

PLANNING PRE-APPLICATION ENQUIRY - SITE DETAIL SHEET

Site Requirement

Site Introduction Planning pre-application enquiry for a proposed replacement telecommunications site adjacent to:

Storrington Library Car Park, North Street, Pulborough, RH20 4NZ

Site Objective To provide the surrounding area with mobile coverage and capacity while linking other sites into the wider network. The mobile operators of EE and Three have telecommunications equipment installed upon an existing mast within the premises of Tesla Engineering, Water Lane Industrial Estate, Storrington, RH20 3EA. The existing site includes a series of radio antennas (attached to a free-standing lattice tower) and associated equipment which is necessary to operate a telecommunications site. However, permission has been granted for the redevelopment of the site and wider premises. To maintain coverage and capacity within the local area, EE and '3' require a replacement installation. Further details are outlined below.

Preferred Site

Site Name **10102048 – Storrington Library Car Park**

National Grid Reference NGR E: 508745, N: 114442

Traffic Light Model Rating **Green**

Assessment The proposed scheme involves deploying a 20-metre-high streetworks pole with built-in cabinet which will support radio antennas, transmission dishes and ancillary equipment. A small number of associated cabinets will be set alongside the pole within a corner of Storrington Library. Further details are included below and within the enclosed planning drawings.

The equipment is designed to integrate with other forms of infrastructure not uncommon within such urban areas. The installation will continue to extend high-speed mobile connectivity around the local area.

Equipment Details

Please refer to the following set of drawings (enclosed).

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

Reason for proposed replacement site

As detailed above, EE & H3G have existing telecommunications infrastructure at Tesla Engineering, Water Lane Industrial Estate which is due to be decommissioned because of potential redevelopment associated with the wider property. As a result, EE/'3' require a new base station to maintain network coverage and capacity within the surrounding area.

A telecommunications site is responsible for providing coverage to a specific cell (coverage area). The radio antennas will provide a signal to and from mobile handsets and other wireless devices within that area. The size of a cell shall depend upon different factors, including the height of the radio antennas above intervening clutter such as buildings and trees. In general, the higher the antennas above ground, the further the signal will propagate, travelling over such objects which will typically block or hinder the signal. Due to the topography of the surrounding area and scope of the existing site, the radio planner (the person with ultimate responsibility for building and maintaining telecommunications networks), has determined a slim-line monopole of 20 metres in height will be needed to ensure the operational requirements of EE and Three are achieved.

Figure 1 – View of the existing mast to which EE and Three have apparatus installation. Image captured from Google Streetview.



Storrington Library Car Park

The proposed erection of a new 20-metre-high streetworks pole with built-in cabinet which will support a total of 9no. radio antennas via a stacked arrangement and 2no. small transmission dishes. Alongside the pole will sit a small number of associated cabinets. The pole and cabinets will be set in the corner of the car park, to the side of Storrington Library and adjacent to vegetation and trees. The installation is being deployed for the sole purpose of maintaining a telecommunications network.

Figure 2 – The existing site (to be removed) and the proposed replacement. The planned replacement is situated just over 1 kilometre south-west of the existing site at Tesla Engineering.

- Existing Site – to be decommissioned (Red Marker)
- Proposed Replacement – Storrington Library Car Park (Green Marker)

