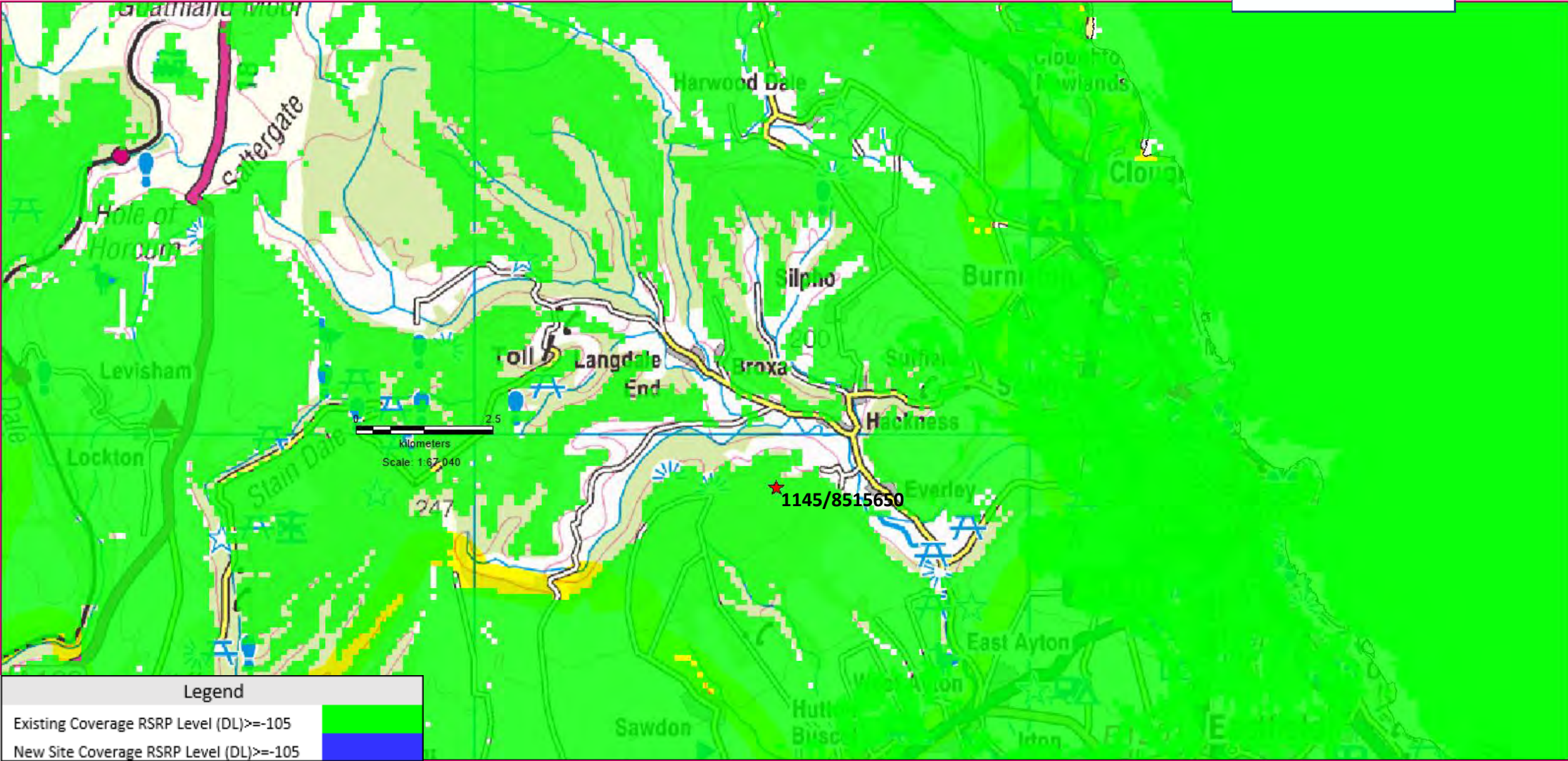
