



Our ref: HO/ EAS0076 – FP app
Your ref: NYM\2021\ENQ\17561
16th June 2021

**Head of Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
N. Yorkshire
YO62 5BP**

Application submitted via the Planning Portal

Dear Sir/Madam

**HOME OFFICE: EMERGENCY SERVICES NETWORK (ESN/EAS) SITE REQUIREMENT – EAS0076
FULL PLANNING APPLICATION FOR THE DEVELOPMENT OF AN ELECTRONIC COMMUNICATIONS BASE
STATION SITE AT: LAND AT DALBY FOREST DRIVE, NR. PICKERING, NORTH YORKSHIRE YO18 7LP: NGR:
485708, 488515**

We write to you as Town and Country Planning and Surveying Consultants working on behalf of the Home Office for the new Emergency Services Network (ESN) infill coverage requirements.

This is a formal and full planning application for the proposed development of the site at the above location in order to accommodate the communications apparatus needs of the new Emergency Services Network (ESN), being in this instance part of the Extended Area Service (EAS) managed by the Home Office. The proposed redevelopment meets the new network's technical requirements.

The application follows pre-application consultation with your Department, taking into account the National Parks comments on both design and location, so far as is possible, to reflect this consultation exercise and advice received.

Submitted via the planning portal along with this covering letter are:

- The full planning application
- Copies of the associated Planning Drawings ref: *EAS0076_101A, 102A, 103A and 104A*
- Detailed Site Location plans with the proposed site outlined in red on EAS0076_101A & 102A scale 1:2500
- Site Block Plan with the proposed site outlined in red on drawing EAS0076_103A scale 1:200.
- Home Office – Site Specific Supporting Technical Information and Coverage Plots document

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- Planning Supporting Statement - incorporating Design & Access
- Copies of pre-application advice and correspondence
- ICNIRP Certificate.
- National Parks England and Mobile Operators Joint accord
- Home Office Briefing Note - general supporting information regarding operation of ESN (EAS)
- CIL Questions Document
- Notice No 1 Landlord's Notice
- Ecology Survey Report – To follow

Payment of the fee of **£462** has been made electronically via Planning Portal.

We trust the supporting / accompanying information are sufficient for the purpose of a decision and look forward to discussing this proposal with you in the near future. In the meantime, should you require any additional information or have any queries relating to this application, please do not hesitate to contact the undersigned.

Yours faithfully

Peter Hickson
Director - Galloway Estates Ltd.
For and on behalf of the Home Office

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Our ref: HO/ EAS0076/Precon

19th March 2021

**Chief Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire YO62 5BP**

Sent via Email: planning@northyorkmoors.org.uk:

Dear Sir/Madam,

Re: Consultation: Home Office ESN(EAS) Site Requirement – EAS0076 Land at Dalby Forest Drive, Pickering, North Yorkshire YO18 7LP NGR: 485708, 488515

We write to you as Town and Country Planning and Surveying Consultants working on behalf of the Home Office for the new Emergency Services Network (ESN) infill coverage requirements.

As the National Park Authority will be aware, a previous application REF: NYM/2018/0187/FL was granted permission at land East of Dalby Forest for a 35m tower on 28th March 2018. This planning permission is soon due to lapse due to non-development thereof. The reason for this location not being developed is simply due to the radio network development in North York Moors more generally having evolved over the intervening period and some errors having been made with radio planning assessments and expectations from this previously planned site. We are able to confirm therefore that application site NYM/2018/0187/FL will not be built and instead a new location has been investigated and surveyed to which this new pre-application consultation is relevant.

The existing Airwave emergency services network is set to be replaced with a new Emergency Services Network ('ESN'). We have attached for your information a copy of a briefing note issued by the Home Office in 2016 which provides general information on this new network and how it will be delivered. You will note that most of the coverage will be provided by EE Ltd. ('EE'), making use of its existing and new infrastructure largely within urban areas and other areas where there is existing infrastructure.

Today the 3 Emergency Services (3ES) and over 300 other public safety and national contingency organisations across England, Scotland and Wales use the Airwave mobile radio system to communicate within and between the 3ES but this needs replacement and ESN has been procured competitively by the Home Office to provide a high-quality service that makes full use of the latest technology in the telecoms sector. You will also note however that under heading 5 (4) on page 1 and 7 (b) on page 2 there is reference to 'Extended Area Services ('EAS')'. The 'EAS' is being delivered by way of new infrastructure being rolled out by the Home Office, with the service being provided in the form of EE's 4G ESN apparatus. The EAS network delivery is to provide coverage to National Parks / AONB's / National Scenic Areas as well as rural and remote areas with public access and including stretches of minor public roads.

There is still a requirement to provide coverage along Dalby Drive and to the Visitors Centre, where there remains a coverage hole, centred approximately around NGR 485523,487717.

The search area has therefore been moved further north than previous. Our client therefore has a requirement to acquire a site within the revised area shown below:

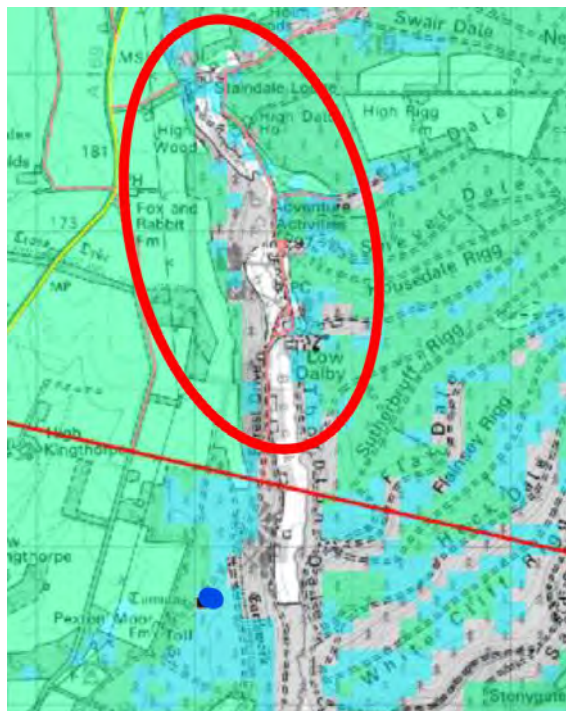
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By way of further background, the previous site (NYM/2018/0187/FL) is shown below with the failed option being noted with a Blue dot.



We have thoroughly searched the revised target area with our client to identify appropriate, discreet locations that will also provide the best radio coverage and important line of site for 'VSAT' link purposes. We have also discussed with potential site providers and collated a full list of all the sites

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identified (both suitable and unsuitable) in order to assist in the seeking of pre-application advice. Our client's instructions identify the best site option candidate as per the 'header' of this pre-application letter. This option is on land located within the search area and within an area of Forestry land with the benefit this brings by way of natural screening to all sides of the site.

Our client's requirement for a new facility is very important given the nature of its business – providing the new ESN services within the Extended Area Service (EAS) regions of the UK, of which Dalby Forest is one. Our instructions are to carry out proactive consultation with your department and to seek advice and ultimately planning approval for a new radio tower facility that will provide continued coverage to this key point in Dalby for all residents, visitors, workers and enthusiasts of outdoor pursuits in North Yorkshire.

The results of searching the target area and assessments of the site locations that followed are presented in the table below, including grid references, tower type & height (where relevant) and comments on suitability:

