

Recommendation Report for

REF NO: P/22/21/TEL

LOCATION: Chalcraft Lane/Lower Bognor Road
Pagham
Bognor Regis
PO21 5QB

PROPOSAL: Prior Notification for the installation of a new 17m monopole supporting 6 No. antennas with proposed equipment cabinet and ancillary development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application follows the approval of prior approval application for a very similar development approved in August 2020 (P/66/20/TEL). Since the approval of this scheme, the operator established they cannot build the mast due to the discovery of underground services beneath the previous site. This current submission is intended to secure permission for a new, unconstrained, site for the development and will effectively supersede the previous approval. The site is approximately 15m west of the previously approved site.

The proposal is for the installation of a new 17m monopole supporting 6 antennas with a wrap around equipment cabinet at the base of the column, installation of 4 new equipment cabinets, transmission dish and ancillary development located on the verge of Chalcraft Lane, within the public highway.

Proposed 17.0m high EE/H3G phase 8 street pole on new root foundation.

Proposed cabinets dimensions:

- EE/H3G wrap-around cabinet built around base of proposed street pole 1700mm x 700mm x 1500mm
- H3G HUAWEI APM5930 equipment cabinet: 500mm x 600mm x 1200mm attached to
- H3G BOWLER equipment cabinet to be installed on new combined root foundation 1800mm x 700mm x 1700mm
- H3G KOMODO cabinet to be installed on new root foundation 600mm x 500mm x 1600mm x 1600mm (W x D x H)

The proposal is for a new EE and H3G street pole to provide the latest 4G and 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 depending upon the demand required. 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 of significance affected by the development.

SITE CHARACTERISTICS

The site is situated on the north-western side of Chalcraft Lane and comprises a highway verge with trees and bushes with an existing 15.0 high monopole and cabinets hidden within a dense vegetation. There is a layby on the side of highway.

CHARACTER OF LOCALITY

North-west outskirts of Bognor Regis with the fields to the north-west and the rear garden of the residential development on the south-east side of Chalcraft Lane in a vicinity of junction (roundabout) with Lower Bognor Road.

RELEVANT SITE HISTORY

P/66/20/TEL	Prior notification for the installation of a new 17.5m monopole supporting 6no. antennas with proposed equipment cabinets, and ancillary development.	No Objection 28-08-20
P/30/15/TEL	Prior Notification for the installation of a Pogona cabinet located at ground level, swap out & relocation of the existing 15m monopole, the swap out on a like for like basis of the existing antennas, installation of additional Mast Head Amplifiers (MHA's) & associated development thereto	No Objection 26-05-15
AW/220/06/TEL	Prior Notification for the installation of a radio base station comprising a 15m high 'telegraph pole' telecommunications tower, three antennae, one 300mm diameter dish antenna, radio equipment housing and development ancillary thereto	No Objection 25-10-06

As demonstrated by the site history this is an established telecoms site.

REPRESENTATIONS

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC, Highways: does not consider this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and that there are no transport grounds to resist the proposal.

The imposition of an informative is advised.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Outside of Built-Up Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
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 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 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 that alternative sites have been considered. These include the following:

Land at Chalcraft Lane, Lower Bognor Road, Bognor Regis, West Sussex, PO21 5QB

E: 491135 N: 099727

A prior approval application for a 20m telecommunications structure with associated equipment cabinets was approved under P/66/20/TEL. The applicant established that it is not possible to implement this permission due to unknown below ground constraints. The site is discounted accordingly.

Land at Lower Bognor Rd Roundabout (north side)

E: 491125 N: 099713

A new mast in this location would not benefit from the same degree of natural camouflage screening as the application site and has been discounted on the basis that a more discreet location is available for development.

Land at Lower Bognor Rd Roundabout (south side)

E: 491099 N: 099669

A new mast in this location would not benefit from the same degree of natural camouflage screening as the application site and has been discounted on the basis that a more discreet location is available for development.

Land on Chalcraft Lane

E: 491376 N: 099950

A new mast in this location is too far to the east of the existing site and would not provide suitable equivalent coverage to result in the efficient roll out of the telecommunications network. The site has been discounted on this basis.

CONCLUSIONS

The proposal seeks to install a new 17m monopole supporting 6 antennas with a wrap around equipment cabinet at the base of the column, installation of 4 new equipment cabinets, transmission dish and ancillary development located on the verge of Chalcraft Lane, within the public highway.

The mast will be highly visible however not considered to look out of place with the site consisting of telecommunication equipment, lampposts, utility pole and traffic signs. Whilst the height of the mast is increased, due to its siting outside of built-up area with the dense vegetation alongside of Chalcraft Lane and neighbouring properties within a sufficient distance, it is not deemed to be visually prominent.

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

NO OBJECTION

- 1 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 any proposed works on the highway, please call 01243 642105.