email communication which included a set of planning drawings, site information sheet and an explanation behind the requirement for a new telecommunications installation. The information sheet included a series of maps and images of the site location, along with information on other sites that have been investigated and discounted. Further details of the discounted sites are included within this document.

To the best of our knowledge, no responses have been received at the time of submission.

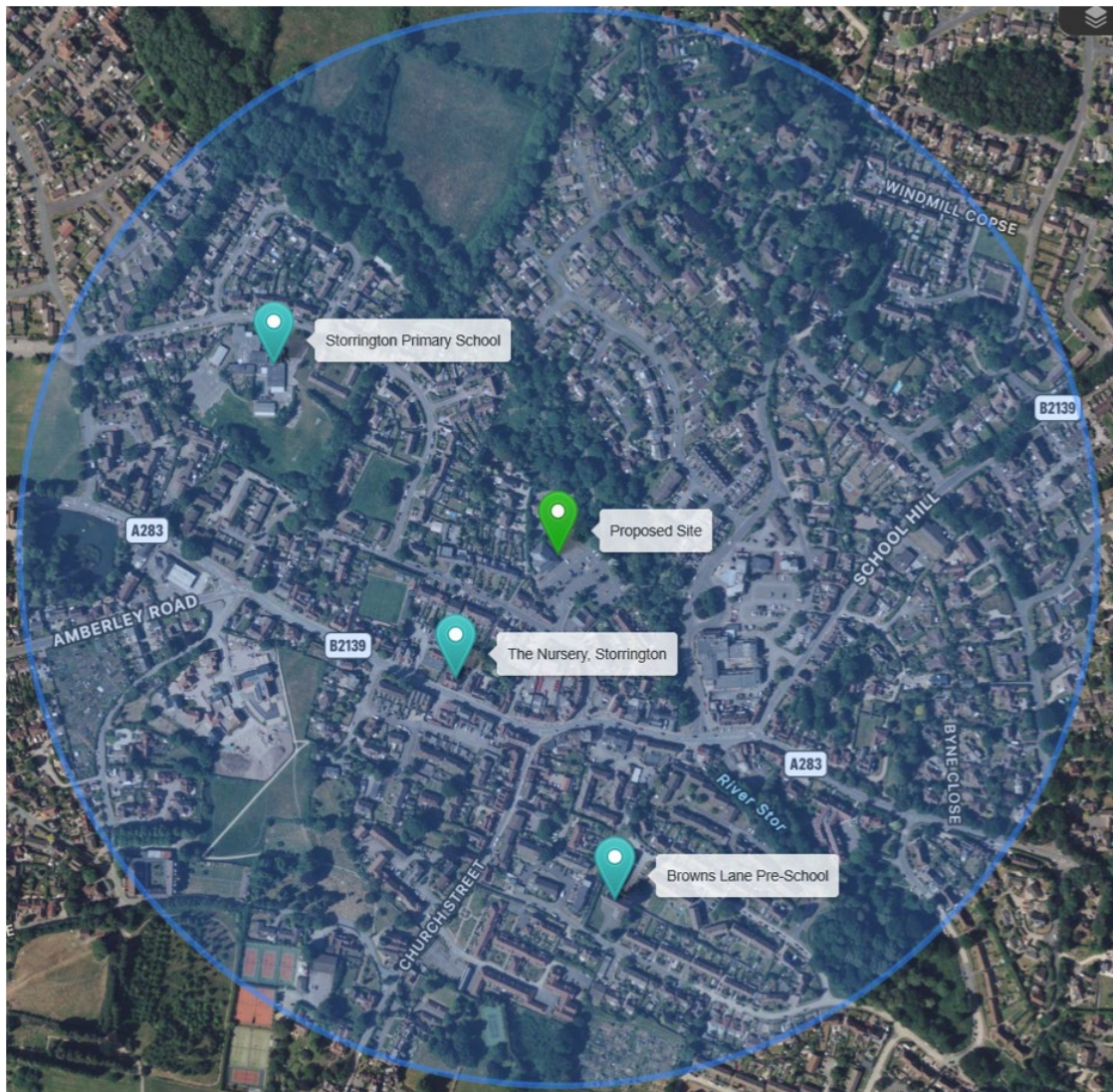
School/College

Location of site in relation to school/college (include name of school/college):

A review of available mapping identified the following educational establishments within approximately 500 metres of the proposed installation:

- Storrington Primary School - approximately 220m north-west
- The Nursery School - approximately 150m south-west
- Browns Lane Pre-School - approximately 320m south

Figure 1 – Location of educational establishments within a 500 metre radius



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Outline of consultation carried out with school/college (include evidence of consultation) Communication was sent to the three establishments by e-mail, including a set of planning drawings, site information sheet and an explanation behind the requirement for a new telecommunications installation. As per the above, the information sheet included a series of maps and images of the site location, along with other information.
Summary of outcome/Main issues raised At the time of writing, we are not aware of a response having been received.

Civil Aviation Authority/Secretary of State for the Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified	Yes	No
Details of response: N/a		

3.0 Proposed Development

The proposed site

The following application is being submitted by Mobile Broadband Network Limited 'MBNL'. MBNL manages the physical infrastructure that is required by telecommunications operators to provide a telecommunications network. The Company is jointly owned by the mobile operators EE Limited and H3G 'Three'. MBNL are submitting a formal planning application on behalf of EE and Three for a new telecommunications base station within the car park of Storrington Library, North Street, Pulborough, Storrington, West Sussex, RH20 4NZ.

The proposal comprises the installation of:

- 1no. 20.0m Valmont High Phase 7.2 streetworks monopole.
- 6no. ground-based equipment cabinets.
- 9no. protective bollards.
- 9no. antennas.
- 2no. transmission dishes.
- Associated ancillary development.

The site is located within the Storrington Library car park off North Street and will provide new telecommunications infrastructure to support EE and Three network coverage and capacity requirements within Storrington.

The development is submitted under Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Figure 2 – Position of the proposed site relative to the existing site (to be removed).

The following image show the existing site at Tesla Engineering (to be removed) and the proposed replacement (the subject of this application).