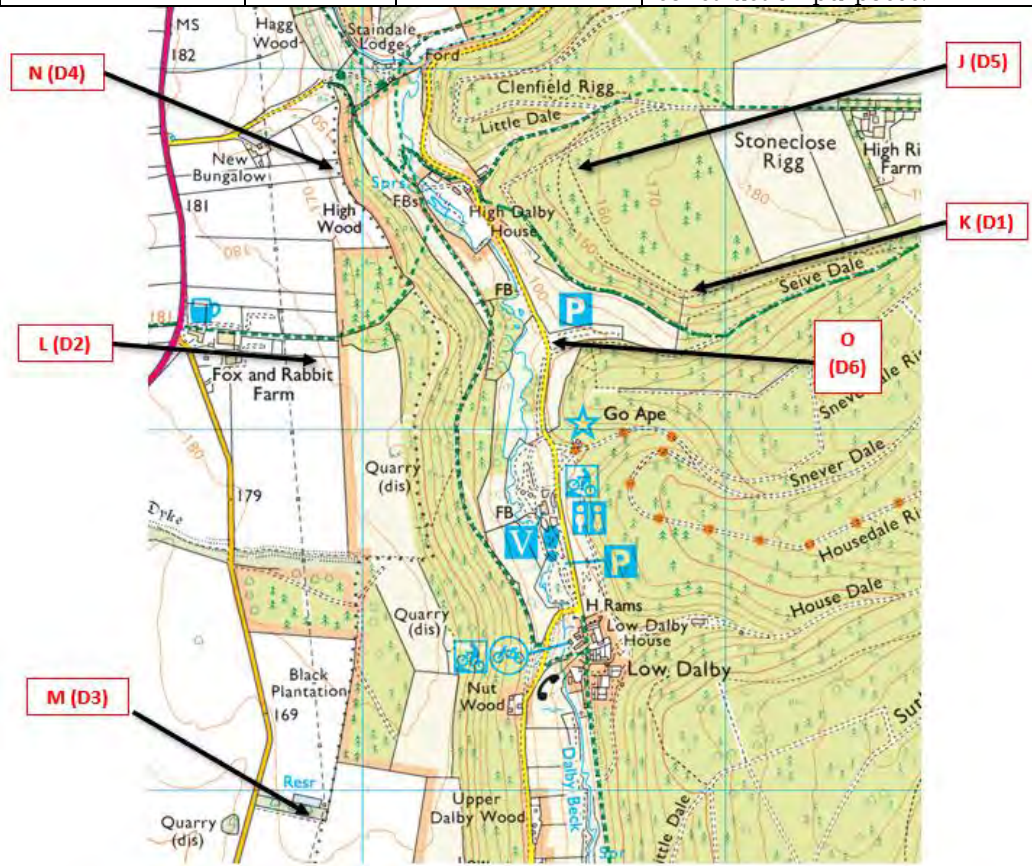
Site Name	NGR	Type of installation Proposed and Height	Comments
D1. Land Nr Sieve Dale	485943, 488301	Tower height not confirmed but likely to be up to 35m.	Poor coverage obtained from this location from a radio planning perspective. It is too far to the east and will not propagate coverage effectively in to the target area.
D2. Land at Fox & Rabbit Farm	484871, 488245	Tower height not confirmed but likely to be up to 40m +	Due to two lines of overhead power lines a location adjacent to the field a viable location in this area is not possible. Build and in-particular, craning issues associated with the overhead power lines were identified. The severe topography and ground height difference from Lower Dalby does not allow for coverage propagation without a substantial tower height.
D3. Land at belt of trees south of Black Plantation	484841, 486947	Tower height not confirmed but likely to be up to 40m +	Due to nearby overhead power lines, the only viable location for a new tower would be within the belt of trees - which would require significant tree clearance some 50-60m to the west in order to keep clear of the O/H power lines. The site position is then considerably further west on the plateau and unable to provide the requisite coverage down in to lower Dalby - this being the required target area.
D4. Land at New Bungalow	484931, 488740	Tower height not confirmed but likely to be up to 35m.	An elevated location at the ridgeline looking down in to Lower Dalby, however, both access and the exposed nature of this location do not lend themselves to the siting of a new tower.

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D5. Land near to High Rigg Farm	485575, 488775	Tower height of 40m+ failed to achieve coverage aims.	Site was surveyed but found unsuitable from a radio coverage perspective due to topographical obstruction in the form of the hillside from which 'Go Ape' operates.
D6. Land in ditch area adj to Sieve Dale Car park	485520, 488245	Tower of circa 22.5m required	This area of land, whilst in a key location was not acceptable to Forestry England and is located in an area for what run off and not considered suitable for construction purposes.



This letter therefore invites the National Park Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions prior to a formal planning submission.

We will of course address issues relating to the planning policies referred to above and would ask that in reviewing this proposal, you bear in mind the issues below when providing any comments you may have:

- EAS0076 is a Home office 'EAS' site and resolves coverage gaps in the area. You will, we are sure, appreciate the importance of contiguous coverage for all the emergency services.
- The proposal would comprise the installation of a shareable lattice tower at 35m in height supporting 3 No. directional antennae and 2 link dishes with a ground based VSAT dish link in a separate compound (to ensure satellite line of sight) and an equipment cabin within a foul weather enclosure measuring approximately 3.0m x 2.7m. and a back-up power generator. All

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with associated cabling, cable trays and ancillary apparatus as shown on the attached drawings EAS0076-GA - 101A, 102A, 103A and 104A.

- A 35m tower is required due to the topography of the area and to ensure that coverage above the surrounding trees (these varying between 20-25m in height) is achieved along all the public roads in the area.
- There are no suitable existing structures in the area which can be deployed.
- A full inspection of the site and the immediate environs has been undertaken and as indicated above, the proposed site location appears to be the most appropriate taking into account all relevant issues. It is highly unlikely that an alternative location exists which could provide the required coverage solution and/or which would have less visual impact.

The location identified achieves the very specific radio coverage requirements based on 'Drive Surveys' and testing in the area and should this be required we can provide appropriate coverage plots to support this.

All EAS ESN 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.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals. You will note that we have already copied this correspondence to the following parties for their information and for any comments they may have:

Thornton Dale & Wolds Division Ward Councillors (N. Yorkshire County)

Councillor Janet Sanderson. Email: cllr.janet.sanderson@northyorks.gov.uk

Thornton le Dale Civil Parish

Clerk -Email: parishclerk.thorntondale@outlook.com

We look forward to receiving your response within 14 days of the date of this letter. Should you require further information, please contact the writer below and include the Airwave and Home Office reference nos. **EAS0076**.

Yours faithfully

Peter Hickson
Director - Galloway Estates Ltd.
For and on behalf of The Home Office

Enc:
Home Office briefing note
Planning Drawings – EAS0076_GA_101, 102, 103 and 104 Rev A.

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**SUPPORTING STATEMENT:
SITE SPECIFIC SUPPLEMENTARY INFORMATION INC. DESIGN & ACCESS**

1. Site Details

Site Name	Land at Dalby Forest Drive	Site Address	Land at Dalby Forest Drive
NGR	E:485708, N:488515		Dalby Visitors Centre Nr Pickering N. Yorkshire YO18 5BP
Site Ref Number	EAS0076	Site Type ¹	Macro

2. Pre- Application Check List

Site Selection (for New Sites only)

(would not generally apply to upgrades/alterations to existing sites)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: The Ofcom database was used to search for existing sites in the area which is the most up to date source of information.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: N/A		

Annual Area Wide information to local planning authority

Date of information submission to local planning authority	The Home office meet with all National Parks either individually or collectively on a regular basis to discuss and review the ESN/EAS project.
Name of Contact	
Summary of any issues raised:	This installation forms part a new roll out of the Home Office (HO) led Emergency Services Network (ESN).

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	19/3/2021
Was there pre-application contact:	Yes 22/4/2021 & 24/5/2021
Date of pre-application contact (meeting / response):	(Response)
Name of contact:	Chris France / Mark Hill / Wendy Strangeway

¹ Macro or micro

22/4/2021 – Pre-app response letter received stating, 'I have visited the site and noted its location within a large commercial recreation and forestry setting. Provided it can be demonstrated that the extreme height of 35m is the minimum required for operational effectiveness, I consider the location should ensure the development is not unduly obtrusive in a nationally protected landscape and that the community and visitor benefits are likely to result in an officer recommendation of support.'

24/5/2021 – Confirmation from Wendy Strangeway: 'Further to your email of 17 May, I have now reviewed the plans submitted with your pre-planning enquiry and the list of supporting documentation set out in your email and am pleased to advise that there are no constraints on the site that would indicate to me the need for any more documentation than that outlined in your email to validate the planning application.'

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline Consultation carried out:			
As above with North York Moors National Park Authority (NYMNPA)			
Summary of outcome/Main issues raised:			
As above with NYMNPA and contained within correspondence dated 22 nd April 2021 and 24 th May 2021			

School/College

Location of site in relation to school/college:
No schools within close proximity to the site.
Outline of consultation carried out with school/college:
N/A
Summary of outcome/Main issues raised:
N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response:		
N/A		

Developer's Notice

Copy of Developer's Notice enclosed	Yes
Date served:	16/6/2021

3. Proposed Development

The proposed site:

Background

The Home Office EAS emergency services network rollout is to replace that of Airwave Solutions Ltd, who currently operate the UK wide emergency services network, which shall continue until the expiry date of their operating licence. The Emergency Services Mobile Communications Programme (ESMCP) is the Home Office led programme responsible for replacing Airwave. It aims to provide an integrated voice and broadband data communications service for the Emergency Services (3ES: Police, Fire & Rescue and Ambulance Services). This Emergency Services Network (ESN) has initially been deployed by enhancing an existing commercial network configured to give the 3ES priority over other users. This proposal, as a component of the ESN, is for the Extended Area Services (EAS) which is to provide additional infrastructure to extend the ESN into primarily remote and commercially unviable areas where little or no mobile network coverage exists.

Description of the Site

The proposed site is located within a clearing in a forestry plantation to the east side of Dalby Forest Drive just to the north of Dalby Forest Activity Centre. The plantation benefits from an established tree lined south western boundary of non-harvest scots pines where it meets a steep sided embankment that drops down to the adjacent Dalby Forest Drive.

The angle of approach from the adjacent Dalby Forest Drive offers only oblique and fully screened views of the proposed site, certainly at lower levels from public vantage points close by and along the valley floor, by virtue of the adjacent tree screening and separation from the main road by open grazing fields and Sievedale car park. From the north and east the proposed site benefits from the full screening of vast areas of forestry plantation.



Proposed site location marked with flags in foreground



Proposed site location set back approx. 50m beyond scots pines pictured on ridge above Sievedale car park.

Proposed Development

The proposals relate to the installation of a 35m lattice tower (galvanised in colour) on a concrete base with 3 no. antennas, 2 no. 0.6m transmission dishes, 1 no. 1.2m diameter ground-based satellite dish supported on a 3m pole, an equipment cabin (containing the electronics equipment) and a generator within a compound measuring approx 10m x 10m, enclosed with an ex-mesh security fence and with ancillary development thereto. The VSAT shall be located within a separate enclosure situated 11m distance from the main compound, all as detailed on the drawings attached to the application and outlined in red on drawing EAS0076 – 101A and 102A.

