Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1184
Vodafone, Aerial Mast, Sandgate Park, Water Lane, Storrington, West Sussex,

DESCRIPTION:

Application to determine if prior approval is required for an upgrade of the existing telecommunications base station comprising the removal of 3 no. antennas and replacement with 6 no. antennas, associated removal and replacement of radio units and other ancillary works (upgraded radio equipment to be housed within the existing equipment cabin).

RELEVANT PLANNING HISTORY:

DC/22/1746	The replacement of 3no. antennas with 3no. new antennas, the installation of 2no. 300mm dishes, internal cabin works and ancillary works thereto. This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.	NO OBJECTION to Notification on 07.10.2022
DC/22/2239	The proposed upgrade comprises the replacement of 3no. antennas with 6no. new antennas, the installation of 2no. 300mm dishes, internal cabin works and ancillary works therto.	NO OBJECTION to Notification on 15.12.2022
DC/25/1055	Upgrade of existing telecommunications base station, comprising the removal of 3 no. antennas and replacement with 6 no. antennas, removal of 9 no. radio units and replacement with 18 no. radio units and ancillary works (upgraded radio equipment to be housed within the existing equipment cabin).	NO OBJECTION to Notification on 14.07.2025

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
CA2: Community Aim – Broadband and Mobile Communication

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 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 document 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 proposed development and related equipment is to be sited at / on an existing lattice tower sited to the southern end of Water Lane. The site is largely shielded from the carriageway due to the screening

afforded by the tree cover. The tower itself was erected in 1999 and has been incrementally adjusted since 2017. Given that the tower has been in position for 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 work to telecommunications base station, comprising the removal of 3 no. antennas and replacement with 6 no. antennas, removal of 9 no. radio units and replacement with 18 no. radio units and ancillary works (upgraded radio equipment to be housed within the existing equipment cabin). Including equipment, the tower's height is 21.5m. This is to remain the same. Additional equipment is to be sited on the tower which includes a wider bracket assembly at the top of the tower itself. This does increase the massing of the tower at its highest point, however it is considered that this is only a slight change in overall form. Though it may have a slightly larger visual impact, it is not thought that the proposed installation alters the appearance of the mast, where it would not be considered to reasonably harm the appearance of the area to a point which warrants refusal for works.

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/25/1184
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Supplementary Information	NONE	18.07.2025
Supporting Docs	Declaration with Clarification Letter	NONE	18.07.2025
Supporting Docs	Health And Mobile Phone Base Stations	NONE	18.07.2025
Supporting Docs	Mobile Connectivity	NONE	18.07.2025

Supporting Docs	Minister Of State Letter To Leaders	NONE	18.07.2025
Supporting Docs	General Background Information for Telecommunications Development	NONE	18.07.2025
Supporting Docs	Boosting Mobile Connectivity	NONE	18.07.2025
Supporting Docs	Keir Starmer: We Will Launch A Golden Era Of Building	NONE	18.07.2025
Supporting Docs	Matt Warman's Keynote Speech at Connected Britain 2020	NONE	18.07.2025
Supporting Docs	5G Masts & Health	NONE	18.07.2025
Supporting Docs	UK Wireless Infrastructure Strategy	NONE	18.07.2025
Supporting Docs	Cover Letter	NONE	18.07.2025
Elevation plan	Existing	300 REV A	18.07.2025
Site plan	Existing	200 REV A	18.07.2025
Elevation plan	Proposed	301 REV A	18.07.2025
Site plan	Proposed	201 REV A	18.07.2025
Location plan		100 REV A	18.07.2025
Supporting Docs	Application Letter	NONE	18.07.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 10/09/2025

Authorising Officer sign/initial TDale Date: 25.09.2025