

Our ref: 31638

25th February 2026

Jessica Brown-Fuller MP

House of Commons
Westminster
London
SW1A 0AA

Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP



Dear Jessica Brown-Fuller MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 31638, LAND AT CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488379, N097253)

This letter is sent to you in the pre-planning application consultation phase of the development for a new mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. However, if you do wish to submit comments or have been contacted by your constituents in relation to this matter and wish to send us comments on their behalf, please do so via the email address at the end of this letter.

What follows is a summary of the proposal and some further information that might be of use.

Summary of the proposal:

Freshwave are in the process of progressing suitable sites in the Pagham area for radio base stations that will improve service provision for 4G as well as new 5G services to the area.

As part of Vodafone's continued network improvement program, there is a specific requirement for a new radio base station installation at this location for upgraded 4G provision as well as new 5G services to the area. A new installation for Vodafone in the proposed location will provide increased network capacity and ensure that improved high quality 2G, 4G coverage, as well as new 5G service provision is provided in and around Pagham.

A number of options have been assessed in respect of the site search process, but we consider the best option for the new installation to be at **31638, LAND AT CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488379, N097253)**

The preferred option is as follows:

The proposed installation of a telecommunications base station comprising a 15m monopole supporting 3 no antennas on a headframe, together with 2 no ground based cabinets and ancillary development thereto.

The other site options that were considered and then discounted are as follows:

Discounted Option and Site Type	NGR	Address and Site name	Reason for discounted Option
Discounted Option 1 - Rooftop	E488567, N97472	Swimming Pool Roof, Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
Discounted Option 2 - Rooftop	E488587, N97496	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Discounted Option 3 - Greenfield	E488653, N97532	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	A site in this location would not be able to be built due to the lack of space and proximity of overhead power lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.
Discounted Option 4 - Rooftop	E488607, N97515	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	This building is of a low pitched roof construction which is unsuitable for the siting of telecoms equipment. The applicant is only able to utilise flat concrete roofs that have the capacity to support other plant eg Air Handling Units. The applicants are not able to fix equipment to other types of roofs. The majority of the time the applicants need to fix to a solid support structure that can support the antenna loads in all directions such as a gable wall that has lateral support along the length of the roof. Notably, roof trusses are not considered suitable structures.
Discounted Option 5 - Greenfield	E488620, N97447	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location would be within close proximity to the play area and swimming facilities and is considered to be too exposed and not appropriate to deliver the required coverage to the target area. This site has therefore been discounted for this reason.

Discounted Option 6 - Greenfield	E488503, N97441	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Locating the new column and cabinets in the car park of the holiday park would reduce the overall parking provision which is in constant demand. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the holiday park. As such, this location has been discounted.
Discounted Option 7 - Greenfield	E488435, N97431	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location would be within the Becket's Barn Scheduled Ancient Monument and within close proximity to the Grade I Listed Church and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 8 - Greenfield	E488476, N97314	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location would be within the Becket's Barn Scheduled Ancient Monument and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 9 - Greenfield	E488096, N97313	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and within close proximity to a PRoW and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 10 - Greenfield	E488030, N97033	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 11 - Greenfield	E488263, N96804	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and within close proximity to the Pagham Harbour SSSI/nature reserve/ramar site/SPA and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 12 - Greenfield	E488261, N97313	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and surrounded by caravan plots and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 13 - Greenfield	E488381, N97284	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	It is not possible to install a telecommunications installation at this location due to the proximity to the gas storage facilities. This site has therefore been discounted for this reason.
Discounted Option 14 - Greenfield	E488213, N97246	Haven Church Farm Holiday Village, Church Lane, Pagham,	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.

		Bognor Regis, PO21 4NR	
Discounted Option 15 - Greenfield	E488165, N97132	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.
Discounted Option 16 - Greenfield	E488507, N97299	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed with limited screening/backdrop and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 17 - Greenfield	E488274, N97411	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 18 - Greenfield	E488148, N97432	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.

In line with Best Practice principles we have shared these details with the Local Planning Authority, local councillors, local MP and the Parish Council.

ICNIRP Compliance

All Freshwave installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

Radio Technology and Health

Useful information sources on this include:

Code of Practice for Wireless Network Development in England (March 2022)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057999/Code of practice for wireless network development in England.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057999/Code_of_practice_for_wireless_network_development_in_England.pdf)

National Planning Policy Framework

www.communities.gov.uk

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF July 2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

World Health Organisation Electromagnetic Fields

https://www.who.int/health-topics/electromagnetic-fields#tab=tab_1

International Commission on Non-Ionising Radiation Protection

www.icnirp.de

Mobile UK FAQ

<https://www.mobileuk.org/5g-and-health-faqs>

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning Freshwave, please do not hesitate to contact us within 14 days from the date of this letter

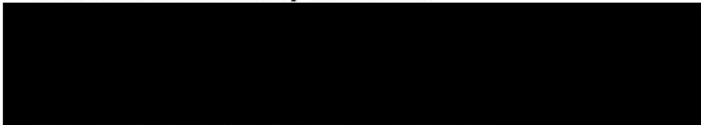
Should you have any queries regarding this matter, please do not hesitate to contact me quoting cell number (31638).

Yours sincerely



Rachel Gormley

Town Planner: Perry Williams



(for and on behalf of Freshwave)

Enclosed Drawings.