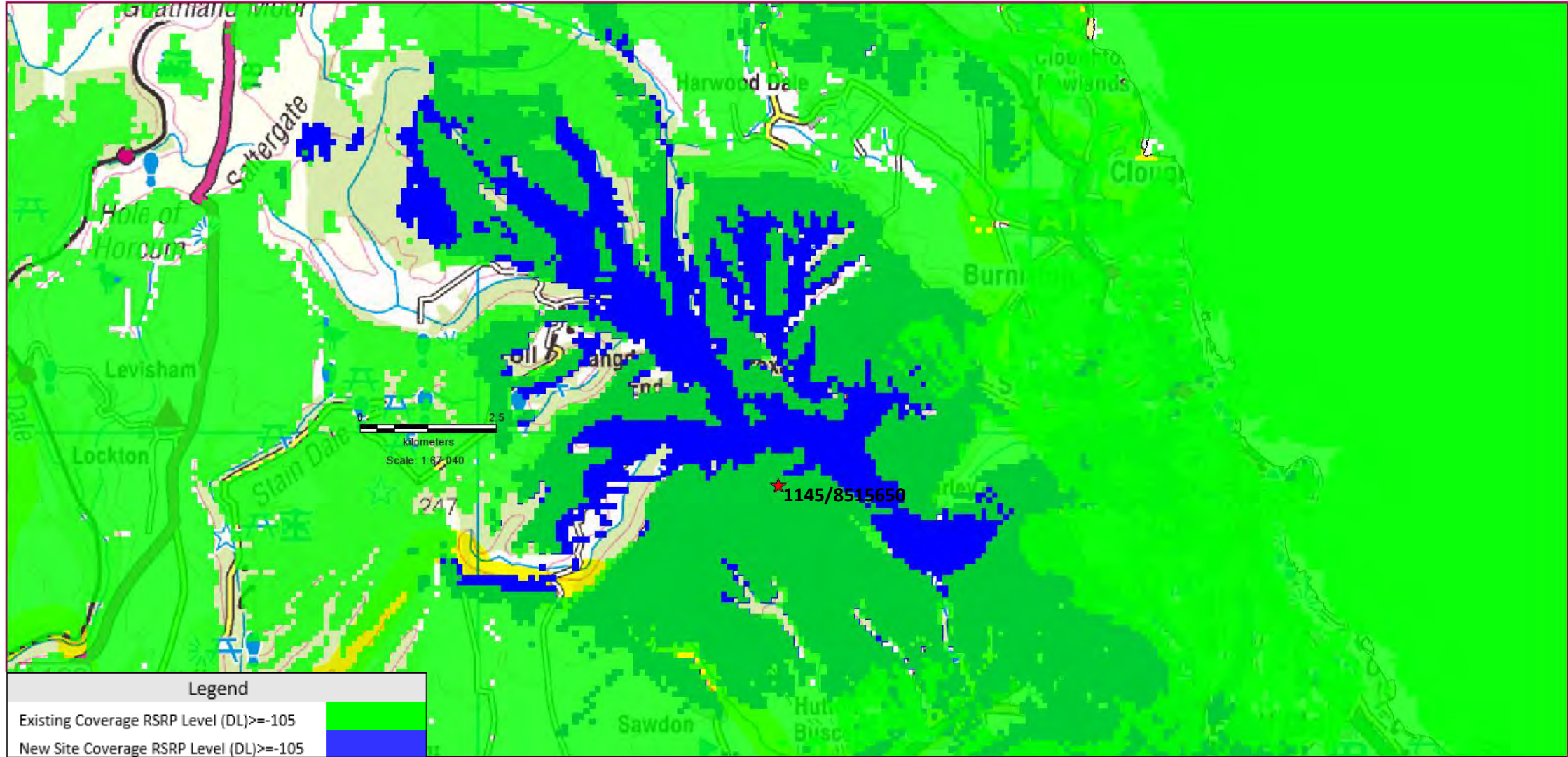