Type of Structure: Lattice tower	
Overall Height:	35m
Equipment Housing (approx.):	
1 x Cabin - Width x Depth x Height:	2.7m x 2.45m x 2.5m
1 x Meter Cabinet Width x Depth x Height:	1.23m x 0.65m x 1.29m
1 x Generator Width x Depth x Height:	1.76m x 0.84mm x 1.4m
Materials:	
Column/mast etc. – type of material and external colour:	Galvanised grey finish
Equipment housing –external colour:	Grey

Reasons for choice of design:

The new installation is required for the Extended Area Service to provide the new Emergency Services network coverage. It is designed to provide sufficient elevation for the antenna above the adjacent natural screening.

In designing the proposed installation, the applicant has sought to achieve a balance between technical requirements (such as antenna height) and minimising visual impact as far as practicable.

When designing a radio base station, it is necessary to incorporate certain vital elements and to work around several technical constraints. There are three main elements to a radio base station; the cabins / cabinets which contain the equipment used to generate the radio signals, the supporting structure, and the antennas and dishes attached thereon at heights determined by the radio network planners and transmission specialists. These emit the radio signals (along with any necessary amplifier or receiver units – ‘Ancillary Equipment’) and communicate with mobile phones and wireless devices and transfer the voice and data back into the main network via the link dishes.

Other elements necessary for the base station to function are the power source (a meter cabinet and a generator in the event that back-up power is required in the event of a REC outage) In this instance there is an established power supply from the grid that is obtainable from the nearby grid adjacent to High Rigg Farm, however, there remains a requirement for an emergency generator in case of any intermittent supply failure. Other apparatus often referred to in general terms as “development ancillary to” the base station includes feeder cables that link the equipment housing to the antennas, link dishes and, depending on the nature of the site various supports, cable tray, grillages and fixings.

The Home Office has expressed a preference for a lattice structure as being appropriate in this type of rural area (as was evidenced within the initial design stages) specifically in this case with the benefit of a backdrop of trees to ensure visual impact is minimised. In addition, a lattice mast is generally a preferred structure from a technical and practical point of view, as such a structure is climbable and does not require a cherry picker to repair or replace the antennae/dishes. This is of significance in view of the nature of the emergency services use of the site as there has to be no delay in keeping the service operational. It is also considered most appropriate from a visual perspective in this type of setting and is the subject of this application.

It is considered that the appearance of the tower and equipment cabin would not seriously impact on the visual amenity of the area; the site has been carefully chosen and identified as being less sensitive than others to meet the coverage requirements in this cell area following extensive work on the project over a number of years in order to arrive at the most appropriate site. The scheme has been designed as sensitively as possible to overcome any landscape impact concerns by setting the site adjacent to a backdrop of trees, which will help integrate it so far as is possible, as it will be seen in the context of the existing vertical elements (trees). The equipment housings and other apparatus at ground level will be suitably screened by the existing understorey.

The mast at a height of 35m is the operational minimum required to meet the target coverage areas required - it is recognised that the adjacent trees provide protection and helps minimise the visual impact of the tower but from a technical point of view and in order to provide the essential coverage required, the height is required to clear the local topographical features in order to function effectively. Both the undulating hills and nearby trees provide a useful backdrop to the development.

In preparing the design and this application, full consideration has been given to the relevant NYMNP planning policies – Local Plan (Adopted July 2020)

**Business & Land Management 17, and;
Policy BL10 Communications Infrastructure**

These policies have been given full consideration within the Planning Policy section later in this statement.

It is therefore considered that the proposal strikes a good balance between environmental impact and operational considerations to provide the technology required for the ESN/EAS.

4. Technical Information

<p>International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) *</p> <p>International Commission on Non-Ionizing Radiation Protection Declaration attached</p> <p>International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.</p> <p>When determining compliance, the emissions from all mobile phone network operators on or near the site are considered.</p> <p>To minimise interference within its own network and with other radio networks, the EAS operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.</p> <p>As part of the EAS network, the radio base station that is the subject of this application will be configured to operate in this way.</p> <p>All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, which is responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.</p> <p>The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.</p>	Yes
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5. Technical Justification

Enclose predictive coverage plots if appropriate e.g. to show coverage improvement.

Reason(s) why site required e.g. coverage, upgrade, capacity:

The National Planning Policy Framework clearly states that authorities should not question the need for the service. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site, given its intended use for the Emergency Services.

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. In certain areas, such as the subject area in the Brecon Beacons NP, however, there will be gaps between these cells, resulting in a loss of coverage which can be due to topography or buildings which block the path of the signal.

This component of the ESN is the Extended Area Services (EAS) which is to provide additional infrastructure to extend the ESN into primarily remote and commercially unviable areas where little or no mobile network operator coverage exists. These are referred to as 'not spots'.

The Technical Justification document submitted in support of the application shows the existing coverage deficiency that the proposed site is required to address. The primary coverage objective is for all of Dalby Drive to be covered as well as the paths and centres of local activity (inc the tourist attractions of this large recreation forestry area) with vital coverage being offered to Rescue Teams that operate as a partner to the local Police force and Ambulance services. This is therefore the best available location for the site to be located from a Radio Perspective and is confirmed to be at the minimum height required to meet this operational need.

See attachment:

EAS0076_Dalby Forest Technical Justification.pdf

This proposal forms part of a programme which will provide the emergency services with nationwide 4G voice and data services and forms part of the nation's Critical National Infrastructure.

The new 4G network which this proposal forms part of, will significantly improve the efficiency of the Emergency Services by giving them access to the latest type of data and applications for example the ability for an ambulance crew to send vital patient data on to the hospital to allow staff to make the best preparations in advance of a patient's arrival for example.

6. Site Selection Process – alternative sites considered and not chosen

The proposed siting of the mast was decided upon after analysing the requirements to provide the EAS in this forested National Park area. Numerous potential options (listed within the pre-con letter dated 19th Marcy 2021) were investigated by a surveyor, radio engineer, town planner and discussed with landowners (site providers). To ensure the efficient operation of the network, all sites must be within a short radius of the cell search area. Sites should be accessible and at a strategic height wherever possible to ensure the antennas can transmit and receive over the proposed cell area. Sites also need to feature most of not all the following characteristics, in that they must:

- Be technically suitable i.e. provide the coverage required and satisfactorily link into the overall ESN/EAs network.
- Be environmentally suitable i.e. where any inevitable and associated impacts are within acceptable parameters.
- Be available on reasonable, economic terms
- Be capable of being developed, i.e. with stable ground conditions
- Have safe and satisfactory vehicular access for construction and future maintenance and servicing.
- Afford a reasonable degree of security.
- Be supplied with power or capable of having an economic supply connected.

During the search for suitable and appropriate locations, multiple alternative options were investigated, the National Grid Reference for each site and the reasons why the alternate sites were assessed as being unsuitable and/or unavailable being provided previously within the precon letter dated 19th March 2021.

The document states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified.

During the alternative sites assessment, there were no suitable structures or masts identified which would provide both the required transmission links and the level of coverage required in this instance.

In addition, large swathes of the search area were within the local Sieve Fenn SSSI to the west of Dalby Drive, and thus avoided.

Additional relevant information (planning policy and material considerations)

Ecology Report

A preliminary ecology report has been included with this application along with a protection plan. These can be identified under the following document headings:

EAS0076_Ecology Report.PDF (NB: Report under preparation and to follow)

Highways & Access:

The required detail of vehicular access route from the Forestry England highway and access and egress to the site is included upon the accompanying drawings submitted with the application. The existing forestry road leading up to High Rigg farm is the primary route from which an upgraded track will be required along the route shown on Drawing EAS0076-101A coloured Brown. This requires approx. 455m of new access track that shall initially follow the route of a 'Fire Break' before turning south-west directly towards the proposed site. There will be removal of parts of the plantation to achieve this access route and Forestry England have confirmed that the Forest Design Plan allows for this with thinning of this area already planned for 2024 and the access track proposed shall be used for timber extraction in the future.

The route was chosen through the plantation (as above) in order to avoid the need to remove establish deciduous trees along an alternative route that was considered further to the north, taking a long curve at the ridge of the hill with a final approach to site from the south west.

National Planning Policy Framework (2018) (NPPF)

The new National Planning Policy Framework, which came into force in July 2018, replaces the first National Planning Policy Framework published in March 2012. The NPPF sets out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states "*The purpose of the planning system is to contribute to the achievement of sustainable development*", and in paragraph 10 that "*at the heart of the Framework is a presumption in favour of sustainable development*". In order to achieve the sustainable development objective, the NPPF has identified 3 overarching objectives:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

For decision-taking this means:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Further to this, paragraph 38 states that “Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.”

Code of Best Practice on Mobile Phone Network Development in England (November 2016)

The Code of Best Practice provides guidance primarily to mobile network operators, their agents and contractors and to local planning authorities in England.