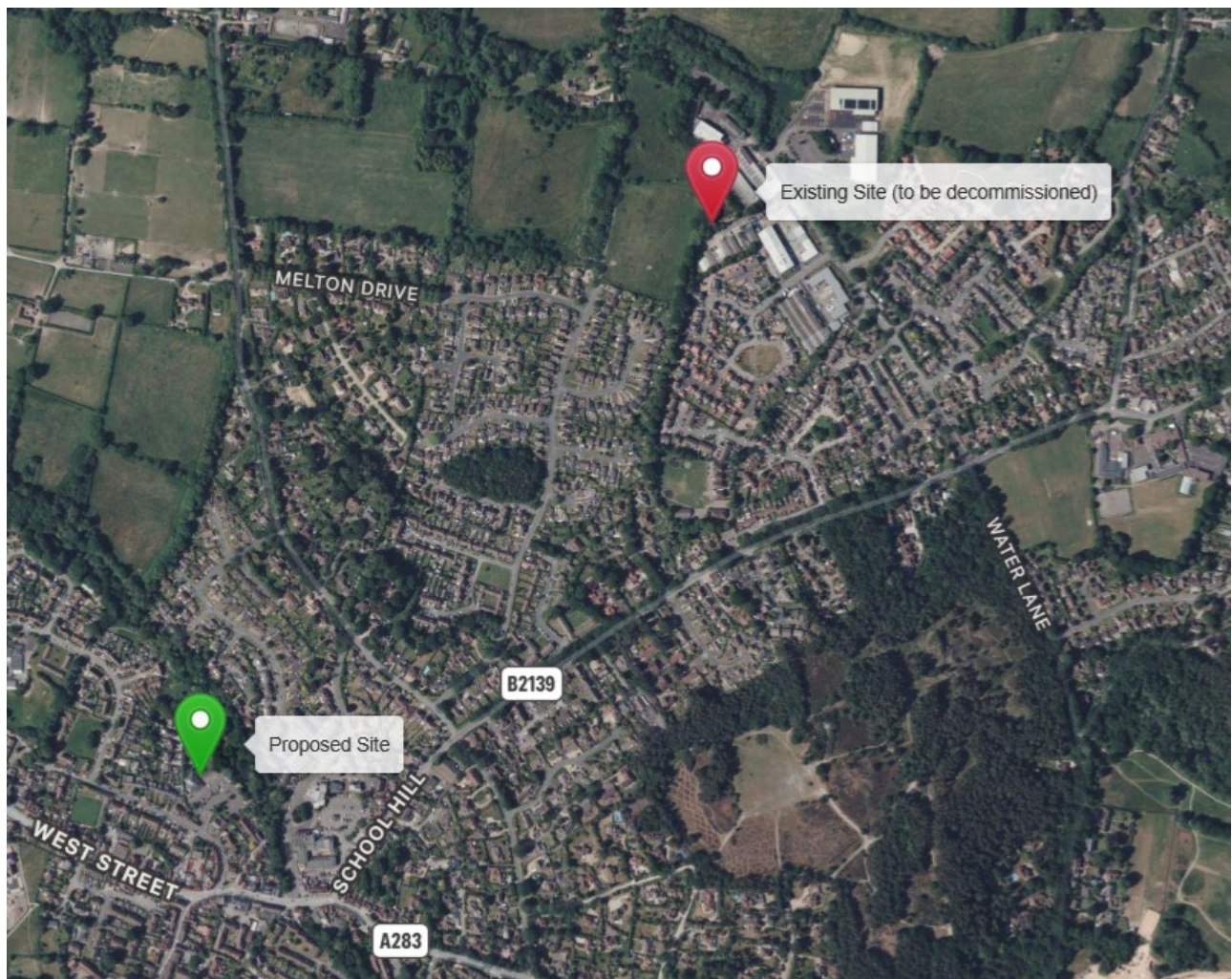


Figure 3 – Location of the proposed site (indicated)

