

Recommendation Report for

REF NO: P/66/20/TEL

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

PROPOSAL: Prior notification for the installation of a new 17.5m monopole supporting 6no. antennas with proposed equipment cabinets, and ancillary development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for the installation of a new 17.5m monopole supporting 6no. antennas with proposed equipment cabinets, and ancillary development located on the verge of Chalcraft Lane, within the public highway. Existing 15.0m phase 5 monopole C/W, 1 No. Dish & 3 No. Antennas and existing Comodo cabinet to be removed. Existing Dorset cabinet, Link A/C and Fredo cabinet remain.

Proposed cabinets dimensions:

- EE/H3G wrap-around cabinet built around base of proposed street pole
1700mm x 700mm x 15000mm
- H3G HUAWEI APM5930 equipment cabinet: 500mm x 600mm x 1200mm attached to
- H3G COMMScope BOWLER equipment cabinet to be installed on new
combined root foundation 1800mm x 700mm x 1700mm
- H3G Mk5 LINK AC cabinet to be installed on 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, in order to provide the latest 4G and new 5G technologies to the local area. The upgrade would provide new 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 any significance affected by the proposed 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-western outskirts of Bognor Regis with the fields to the north-west and the rear garden of the residential development on the south-eastern side of Chalcraft Lane in a vicinity of junction (roundabout) with Lower Bognor Road.

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

REPRESENTATIONS

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

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/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 Code of Best Practice acknowledges that it has been a long-standing Government policy objective to

support the sharing of masts and sites. Sharing of sites is now the norm, and network operators share much of their network infrastructure via joint venture commercial arrangements.

The existing mast is not being upgraded to provide the uplift in coverage proposed and there are no other installations in the immediate local area that could be used for mast sharing. The applications report received with this application explains that alternative sites have not been considered as the proposal is an upgrade of an existing site. The existing phase 5 monopole on site is intended to be replaced with the proposed new monopole. This involves decommissioning the existing monopole and integrating the new one. Consequently the existing monopole will remain for a short period, integrate the 5G antennas on the new monopole and to remove the existing monopole when it is practicable. There is no intention to have both monopoles in place.

The new column is located where there is an established radio base station. There are no other more suitable locations in the immediate area for the operator to locate their equipment. As such this is sequentially the most preferable site for the operator to install the new column and associated equipment cabinets.

The existing site will therefore be retained so that all existing users may benefit. In addition, 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.

The design of the monopoles has to accommodate the additional equipment but requires a separation between antenna systems so as not to create interference. The addition of a further generation of antennas has meant that the monopoles need to be taller, predominantly 20m. The existing telecommunication street pole is shared by EE and Three and provides 2G/3G/4G coverage and capacity to the Bognor Regis area. The search area is very small and the new mast must be in close proximity to the existing mast to fit within the existing network cell configuration.

In line with the requirements of NPPF, there are no existing telecommunications installations for the operator to share, that would provide the necessary coverage to the target coverage area. Similarly, there are no buildings which are suitable and available that the operator could utilise to operate their equipment. The discounted options are set out in the applicant's supporting documents and their reasons for being discounted are fully explained.

CONCLUSIONS

The proposal seeks to install a 17m high mast and 3 No. cabinet boxes. This will replace an existing mast and 1 No. box which will be removed. The mast will however sit slightly further north-east on the site which consists of a large grass verge alongside Chalcraft Lane.

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.