Our ref: 31638

29th January 2025

Pagham Parish Council

Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP

Dear Parish Clerk,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 31638, LAND AT HAVEN CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488366, N097259)

Freshwave are in the process of progressing suitable sites in the Pagham area for radio base stations that will improve service provision to provide 4G as well as 5G new services to the area for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal prior to a formal planning submission. We understand that you are not always able to provide site specific comments, however, Freshwave and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a new radio base station installation at this location for upgraded 4G provision as well as new 5G services to the area. A new installation for Vodafone in the proposed location will provide increased network capacity and ensure that improved high quality 2G, 4G coverage, as well as new 5G service provision is provided in and around Pagham.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

31638, LAND AT HAVEN CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488366, N097259)

The site is needed to provide enhanced 2G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

31638, LAND AT HAVEN CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488366, N097259)

The proposed installation of a telecommunications base station comprising a 18m monopole supporting 6 no antennas on a headframe, together with 3 no ground based cabinets, 1 no meter cabinet and ancillary development thereto including compound fencing.

We have considered alternative site options and discounted as follows:

Discounted Option and Site Type	NGR	Address and Site name	Reason for discounted Option
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The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Freshwave installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 31638).

Yours sincerely

[REDACTED]

Rachel Gormley
Town Planner: Perry Williams

[REDACTED]

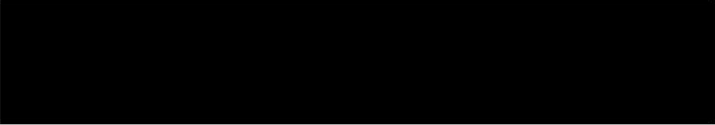
(for and on behalf of Freshwave)

Enclosed Drawings

Our ref: 31638

29th January 2025

Pagham Ward Councillors



Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP

Dear Ward Councillors,

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Yours sincerely


Rachel Gormley
Town Planner: Perry Williams
(for and on behalf of Freshwave)

Enclosed Drawings

Our ref: 31638

25th February 2026

The Chief Planning Officer
Arun District Council
Planning Services
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP

By Email: planning@arun.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A PROPOSED BASE STATION INSTALLATION AT 31638, LAND AT CHURCH FARM HOLIDAY VILLAGE, CHURCH LANE, PAGHAM, BOGNOR REGIS, PO21 4NR (NGR: E488379, N097253)

Freshwave are in the process of identifying a suitable site in the Pagham area for a radio base station that will improve service provision for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Freshwave and Vodafone are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a new radio base station installation at this location for upgraded 4G provision as well as new 5G services to the area. A new installation for Vodafone in the proposed location will provide increased network capacity and ensure that improved high quality 2G, 4G coverage, as well as new 5G service provision is provided in and around Pagham.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

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The site is needed to provide enhanced 2G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra

demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

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The proposed installation of a telecommunications base station comprising a 15m monopole supporting 3 no antennas on a headframe, together with 2 no ground based cabinets and ancillary development thereto.

We have considered alternative site options and discounted as follows:

Discounted Option and Site Type	NGR	Address and Site name	Reason for discounted Option
Discounted Option 1 - Rooftop	E488567, N97472	Swimming Pool Roof, Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
Discounted Option 2 - Rooftop	E488587, N97496	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
Discounted Option 3 - Greenfield	E488653, N97532	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	A site in this location would not be able to be built due to the lack of space and proximity of overhead power lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.
Discounted Option 4 - Rooftop	E488607, N97515	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	This building is of a low pitched roof construction which is unsuitable for the siting of telecoms equipment. The applicant is only able to utilise flat concrete roofs that have the capacity to support other plant eg Air Handling Units. The applicants are not able to fix equipment to other types of roofs. The majority of the time the applicants need to fix to a solid support structure that can support the antenna loads in all directions such as a gable wall that has lateral support along the length of the roof. Notably, roof trusses are not considered suitable structures.
Discounted Option 5 - Greenfield	E488620, N97447	Haven Church Farm Holiday Village, Church	An installation at this location would be within close proximity to the play area and swimming facilities and is considered to be too exposed and not

		Lane, Pagham, Bognor Regis, PO21 4NR	appropriate to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 6 - Greenfield	E488503, N97441	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Locating the new column and cabinets in the car park of the holiday park would reduce the overall parking provision which is in constant demand. Any reduction in overall car parking spaces would detrimentally affect the daily operations of the holiday park. As such, this location has been discounted.
Discounted Option 7 - Greenfield	E488435, N97431	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location would be within the Becket's Barn Scheduled Ancient Monument and within close proximity to the Grade I Listed Church and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 8 - Greenfield	E488476, N97314	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location would be within the Becket's Barn Scheduled Ancient Monument and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 9 - Greenfield	E488096, N97313	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and within close proximity to a PRoW and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 10 - Greenfield	E488030, N97033	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 11 - Greenfield	E488263, N96804	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and within close proximity to the Pagham Harbour SSSI/nature reserve/ramar site/SPA and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 12 - Greenfield	E488261, N97313	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed and surrounded by caravan plots and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 13 - Greenfield	E488381, N97284	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	It is not possible to install a telecommunications installation at this location due to the proximity to the gas storage facilities. This site has therefore been discounted for this reason.

Discounted Option 14 - Greenfield	E488213, N97246	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.
Discounted Option 15 - Greenfield	E488165, N97132	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.
Discounted Option 16 - Greenfield	E488507, N97299	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	An installation at this location is considered to be too exposed with limited screening/backdrop and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
Discounted Option 17 - Greenfield	E488274, N97411	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	Due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
Discounted Option 18 - Greenfield	E488148, N97432	Haven Church Farm Holiday Village, Church Lane, Pagham, Bognor Regis, PO21 4NR	There is insufficient space at this location for a mobile telecoms installation, this site has therefore been discounted for this reason.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Freshwave installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 31638).

Yours sincerely



Rachel Gormley
Town Planner: Perry Williams



(for and on behalf of Freshwave)

Enclosed Drawings