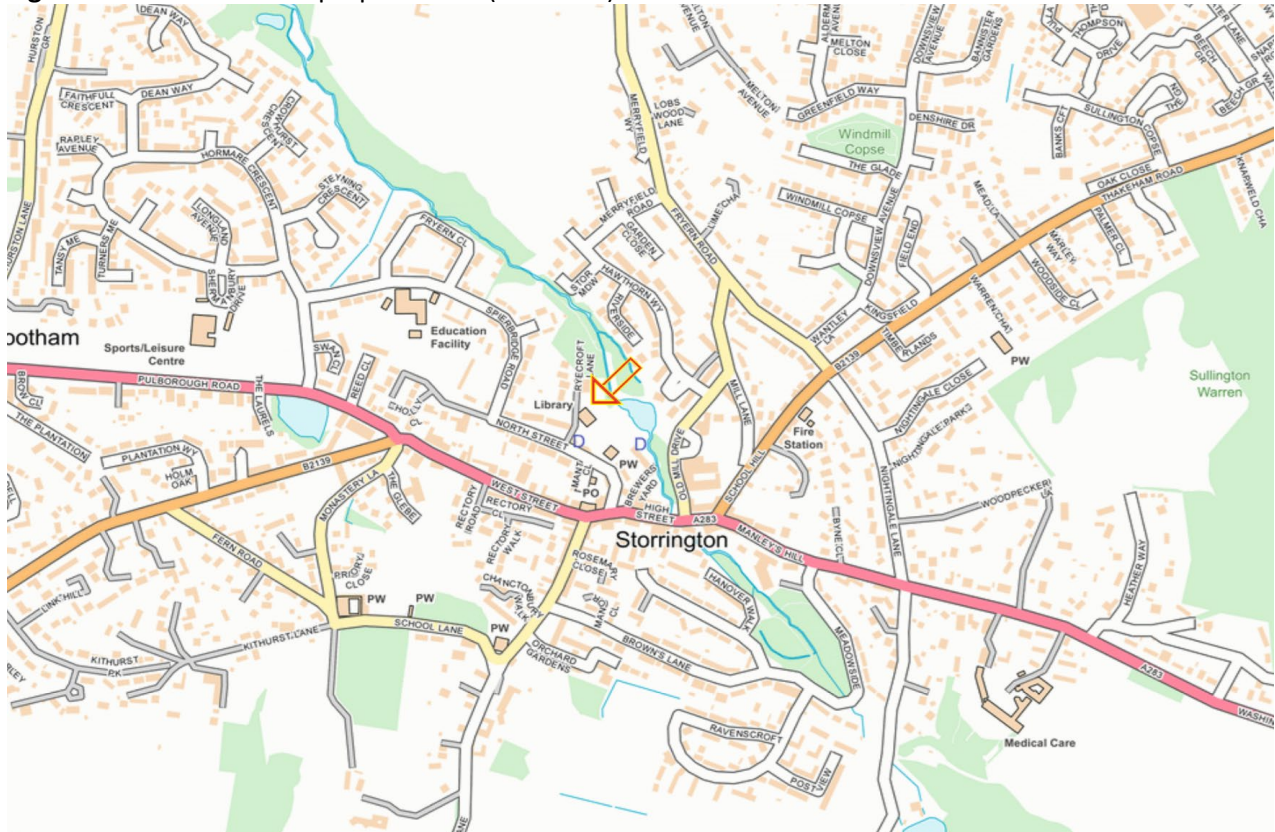


Figure 4 – The approximate site is indicated. The location is situated to the side of Storrington Library. The surrounding area includes a mix of commercial and residential property.



Discounted Sites

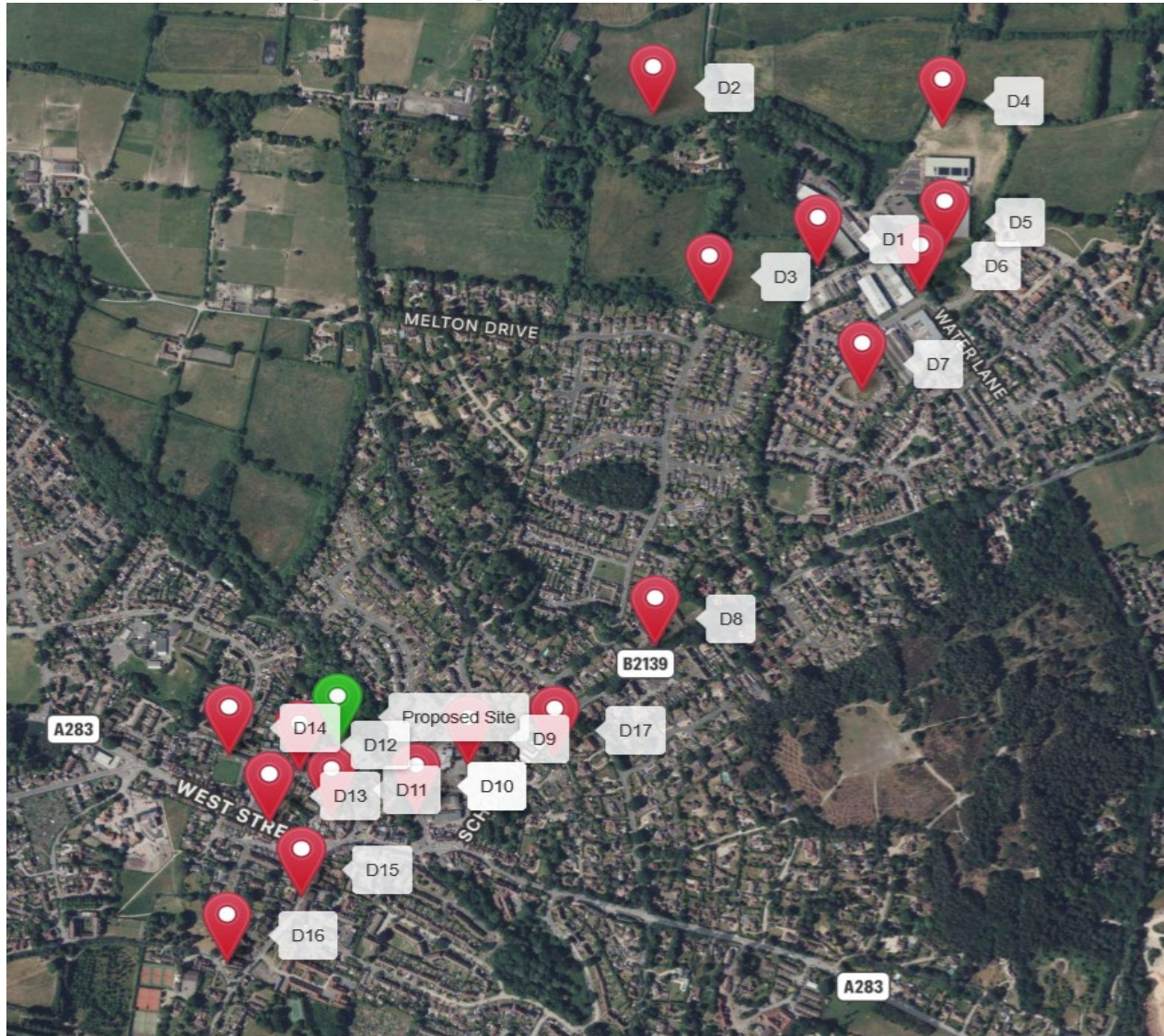
Site	NGR	Discounted Reason
D1 – Tesla Engineering, Water Lane Industrial Estate, Storrington and Sullington, Horsham RH20 3EA Site Reference: HSM029	E 509450 N 115249	EE and Three have equipment installed upon an existing base station within Tesla Engineering, Water Lane Industrial Estate. The apparatus 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.
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.
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.
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
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.