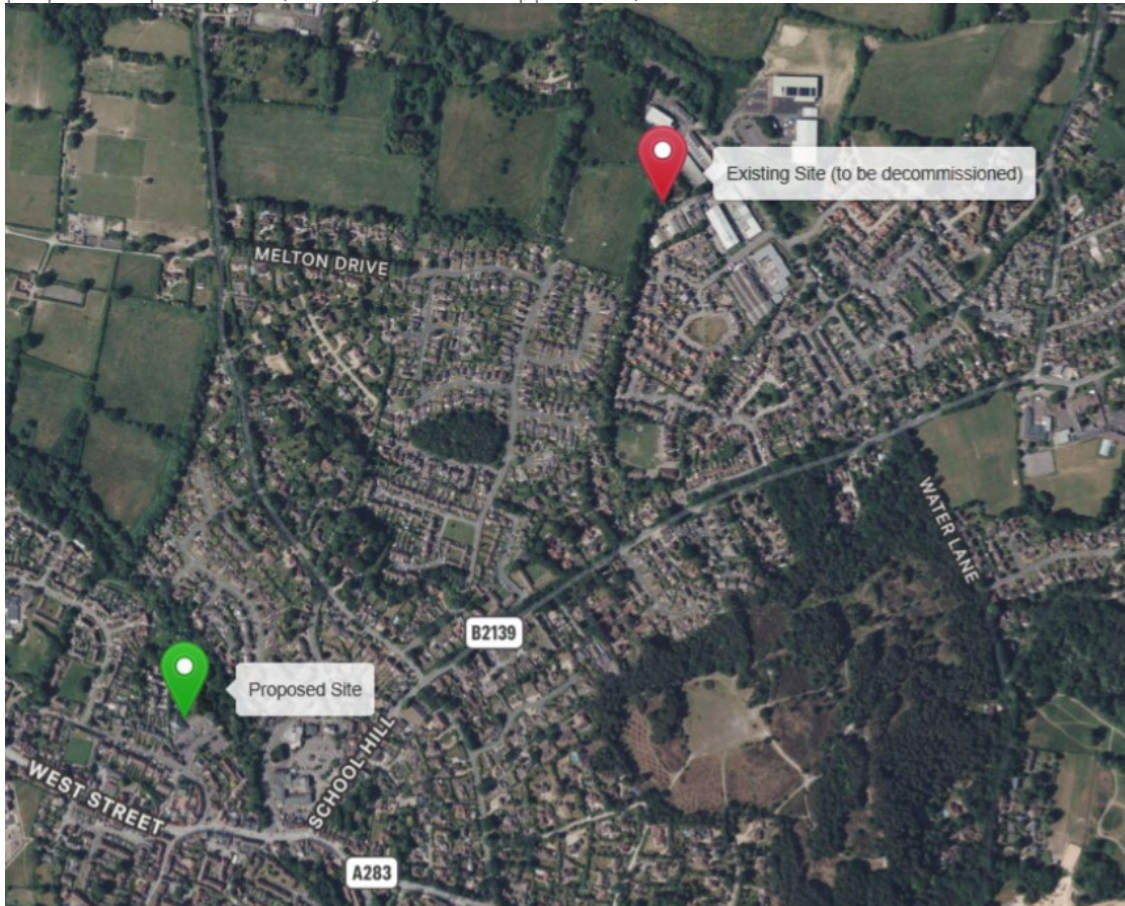
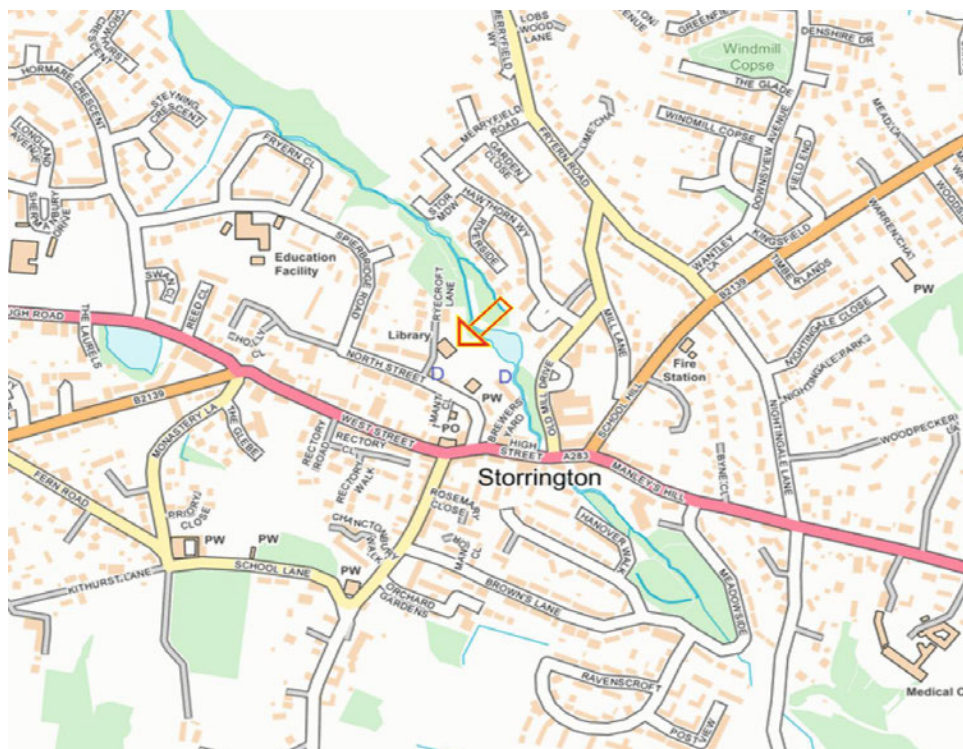
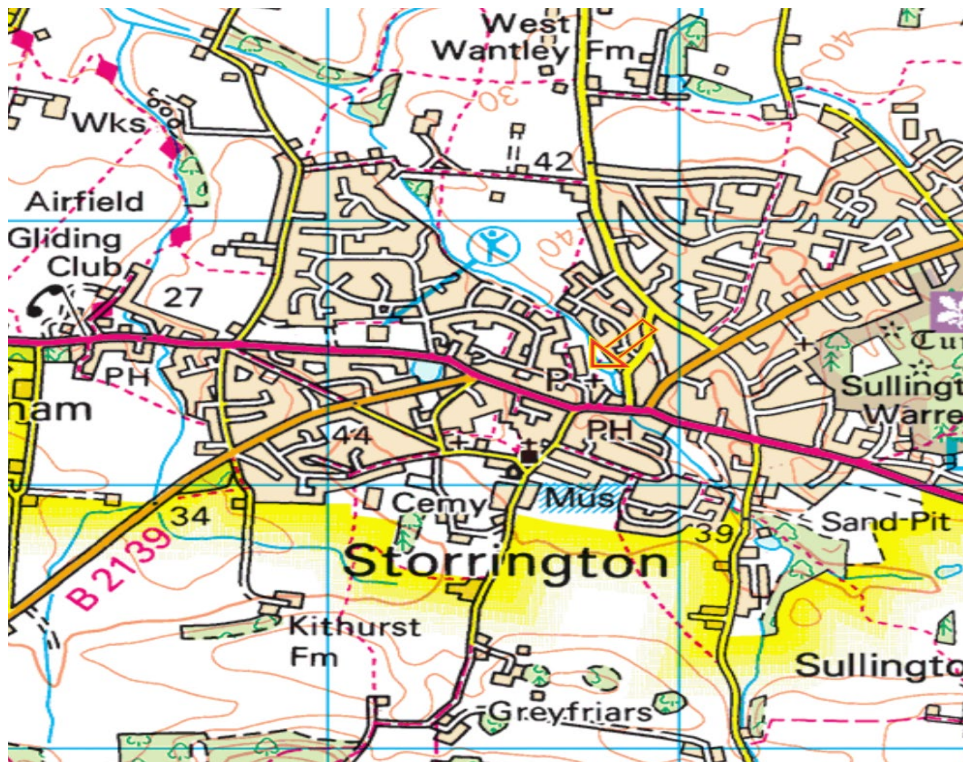


