



WEST HOATHY RADIO MAST FENCING

**RETROPSECTIVE PLANNING APPLICATION FOR REPLACEMENT OF THE EXISTING SECURE
COMPOUND FENCING AND GATES WITH NEW HIGHER SECURITY FENCING AND GATE
SYSTEMS**

Planning Statement

OCTOBER 2026

1.0 INTRODUCTION AND CONTEXT

This report has been written to support the planning application on behalf of Sussex Police and Crime Commissioner for the replacement of the existing security fencing and associated works around the West Hoathly Radio Mast, East Sussex.

The proposed works comprise of the removal of the existing security fencing and the installation of a new replacement security fence and associated access gates around the existing radio mast compound. The works are required to improve the security of the site, reduce the risk of unauthorised access and protect the existing police communications infrastructure. The radio mast is an established piece of communications infrastructure which provides an important operational function for Sussex Police. The proposed replacement fencing will provide an appropriate and robust security solution while maintaining the existing use and function of the site.

The works are limited to the existing mast compound and do not involve any alteration to the radio mast or equipment itself or any increase in the operational capacity of the communications infrastructure.

2.0 CONSIDERATIONS

The proposal relates to an existing radio mast and associated communications compounded operated on behalf of Sussex Police. The proposed development is limited to the replacement of the existing security fencing and associated arrangements. The works will remain within the established operational area of the site and will not result in a change of use. The proposal has been designed to respond to the operational requirements of the site while seeking to minimise any visual or environmental impact.

3.0 RELEVANT PLANNING HISTORY

DM/22/0593	Upgrade of antennas on existing lattice communications mast - 3 no. existing antennas to be relocated at the same height and 3 no. additional antennas to be installed. Ancillary development.
13/01480/FUL	The proposal comprises the replacement of 5 no. existing antenna's with 3 no. new upgraded antennas and the addition of 2 no. 600mm antennas.
HO/039/89	Proposed equipment housing for a cellular radio base station (temporary permission for maximum period of 5 years).

4.0 RELEVANT PLANNING POLICY

This planning statement highlights national and local planning policy relevant to the proposed replacement security fencing and associated works at West Hoathly Radio Mast.

4.1 NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework Paragraph 135a: *Achieving Well Designed Places*

Planning Policies and decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

National Planning Policy Framework Paragraph 98d: *Promoting healthy and safe communities.*

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

4.2 THE SOUTH EAST PLAN 2009

The South East Plan Policy T6: *Communications Technology*

Investment in communications technology that increases access to goods and services without increasing the need to travel should be actively encouraged and taken in consideration in identifying future transport needs.

The South East Plan Policy CC6: *Sustainable Communities and Character of the Environment*

Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:

- ii. uses innovative design processes to create a high-quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction.

4.3 MID SUSSEX DISTRICT PLAN 2014-2031

Mid Sussex District Plan 2014-2031 Policy DP12: *Protection and Enhancement of Countryside*

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District.

Mid Sussex District Plan 2014-2031 The Policy DP26: *Character and Design*

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

5.0 ACCESS AND LANDSCAPING

Access to the West Hoathly Radio Mast will not materially alter as part of this application.

The existing access arrangement will continue to serve the radio mast compound, with the replacement security fencing incorporating appropriate access gates to allow authorised personnel to enter the site for operational, maintenance and emergency purposes.

The proposed works are predominantly contained within the existing developed compound. Existing vegetation and landscaping surrounding the site will be retained wherever practicable. No significant changes to the wider landscape are proposed as part of the development.

6.0 LAYOUT AND SCALE

The overall layout and use of the West Hoathly Radio Mast site will not alter as part of this application. The replacement fencing will follow the existing perimeter of the operational compound.

The existing fence is approximately 2.6m high, with the proposed replacement fence increasing to 3m. This increase is required to provide the necessary level of security for the existing Sussex Police communications infrastructure and to reduce the risk of unauthorised access. There will be no alteration to the existing radio mast or its operational capacity.

7.0 APPEARANCE AND APPRAISING THE CONTEXT

The proposed security fencing has been selected to provide a robust and appropriate security solution for the existing Sussex Police communications infrastructure.

The replacement fence will be of a simple and functional design appropriate to the existing mast compound and its operational use. The associated access gates will provide controlled entry for authorised personnel while maintaining access for maintenance and emergency purposes. The proposed fencing will replace the existing security perimeter and will therefore not introduce a fundamentally new feature to the site. Its appearance will remain consistent with the established character of a secure communications compound.

The works have been designed to minimise their visual impact on the surrounding area. The fencing will remain confined to the existing compound boundary and will not affect the appearance or operation of the existing radio mast.

The proposal represents an improvement to the existing security infrastructure and will provide a more durable and reliable perimeter solution, reducing the potential for unauthorised access and damage to the site.

8.0 CONCLUSION

This statement supports the planning application for the replacement of the existing security fencing and associated works at West Hoathly Radio Mast on behalf of Sussex Police.

The proposed works are required to improve the security and resilience of the existing police communications infrastructure and to reduce the risk of unauthorised access, vandalism and damage.

The proposal is contained within the existing operational area of the site and does not alter the established use, the existing radio mast or its operational capacity. The replacement fencing will follow the existing compound arrangement and has been designed as a simple, functional and appropriate solution to the security requirements of the site. The proposed development has been informed by the relevant planning policies and guidance and supports the objectives of achieving well-designed, functional and safe places. The works will provide a long-term security solution for an important piece of Sussex Police infrastructure while minimising any impact on the surrounding environment.

On this basis, the proposed replacement security fencing and associated works are considered appropriate and acceptable in planning terms and should be supported.

APPENDIX A: PHOTOS OF THE EXISTING FENCING AND ASSOCIATED AREAS

