Recommendation Report for

REF NO: BR/148/22/TEL

LOCATION: Land at Highfield Road
Bognor Regis
PO22 8PH

PROPOSAL: Prior notification under Schedule 2 Part 16 Class A for a proposed 5G telecoms installation, 15m street pole and additional 3 ancillary equipment cabinets and associated ancillary works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to install a 15m telecommunications pole. The application falls to be determined under Part 16 of the General Permitted Development Order 2015. The principle of the development is not in dispute. The consideration of the notification concerns only the siting and appearance of this location.
SITE CHARACTERISTICS	The site is occupied by a grassed area fronting Highfield Road, just south of Shripney Road.
CHARACTER OF LOCALITY	The area is predominately residential with Shripney Road business parks to the north east.

None.

REPRESENTATIONS

Bognor Town Council provided no objection.

1 letter of objection received.
- No due diligence has been done to see what effect this has had on people.
- 5G should be stopped until there is more investigation on the impacts it has on people and wildlife.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the conclusion.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS (LHA)
The cabinets and pole are in highway boundary and not anticipated to obstruct visibility for vehicles travelling along the Highfield Road, although it may be beneficial to set the equipment further back into the verge. The equipment will be on open area grassed verge that has a footway to the rear. This proposal is not anticipated to result in an obstruction to any pedestrians who may be utilising or be

seeking refuge within the existing footway. The statutory undertaker will need to submit the necessary notification to the Highway Authority independently and any traffic management will need to be agreed with WSCC Highways prior to works taking place. Their contact details are included below. The LHA does not consider that this proposal would have an unacceptable impact on highway safety

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

TELDM1	TEL DM1 Telecommunications

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This application falls to be determined under the requirements of Schedule 2, Part 16 of the General Permitted Development Order 2015, as amended. The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

In all applications, the Council must take into account other material considerations. This includes Government Advice, case law and appeal decisions which have emerged over recent years. By Analysis of these considerations, the following are also relevant:

(i) Health concerns are material planning considerations. Whilst Government advice is that a planning system is not the place for determining health safeguards, Court cases and planning appeals show that public responses on the issue must be weighted in assessing the merits of a site by comparison with alternatives. This must apply to Prior Notification applications as well as applications for planning permission.

(ii) The Planning Inspectorate consider zero health risk (or near zero risk) to be an unreasonable

expectation or basis for a decision.
(iii) An ICNIRP Certificate, confirmation compliance with guidelines for the emission of electromagnetic energy, is essential.

(iv) Applications must include a thorough examination of alternative sites; this information must be included in the submitted information for public consultation.

(v) Government best practice advice to applicants expects pre-application consultation with organisations such as schools.

CONSIDERATION OF ALTERNATIVE SITES

Other sites were considered and discounted.
Shripney Road - Nominal location - very residential with insufficient pavements and visibility splay rest of the search area is the same.
Gordon Avenue - This option has been discounted due to unsuitable pavements and visibility splay issues.
Coopers Farm Close - This option has been discounted due to unsuitable pavements or grass verges and the location is in a residential area
Ivy Crescent - This option has been discounted due to unsuitable pavements or grass verge
Ivy Lane - This option has been discounted due to unsuitable pavements or grass verge and visibility splay issues.
Ivy Lane - This option has been discounted due to unsuitable pavements and the location is in a residential area

CONCLUSIONS

The proposal falls to be determined under Part 16 of the General Permitted Development Order 2015. The principle of the development is not in dispute. The consideration of the notification concerns only the siting and appearance of this location.

The relevant parts of Policy TEL DM1 to be considered in relation to this application are:
a) There are no satisfactory alternative sites for telecommunications available;
b) Alternatives have been investigated, including the possibility of mast sharing and mounting the antennae required on existing buildings or other structures,
(c) Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate;
d) The proposal will not have an unacceptable impact upon the landscape,
e) The proposal will not have an adverse effect on the amenity of local residents;
f) Proposals include full details of all new landscaping, screening and of any trees or vegetation to be retained on the site. In addition, details of a satisfactory scheme to return the site to its former or improved condition once operations have ceased are also required;
g) Proposals include full details of the design and external appearance of the development including siting, colour and materials;

Alternatives sites have been considered in compliance with (a) and (b). The remainder criteria are discussed below.

The proposal seeks to install a new 15m pole to a edge of a grassed area fronting Highfield Road. There will be supporting apparatus however the application states this falls in permitted development and the apparatus will not be considered as part of this application.

The mast will be highly visible due to the siting and there are currently no telecommunications on the site. It is not considered such a prominent feature in the street scene in which an objection is warranted. The siting is appropriate retaining sufficient space to the pavements and highway. The equipment is located a sufficient distance from amenity and whilst the equipment is tall, there are trees located behind to the south west which helps to provide some screening from neighbouring flats to the south west in compliance with (e). The mast and associated equipment will be green in colour which further helps to blend in with the surrounding environment. This helps the mast camouflage with the planting on site in compliance with (c) and (g).

A certificate has been submitted which states the equipment and installation as shown in the submitted plans are in full compliance with the requirements of the radio frequency (RF) public exposure guidelines.

The main issues arising from this prior approval notification are whether the proposed mast and cabinets due to their scale and siting would be a visually obtrusive feature which would be detrimental to the character and appearance of the area. Whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined within NPPF and the Arun Local Plan.

The social and economic benefits of providing reliable and high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the whole economy is fully supported by the NPPF and the aims and objectives of the Local Plan. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

The proposal would therefore be acceptable in terms of visual amenity and it is recommended that no objections are raised to the siting and design of the equipment.

RECOMMENDATION

1 For the avoidance of doubt, the mast and ancillary cabinets shall be in the colour RAL6009 Fir Green.

Reasons: To ensure the development is visually integrated with its environment in accordance with TEL DM1 of the Arun Local Plan.

2 For the avoidance of doubt the approved details are the Site Location Plan - PO0870 Rev A, Proposed Site Plan - PO0870 Rev A, Proposed Site Elevations - PO0870 Rev A submitted on 22nd June 2022.

3 INFORMATIVE: The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the proposed works on the highway, please call 01243 642105.