

Recommendation Report for

REF NO: BR/37/21/TEL

LOCATION: Junction of Lyon Street West
and Richmond Road
Bognor Regis
PO21 1LF

PROPOSAL: Prior Notification under Schedule 2, Part 16 for a proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for the installation of a new 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works located on the footpath, the junction of Lyon Street West and Richmond Road, Bognor Regis.

Proposed 15.0m high EE/H3G phase 8 street pole on new root foundation.

Proposed cabinets dimensions:

- H3g Bowler: 1900mm x 600mm x 1752mm;
- H3g - 6130: 650mm x 700mm x 950mm;
- G-100876 600mm x 520mm x 1585mm;
- Diplexer Cabinet: 1800mm x 750mm x 1600mm (W x D x H)

The proposal is for a new EE and H3G street pole to provide 4G/5G technologies. The upgrade would provide equipment to cater for 5G coverage and has been designed to be future proof, enabling other technologies to be deployed. Central government considers digital communications to be a critical national infrastructure and the proposed shift in equipment has been designed to cause as little disruption to reception as possible. EE will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users during the current climate and to maintain all current services without the initial removal of any existing equipment.

The application falls to be determined under the provisions of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended in respect of a development by a telecommunications wide system operator. The principle of the development is not in dispute. The consideration of the notification concerns only the

	siting and appearance of this location
TOPOGRAPHY	Predominantly flat
TREES	None affected by the development.
SITE CHARACTERISTICS	The footpath, junction of Lyon Street West and Richmond Road with Bognor Regis Station to the west and Phoenix Court to the south.
CHARACTER OF LOCALITY	The area is residential and to address any potential residential amenity issues as much as possible the monopole and equipment has been placed against Bognor Regis Station. The site is south of the heart of Bognor Regis off of Lyon Street West surrounded by tall existing street furniture (Streetlights) with Bognor Regis Railway Station to the rear.

There is no relevant planning history.

REPRESENTATIONS

Bognor Regis Town Council

2 Objections:-

Strongly object as mast has detrimental effect on environment, insect population, house prices. It is illegal to install 5G hardware now in the UK and all existing 5G hardware is to be ripped out by 2027.

The need for a 5G mast in this location is to be questioned, due to the close proximity of 5G antennae on Fitzleet House. Where is the technical data to show that the combined power output of these two groups of apparatus will not exceed the guidelines?

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted - this application is for a Prior Notification.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A

POLICY CONTEXT

Designation applicable to site:

Built-Up Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1

D DM1 Aspects of form and design quality

TELDM1 TEL DM1 Telecommunications

TELSP1 TEL SP1 Strategic delivery of telecomms infrastructure

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 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

The above policies outline the criteria against which the application will be assessed. The only aspects that can be considered with regard to this prior approval application are the siting and appearance of the development. This application falls to be determined under the requirements of Part 16 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

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. Sites should be secure by fencing with advisory notes attached.
- (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. The Council can look for evidence that this has happened.

CONSIDERATION OF ALTERNATIVE SITES

The applications report received with this application explains alternative sites have been considered. These include the following:

In accordance with the sequential approach outlined in the NPPF following search criteria have been utilised. Firstly, consideration is always given to sharing any existing telecommunication structures in the 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 Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to submission.

As with all 5G cells this is an extremely constrained cell search area. Options are extremely limited and the only viable solution that minimises amenity issues has been put forward. The site is in a densely packed residential area. The DSA (Designated Search Area) covers this densely packed residential area. There is no scope to pull the mast outside of this area and give the cell 5G coverage.

The location has been identified as being necessary for H3G Ltd business development and meets its specific technical and operational requirements. The identification of this location follows pre- application discussion with the Planning Department.

CONCLUSIONS

The proposal seeks to install a new 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works located on the footpath at the junction of Lyon Street West and Richmond Road, Bognor Regis.

The mast will be highly visible however since the original height (20m) has been reduced to 15m therefore it is not considered to look out of place with the site surrounded by tall existing streetlights with Bognor Regis Station (a Listed Building) to the rear it is not deemed to be visually prominent.

The main issues arising from this prior approval notification are whether the 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/high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the 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

NO OBJECTION

- 1 INFORMATIVE: The applicant is advised to contact WSCC Highways to obtain formal approval for the works on the public highway and to agree the required traffic management (01243 642105).