The principal aim of this Code is to ensure that the Government’s objective of supporting high quality communications infrastructure is achieved in a timely manner, but in a way that also minimises the potential impact that can be associated with such development. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and residents. The Code highlights that the mobile telecommunications network is a key element of national infrastructure in both economic and social terms and a crucial component of everyday life. It states that “coverage in rural area is recognised as a vital component for maintaining economic activity and social inclusion”. It acknowledges that the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the ever-increasing demand and the Government’s ambitious aspirations it is becoming more important to improve connectivity and capacity.

Concerning the erection of new ground-based masts; The Code provides examples of where the environmental and visual impact of the mast can be greatly reduced.

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Placing a mast within or adjacent to an existing group of trees*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring. Masts seen against the sky, for example, are best left in their galvanised state or painted pale grey. Against a wooded backdrop a matt green or brown colour scheme would be more applicable.*

It acknowledges that Operators should bear in mind that there are certain locations where sensitive siting and design are of increased importance. These include National Parks; AONBs and Sites of Special Scientific Interest. It states that in these areas, attention will

need to be paid to the nature of the proposals, the significance of the location, the impact that the proposals could have and the need to reduce any adverse impact. It goes on that operators may sometimes be able to avoid a specific site (e.g. a Listed Building) but not an entire protected area (e.g. a National Park) in which case they should seek to minimise the impact through sensitive design and appropriate siting of the proposals.

Regarding telecommunications in rural areas the Code indicates that the conservation of wildlife and cultural heritage are important considerations in all protected areas, and should be given great weight in National Parks whilst acknowledging that those who represent rural areas recognise that a modern telecommunications infrastructure network is vital for a modern economy and society, and is particularly important in preventing a rural/urban digital divide; while operators recognise the need to respect the environment, particularly in sensitive areas such as National Parks and in siting development in rural areas, operators will take these principles into account.

A Joint Accord has been agreed between National Parks England and the Mobile Network Operators to complement this Code of Best Practice. The Accord aims to: help communities living in National Parks to benefit from consistent high-quality connectivity; protect the special qualities of the National Parks by minimising any adverse environmental impacts.

Local Policy

North York Moors National Park Authority, Local Plan (July 2020)

The North York Moors National Park Authority, was adopted in July 2020. The relevant 'Objectives and policy for telecommunications development is as follows:

One of the Objectives for the NYMNP Local Plan state, under Business & Land Management: 17. Improve telecommunications and connectivity where compatible with the National Park Purpose.

Policy BL10 Communications Infrastructure

Sates:

"The provision of infrastructure for radio, broadband and other telecommunications and information technology will only be permitted where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Development will only be permitted where:

1. There are no suitable alternative means of provision;
2. There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape;
3. The siting of the installation makes use of the least environmentally intrusive option available, subject to technical issues;
4. The proposal is part of a coordinated, long term strategy for the provision of telecommunications technology; and
5. Provision is made for the removal of the equipment when it is redundant.

Where there would be unacceptable harmful impact which cannot be mitigated by alternative siting or design, permission will be refused."

By way of explanation, the supporting text to the policy reads:

Modern communications are increasingly vital to those living in, working in or visiting the National Park. They provide online access for residents to services that otherwise can be physically located miles away, they are essential for businesses that are located or would

wish to locate in the National Park – especially in the tourism sector. They can also help visitors in their understanding of and navigation around the North York Moors. However the remoteness and terrain of much of the National Park imposes limitations on services and deficiencies continue to exist.

This policy facilitates this expansion of broadband and mobile infrastructure for the benefit of all, whilst at the same time minimising any environmental and landscape impacts. A policy to support the improving broadband and mobile telecommunications services is also included in the National Park Management Plan.

Operators will be expected to show what consideration has been given to reducing their impact through mechanisms as mast sharing, the erection of antennae on existing structures (including electricity pylons) and through the use of existing features to screen masts. The minimisation of any other impact on the environment, such as the effect of access roads, security fencing and power supply will also need to be considered.

A Joint Accord was agreed in June 2018 between National Parks England and Mobile UK and was developed to complement the Code of Best Practice on Mobile Phone Network Development, recognising the special nature of the National Parks as sensitive environments that seek to support thriving communities.

Compliance with Planning Policy

The NPPF clearly highlights the government's positive stance regarding telecommunications and broadband development and notes the environmental and social benefits telecommunications can provide.

The proposed telecommunications installation fully complies with the objectives of the NPPF. The proposal complies with Local Policy whereby the proposal has been designed to minimise the effect on the area whilst contributing to essential infrastructure improvements for a new telecommunications site for use by the Emergency Services as part of the EAS network. This has been accepted by the planning officer during pre-application discussions where it was confirmed that after visiting the site:

"I have visited the site and noted its location within a large commercial recreation and forestry setting. Provided it can be demonstrated that the extreme height of 35m is the minimum required for operational effectiveness, I consider the location should ensure the development is not unduly obtrusive in a nationally protected landscape and that the community and visitor benefits are likely to result in an officer recommendation of support."

In accordance with the NPPF and North York Moors NPA policies, care was taken with regards to the design of the proposed structure and alterations made to the scheme in response to pre-application comments. The NPPF states at paragraph 43 that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband. It acknowledges that high quality communications infrastructure is essential for sustainable economic growth. The NPPF also highlights that the development of high speed broadband technology also plays a vital role in enhancing the provision of local community facilities and services. As has been discussed the proposal has been sited and designed to minimise any adverse effect upon the National Park.

Taking all these factors into consideration, it is our opinion that the proposal meets all local policy requirements of the North York Moors NPA policy and national policy as set out in the NPPF.

Summary

Taking into consideration all the relevant factors set out above, it is considered that this proposal is the optimum solution in terms of providing the required technology coverage for the EAS for the emergency services, minimising any adverse impacts on local amenity and the National Park. Please be aware that the height of the proposed mast (at 35 metres to the top) is the absolute operational minimum to clear the immediate environment and provide adequate coverage and capacity for the EAS ESN network.

To summarise the case in favour of the proposal the following points are of relevance:

- With specific regard to telecommunications development, the proposal is fully compliant with the NPPF par 14, 17, 43, 46, 56, 65 115, 116 Code of Best Practise on Mobile Phone Development, and local policy.
- Site selection was progressed in accordance with the applicant's licence obligations, advice in NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option;
- The operators' site selection strategy is to keep the overall environmental impact to a minimum where the operator will choose a site with the least impact upon the character of the area whilst still being technically feasible in terms of providing signal coverage for the essential infrastructure improvement;
- In this instance, this site is considered to have the least impact upon the character of the local area, bearing in mind the site restrictions the operator is working under and other possible locations.
- This is now the only site option open to my client and this restriction is a material consideration in the determination of the planning application.

Contact Details

Name	Peter Hickson	Telephone	07970 679998
Operator	The Home Office	Fax no	
Address	Galloway Estates PO Box 17086, Solihull, West Midlands, B91 9UG	Email address	phickson@gallowayestates.co.uk
Signed		Date	16/06/2021
Position	Director	Company (on behalf of the above operator)	Galloway Estates Ltd

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:


Name or flat number	<input type="text"/>	NYMNPA
Property number or name	Land at Dalby Forest Drive	
Street	Dalby Forest Drive	22/06/2021
Locality	Dalby Forest	
Town	Nr Pickering	
County	N. Yorkshire	
Postal town	Pickering	
Postcode	YO18 5BP	

Take notice that application is being made by:

Organisation name	<input type="text" value="Home Office"/>		
Applicant name	Title	Forename	<input type="text"/>
	Surname	<input type="text"/>	

For planning permission to:

Description of proposed development

Installation of a 35m lattice tower (galvanised grey in colour) on a concrete base with 3 no. antennas, 2 no. 0.6m transmission dishes, 1 no. 1.2m diameter ground-based satellite dish supported on a 3m pole (within separate compound), an equipment cabin (containing the electronics equipment) and a generator within a compound measuring approx 10m x 10m enclosed with an ex-mesh security fence and with ancillary 

Local Planning Authority to whom the application is being submitted:	<input type="text" value="North York Moors National Park Authority"/>
Local Planning Authority address:	<input type="text" value="The Old Vicarage, Bondgate, Helmsley, York, N. Yorkshire YO62 5BP"/>

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 2

Signatory:

Signatory	Title	<input type="text" value="Mr"/>	<input type="text" value="Peter"/>
	Surname	<input type="text" value="Hickson"/>	
Signature	<input type="text"/>		

Date (dd-mm-yyyy)	<input type="text" value="21-06-2021"/>
-------------------	---

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

[Print Form](#)

Peter Hickson

From: Planning <planning@northyorkmoors.org.uk>
Sent: 24 May 2021 14:26
To: Peter Hickson
Subject: RE: EAS0076 - NYM\2021\ENQ\17516

Dear Peter

Further to your email of 17 May, I have now reviewed the plans submitted with your pre-planning enquiry and the list of supporting documentation set out in your email and am pleased to advise that there are no constraints on the site that would indicate to me the need for any more documentation than that outlined in your email to validate the planning application.

I look forward to receiving the planning application via the Planning Portal in due course.

