

MID SUSSEX DISTRICT COUNCIL

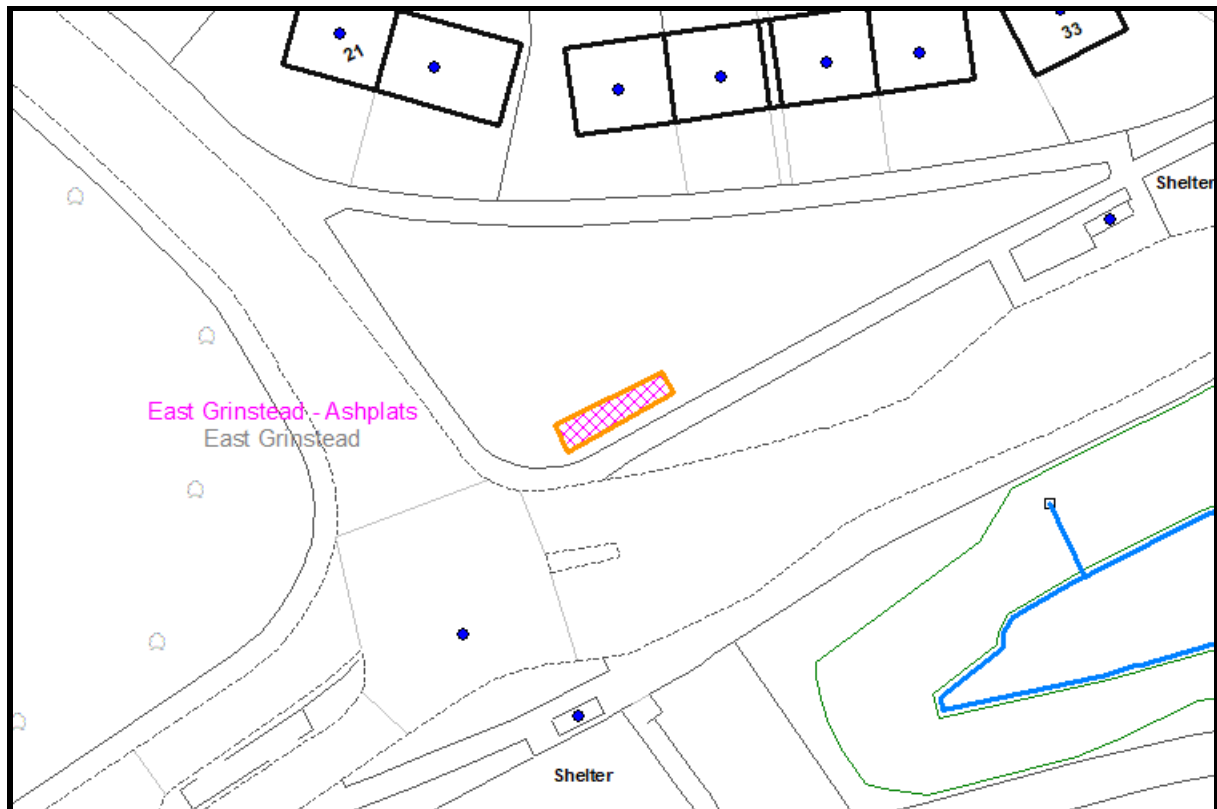
Planning Committee

13 OCT 2022

RECOMMENDED FOR REFUSAL

East Grinstead

DM/22/2034



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LAND SOUTH OF 25 AND 27 HOLTYE ROAD EAST GRINSTEAD WEST SUSSEX

PROPOSED 5G TELECOMS INSTALLATION: H3G STREET POLE AND ADDITIONAL EQUIPMENT CABINETS. AMENDED PLANS RECEIVED 03.08.2022 WHICH SHOW THE POLE HEIGHT REDUCED FROM 18M TO 15M.