Figure 3 – Location of the proposed site (replacement)



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Enclose map showing the cell centre and existing sites within the cell and adjoining cells

Figure 4 – H3G (Three) indoor coverage with the existing site (Ref: 94737)

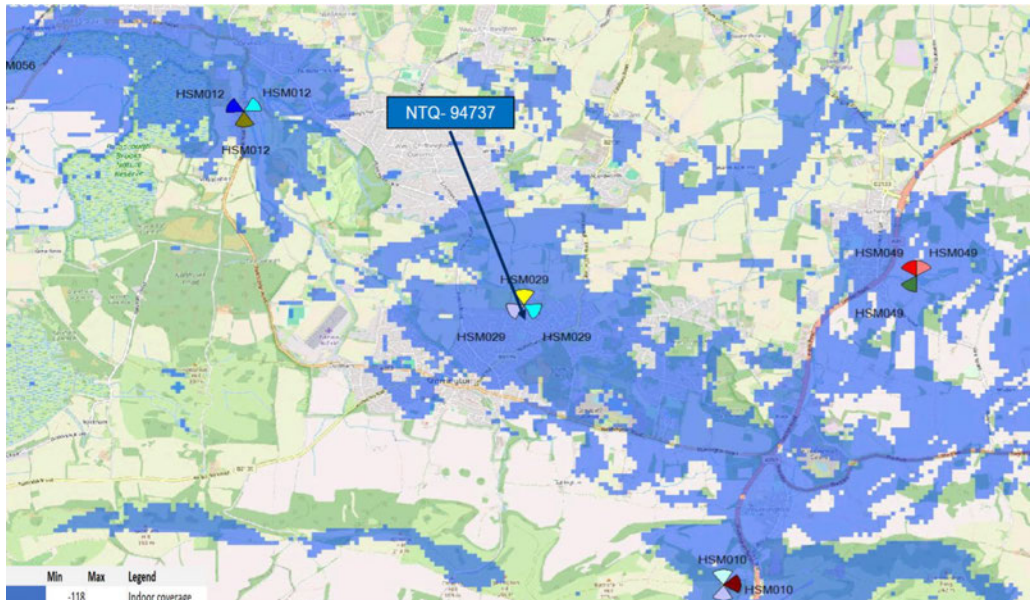


Figure 5 – H3G (Three) indoor coverage with the proposed site (Ref: 10102048)

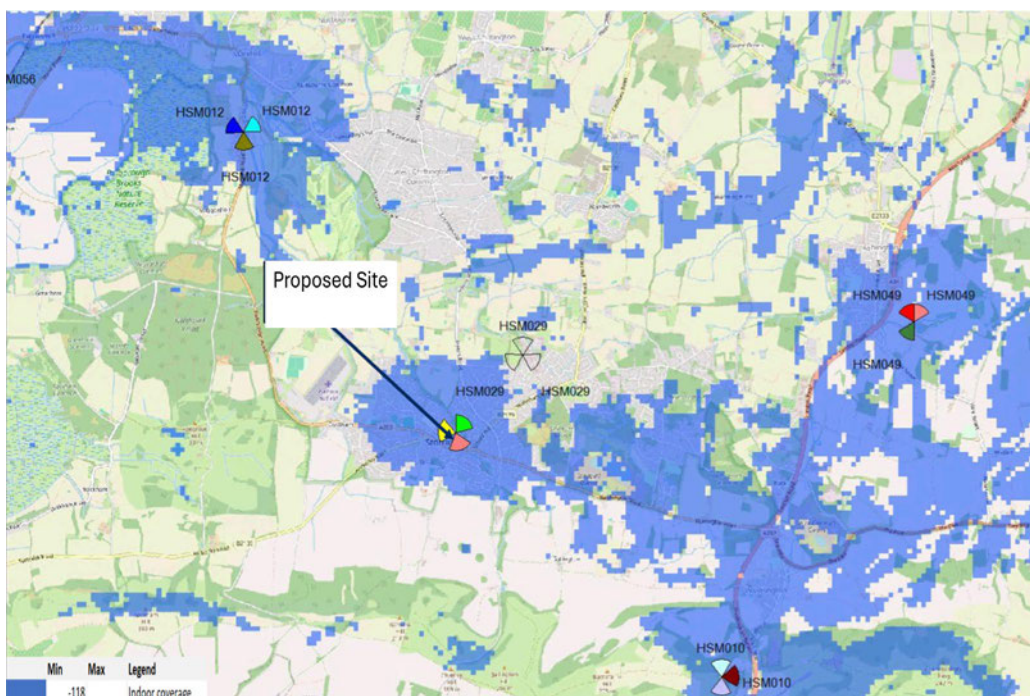


Figure 6 – H3G (Three) loss of coverage without the existing site or proposed replacement