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.
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.
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.
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.
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.
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.

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.
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.
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.
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.
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.
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.

Figure 5 – Map of discounted sites (red markers). The proposed site is shown as a green marker.

Note, potential sites around the existing base station have been investigated, along with locations in and around the centre of Storrington and Sullington



Proximity of the site to airports

There are no airports or airfields within 3 kilometres of the proposed site.

Figure 6 – Nearest Airports

✈ Airport Near North Street, Storrington, Pulborough, West Sussex, England, RH20 4, UK					
<< Go Back To UK Nearest Airport Search					
Airports with scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✈	London Gatwick Airport	London	LGW	★★★★★	19.6 mi
✈	London Heathrow Airport	London	LHR	★★★★★	38.18 mi
✈	Southampton Airport	Southampton	SOU	★★★★★	39.38 mi
✈	London City Airport	London	LCY	★★★★★	46.18 mi
✈	Lydd Airport	Lydd, Ashford	LYX	★★★★★	60.71 mi

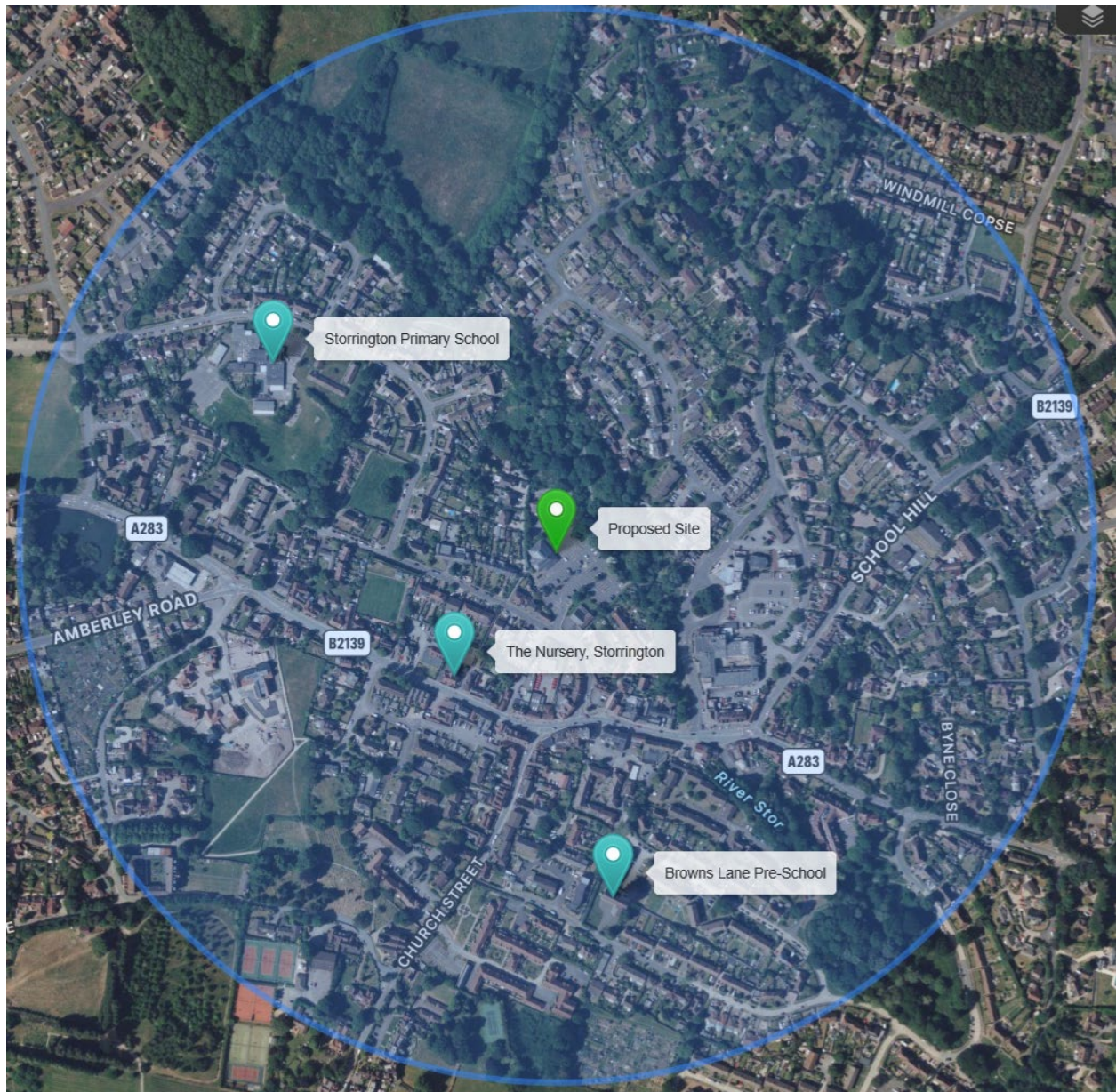
✈=Medium Airport, ✈=Large Airport
 ★★★★★ Connectivity ratings are based on the airport's flight routes to other airports. The above list contains Regional/Domestic as well as International airports.

Proximity of the site to schools

A review of available mapping has identified three educational establishments within a radius of 500 metres of the proposed site.

Figure 7 – Extract from Gridreferencefinder showing educational establishments within a 500m radius of the site.

- The Nursery, Storrington – approximately 150 metres to the south-west
- Storrington Primary School – approximately 220 metres to the north-west
- Browns Lane Pre-School – approximately 320 metres to the south-east



Planning Designations

Please see Figure 8.

Figure 8 – Extract captured from the Local Plan. The proposed site is indicated.

- The proposed site is situated within the town boundary and bat sustenance area.