GALLIVAN

POLICY: Aquifer (Source) Protection Zone / Ashdown Forest SPA/SAC / Built Up Areas / Classified Roads - 20m buffer / Aerodrome Safeguarding (CAA) / Minerals Local Plan Safeguarding (WSCC) /

ODPM CODE: Priot Not. Telecommunications

WARD MEMBERS: Cllr Margaret Belsey / Cllr Liz Bennett /

CASE OFFICER: Anna Tidey

PURPOSE OF REPORT

To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application to determine if prior approval is required for a new 5G telecoms installation comprising of a 15m high (as amended) H3G street pole and additional equipment cabinets as detailed above.

EXECUTIVE SUMMARY

This is an application to determine if prior approval is required for a new 5G telecoms installation comprising of a 15m high (as amended) H3G street pole and additional equipment cabinets sited on land south of 25 and 27 Holtye Road and adjacent to the mini roundabout at the junction of Holtye Road and Blackwell Farm Road in East Grinstead. It is not an application for planning permission.

The application is made under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code.

Planning legislation holds that the determination of planning applications shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Whilst this is not a planning application, the development plan and national policy guidance are relevant to the determination of this application.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the East Grinstead Neighbourhood Plan and the Site Allocations Development Plan Document.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

The site of the proposal is a triangular piece of land forming a grassed verge on the north side of the mini roundabout junction of Holtye Road and Blackwell Farm Road in East Grinstead. The application is being reported to committee as MSDC is the landowner.

Policy DP23 in the District Plan is supportive of telecommunications development. The NPPF is also strongly supportive of telecommunications development. The proposal will enhance telecommunications infrastructure in the area and these points

weigh in favour of the application.

The application is accompanied by a certificate that confirms the proposal would conform to ICNIRP guidelines for emissions. The NPPF states that LPAs should not set health safeguards different from the International Commission guidelines for public exposure. The NPPF is national guidance on the operation of the planning system and is therefore a material planning consideration to which significant weight should be attached. In light of this it is not considered that it would be sustainable to resist the application based on matters relating to health concerns.

The site is located within the built up area of East Grinstead and is proposed to be sited on a busy road junction where there is already a degree of street furniture including 10m high street lighting columns and other telecoms cabinets and inspection chambers. The site represents a grassed verge which has amenity value in the street scene for road users and for the residents of the immediate bungalows on Holtze Road that face towards the land.

It is considered that the proposal will be clearly visible at this busy road junction and within the immediate locality where it would appear as an alien and obtrusive feature having an adverse impact on the character and appearance of the area and harm the visual amenity of the neighbouring residents. The proposal is therefore contrary to the aims of Policy DP26 of the District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

Whilst the proposal would improve telecommunications infrastructure, the benefits of this do not outweigh the conflicts with the policy aims of the development plan. There are no other material planning considerations that would justify a decision other than in accordance with the development plan.

RECOMMENDATION

It is recommended that the application be refused for the reason set out at Appendix A.

SUMMARY OF REPRESENTATIONS

15 representations received, which contain the following objections/comments:

- siting is next to residential properties, and a nearby primary school and a local nursery
- health and safety concerns for humans and animals
- unsightly addition
- unnecessary where broadband is provided for internet access
- siting is on a small open green space
- there are other more suitable sites, ideally on a brownfield
- dominant in views from front rooms and gardens of the adjacent bungalows
- siting is next to a bus stop, creating traffic and sight line issues
- there is a large water pipe/main sited on this land

- potential highway hazard

Amended plans. 8 representations received, which contain the following objections/comments:

- Changing the mast height by making it 3 metres shorter does not change original objections.
- It will still be an eyesore, only a little bit shorter.
- Concern that cabinets will create a noise and be an ugly addition to the green.
- Could cause an accident, or make it worse.
- health and safety concerns.
- safety hazard for pedestrians and road users.
- better located in a commercial area.

SUMMARY OF CONSULTEES

(Full responses from Consultees are included at the end of this report as Appendix B.)