Current 4G Outdoor Coverage

NYMNP
11/02/2022



Current 4G Outdoor Coverage & Predicted 4G Coverage from New SRN PNS site 8515650



EE Limited
Trident Place, Mosquito
Way, Hatfield, Hertfordshire,
AL10 9BW Phone: +44
(0)1707 315000

Three UK Limited
Star House, 20 Grenfell
Road
Maidenhead, SL6 1EH
Phone:
+44 (0)1628 7650
00

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

Declares that the proposed equipment and installation as detailed in the attached Planning / General Permitted Development Order application at:

Cell No: SRN 1145

Cell Name: WYKEHAM FOREST

Address:

LAND AT WYKEHAM FOREST,
OFF LANG GATE
HACKNESS,

NORTH

YORKSHIRE,

YO13 9AB

Drawing Pack: 8515650_SRB076_YO0530_M002 ISSUE B

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 [1] as expressed in EU Council Recommendation 1999/519/EC of 12 July 1999 "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

*Reference:

Date: 2022-02-03

Completed by: JAY GLOVER For and on behalf of EE and Three UK

Position: DESIGN MANAGER

Company: Clarke Telecom

[1] The updated ICNIRP Guidelines published in March 2020 are covered by this declaration.

NYMNPA

11/02/2022



Clarke Telecoms Panoramic Photograph

Report Nominal Ref: 1145

Site Location: E 495342 N 489037

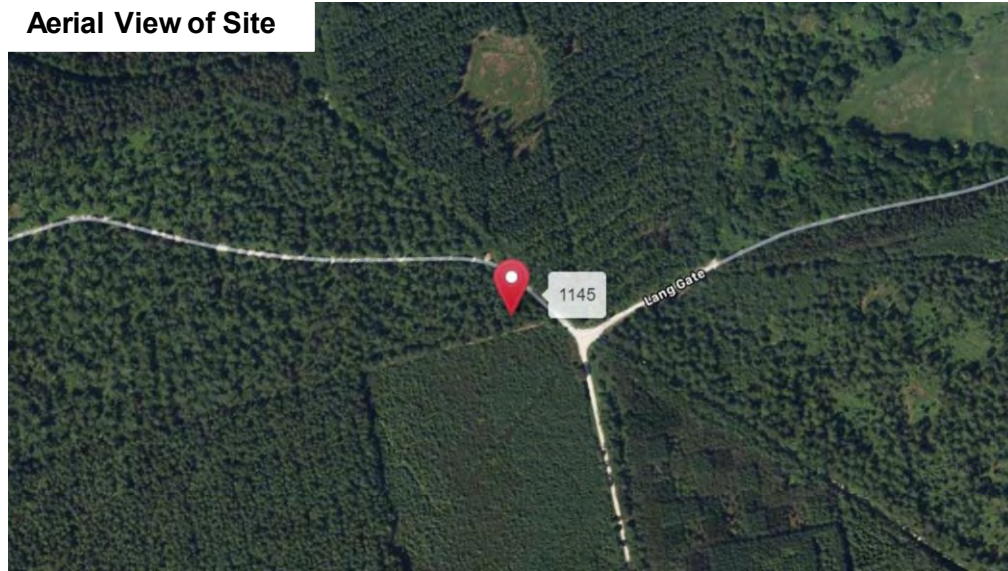
Site Address: Land at Wykeham Forest. Great Moor
Road, Hutton Buscel. Scarborough. YO13 9LA

Height of Panoramas: 25m, 30m & 35m

Produced By: Paul Jones

Date: 5th August 2021

Aerial View of Site



Proposed Mast Location:

Site Location: E 495342 N 489037

Elevation: 194m Above Sea Level

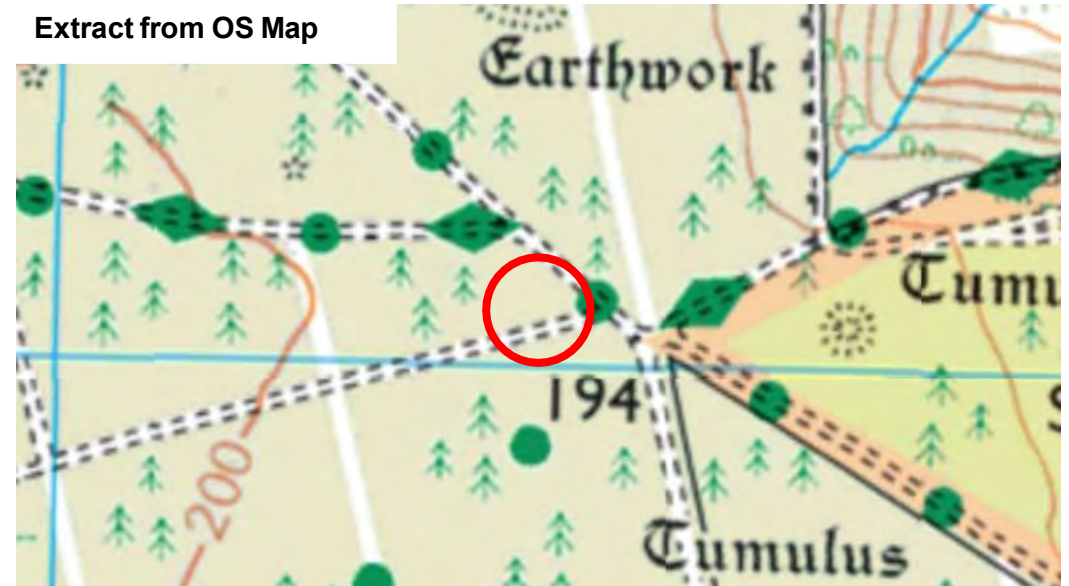
The proposed site is situated in dense woodland within Wykeham Forest in North Yorkshire.

Note: No SoB information was supplied for this site that was completed on a design visit on 15th July 2021

Location of Panoramas



Extract from OS Map



SRN 1145 Land at Wykeham Forest – North Yorkshire : **Overview of Panoramic Views**

Height of Panorama: 35m

N



Height of Panorama: 30m

N



Height of Panorama: 25m

N



300 330 000 030 060



060 090 120 150 180



180 210 240 270 300





300 330 000 030 060



060 090 120 150 180



180 210 240 270 300



Height of Panorama: 25m Detailed View

Bearing 000° (North)



Bearing 30°



Please note: Bearings are approximate

Height of Panorama: 25m Detailed View

Bearing 60°



Bearing 90° (East)



Please note: Bearings are approximate

Height of Panorama: 25m Detailed View

Bearing 120°



Bearing 150°



Please note: Bearings are approximate

Height of Panorama: 25m Detailed View

Bearing 180° (South)



Bearing 210°



Please note: Bearings are approximate

Height of Panorama: 25m Detailed View

Bearing 240°



Bearing 270° (West)



Please note: Bearings are approximate

Height of Panorama: 25m Detailed View

Bearing 300°



Bearing 330°



Please note: Bearings are approximate

CLARKE
telecom





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Our ref: 1145

Cllr Derek Bastiman
6 Hamilton Close
Scalby
Scarborough
YO13 0RN

NYMNPA
11/02/2022

Email:

Via Email

8 December 2021

Dear Cllr Bastiman,

PRE CONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT 1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 9AB NGR E: 495318 N: 489027

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator Hutchison 3G UK Limited (Three).

The proposal is part of the Government backed scheme called Shared Rural Network (SRN). It is a collaboration between the Mobile Network Operators (MNO's) (Three, Telefonica and Vodafone) and the Government to improve 4G coverage for people living, working and travelling in poorly served rural areas.

The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for a fast mobile broadband service in rural areas.

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

As part of Three's network improvement program incorporating Telefonica and Vodafone, there is a specific requirement for a new radio base station at this location to ensure that the latest 4G service provision in this area of Hackness. This ensures that the current mobile coverage 'gap' is filled in this rural location as part of the Shared Rural Network project.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. However, there are many rural areas in the UK which are partial not spots. That is, there is only coverage with one mobile Network Operator. An installation in this location will ensure that 4G coverage is provided by the 3 MNOs Three, Telefonica and Vodafone. Thus this is shared infrastructure which is in full accordance with national planning policy. It will improve service whilst limiting the environmental impact through reduced proliferation, minimising the number of sites.