Kind Regards

Wendy

Mrs Wendy Strangeway
Planning Administration Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
Tel: 01439 772569 – direct dial
www.northyorkmoors.org.uk

NYMNPA

22/06/2021

Please note that my working hours are:
Monday 8.30am – 2.30pm
Tuesday 8.30am – 5pm
Wednesday 9.30am – 2.30pm
Thursday and Friday 8.30am – 5pm

From: Peter Hickson
Sent: 17 May 2021 15:19
To: Planning <planning@northyorkmoors.org.uk>
Subject: RE: EAS0076 - NYM\2021\ENQ\17516

Attention Mrs Wendy Strangeway

Dear Mrs Strangeway,

Following on from the attached pre-app response letter from Chris France / Mark Hill (copy attached) I am contacting you to seek clarification as to the extent of supporting information the Authority requires in order to validate the full planning application that we shall be submitting on behalf of the Home Office.

We would normally issue the following in support of an application of this type when applying via the Planning Portal:

Location Plan – Site outlined in red
Block Plan
Other Drawings and Elevations
Supporting Statement (incorporating Design & access Statement)
ICNIRP Certificate
Technical Justification
NOTICE 1
CIL

I look forward to hearing from you.
Kind regards

Peter Hickson
Director
Galloway Estates Ltd Chartered Surveyors (for Home Office)

Galloway Estates Ltd, PO Box 17086, Solihull, West Midlands, B91 9UG

From: planning@northyorkmoors.org.uk <planning@northyorkmoors.org.uk>
Sent: 22 April 2021 15:27
To: Peter Hickson
Subject: EAS0076 - NYM\2021\ENQ\17516
Importance: High

Reference: NYM\2021\ENQ\17516.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP
Tel: 01439 772700
www.northyorkmoors.org.uk

North York Moors National Park Authority



The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk

Galloway Estates Ltd Chartered Surveyors
FAO Peter Hickson
via email

Your ref: EAS0076
Our ref: NYM\2021\ENQ\17516
Date: 22 April 2021

Dear Galloway Estates Ltd Chartered Surveyors

Pre-application enquiry for installation of 35m tower and associated infrastructure at Land at Dalby Forest Drive

Thank you for the enquiry regarding the above received 19/03/2021.

I have visited the site and noted its location within a large commercial recreation and forestry setting. Provided it can be demonstrated that the extreme height of 35m is the minimum required for operational effectiveness, I consider the location should ensure the development is not unduly obtrusive in a nationally protected landscape and that the community and visitor benefits are likely to result in an officer recommendation of support.

Please note that whilst the plans/documentation submitted are acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application, as such you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice. Should you have any further questions, please do not hesitate to contact the Authority.

Yours sincerely

NYMNPA

22/06/2021

Mr Mark Hill
Head of Development Management



Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at: https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Home Office

Planning Portal Reference (if applicable): PP-09963271

Local authority planning application number (if allocated):

Site Address:

Land at Dalby Forest Drive
Dalby Visitors Centre
Nr Pickering
N. Yorkshire
YO18 5BP

Description of development:

Installation of a 35m lattice tower (galvanised grey in colour) on a concrete base with 3 no. antennas, 2 no. 0.6m transmission dishes, 1 no. 1.2m diameter ground-based satellite dish supported on a 3m pole (within separate compound), an equipment cabin (containing the electronics equipment) and a generator within a compound measuring approx 10m x 10m enclosed with an ex-mesh security fence and with ancillary development thereto and a separate 3m x 3m enclosure for the VSAT dish.

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22/06/2021

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question

No
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question

No
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>			

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes No

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Peter Hickson on behalf of Home Office

Date (DD/MM/YYYY). Date cannot be pre-application:

21.6.2021

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Emergency Services Mobile Communications Programme



Home Office

RF Safety Compliance Certificate

Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines

The Secretary of State for the Home Department (The Home Secretary), c/o ESMCP, The Home Office, 1st Floor, Marsham Street, London, SW1P 4DF declares that the proposed equipment and installation as detailed in the attached planning application at:

Dalby Forest
Dalby Forest Drive
Pickering
YO18 7LP

Site ID: - EAS0076

NGR: - Easting 485708, Northing 488515

is designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection as expressed in EU Council Recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date:	8 th June 2021
Signed:	
Name:	J C Williams BEng (Hons), MIET
Position:	Lead Network Engineer



Home Office

Emergency Services Mobile Communications Programme **Supporting Technical Information**

for **EAS0076**: -

NYMNPA

22/06/2021

Dalby Forest

Planned LTE 800

Prepared by: Julian Williams BEng (Hons),MIET

Date: 8th June 2021



HM Government



CFOA
Chief Fire Officers
Association



ASSOCIATION OF
AMBULANCE
CHIEF EXECUTIVES



Coverage Objective

EAS0076 is located to provide coverage to the Minor Roads (as defined by the ESN) within the area of Dalby Forest. This also includes the residential hamlets of Low Dalby and Dalby, this area has a high number of tourists every year, due to the Dalby Forest Campsite and Holiday Cottages and the Dalby Forest Lodges. Due to the activities in the area many visitors visit Dalby Forest the day, these activities range from Cycle Hire where visitors can explore the 6 cycle tracks, 4 Running Trails, a Visitors Centre, 2 Play Areas an Activity Centre and the Go Ape (Treetop Adventure) Park.

The 3 Emergency Services (3ES) have stated this area is a high operational area due to the amount of tourists and the activities undertaken, for example Scarborough & Ryedale Mountain Rescue Team are a Partner of North Yorkshire Police and assist with searching for individuals who maybe missing or lost, whilst North Yorkshire Fire & Rescue Service are concerned with the high amount of forested areas being potential hazards for fire.

Additionally, resilience will be provided to the A169 classed as a Major Road (as defined by the ESN) from High Kingthorpe up to Lockton Low Moor. This is essential for an Emergency Services Network as when an adjacent site becomes non-operational, then this site will provide some level of signal to the area. This would then allow for some availability of coverage for the 3ES, albeit at a lower signal level.





Height Justification

In a forested area such as the location chosen for EAS0076, the antennas must be above the local clutter (trees) to provide the required coverage to the area. The effects of trees on signal degradation should never be underestimated. Signal absorption and shadowing effects vary according to vegetation and density and are caused by the main tree trunk, branches and leaves.




The studies of Weissberger show that radio sites with the antennas located in trees will have signals reduced by 5dB to 10dB. This equates to a radio signal 4 to 10 times smaller than without the trees. As a result, several extra sites may need to be built in order to counter-effect this. Signal variation throughout the seasons is a well-known practical concern in radio networks with investigations being undertaken into the “leaves on trees” phenomenon, showing the effects on voice quality and the number of dropped calls, due to the antennas being in the clutter (trees). As a result, the bottom of an antenna should be: - a) Above the top level of the trees. b) Allow a greater height due to the 3dB vertical beamwidth and maximum mechanical or electrical tilt of the antenna deployed at build or for future requirements. c) Allow some room for the growth of the trees.

Essentially, a radio site transmits a signal for the mobile device, this signal will get scattered through the trees and diffracted by any near-by buildings. As the signals are arriving in different directions, they become weaker, the mobile device must then add them together to make one big signal. However, there is a delay on some of the signals arriving due to external sources e.g. trees/buildings that maybe blocking the signal. Therefore, the total signal received will be less than the one, that was transmitted. This could result in either the signal not being received by the mobile device, the signal being received and being incoherent (broken speech), the signal being received and the call being dropped and the said call having to be remade again until, the full message has been received.