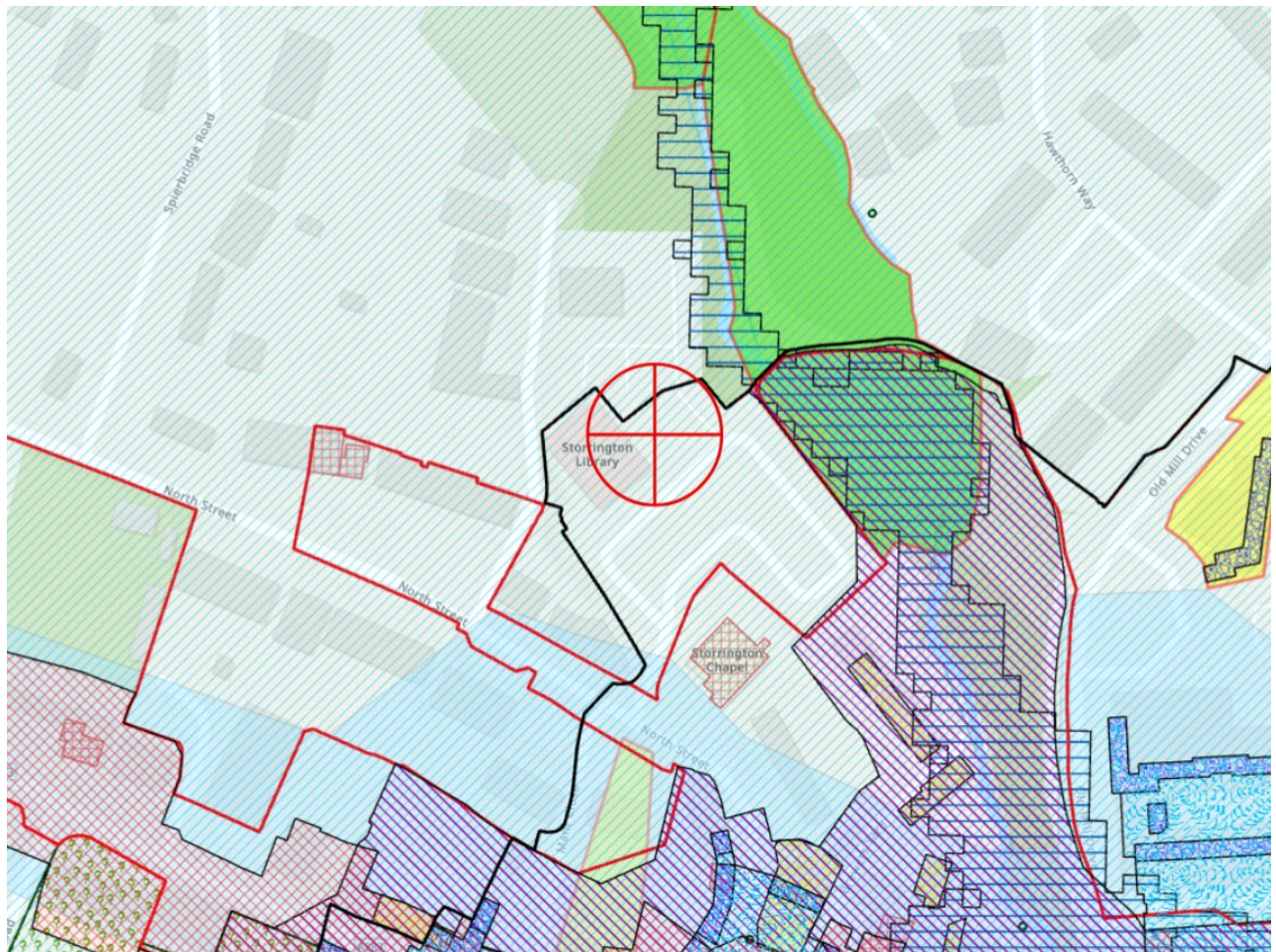
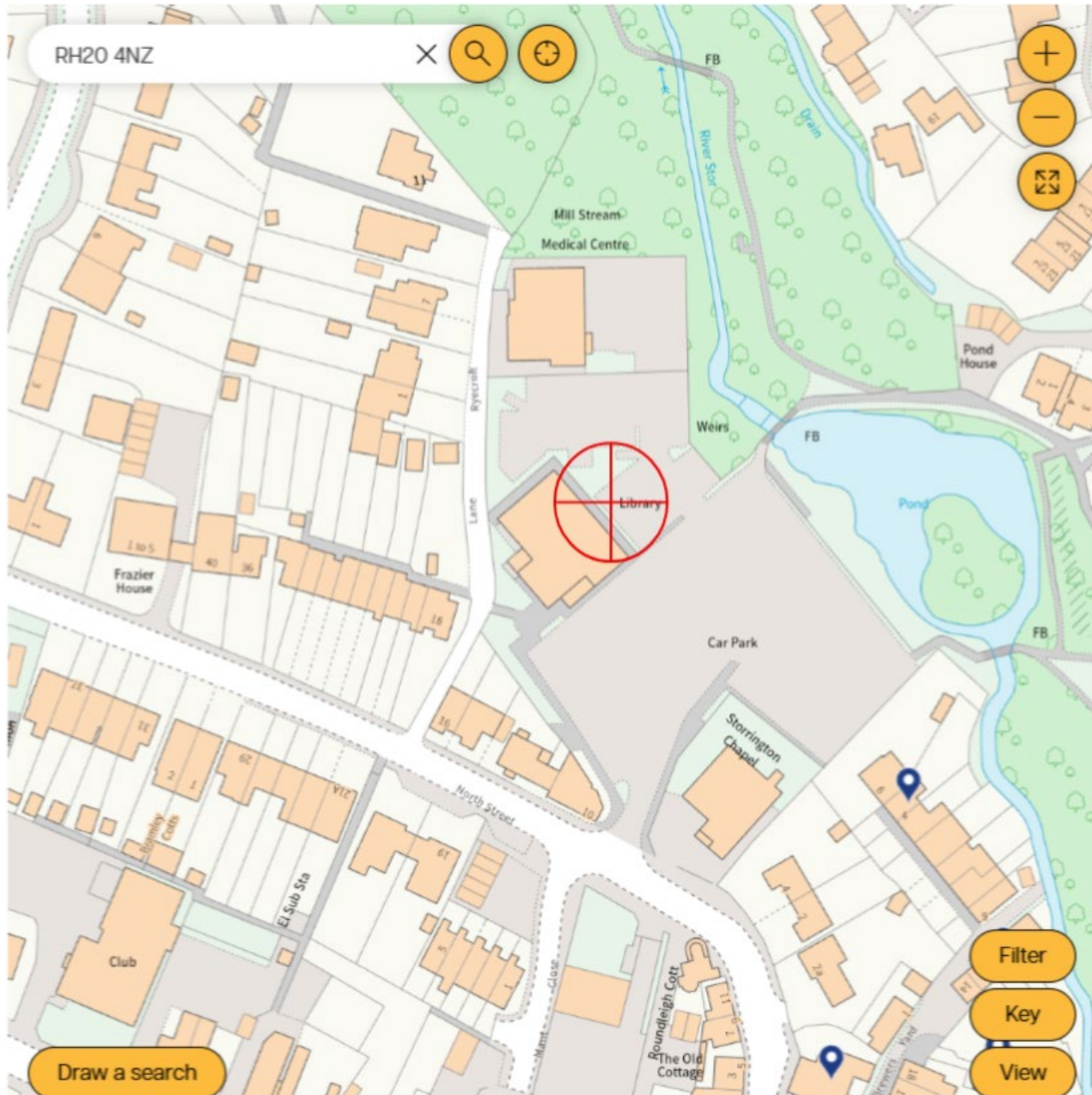