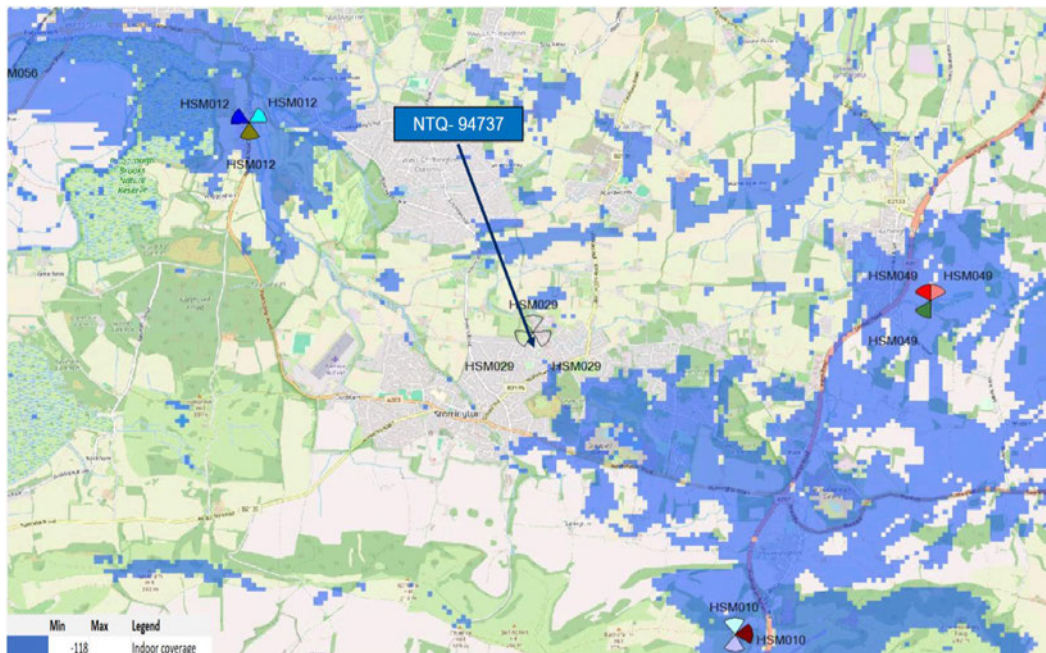


Figure 7 – EE indoor coverage with the existing site (Ref: 94737)

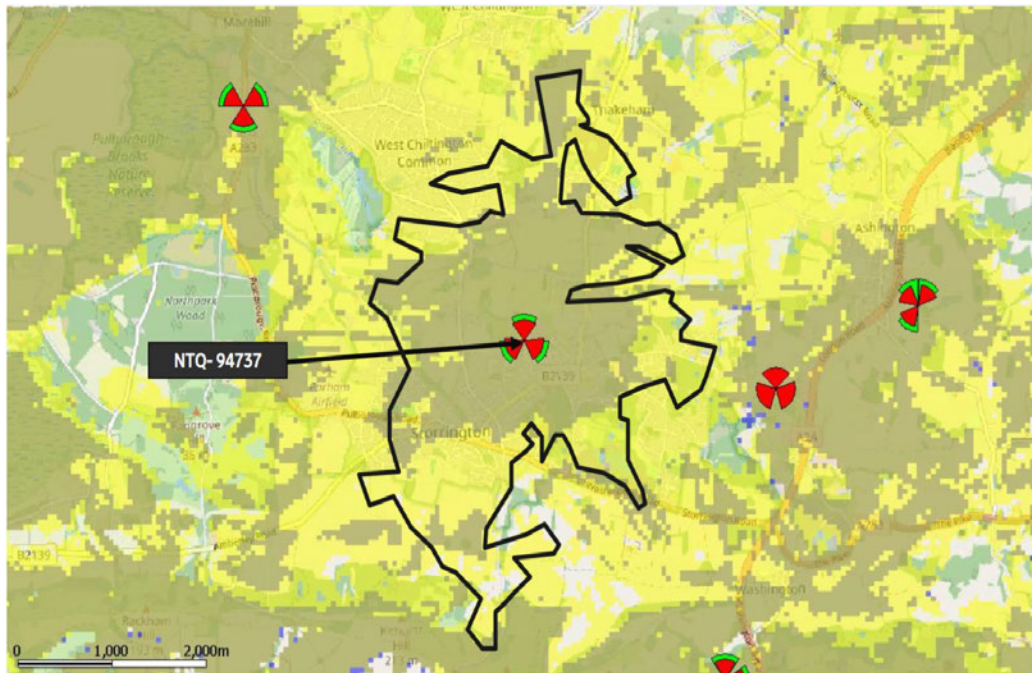


Figure 8 – EE indoor coverage with the proposed site (Ref: 10102048)

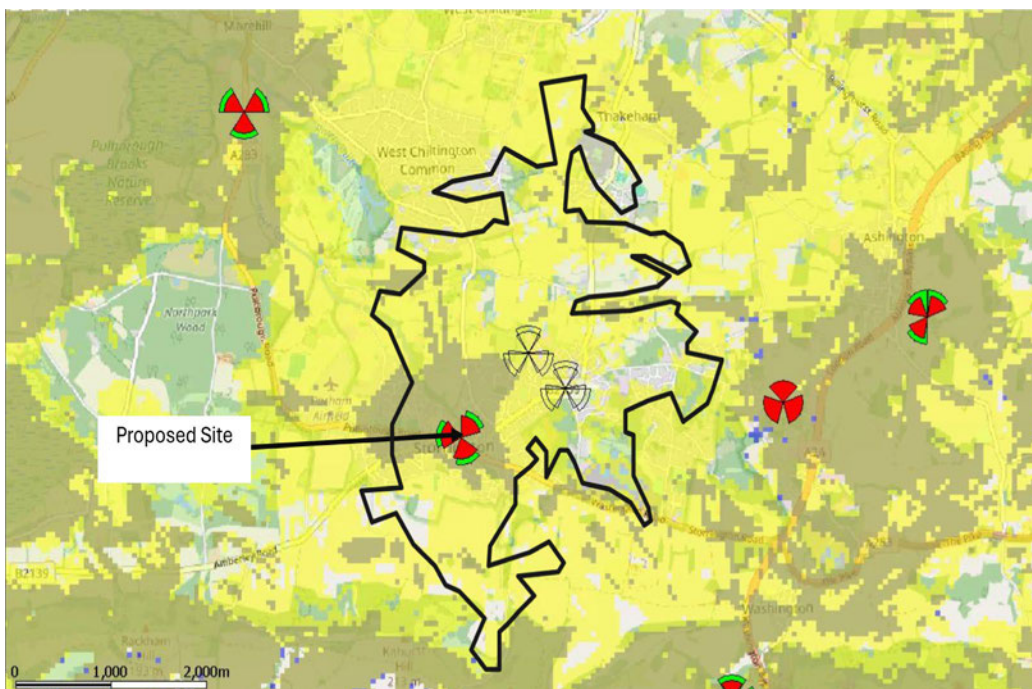
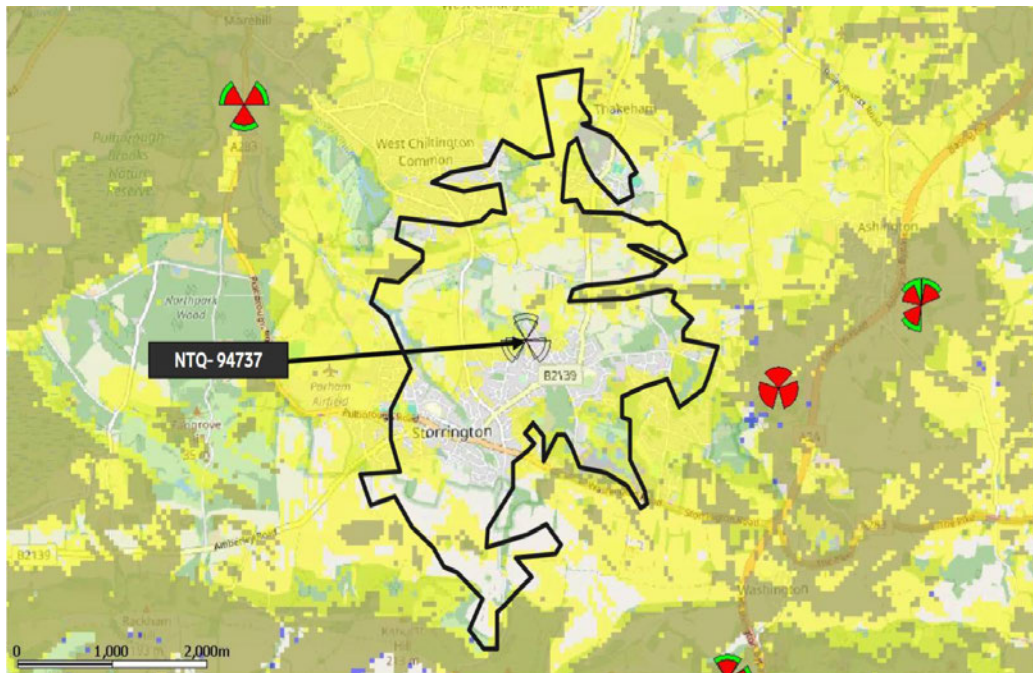