Legend

Coverage Key

	Major Road Service Level
	Minor Road Service Level
	No coverage

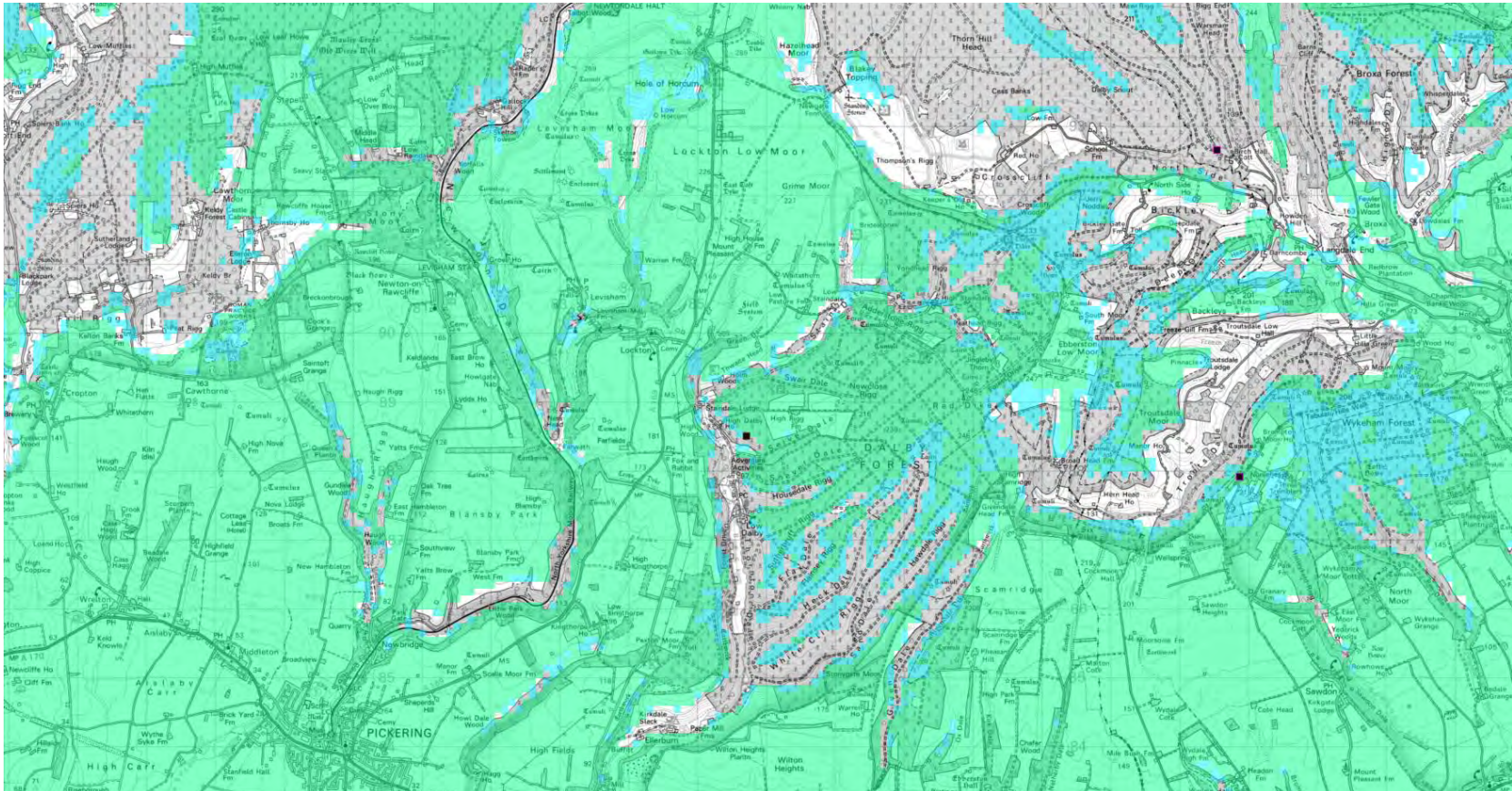
Major Road Service Level: - Required continuous signal level along a major road.

Minor Road Service Level: - Required continuous signal level along a minor road.



Home Office

EAS0076 – Existing L800 & L1800 Combined ESMCN coverage including proposed EE ESN coverage



Note: This is predicted coverage using radio coverage planning software



HM Government



CFOA
Chief Fire Officers
Association

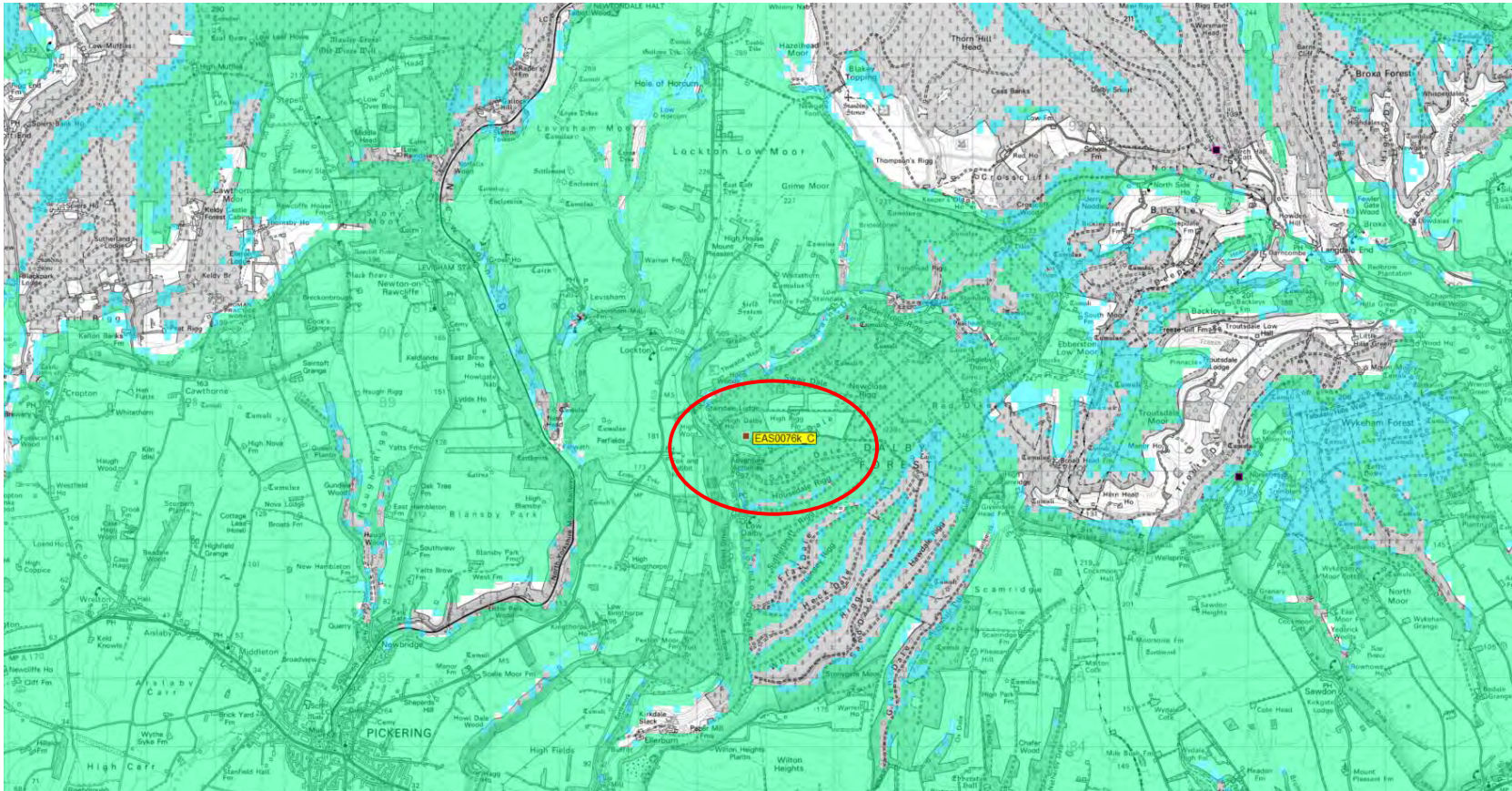


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Home Office

EAS0076 – Predicted L800 & L1800 Combined ESMCN coverage with new proposed site with antennas at 35m c/I including EE ESN proposed coverage



Note: This is predicted coverage using radio coverage planning software



HM Government



CFOA
Chief Fire Officers
Association

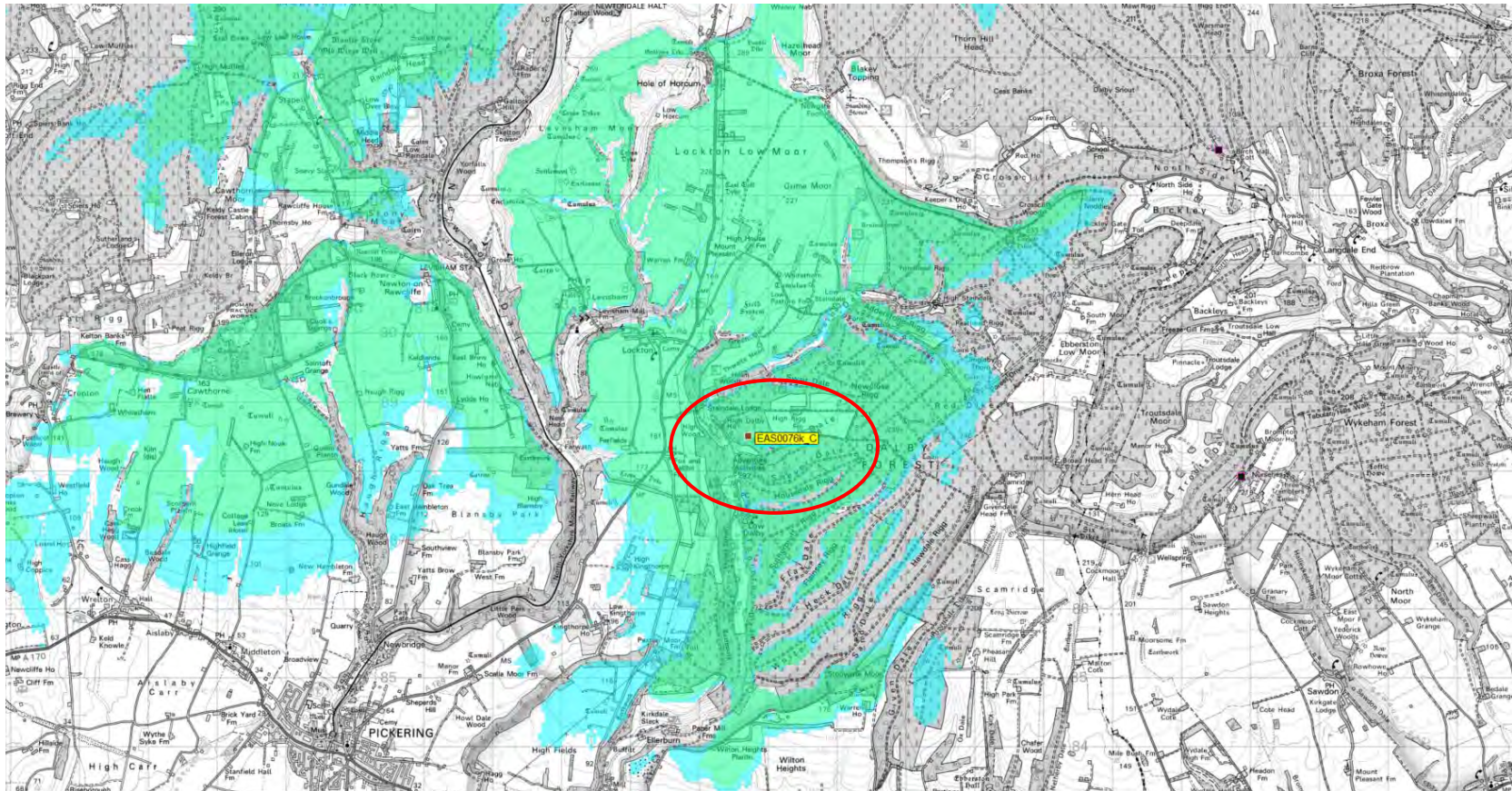


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Home Office

EAS0076 – Predicted L800 ESMCN coverage from new proposed site with antennas at 35m c/l