TOWN/PARISH COUNCIL OBSERVATIONS

Recommend Refusal.

The 5G pole and additional equipment cabinets does not meet DP23 standards. The location and appearance of the proposed apparatus and associated structures does not seek to minimise impact on the visual amenity, character or the appearance of the surrounding area. New telecommunication equipment should be sensitively designed and sited to avoid damage to the local landscape character.

It does not meet DP29. Noise pollution from the equipment cabinets associated with the pole will negatively impact the quality of people's lives in the area. The size and design of the pole and equipment cabinets, and proximity to a primary school, will have a negative impact on the quality of life for the community, the neighbouring properties, the surrounding area and the green space it is proposed to be sited on. The committee recommend a better, less obtrusive location be found for the pole.

Amended scheme- the size is reduced but still believe this is simply the wrong place. There must be better sites for this, rather than an entry point to the town. Note that the land is owned by Mid Sussex DC and would advise that it is not in the public interest to lease this plot against so much public opinion.

MSDC Estates

We would ask that, if successful, the applicant contacts the Estates Department at Mid Sussex District Council as land owners to discuss the necessary consents required to install the mast on the land. Any consents are subject to contract and approvals.

WSCC Highways

Request for additional information to demonstrate that the apparatus would not conflict within the splay at the mini roundabout.

Further response: The submitted visibility splays drawing demonstrates visibility splays of 70m to the west. The proposed equipment would not obstruct visibility in this location and would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and therefore is not contrary to the National Planning Policy Framework (paragraph 111). There are no transport grounds to resist the proposal.

INTRODUCTION

This is an application to determine if prior approval is required for a new 5G telecoms installation comprising of a 15m high (as amended) H3G street pole and additional equipment cabinets sited on land south of 25 and 27 Holtye Road and adjacent to the mini roundabout at the junction of Holtye Road and Blackwell Farm Road in East Grinstead.

The application is made under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code.

RELEVANT PLANNING HISTORY

Planning reference: GR/263/99. One internally illuminated double panel advertisement forming part of bus shelter. Approved December 1999.

SITE AND SURROUNDINGS

The site of the proposal is a triangular piece of land forming a grassed verge on the north side of the mini roundabout junction of Holtye Road and Blackwell Farm Road in East Grinstead.

A number of bungalows (odd Nos 21-31 Holtye Road) are located on raised land to the north of the site, and face onto it, with access via a pedestrian path bordering the land. The adjacent roads are street lit and subject to a 30mph speed limit.

The site is located within the built up area of East Grinstead.

APPLICATION DETAILS

This application is submitted on behalf of H3G (Three). The application seeks prior approval for the installation of a 15m high telecommunications street pole with a mounted GPS module and associated equipment cabinets, all finished in RAL colour 7035, a light grey. The pole and cabinets are shown to be located 2.75m min from the adjacent pedestrian pathway and 4.8m from the edge of the highway. Each of the cabinets measures a maximum of 1.75m high.

This is not an application for planning permission. The development is permitted subject to the developer first seeking a determination as to whether the prior approval of the Local Planning Authority will be required as to the siting and appearance of the development (Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015).

The application is accompanied by a supporting statement. It states in part:

'CK Hutchison Networks (UK) are in the process of supporting the UK Government's Digital connectivity objective and providing a critical role in building the UK's fastest mobile network to provide improved coverage and capacity, most notably in relation to 5G services.'

The technical details of this proposal are illustrated within application design drawings as attached.

The very nature of installing new 5G mast infrastructure within such an urban setting requires a highly considered balance between the need to extend practical coverage reach with that of increasing risk of visual amenity intrusion. In this location, existing mast sites are not capable of supporting additional equipment compliment to extend coverage reach across the target area and prospective 'in-fill' mast sites are extremely limited.

There is an acute need for a new base station to provide effective service coverage and in this case, the height of the proposed street pole is the minimum required to bring the benefits of 5G to this area.'