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The SRN will deliver reliable 4G mobile connectivity allowing rural business to prosper and rural communities to thrive. The new infrastructure is guaranteed to bring mobile coverage and economic benefits to areas of the UK currently missing out. This is even more significant in the post COVID economic recovery. High quality coverage promotes inward investment, creating jobs to assist in retaining skilled young people in rural areas.

The SRN will address the urban rural digital divide, delivering improved digital infrastructure to the areas that need it most. Social benefits include facilitating track and trace, being able to make contact with isolated or vulnerable friends or family and assisting in access to learning materials and remote learning. All of these benefits have never been more keenly felt than during the pandemic which highlighted the necessity and dependence on good mobile coverage.

Better connectivity has real, tangible benefits for people and businesses, such as booking GP appointments online, using apps to communicate with friends and family, boosting tourism and agriculture through platforms such as social media which is now an important marketing tool for businesses, access to emergency services etc. 4G can provide a means to connect to superfast broadband where fibre broadband is not yet available.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK.

The preferred location for an installation is as follows:

**1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13
OJX NGR E: 495318 N: 489027**

The proposal relates to the installation of a 25m lattice tower supporting 9 no. antennas, 6 no. transmission dishes, 6 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and fuel tank, an access track, a 2.5m fenced compound and a GPS module.

This is a remote location with minimal mobile coverage at the current time. The whole of the search area is located within the North York Moors National Park and therefore it is not possible to avoid locating a mast in this national park. The site has been carefully positioned within a forest where the trees rise to some 20m above ground level. In order for the whole of the antennas to clear the trees and reach the target coverage area a height of 25m is required. The location is close to the access road of Lang Gate and Great Moor Road to minimise the length of new access track required. The trees ensure that much of this site will be screened minimising the prominence and visibility in the surrounding area.

A streetworks style column cannot be utilised as they are not able to structurally support the weight and size of 3 separate MNO's equipment to enable the operators to share the same structure. A number of masts would be needed, throughout this rural landscape. This would lead to proliferation and would have a much greater impact on the surrounding area. Such designs are also restrictive on the coverage that can be provided due to limitations in respect of the heights and bearings and therefore will not be able to provide the necessary coverage to this large rural area.

The more compromises on design the less effective the coverage is and the loss of the ability of the antenna signal to reach the target coverage area. No mast equals no service and thus no benefits.

A lattice tower is the most suitable design from a technical viewpoint, given the windloading in this exposed location. Such a design is also able to facilitate greater coverage and provide the structural capability required to be able to support the weight and size of three operators telecommunications equipment. Due to the slim line nature of the supporting struts of the lattice frame, light is able to continue to pass through the structure. If the lattice tower were to be any slimmer in width then it would not be structurally capable of supporting all the operators equipment or meet the windloading requirements in this windy location. The colour of the tower is proposed to be grey/galvanised to blend in with an often grey sky. However, it can be coloured any other colour that the authority consider appropriate.

The transmission dishes are essential to link the installation back into the MNO's wider network and relay the data. The transmission dishes need a clear line of sight in order to function. As such they require a centre line height of 21.95m above ground level.

The equipment cabinets are relatively small. Given the trees in the area and their proposed colouring of Fir Green 6009 they will not be overly noticeable in the landscape given their maximum height is 2.3m.