Figure 9 – EE loss of coverage without the existing site or proposed replacement



Please note, the coverage plots provide an illustration of predicted coverage only. As alluded to within this document and that of the Planning Statement, the site will also provide network capacity, tying in with other, operational sites within the wider network and area. Essentially, the loss of the existing site without the planned replacement means that other sites would have to pick up the traffic and demands placed upon the network. As there are typically limitations on the amount of traffic that can be handled by any given site, users would likely experience dropped calls, an inability to make/receive phone calls and/or issues connecting to the internet / running on-line applications 'apps'.

Figure 10 – An image of the proposed location (source: Google Streetview)



The Need for the Proposal

As outlined by our pre-application consultation and the introduction (above), the proposed scheme is required to maintain network coverage within the area of Storrington due to the planned removal of the existing base station at Tesla Engineering, Water Lane Industrial Estate. The proposed installation will provide a combination of 4G and 5G connectivity, to the benefit of the local community.

A base station operates by receiving and transmitting to mobile devices, such as smartphones or tablets using radio waves. A base station is similar to television and radio reception, except the communication is two way and is achieved by the radio antennas, dishes and other electronic communications apparatus. The main function of the supporting structure is to elevate this apparatus above intervening features such as trees and buildings that would otherwise block and hinder the signals.

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The proposed site has been selected following an extensive site search and assessment process. Existing buildings and alternative ground-based locations were considered before concluding that the application site represented the most suitable operational and environmental solution.

Siting and Appearance

The proposed installation is located within an established public car park associated with Storrington Library.

The position benefits from existing vertical features within the surrounding environment, including trees, lighting columns and nearby buildings. The proposed monopole has been designed as a slim-line streetworks structure finished in a light grey colour (RAL 7035), helping it assimilate into the existing streetscape. The associated cabinets will also be finished in light grey (RAL 7035). Please note and if considered necessary, the apparatus can be finished in a colour specified by the Department of Planning within Horsham District Council.

The proposal has been carefully sited to minimise visual impact whilst meeting the technical requirements necessary to provide effective service coverage. The installation is considered to represent a logical and contextually appropriate addition to the existing built environment, near to the centre of Storrington.

Furthermore, the location has been carefully selected to meet the clear demand for enhanced mobile connectivity in the town. In terms of siting, the location offers excellent accessibility and integration potential within the existing urban fabric. It is well-served by utilities (power and fibre connection), enabling efficient installation and maintenance with minimal disruption.

Given the need to replace the existing site to maintain and enhance mobile network coverage in the local area, and having considered the environmental and planning constraints, we have concluded that the proposal represents the most appropriate and balanced solution available.

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It is also important to acknowledge that the height of the proposed installation has been kept to a minimum, balancing visual impact with operational requirements. It should be noted the propagation characteristics associated with 5G which operates at a higher frequency, is more susceptible to interference than previous generations and requires the antennas to be correspondingly higher, avoiding lower level 'clutter' that includes buildings, vegetation and other objects/structures, that will generally impede the radio signals emitted and received by the radio antennas housed upon the streetworks pole.