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of planning applications shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the East Grinstead Neighbourhood Plan and the Site Allocations Development Plan Document.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Whilst this is not a planning application, the development plan and national policy guidance are relevant to the determination of this application.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

The following policies are considered relevant when considering this application:

DP21 Transport
DP23 Communications Infrastructure
DP26 Character and design

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

East Grinstead Neighbourhood Plan

Policy EG3 Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

National Planning Policy Framework (NPPF) (July 2021)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Impact on telecommunications infrastructure
- The impact of the proposal on the character and appearance of the area
- The impact on highway safety arising from the proposal
- Health concerns

Impact on telecommunications infrastructure

Policy DP23 of the District Plan states:

'The Council will encourage the incorporation of digital infrastructure including fibre to premises, in major new housing, employment and retail development.

The expansion of the electronic communication network to the towns and rural areas of the District will be supported.

When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- *The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;*
- *New telecommunication equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character;*
- *Preference will be for use to be made of existing sites rather than the provision of new sites.*

When considering applications for telecommunications development, regard will be given to the operational requirements of telecommunications networks and the technical limitations of the technology.'

The proposed pole and cabinets represent a new installation for H3G (Three). The application has been supported with information which explains the choice of this site, and explains that in choosing this site a sequential approach has been undertaken to include possible mast and site sharing, using existing structures and ground based installations. The application confirms:

'Typical to most 5G cell site deployment within the urban environment, this is an extremely constrained cell search area. It is recognised that the very nature of installing new 5G mast infrastructure within a dense urban setting requires a well-considered balance between the need to extend practical coverage with that of increasing risk of visual intrusion. A street pole with associated cabinets is deemed to be the only and most appropriate solution available.'

The applicants have listed alternative discounted sites which include Elizabeth Crescent, Greenstede Avenue, Badgers Way, and Crawford Way. There are no reasons for the Local Planning Authority to doubt the reasons given for why these alternative sites have not been progressed.

There will be economic and social benefits from the telecommunications network that the proposed pole is designed to support. The NPPF provides strong policy support for these benefits as does Policy DP23 in the District Plan. The Government is committed to and supportive of 5G telecommunications and telecommunications infrastructure.

As such, the benefits from the telecommunications infrastructure proposed in this application carry significant positive weight in the planning balance.

The impact of the proposal on the character and appearance of the area

Policy DP26 of the District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should*
- normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment,*
- particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

Also relevant in the determination of the application is Policy EG3 of the East Grinstead Neighbourhood Plan, which states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.*

Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.'

As outlined above Policy DP23 is relevant which states in part:

'The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;'

There are two sets of existing telecommunications equipment cabinets with associated inspection chambers sited within the existing grassed verge. The existing cabinets are shown on the submitted plans and are coloured dark green and light grey. The proposed 15m pole and associated cabinets would be sited closer to the corner of the roadway verge between these existing cabinets.

The proposed telecoms pole would be 5m taller than the nearby lighting columns, which are shown on the submitted plans as being some 10m in height. The existing lighting columns have a slender form and are also a light grey in colour. The width of the proposed monopole and added bulk of the proposed equipment at the top of the column would draw the eye to the structure. It varies visually from the standard street furniture on this road junction. It is considered that the 15m height of the proposed pole would exceed the height of the trees growing along the southern side of Holtye Road and in the vicinity of the road junction.

Whilst the height of the pole has been reduced by 3m during the course of determining the application it is considered that the proposed 15m height pole and associated development would be a highly visible and alien structure in the locality and would have a significantly harmful impact on the character and appearance of the area to the detriment of the visual amenity of the locality and neighbouring residents.

It is considered that the proposal would fail to accord with Policy DP23, DP26 and Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

Health Concerns

A significant number of representations have been received raising health concerns as a reason to object to the original and amended pole proposal. Concerns raised include the point that 5G is a new technology and it has not been proven that it is a safe technology. There is a concern that the regulatory framework is inadequate. Reference has been made to the potential for the installation to affect human health, neighbouring residents and local children and animals.