We have considered alternative site options and discounted as follows:

- **Rooftop – St Peters Church, Suffield Hill, Hackness, North Yorkshire, YO13 0JN NGR E: 496912 N: 490568**
This building is too low to provide the necessary coverage to the target coverage area. There is also design solution available to support the operators equipment due to the design of the building. The church is Grade I listed and locating telecommunications equipment on this sensitive heritage asset would detrimentally affect the siting and appearance of this important asset. It is also surrounded by other Grade II listed properties. As such, the preferred option would have much less impact on the character and appearance of these heritage assets and the surrounding area. A site in this location has therefore been discounted for these reasons.
- **Rooftop – Hackness Church of England Primary School, Storr Lane, Suffield Hill, Hackness, North Yorkshire, YO13 0JN NGR E: 496868 N: 490563**
The roof is too low to provide the necessary coverage to the target coverage area. The building is also Grade II listed. Siting telecommunications equipment on this sensitive heritage asset would have a greater impact on the character and appearance of this Grade II listed property and the setting of the other surrounding listed buildings than the preferred option. It would also appear more visually intrusive. It has therefore been discounted for these reasons.
- **Rooftop/Greenfield – Hackness Grange Hotel, Broxa Lane, Hackness, North Yorkshire, YO13 0JX NGR E: 496276 N: 490125**
A site in this location would be on much lower ground and therefore would be able to provide the necessary coverage to the target coverage area. The building is also Grade II listed and would have a much greater impact on the character and appearance of this important heritage asset than the preferred option. Therefore a site in this location has been discounted for these reasons.
- **Rooftop/greenfield – Hackness Village Hall, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E: 496749 N: 489987**
An installation at this location would be on low ground and would not deliver the required level of coverage to the target area. It would also be very prominent with no screening. It would also be opposite a Grade II listed building and would have a greater impact on the character

and appearance of this heritage asset than the preferred option. This site has therefore been discounted for these reasons.

- **Greenfield – Hackness Telephone Exchange, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E:496765 N: 489944**

A site in this location would be on low ground and therefore would not be able to provide coverage to the target coverage area. It would also be very prominent and would have a greater impact on visual amenity than the preferred option. The site is also close to a Grade II listed building which would affect the setting of this heritage asset. The site has therefore been discounted for these reasons.

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- **Greenfield – Land at Wrench Green Farm, Lang Gate, Hackness, North Yorkshire. YO13 9AB NGR E: 496577 N: 489528**

A site in this location would be on low ground which would not provide the necessary coverage to the target coverage area. It would also be close to a Grade II Listed property and would impact on its setting. A site in this location has therefore been discounted for these reasons.

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

The proposal for this Three site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

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

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Derwent Valley & Moor Ward (Cllrs H Phillips and D Jeffels), the Hackness and Harwood Dale Group Parish Clerk, the Scalby and The Coast County Councillor (Cllr D Bastiman), the local MP Robert Goodwill, and planning officers at both Scarborough Borough Council and North York Moors National Park Authority.

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



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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 1145)

Yours faithfully,

Jennie Hann BSc MTPL MRTPI

Planning Manager, Clarke Telecom

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Our ref: 1145

NYMNPA

11/02/2022

Cllr David Jeffels
Orchard Cottage
19 Hall Garth Lane
West Ayton
Scarborough
YO13 9JA

Email:

Via Email

8 December 2021

Dear Cllr Jeffels,

PRE CONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT 1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 9AB NGR E: 495318 N: 489027

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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 1145)

Yours faithfully,

Jennie Hann BSc MTPL MRTPI

Planning Manager, Clarke Telecom

Tel: +44 (0)161 785 4500

Fax: +44 (0)161 785 4501

Email:

(For Hutchison 3G UK Limited (Three))



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Our ref: 1145

Cllr Heather Phillips
26 Chantry Road
East Ayton
Scarborough
North Yorkshire
YO13 9EP

NYMNPA

11/02/2022

Email:

Via Email

8 December 2021

Dear Cllr Phillips,

PRE CONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT 1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 9AB NGR E: 495318 N: 489027

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The SRN will address the urban rural digital divide, delivering improved digital infrastructure to the areas that need it most. Social benefits include facilitating track and trace, being able to make contact with isolated or vulnerable friends or family and assisting in access to learning materials and remote learning. All of these benefits have never been more keenly felt than during the pandemic which highlighted the necessity and dependence on good mobile coverage.

