

Our Ref: 10101480 - Thakeham Road SW

Your Ref:

Date: 31st July 2026

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

Sent by e-mail: planning@horsham.gov.uk

Dear Sir or Madam,

Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights.

Proposed EE and H3G 'Three' Base Station at (cell number: 10101480), Junction of Water, Lane/Thakeham Road, Storrington and Sullington, Horsham, West Sussex, RH20 3LY

As part of EE and H3G's ongoing commitment of keeping Local Planning Authorities informed of electronic communications development in their area, we can now provide details of our intention to install telecommunications apparatus at the above location.

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 one calendar month notice in advance, of our intention to install electronic communications. No fee is required for the notification.

EE and H3G intend to utilise their permitted development rights as identified in Part 16 of the Town and Country Planning (General Permitted Development) Order 1995. The proposals contained herein constitute permitted development under Class A (a) of Part 16, as a replacement mast.

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the authority will be required to siting and appearance; or
- An application for planning permission

The proposed erection of a new 20-metre-high street works 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 upon the existing pavement, adjacent to Water Lane. The installation is being deployed for the sole purpose of maintaining a telecommunications network.

The apparatus will be located as marked on the attached location plan at:

- Junction of Water, Lane/Thakeham Road, Storrington and Sullington, Horsham, West Sussex, RH20 3LY

The attached planning drawings illustrate the detail of the proposal.

In accordance with the Code of Best Practice, we have assessed the site against the Traffic Light Model and found it to be AMBER. We have, therefore, carried out consultation with Horsham District Council, Storrington & Sullington Parish Council, Councillor Emma Beard, Councillor Claudia Fisher, Councillor Joan Grech, Thakeham Primary School and Steyning Grammar School.

Background Information

EE & H3G have apparatus installed upon an existing site at Tesla Engineering, Water Lane, Industrial Estate Storrington, RH20 3EA. The equipment consists of 27m mast with radio antennas and supporting infrastructure along with cabinets and ancillary apparatus. Note, permission has been granted for the redevelopment of the wider property with removal of the existing mast and series of storage buildings (application reference: DC/24/1512). A replacement installation is therefore needed to maintain network coverage and capacity within the local area. EE and Three will be decommissioning their apparatus from the tower once the replacement becomes operational. The site reference for the existing site is: 94737.

The proposed replacement consists of a street works monopole mast which is supporting an array of transmission equipment including radio antennas and dishes.

The following aerial image below provides an illustration of where each site is positioned (source: Google Earth). The existing mast (to be decommissioned) is indicated by a red marker. The planned replacement (the subject of this notification) is shown as a green marker.