Note: This is predicted coverage using radio coverage planning software



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Emergency Services Network (ESN) – Information Note

- 1. Introduction.** The purpose of this briefing note is to explain: who is involved in delivering the **Emergency Services Network (ESN)**; why is it required; how is it being procured; who is it being procured for; where is it required; and when is it required.
- 2. Why the Home Office?** The Home Office (HO) is the lead government department for border control, immigration and passports; drugs and alcohol policy; counter-terrorism; crime; and police and fire, which along with the ambulance services makes up the three Emergency Services (3ES). UK's Critical National Infrastructure (CNI) is a fundamental enabler for these important public safety services to be delivered effectively for the national good.
- 3. Why ESN?** The 3ES and over 300 other public safety and national contingency organisations across England, Scotland and Wales are required to protect the public and save lives. Today they use a mobile radio system (Airwave) to communicate within and between the 3ES but this needs replacement. Airwave delivers a secure and resilient critical voice communications with high levels of coverage and availability, but the technology cannot deliver broadband data services, it is very expensive and contracts are beginning to expire. The HO will not be extending the contracts for Airwave beyond those necessary to achieve an efficient transition to the new service, ESN.
- 4. How will ESN be procured?** The Emergency Services Mobile Communications Programme (ESMCP) is the HO-led programme responsible for replacing Airwave. ESMCP aims to provide an integrated critical voice and broadband data communications service for the 3ES that meets the public safety requirements for functionality, coverage, availability and security. The chosen technology will be based on enhancing a commercial 4G network, configured to give the 3ES priority over other users. Police, Fire and Health are all represented on the Programme at strategic and operational levels, including the relevant government departments and devolved bodies in Scotland and Wales. ESMCP is progressing in close collaboration with the 3ES, who provided the requirements for their future communications and will be responsible for transitioning on to the new service, ESN.
- 5. What is ESN?** The new service, to be known as the **Emergency Services Network (ESN)**, will be delivered across England, Scotland and Wales (there is a map of predicted infrastructure locations – a mix of existing and new sites – at Annex A). ESN is being procured competitively to provide a high-quality service that makes full use of the latest technology in the telecoms sector, and has a number of related projects (see table below) to provide the capability, resilience and security required for what will be a key part of the CNI supporting public safety. ESN will act as a platform for business applications being developed by the 3ES and other users. ESMCP comprises:

- 1. Delivery Partner (DP)** (Kellogg Brown and Root). A delivery partner to: oversee the build-out of ESN; programme manage and report on transition; provide cross-Lot integration; training support; vehicle installation reference design and assurance; and delivery support.
- 2. User Services (US)** (Motorola). A service provider for: end-to-end systems integration; public safety functionality; account management; network and IT infrastructure; technical interfaces; user device approval and management; application approval and hosting; customer support; and service management.
- 3. Mobile Services (MS)** (EE). A mobile network operator (MNO) to provide an enhanced radio access service with highly available national coverage and an interface to US and the EAS.
- 4. Extended Area Services (EAS).** Additional infrastructure over which EE will extend their network into rural areas.
- 5. Air to Ground Services (A2G).** Additional infrastructure over which EE will extend their network to provide a national service above 500ft.
- 6. London Underground Services (LUS)** (TfL). Additional infrastructure over which EE will extend in the London Underground.
- 7. Devices (handheld, vehicle and airborne).** A range of commercial, ruggedized and specialist devices to be used by officers and installed in a range of vehicles.
- 8. Control rooms.** Conversion of control rooms to accommodate ESN and connections over the



Public Services Networks (PSN) to the US supplier's data centres.

9. **Vehicle and aircraft installations.** Conversion of 3ES vehicles to accommodate ESN.

10. **Transition support services.** Support to the 3ES user organisations to carry out transition.

6. **When will ESN be deployed?** ESN is required to be in place so that the 3ES can transition when Airwave contracts expire between 2017 and 2019. There will be a 21 month mobilisation phase to design, build, test and assure ESN that will run between December 2015 and September 2017, followed by a transition phase that will enable users to transition from Airwave to ESN. Throughout transition there will be interoperability between the two systems.

7. **Where will ESN be deployed?** A key requirement of ESN is to deliver coverage to major and minor roads which will require additional infrastructure to be provided by the MS and EAS suppliers – approximate locations have already been identified. *Positive relationships with stakeholders such as the devolved Governments, Local Planning Authorities, National Parks and potential landowners will therefore be vital to the successful delivery of ESN.* Different contractual arrangements within ESMCP will collectively deliver infrastructure for the ESN as follows:

a. **Mobile Services (MS).** EE has prepared a radio plan which identifies potential sites they will deliver for ESN and from which they intend to offer a commercial service (**blue dots**). EE will operate these sites, many of which will become part of their core network. Some sites will be retained by HO for use by the follow-on MS supplier.

b. **EAS.** The EAS project will extend the coverage provided by EE. This requires telecoms infrastructure to be secured in defined but primarily rural, remote and commercially unviable areas where little or no MNO coverage exists (**red dots**). The HO will be acting as the prime contractor to contract with Acquisition, Design and Build (ADB) suppliers for EAS sites and transmission suppliers for their backhaul. Sharing existing sites will be negotiated where possible but EAS coverage needs will mainly require new sites that the HO will then own and operate and from which it hopes to offer a commercial service. EE will install their active equipment and connect this to their core network. All sites will be retained by HO for use by the follow-on MS supplier.

c. **A2G.** The EAS team are also undertaking site acquisition for the A2G system that provides communications to emergency services aircraft above 500ft (**green dots**). It is anticipated that A2G can be delivered through site sharing arrangements.

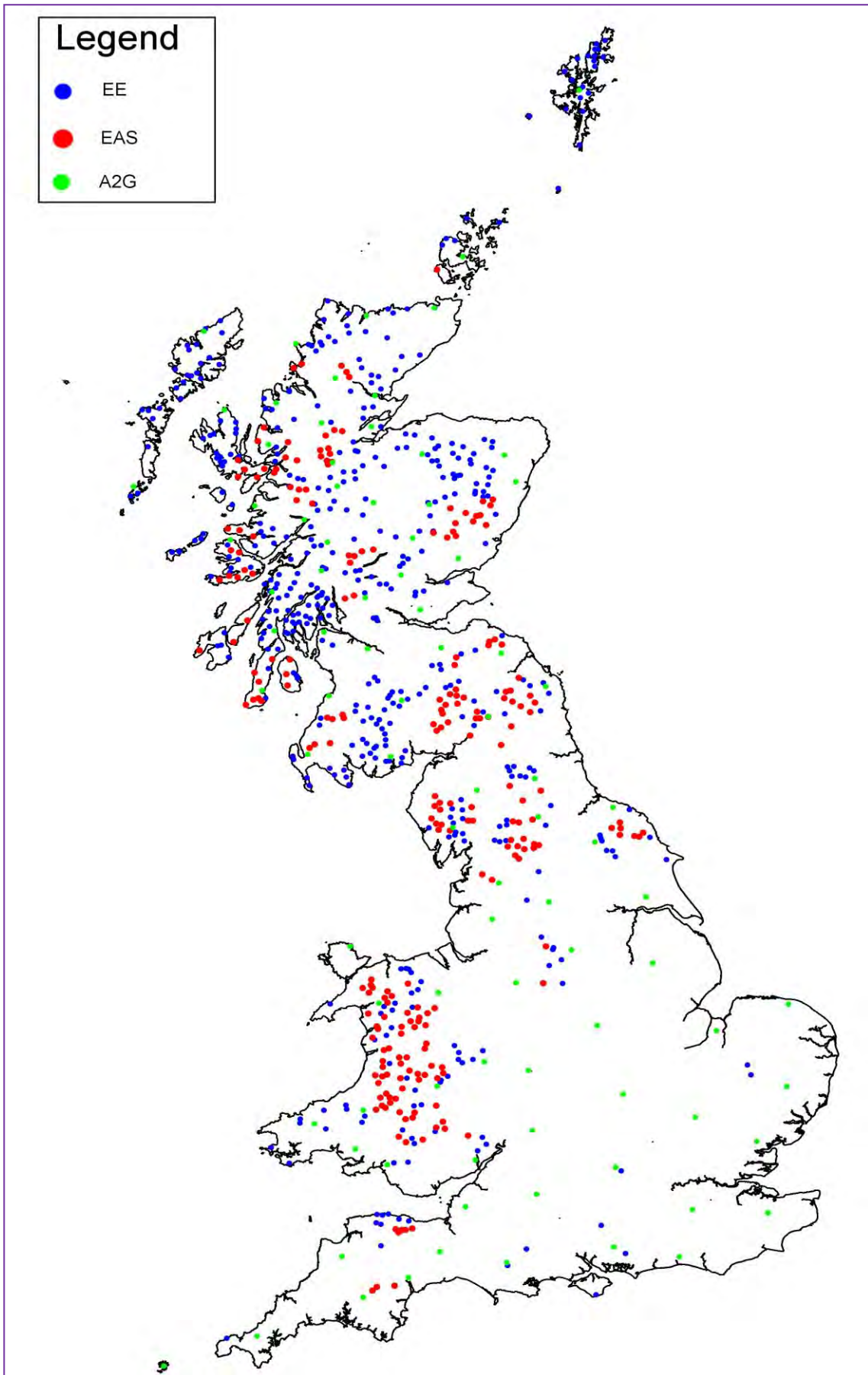
8. EAS/A2G sites that are being delivered by HO and the sites being delivered by the MS supplier may be in the same local planning authority's area of interest. Every effort will be made to ensure a coordinated approach to the relevant local planning authority.