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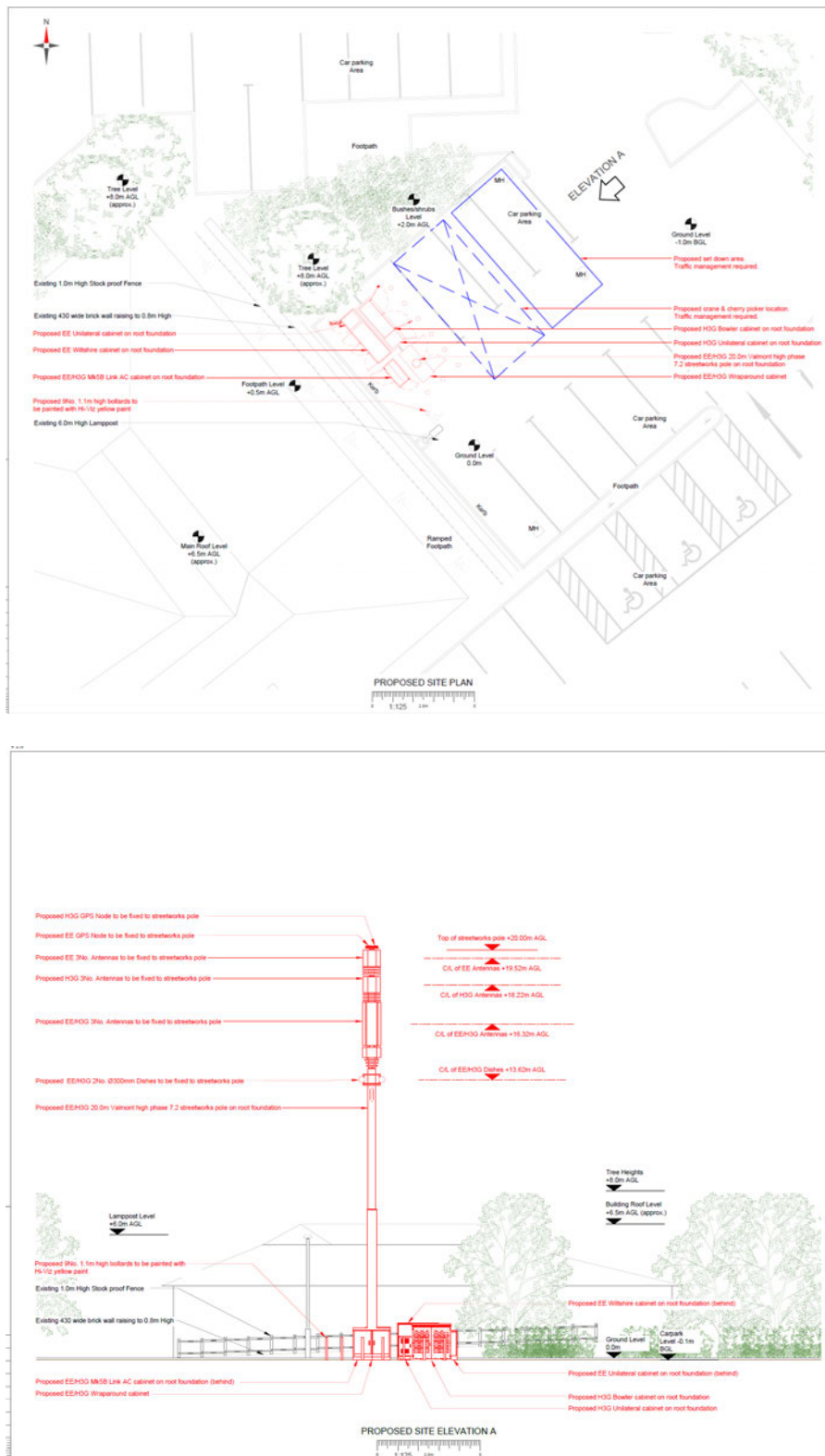
Type of Structure (e.g. tower, mast, etc):	
Description:	
1no. Valmont Phase 7.2 streetworks pole (20 metres in height) with built-in ground-based cabinet. The pole will support 9no. radio antennas, 2no. transmission dishes (each with a diameter of 0.3m) and associated equipment. A small number of cabinets will be positioned at ground level, adjacent to the tower. The specific elements are listed below.	
Overall Height:	
Height of existing building (where applicable):	
The pole will have an overall height of 20 metres.	20 metres
Equipment Housing	
Length:	Metres:
- Mk5B Link AC Cabinet = - H3G Unilateral Cabinet = - H3G Bowler Cabinet = - EE Unilateral Cabinet = - EE Wiltshire Cabinet = - EE/H3G Wraparound Cabinet (base of pole) =	0.6 Metres 0.7 Metres 0.66 Metres 0.70 Metres 0.75 Metres 0.75 Metres
Width:	Metres:
- Mk5B Link AC Cabinet = - H3G Unilateral Cabinet = - H3G Bowler Cabinet = - EE Unilateral Cabinet = - EE Wiltshire Cabinet = - EE/H3G Wraparound Cabinet (base of pole) =	1.2 Metres 0.65 Metres 1.9 Metres 0.77 Metres 2.0 Metres 1.8 Metres
Height:	Metres:
- Mk5B Link AC Cabinet = - H3G Unilateral Cabinet = - H3G Bowler Cabinet = - EE Unilateral Cabinet = - EE Wiltshire Cabinet = - EE/H3G Wraparound Cabinet (base of pole) =	1.6 Metres 1.15 Metres 1.75 Metres 1.46 Metres 1.8 Metres 1.56 Metres

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Materials (as applicable)	
Tower/mast etc – type of material and external colour: Galvanised steel / Light Grey in colour (RAL 7035)	
Equipment housing – type of material and external colour: - Mk5B Link AC Cabinet = Light Grey (RAL 7035) - H3G Unilateral Cabinet = Light Grey (RAL 7035) - H3G Bowler Cabinet = Light Grey (RAL 7035) - EE Unilateral Cabinet = Light Grey (RAL 7035) - EE Wiltshire Cabinet = Light Grey (RAL 7035) - EE/H3G Wraparound Cabinet = Light Grey (RAL 7035)	

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Figure 11 – An extract from the Planning Drawings



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Reasons for choice of Design

There are three main elements to a radio base station; the cabinets which contain the equipment used to generate the radio signals, the supporting structure that holds the radio antennas in the air, along with any necessary amplifier or receiver units. The antennas themselves, emit the radio signals which communicate with wireless devices including mobile phone handsets and tablets etc.

Other elements necessary for the base station to function are the links into the network either by fibre cabling or by dish antennas, power source (meter cabinet), feeder cables that link the equipment housing (cabinets) to the antennas and the various fixings, often referred to in general terms as “development ancillary to” the base station.

The proposed monopole has been selected in preference to a lattice structure owing to its slim-line appearance and reduced visual bulk.

The design allows the necessary telecommunications equipment to be accommodated upon a single shared structure for both EE and Three, thereby reducing the need for multiple installations and helping to minimise the proliferation of telecommunications infrastructure.

Importantly, the site is not located within a conservation area or subject to any other landscape or heritage designations. Nonetheless, we recognise the importance of protecting the visual amenity of the environment and have taken care to ensure the scale, appearance, and position of the installation are sensitive to the surrounding area.

The proposed equipment is deemed to have a minimal material impact and will maintain connectivity for residents, businesses, visitors and the emergency services within the local area, which is a material consideration in the judgment of site suitability.

The technical details of this proposal are illustrated by the enclosed application design drawings:

- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 002 – Site Location Plan
- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 100 – Existing Site Plan
- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 150 – Proposed Site Plan
- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 200 – Existing Site Elevation
- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 250 – Proposed Site Elevation
- HSM136_10102048_RH2040_MBNL_NTQ_GAD_A 300 – Proposed Cabinet Layout

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4.0 Technical information

	Yes	No
International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)* 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, EE (UK) Ltd and H3G (UK) Limited 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 EE (UK) Ltd and H3G (UK) Limited's network, the radio base station that is the subject of this application will be configured to operate in this way. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.		

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The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.		
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Frequency	2G (900 & 1800 MHz) 4G (700, 800, 1800, 2100 & 2600 MHz) 5G (600, 2500 & 3500 MHz)
Modulation characteristics ¹	GMSK & QPSK
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, T-Mobile operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of EE (UK) Ltd's and H3G (UK) Ltd network, the radio base station that is the subject of this application will be configured to operate in this way.	56 dBm
Height of antenna (m above ground level)	The antennas will have a stacked arrangement and shall sit at 16.32, 18.22 and 19.52 metres to the centreline, respectively.