Better connectivity has real, tangible benefits for people and businesses, such as booking GP appointments online, using apps to communicate with friends and family, boosting tourism and agriculture through platforms such as social media which is now an important marketing tool for businesses, access to emergency services etc. 4G can provide a means to connect to superfast broadband where fibre broadband is not yet available.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK.

The preferred location for an installation is as follows:

1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 0JX NGR E: 495318 N: 489027

The proposal relates to the installation of a 25m lattice tower supporting 9 no. antennas, 6 no. transmission dishes, 6 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and fuel tank, an access track, a 2.5m fenced compound and a GPS module.

This is a remote location with minimal mobile coverage at the current time. The whole of the search area is located within the North York Moors National Park and therefore it is not possible to avoid locating a mast in this national park. The site has been carefully positioned within a forest where the trees rise to some 20m above ground level. In order for the whole of the antennas to clear the trees and reach the target coverage area a height of 25m is required. The location is close to the access road of Lang Gate and Great Moor Road to minimise the length of new access track required. The trees ensure that much of this site will be screened minimising the prominence and visibility in the surrounding area.

A streetworks style column cannot be utilised as they are not able to structurally support the weight and size of 3 separate MNO's equipment to enable the operators to share the same structure. A number of masts would be needed, throughout this rural landscape. This would lead to proliferation and would have a much greater impact on the surrounding area. Such designs are also restrictive on the coverage that can be provided due to limitations in respect of the heights and bearings and therefore will not be able to provide the necessary coverage to this large rural area.

The more compromises on design the less effective the coverage is and the loss of the ability of the antenna signal to reach the target coverage area. No mast equals no service and thus no benefits.

A lattice tower is the most suitable design from a technical viewpoint, given the windloading in this exposed location. Such a design is also able to facilitate greater coverage and provide the structural capability required to be able to support the weight and size of three operators telecommunications equipment. Due to the slim line nature of the supporting struts of the lattice frame, light is able to continue to pass through the structure. If the lattice tower were to be any slimmer in width then it would not be structurally capable of supporting all the operators equipment or meet the windloading requirements in this windy location. The colour of the tower is proposed to be grey/galvanised to blend in with an often grey sky. However, it can be coloured any other colour that the authority consider appropriate.

The transmission dishes are essential to link the installation back into the MNO's wider network and relay the data. The transmission dishes need a clear line of sight in order to function. As such they require a centre line height of 21.95m above ground level.

The equipment cabinets are relatively small. Given the trees in the area and their proposed colouring of Fir Green 6009 they will not be overly noticeable in the landscape given their maximum height is 2.3m.

We have considered alternative site options and discounted as follows:

- **Rooftop – St Peters Church, Suffield Hill, Hackness, North Yorkshire, YO13 0JN NGR E: 496912 N: 490568**
This building is too low to provide the necessary coverage to the target coverage area. There is also design solution available to support the operators equipment due to the design of the building. The church is Grade I listed and locating telecommunications equipment on this sensitive heritage asset would detrimentally affect the siting and appearance of this important asset. It is also surrounded by other Grade II listed properties. As such, the preferred option would have much less impact on the character and appearance of these heritage assets and the surrounding area. A site in this location has therefore been discounted for these reasons.
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- **Rooftop/greenfield – Hackness Village Hall, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E: 496749 N: 489987**
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and appearance of this heritage asset than the preferred option. This site has therefore been discounted for these reasons.

- **Greenfield – Hackness Telephone Exchange, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E:496765 N: 489944**
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- **Greenfield – Land at Wrench Green Farm, Lang Gate, Hackness, North Yorkshire. YO13 9AB NGR E: 496577 N: 489528**
A site in this location would be on low ground which would not provide the necessary coverage to the target coverage area. It would also be close to a Grade II Listed property and would impact on its setting. A site in this location has therefore been discounted for these reasons.