The Governments guide to 5G technology explains the system of public health protection as follows:

'In the UK, Public Health England (PHE)¹ takes the lead on public health matters associated with electromagnetic fields, or radio waves, and has a statutory duty to provide advice to the UK Government on any health effects that may be caused by exposure to electromagnetic fields, including radio wave emissions.'

PHE endorses the international guidelines for limiting exposure to radio waves, published by the International Commission for Non-Ionising Radiation Protection (ICNIRP). These guidelines cover many uses of radio frequencies, including Wi-Fi, Bluetooth and mobile technologies. The guidelines were updated in March 2020 and take full account of 5G operating at higher frequencies.'

In relation to 5G, PHE have said that *'the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health'*.

Mobile companies are also required to ensure that their signals do not exceed the limits set out in the ICNIRP guidelines for the protection of the general public.

It goes on to explain who is responsible for public safety relating to 5G as follows:

'Planning law and policy requires that planning applications for electronic communications development should be accompanied by a statement or declaration that certifies that when operational, equipment will be compliant with the ICNIRP guidelines for limiting exposure to electromagnetic fields.'

Public Health England (PHE) takes the lead on public health matters associated with electromagnetic fields, or radio waves, and has a statutory duty to provide advice to Government on any health effects that may be caused by exposure to electromagnetic field emissions.

Ofcom is responsible for managing use of the radio spectrum in the UK. Ofcom regularly carries out radio frequency electromagnetic field (EMF) measurements near mobile phone base stations to test whether EMF levels are within ICNIRP guidelines.'

The application is accompanied by a declaration that the proposal will meet the emissions guidelines of the ICNIRP. The clear guidance in the NPPF and other Government publications is that if an application is accompanied by an ICNIRP certificate stating that the proposal will comply with the relevant emissions guidelines, then there should be no reason to refuse an application on health grounds.

Given the very clear Government advice given to Local Planning Authorities on health matters relating to telecommunications development, it is not considered that there are sustainable grounds to resist this application on the health concerns raised by residents.

Highway Safety

Policy DP21 in the DP relates to Transport. In part it states *'decisions on development proposals will take account of whether: The scheme protects the safety of road users and pedestrians.'*

The pole is sited 4.8m from the edge of the carriageway. The Highway Authority has considered the effect of the development on visibility at the junction of Holtye Road and Blackwell Farm Road.

The comments of the Highway Authority are set out in full in Appendix B of this report. The Highway Authority are satisfied that it has been demonstrated that the erection of this equipment will not obstruct the visibility splay.

As such it is considered that the proposal accords Policy DP21 of the District Plan.

CONCLUSION

This is not an application for planning permission. The development is permitted subject to the developer first seeking a determination as to whether the prior approval of the Local Planning Authority will be required as to the siting and appearance of the development (Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015). Prior approval is required.

Whilst this is not a planning application, the development plan and national policy guidance are relevant to the determination of this application.

Policy DP23 in the District Plan is generally supportive of telecommunications development subject to caveats. The NPPF is also supportive of telecommunications development. The proposal will enhance telecommunications infrastructure in the area and all of these points weigh in favour of the application.

The application is accompanied by a certificate that confirms the proposal would conform to ICNIRP guidelines for emissions. The NPPF states that Local Planning Authorities should not set health safeguards different from the International Commission guidelines for public exposure. The NPPF is national guidance on the operation of the planning system and is therefore a material planning consideration to which significant weight should be attached. In light of this it is not considered that it would be sustainable to resist the application based on matters relating to health concerns.

The site is located within the built up area of East Grinstead and is proposed to be sited on a busy road junction where there is already a degree of street furniture including 10m high street lighting columns and other telecoms cabinets and inspection chambers. The site represents a grassed verge which has amenity value in the street scene for road users and for the residents of the immediate bungalows on Holtze Road that face towards the land.