¹ The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

5.0 Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity

The National Planning Policy Framework (NPPF) clearly states that authorities should NOT question the need for the service, nor seek to prevent competition between operators. Notwithstanding this, the Applicant considers it important to explain the positive technical justification for the site and how the facility fits into the overall network.

As outlined within this application, EE and Three have an existing site within Water Lane Industrial Estate which is set to be decommissioned and this warrants the need for a replacement.

It should be noted that this development will provide network coverage over the area for two separate operators (EE & H3G) as a shared structure. This removes the need for an additional base station (i.e. one for each operator) and meets the policy objective to reduce the proliferation of such structures.

The replacement will provide a combination of 4G and 5G connectivity. The rollout of 5G is a critical step forward in meeting the growing demand for faster, more reliable, and higher-capacity wireless communication. Compared to previous generations, 5G offers substantial improvements in download and upload speeds, reduced latency, and greater capacity to handle high volumes of connected devices — all of which are essential in today's increasingly digital world.

Installing 5G infrastructure at this site not only ensures better service today but also plays a key role in future-proofing the network. As data usage continues to grow exponentially due to streaming, remote work, smart home devices, and emerging technologies like augmented reality and autonomous systems, a robust 5G network will be vital to supporting these developments, ensuring seamless connectivity for both consumers and businesses.

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Furthermore, 5G cell search areas are more constrained due to the higher frequencies used, which require precise siting to maintain optimal performance. As a result, it is not generally feasible to place the installation far from the target locale. The site has therefore been carefully selected to ensure it meets technical and coverage requirements while maximising the provision of 4G and 5G services in the immediate vicinity.

In addition to coverage, the capacity of the network is a function of the number of sites provided. This is harder to illustrate but is a significant factor in the work of the radio planner when planning replacement sites.

6.0 Site Selection Process – alternative sites considered and not chosen

Discounted Options

In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF), the following search criteria have been adopted. Firstly, consideration is always given to sharing any existing telecommunication structures in the immediate area, secondly; consideration is then given to utilising any suitable existing structures or buildings and thirdly, sites for freestanding ground- based installations are investigated.

This sequential approach is outlined below:

- a) Mast and Site Sharing
- b) Existing Buildings Structures
- c) Ground Based Installations

In compliance with its licence and the sequential approach outlined in the NPPF, all attempts to use any existing telecommunication structures, where they represent the optimum environmental solution, have been utilised. The Mast Data register is examined prior to the submission of a planning application. A number of sites were considered before this site was identified as being the most suitable and appropriate, given all of the constraints that restrict operational and aesthetic considerations. The table below identifies and provides reasons for discounting other locations/sites.

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Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator).

Site²	Site Name and address	National Grid Reference	Reason for not choosing³
ETS	D1 – Tesla Engineering Water Lane Industrial Estate Storrington and Sullington Horsham RH20 3EA Site Reference: 94737	E 509450 N 115249	EE and Three have equipment installed upon an existing base station within Tesla Engineering, Water Lane Industrial Estate. The apparatus includes a series of radio antennas which are attached to a free-standing tower. However, planning permission has been granted to redevelop a large part of the site with the construction and extension of an existing industrial unit (application reference: DC/26/0470). As a result of this planned development, EE and Three are seeking a replacement base station to maintain network coverage and capacity within the local area.

² ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

³ SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning

O – Other

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GF	D2 – East Wantley Farm Northlands Lane Storrington and Sullington Horsham RH20 3EZ	E 509197 N 115493	Access into the fields was found to be challenging, particularly in respect of deploying the necessary infrastructure. The apparatus would also require intermittent servicing and maintenance which would make this exercise equally as difficult and even more so in adverse weather conditions.
GF	D3 – Downsview Avenue Storrington and Sullington Horsham RH20 4PZ	E 509289 N 115182	A site within this vicinity is part of an active development of residential housing and would likely conflict with the new houses. As a result, the location is considered unsuitable for a ground-based telecommunications installation.
GF	D4 – Water Lane Thakeham Storrington and Sullington Horsham RH20 3DN	E 509632 N 115482	Planning permission has been granted for the construction and extension of an existing industrial unit (application reference: DC/25/0371). As such, the location is unavailable for a new ground-based telecommunications installation

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GF	D5 – Parcel of grassland, Water Lane Storrington and Sullington, Horsham RH20 3DN	E 509640 N 115281	The parcel of land is difficult to access which would present significant complications in respect of bringing in the necessary plant, equipment and materials required in the deployment of the apparatus. As a consequence, the location is deemed unsuitable for a ground-based telecommunications installation.
GF	D6 – Water Lane Storrington and Sullington Horsham RH20 3DN	E 509605 N 115209	A site in this vicinity is near to overhead services (cables) and a number of very tall, mature trees which would block and hinder the signals emitted and received by the transmission equipment. It is important the radio antennas are elevated above trees and buildings (typically known as 'clutter') to ensure the radio signals can be transmitted across the surrounding area without interruption.
GF	D7 – Thompson Drive Storrington and Sullington Horsham RH20 3QP	E 509522 N 115044	The general location is overlooked by residential housing from all sides and notwithstanding the nature of the proposed installation (slim-line pole and associated cabinets), the site at Storrington Library is considered far more discreet, lessening any visual impact upon the surrounding area.

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GF	D8 – Kingsfield Storrington and Sullington Horsham RH20 3NF	E 509220 N 114615	Due to the residential nature of this general vicinity, space is somewhat limited, while the presence of very tall, mature trees presents no obvious solutions for a new ground-based telecommunications installation.
GF	D9 – Car Park Mill Lane Storrington and Sullington Horsham RH20 4PP	E508943 N 114413	The car park is reasonably exposed and directly overlooked by many properties, including residential dwellings. Notwithstanding the nature of the proposed installation (slim-line pole and associated cabinets), the site at Storrington Library is considered far more discreet, lessening any visual impact upon the surrounding area.
GF	D10 – 12 Old Mill Drive Storrington and Sullington Horsham RH20 4NQ	E 508866 N 114331	A potential streetworks installation (free-standing pole and cabinets) was explored along the grass verge at this location. However, there are a bank of extensive and very tall trees immediately west of this location by the River Stor that would essentially block the radio signals emitted from the transmission equipment housed within pole. As a result, an installation at this location would not achieve operational requirements.