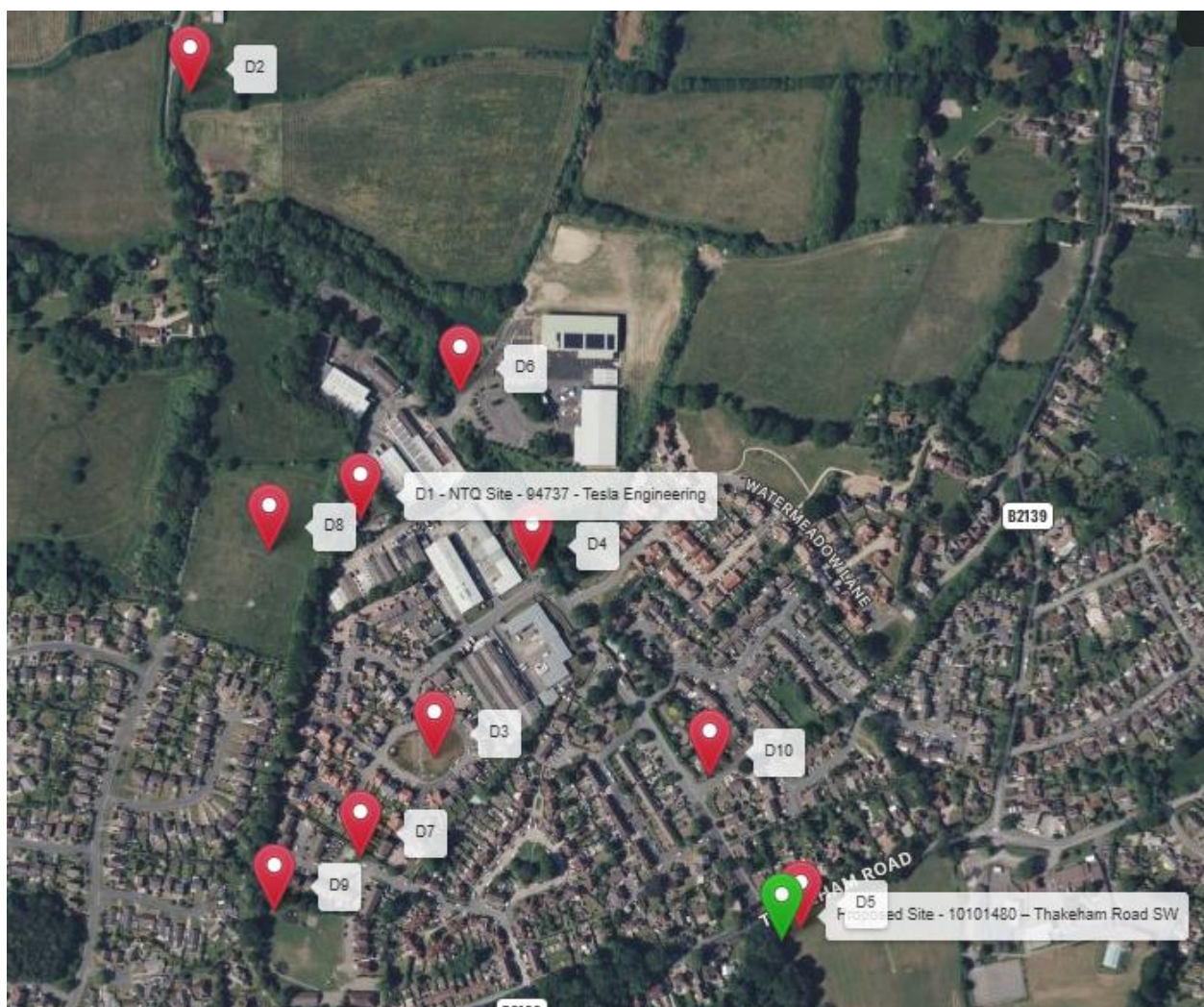


This site was chosen as the most appropriate from a number of possible options. Please see the table below, indicating the discounted sites:

	NGR	Discounted Reason
D1 – Existing Site (ref: 94737) Tesla Engineering, Water LN, Industrial Estate Storrington, RH20 3EA	E 509453 N 115249	The existing telecommunications installation is located within the Tesla Engineering premises. As the area is required to accommodate the company's future operational development, the existing installation must be relocated. The proposal therefore seeks to provide a replacement telecommunications installation at an alternative location, ensuring the continued provision of network coverage and connectivity within the local area.
D2 – Northlands Lane, Thakeham, Storrington, Horsham, RH20 3EZ	E 509297 N 115620	This option has been discounted due to the challenging access arrangements into the fields, which would likely create difficulties during construction and future maintenance activities. In addition, there is evidence of ongoing development within the area, including the construction of agricultural buildings. As a result, the location is considered unsuitable for accommodating a ground-based telecommunications installation.
D3 – Thompson Drive, Storrington and Sullington, Horsham, RH20 3QP	E 509522 N 115044	The location is overlooked by residential properties. As a result, the location is considered unsuitable for a ground-based telecommunications installation.
D4 – Water Lane, Storrington and Sullington, Storrington, Horsham, RH20 3DN	E 509605 N 115209	This option has been discounted due to its close proximity to overhead power lines and the presence of trees within the surrounding area. The trees would obstruct signal propagation and limit the site's ability to provide the required coverage. As a result, the location is not considered suitable and has been discounted from further consideration.
D5 – Thakeham Road, Thakeham, Storrington, Horsham, RH20 3NW	E 509847 N 114901	This option has been discounted as the field forms part of the neighbouring school's grounds. As a result, the location is considered unsuitable for accommodating a telecommunications installation and has been discounted from further consideration.
D6 – Water Lane, Thakeham, Storrington, Horsham, West Sussex, RH20 3DN	E 509538 N 115363	This option has been discounted as the verge appears too narrow to accommodate the proposed installation. In addition, the presence of existing underground services would further constrain the available space. As a result, the location is considered unsuitable and has been discounted from further consideration.
D7 – Sullington Copse, Storrington and Sullington, Storrington, Horsham, West Sussex, RH20 3PX	E 509460 N 114955	This option has been discounted due to its close proximity to neighbouring residential properties. In addition, the available space is further constrained by the presence of on-street parking. As a result, the location is considered unsuitable for accommodating a telecommunications installation and has been discounted from further consideration.

D8 – Storrington and Sullington, Horsham, RH20 3LS	E 509374 N 115221	This option has been discounted as the area is currently being developed for residential use. As a result, the location is not considered suitable for accommodating a telecommunications installation and has been discounted from further consideration.
D9 – Sullington Copse, Storrington and Sullington, Horsham, RH20 3PX	E 509385 N 114907	This option has been discounted as the site is located within a children's play area. Given the nature of the location, it is not considered suitable for a telecommunications installation and has been discounted from further consideration.
D10 – Snapes Road, Thakeham, Storrington, Horsham, West Sussex, RH20 3NU	509765 N 115032	This option has been discounted due to the residential nature of the area. In addition, the condition and suitability of the pavements further discount the feasibility of accommodating a telecommunications installation. As a result, the location is not considered suitable and has been discounted from further consideration.

Aerial view of Discounted Site Locations: -



We also enclose an ICNIRP Compliance Certificate, to satisfy any remaining issues that may be of concern to the Council.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number: 10101480).

Yours faithfully,



Gosia Hulboj
Surveyor
Dot Surveying Ltd



For and on behalf of MBNL