It is considered that the proposal will be clearly visible at this busy road junction and within the immediate locality to the detriment of the amenity of the amenities of the neighbouring residents and that there would be a significant adverse impact on the character and appearance of the area. The proposal is therefore contrary to the aims of Policy DP23, DP26 of the District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

Whilst the proposal would improve telecommunications infrastructure, it is not considered that the benefits outweigh the conflicts with the development plan identified above. There are no other material planning considerations that would justify a decision other than in accordance with the development plan. Prior approval for the siting and appearance of the development is required but is refused.

APPENDIX A – REASONS FOR REFUSAL

1. The proposed development would be a highly visible and alien structure from the adjacent road junction and would have a significantly harmful impact on the character and appearance of the area to the detriment of the visual amenity of the locality and neighbouring residents. The proposal therefore conflicts with Policy DP23, DP26 of the District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	MSX21386_MSX135_85971_RH1 069_GA_REV_B	B	03.08.2022
Proposed Site Plan	MSX21386_MSX_135_85971_RH 1069_GA_REV_B	B	03.08.2022
Proposed Elevations	MSX21386_MSX135_85971_RH1 069_GA_REV_B	B	03.08.2022

APPENDIX B – CONSULTATIONS

WSCC Highways

This proposal is for installation of 5G telecoms: H3G street pole and additional equipment cabinets. The site is located on the corner plot between Blackwell Farm Road (unclassified road) and Holtye Road (A-class road) both subject to 30mph speed limit.

The proposed pole and cabinets will be situated within grassed verge within close proximity of the mini roundabout. It is unclear if the proposed equipment will intersect with visibility splays, therefore the applicant is requested to demonstrate that the apparatus would not conflict within the splay at the mini roundabout as defined in CD 116 section 5. Request for additional information to re-consult.

Further comments

The LHA has been re-consulted on this proposal following submission of visibility splays drawing.

The plan submitted demonstrates visibility splays drawn 2.4m back from the give way line on Blackwell Farm Road. Although the plan is not scaled 1:250 as annotated, splays of 70m to the west have been demonstrated.

Visibility splays at mini roundabouts is assessed based on CD16 Section 5 guidance, therefore the splays have been drawn incorrectly. The correct splays should demonstrate 9m setback distance (F-distance) from the give way line on Holtye Road (westbound) and drawn

50m into Blackwell Farm Road to ensure that the proposed apparatus would not interfere with the visibility splay envelope.

Based on the plan provided, including the proposed apparatus features, I was able to draw the required splay and conclude that the proposed equipment would not obstruct visibility in this location.

Corporate Estates (Property)

We have been alerted to the planning application DM/22/2034 for the above address. We would ask that, if successful, the applicant contacts the Estates Department at Mid Sussex District Council as land owners to discuss the necessary consents required to install the mast on the land. Any consents are subject to contract and approvals.

Parish Consultation

22/08/2022 - Recommend Refusal: committee referred back to the comments of 11th July 2022.

(The committee of 11th July noted that the 5G pole and additional equipment cabinets does not meet DP23 standards - the location and appearance of the proposed apparatus and associated structures does not seek to minimise impact on the visual amenity, character or appearance of the surrounding area. New telecommunication equipment should not influence sensitive areas and should be sensitively designed and sited to avoid damage to the local landscape character. It does not meet DP29 as the noise pollution from the equipment cabinets associated with the pole will negatively impact the quality of people's lives in the area. They will not be protected from unacceptable levels of noise. The size and design of the pole and equipment cabinets, plus its proximity to a primary school, will have a negative impact on the quality of life for the community, the neighbouring properties, the surrounding area and the green space it is proposed to be sited on. The committee recommend a better, less obtrusive location be found for the pole.)

Committee of 22nd August recognised that the size is reduced but still believe this is simply the wrong place. There must be better sites for this rather than an entry point to the town. Committee also note that the land is owned by Mid Sussex DC and would advise that it is not in the public interest to lease this plot against so much public opinion.