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GF	D11 – Royal Mail West Street Storrington and Sullington, Horsham RH20 4DZ	E 508738 N 114322	Space is somewhat limited within this operational depot. Furthermore, the property is overlooked by many residential dwellings and the proposed site within the Storrington Library is considered to have a significantly lesser visual impact upon the surrounding area.
GF	D12 – North Street Storrington and Sullington, Horsham, RH20 4NZ	E 508691 N 114398	The areas in and around North Street are lined with low-rise residential properties, many of which feature driveway access points with dropped kerbs along the pavement. In addition, space is further limited by the presence of overhead services. Overall, no suitable locations have been identified for a new ground-based telecommunications installation.
GF	D13 – West Street Storrington and Sullington, Horsham RH20 4NZ	E 508648 N 114312	The footpaths that run alongside the carriageway of North Street are narrow, while space is again further limited due to the presence of vehicle access points and in places, overhead telephone wires. As a consequence, no suitable locations have been identified for a new ground-based telecommunications installation.

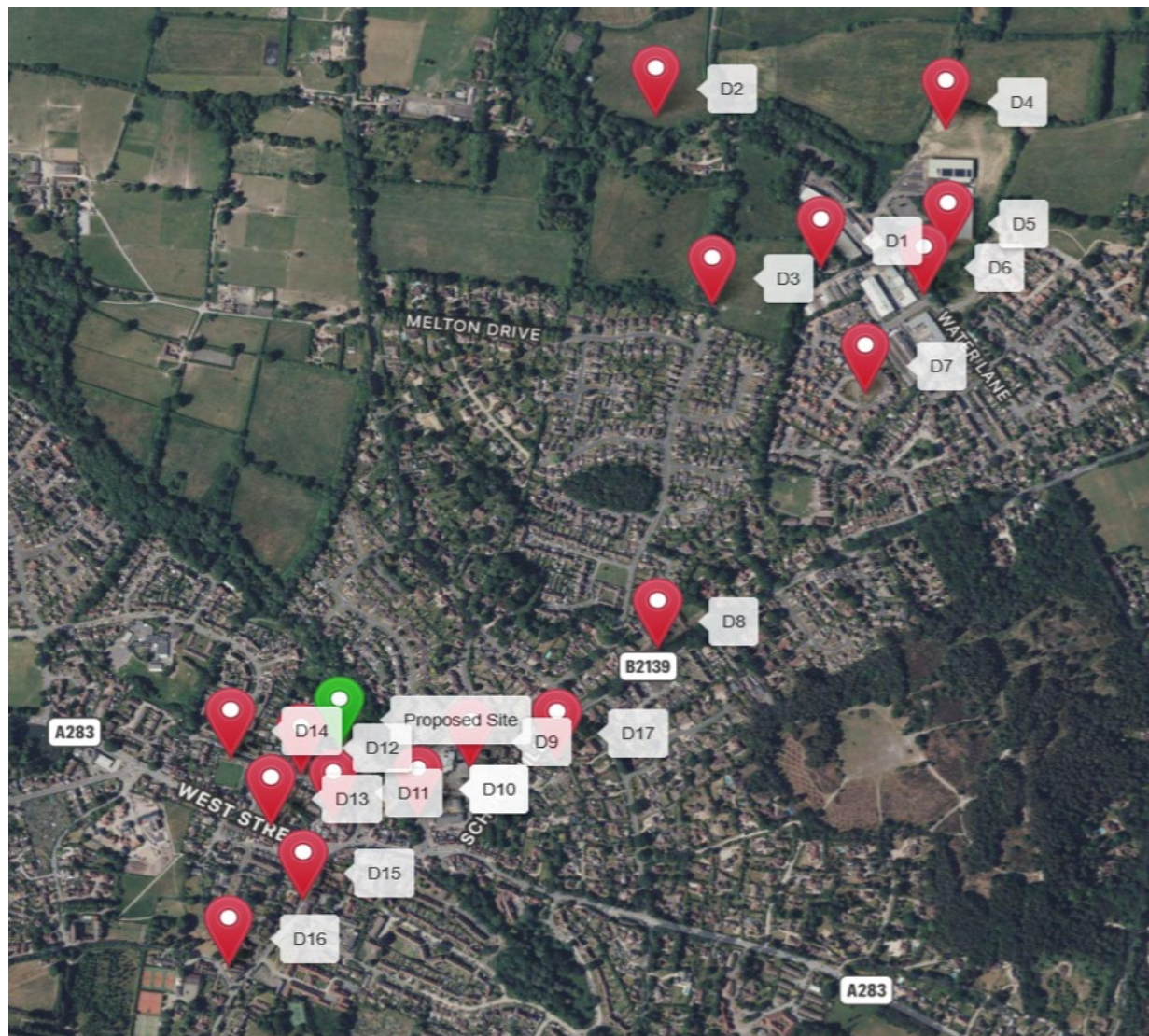
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GF	D14 – Storrington Bowling Club, North Street Storrington Horsham RH20 4NZ	E 508582 N 114423	Space is somewhat limited within the grounds of the Bowling Club for the deployment of a ground-based telecommunications installation, while it is also noted that access is somewhat limited, particularly in respect of deploying the necessary equipment owing to the plant and materials required. Finally, the property is directly overlooked by many residential dwellings and the proposed site within the car park of Storrington Library is considered to be far more sympathetic to the surroundings.
GF	D15 – Church Street Storrington and Sullington, Horsham RH20 4LA	E 508698 N114190	The footpaths that run alongside the carriageway of Church Street are particularly narrow, while space is further limited due to the presence of parking bays and property entrance point. As a result, the general location is deemed unsuitable for a new ground-based telecommunications installation.
RT	D16 – St Mary's Church Church Street Storrington and Sullington, Horsham RH20 4LA	E 508589 N 114078	The Grade II* listed building has no louvres within the bell tower with which to conceal the necessary transmission equipment (radio antennas), nor suitable characteristics with which to support such equipment.

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RT	D17 – Storrington Fire Station, Station Hill Storrington and Sullington, Horsham RH20 4NB	E 509073 N 114430	From investigations, the training tower within the grounds of Storrington Fire Station is being used to house a very limited amount of telecommunications equipment. However, on assessment, would not have the capacity to support the vast array of equipment required by both EE and Three.
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Figure 6 – Map of Discounted Sites



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As outlined in the supporting statement, the replacement has been strategically positioned to fill the gap in network coverage and capacity following removal of the existing site and to fit within the carefully arranged pattern of sites upon the wider network. In this instance, there is an operational need to keep the replacement as near to the existing site as operationally possible.

If no alternative site options have been investigated, please explain why:

N/a

SUPPLEMENTARY INFORMATION FORM

Additional relevant information

This document should be read in conjunction with the planning statement and other documentation included with the application.