9. **Key Messages.**

- **ESN is providing critical national infrastructure to enable communications and interoperability for the police, fire and ambulance services in England, Scotland and Wales (including extension into remote areas) to help them cut crime, fight fires and save lives.**
- **ESN will provide the same capability as Airwave as well as an integrated 4G mobile broadband data service using the latest generation of mobile technology.**
- **Government has provided £1bn of investment to build and operate ESN but your support for the locating of new or enhanced equipment in rural locations will be vital to delivering the network by 2017, thereby improving public safety and reducing cost to the tax payer.**
- **In addition to the 3ES, ESN may offer a 4G mobile service to local EE customers, providing access to digital services that are increasingly essential to everyday life and business, and a 999 service to all mobile users. Other MNOs will have access to upgrade the new infrastructure should they wish to install their own equipment and offer services in future.**
- **Satellite solutions for backhaul are being considered where more cost-effective or timely.**



Annex A: Predicted infrastructure locations for ESN





NYMNPA

22/06/2021



National Parks England and Mobile UK Joint Accord / Memorandum of Understanding

June 2018

This Accord is between National Parks England and Mobile UK. It has been jointly developed to complement the Code of Best Practice on Mobile Phone Network Development (2016), recognising the special nature of the National Parks as sensitive environments that seek to support thriving communities, and the public benefit of current and future mobile telecommunications to national park areas in providing connectivity to residents and to help boost tourism, farming, and local businesses.

Both parties to this Accord will work together in recognition that a modern telecommunications infrastructure is vital for a modern economy and society; and that the installation and maintenance of which needs to respect the natural beauty, wildlife and cultural heritage of the areas. To this end we seek to achieve the following objectives:

- To endeavour to deliver high quality mobile coverage and customer experience to communities living in, working at and visiting our National Parks in recognition of the essential nature of mobile connectivity in line with UK Government ambitions to ensure comprehensive mobile coverage;
- Protect the special qualities of the National Parks by minimising any adverse environmental impacts in providing mobile coverage in recognition of their national importance, while recognising the practical difficulties of providing coverage in areas of high landscape value; and
- Work together proactively and pragmatically to achieve these aims, recognising that telecommunications infrastructure has siting and design requirements driven by the technology and that National Parks are an important national designation.

We recognise the importance of the spatial planning process for adopting a strategic approach that can assist in mediating different objectives and finding solutions and improving mobile coverage to rural communities.

National Parks as sensitive environments that seek to support thriving communities

- The National Parks are iconic landscapes, rich in wildlife and cultural heritage. They have been recognised as such by Parliament and successive Governments.
- The Statutory purposes of National Parks are to conserve and enhance the landscape, wildlife and cultural heritage of their areas and to promote understanding and enjoyment of the special qualities of the Parks by the public. In furthering these, the National Park Authorities seek to foster the social and economic wellbeing of their local communities.
- The sensitivity of, and need to protect, the National Parks has been recognised in Government planning policy through the National Planning Policy Framework and the National Parks and Broads Circular.
- National Parks England has a shared Vision for National Parks with the Government that sees the National Parks as places where there are thriving, working landscapes, where sustainable development can be seen in action and where the communities of the Parks take an active part in decisions about their future. As part of this National Park Authorities are keen to facilitate appropriate development of mobile network infrastructure, as vital to delivering connectivity.
- National Parks England recognises the importance of modern mobile telecommunications as part of the nation's critical infrastructure and the role it plays in providing essential connectivity to the varied visitors, businesses and residents within the parks. National Parks England are keen to ensure that as technology progresses further

engagement and discussions will be maintained to ensure the parks are able to benefit from the long term economic benefits of mobile connectivity

- The benefits of modern communications technology are likely to be greater in National Parks than other rural locations because of their high volume of tourists (approximately 94m visitors a year in England) in addition to the needs of their resident population, supporting the local economy and viability of the National Parks in themselves.

A range of economic factors can affect investment decisions for new infrastructure

- The availability of land at consideration levels compatible with the Government's Digital Economy Act 2017.
- The capital cost of building sites which may well include the provision of an access track.
- The annual running costs of a site, and the revenue likely to be generated from the traffic the site supports.
- The provision/availability of an electricity supply to the site.
- The provision of a link into the main telephone/broadband network (known as 'backhaul').

These factors affect investment decisions in all areas, but can be particularly challenging in rural areas, especially upland areas, where the provision of an electricity supply and backhaul connections may not readily be available, and where low population density means little revenue will be generated to cover the capital expenditure and on-going operating costs of a site.

Constraints on the practical functioning of the network

- For mobile networks to function, they need a network of base stations ('masts') to provide sufficient radio coverage in any geographical area to handle customer voice, text, or data. Hence if there are no base stations in a particular area, there is less likely to be mobile signal.
- Mobile base stations and devices use radio waves, like those used by broadcast radio or TV channels. These radio waves travel in straight lines and are affected by obstructions that can alter the radio signal. However, unlike broadcast radio or TV, mobile radio waves travel significantly less distances and therefore more base stations are required to support a network, particularly when the local topography acts as a blocker.
- Services in some areas are therefore limited and may remain so because of terrain or the built environment. In all areas, the quality of indoor signal coverage will also be affected by the type of building in which the device is being used: for example, a stone building may have poorer indoor coverage than a brick-built one, because it is harder for radio waves to penetrate stone.
- These issues are explained in more detail in the Code of Best Practice on Mobile Phone Network Development (2016).

To aid the achievement of our shared objectives:

- The National Park Authorities (NPAs) and Mobile Network Operators (MNOs) will work together to identify key link people for the purposes of constructive early dialogue over operators' plans for new site rollout
- The MNOs will engage with NPAs at an early stage if there is a major phase of new site rollout in the area, and will undertake pre-application discussion with the NPA, in line with the Code of Best Practice on Mobile Network Development.
- In proposing new site locations, MNOs will provide appropriate technical information to demonstrate to NPAs that an acceptable environmental and network coverage location has been located.
- The MNOs acquisition agents/planning consultants will initiate appropriate pre-application discussions with the relevant NPA prior to the submission of any full planning application or prior approval application for new

telecommunications sites within a National Park to explore acceptable environmental and network solutions, in line with the Code of Best Practice on Mobile Network Development. The information provided should include any alternative sites that have been considered with an analysis of why they have not been pursued.

- As part of any pre-application discussions, the NPAs will aim to provide certainty of timescales for decision-making on planning applications, for example using Planning Performance Agreements.
- Options to minimise adverse landscape effects in National Parks should include consideration of mast-sharing, site-sharing, equipment-sharing, and any other technical advances where this would provide the required mobile coverage and represent an acceptable environmental solution, noting that the coverage requirements of MNOs will differ (due to spectrum usage, existing site location and technologies employed). If a mast is to be shared, it is understood that the antennas may need to be separated and this may lead to a taller mast or more substantial mast and additional equipment housing and associated equipment.
- The NPAs and MNOs will be open to consideration of alternative designs, innovative proposals and network solutions, or mitigation measures to facilitate network deployment in an environmentally sensitive manner.
- Both parties will seek to find solutions in recognition of the fact that many of the harder to reach rural areas are, as well as being environmentally sensitive, also less attractive to invest in financially.
- The NPAs and MNOs will discuss from time to time, any plans or aspirations to remove or repurpose redundant infrastructure on the basis that it no longer has a viable use.
- National Parks England and Mobile UK will work together to share and promote good practice in design solutions, including through discussions with Government on the Code of Best Practice on Mobile Network Development.
- To ensure that the objectives of this Accord are achieved, the signatories will meet once a year to monitor progress.

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