Figure 9 – Extract captured from Historic England (the proposed site is indicated).

- No listed properties have been identified within the immediate vicinity. Any listed buildings are identified as blue markers.



Planning Policy

The current plan for the region is the Horsham District Planning Framework (HDPF) 2015. A new plan is progressing but has still to be finalised and adopted.

Unlike some authorities, Horsham's adopted HDPF does not contain a dedicated telecommunications policy. Telecommunications proposals are generally assessed against:

- National planning policy in the **National Planning Policy Framework (NPPF)**, particularly the section on supporting high-quality digital communications infrastructure.
- General HDPF policies relating to:
 - sustainable development,
 - landscape character,
 - design and amenity,
 - heritage assets,
 - biodiversity and environmental protection.

Horsham District Council has also published **Telecommunications Planning Guidance**, which is intended to assist in the assessment and design of telecommunications proposals within the district.

Key Planning Considerations for Telecoms Infrastructure

When determining applications for new masts, equipment cabinets, rooftop installations or replacement apparatus, the following points are typically considered:

- The operational need for the telecommunications infrastructure.
- Visual impact on the street scene and wider landscape.
- Effects on residential amenity.
- Impact on heritage assets, conservation areas and listed buildings.
- Opportunities to use existing structures and site sharing.
- Compliance with national ICNIRP health and safety standards. These matters are largely guided by national policy and legislation.

Emerging Local Plan

The emerging Horsham District Local Plan 2023-2040 recognises the importance of infrastructure provision, including telecommunications and digital connectivity, as part of supporting sustainable economic growth and modern communities. However, from investigations, the plan does not currently appear to introduce a standalone telecommunications policy. Telecommunications proposals would continue to be considered against broader infrastructure, design and environmental policies alongside national policy.

In this particular instance, EE and Three require a new installation to maintain vital network connectivity within Storrington and Sullington due to the planned removal of their existing base station. However, the replacement will comprise of a slim-line telecommunications pole and small number of cabinets, discreetly positioned to the site of Storrington Library and sympathetically designed to minimise any visual impact. Ultimately, the infrastructure will continue to maintain high-speed and reliable communications, with particular benefit to those living and working within the Town.