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

The proposal for this Three site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

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

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Derwent Valley & Moor Ward (Cllrs H Phillips and D Jeffels), the Hackness and Harwood Dale Group Parish Clerk, the Scalby and The Coast County Councillor (Cllr D Bastiman), the local MP Robert Goodwill, and planning officers at both Scarborough Borough Council and North York Moors National Park Authority.

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



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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 1145)

Yours faithfully,

Jennie Hann BSc MTPL MRTPI

Planning Manager, Clarke Telecom

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(For Hutchison 3G UK Limited (Three))



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Our ref: 1145

Ms Julia Marley (Hackness)
Clerk to Hackness and Harwood Dale Group
Annan
41 Scalby Road, Burniston
Scarborough
YO13 0HN



Email:

Via Email

8 December 2021

Dear Ms Marley,

PRE CONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT 1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 9AB NGR E: 495318 N: 489027

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator Hutchison 3G UK Limited (**Three**).

The proposal is part of the Government backed scheme called Shared Rural Network (SRN). It is a collaboration between the Mobile Network Operators (MNO's) (Three, Telefonica and Vodafone) and the Government to improve 4G coverage for people living, working and travelling in poorly served rural areas.

The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for a fast mobile broadband service in rural areas.

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

As part of Three's network improvement program incorporating Telefonica and Vodafone, there is a specific requirement for a new radio base station at this location to ensure that the latest 4G service provision in this area of Hackness. This ensures that the current mobile coverage 'gap' is filled in this rural location as part of the Shared Rural Network project.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. However, there are many rural areas in the UK which are partial not spots. That is, there is only coverage with one mobile Network Operator. An installation in this location will ensure that 4G coverage is provided by the 3 MNOs Three, Telefonica and Vodafone. Thus this is shared infrastructure which is in full accordance with national planning policy. It will improve service whilst limiting the environmental impact through reduced proliferation, minimising the number of sites.



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

The proposal for this Three site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

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

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Derwent Valley & Moor Ward (Cllrs H Phillips and D Jeffels), the Hackness and Harwood Dale Group Parish Clerk, the Scalby and The Coast County Councillor (Cllr D Bastiman), the local MP Robert Goodwill, and planning officers at both Scarborough Borough Council and North York Moors National Park Authority.

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



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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 1145)

Yours faithfully,

Jennie Hann BSc MTPL MRTPI

Planning Manager, Clarke Telecom

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Our ref: 1145

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

NYMNPA

11/02/2022

Email: planning@northyorkmoors.org.uk

Via Email

8 December 2021

Dear Sir or Madam,

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The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for a fast mobile broadband service in rural areas.

As part of Three's network improvement program incorporating Telefonica and Vodafone, there is a specific requirement for a new radio base station at this location to ensure that the latest 4G service provision is provided in this area of Hackness. This ensures that the current gap in service provision is filled in this rural location as part of the Shared Rural Network project.

This letter therefore invites the Local Planning Authority and stakeholders, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to the preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority mast register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. However, there are many rural areas in the UK which are partial not spots. That is, there is only coverage with one mobile Network Operator. An installation in this location will ensure that 4G coverage are provided by the three MNOs – Three, Telefonica and Vodafone. Thus this is shared infrastructure which is in full accordance with national planning policy. It will improve service whilst limiting the environmental impact through reduced proliferation and a minimised number of sites.

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The alternative options which have been considered and discounted are set out below:

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We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

The proposal for this Three site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals and look forward to receiving your comments on the preferred option identified above. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Derwent Valley & Moor Ward (Cllrs H Phillips and D Jeffels), the Hackness and Harwood Dale Group Parish Clerk, the Scalby and The Coast County Councillor (Cllr D Bastiman), the local MP Robert Goodwill, and planning officers at Scarborough Borough Council.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of the date of this letter.

Yours faithfully,

Jennie Hann BSc MTPL MRTPI
Planning Manager, Clarke Telecom
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Fax: +44 (0)161 785 4501
Email:

(For Hutchison 3G UK Limited (Three))

Cc Scarborough Borough Council



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Our ref: 1145

NYMNPA

11/02/2022

Mr Robert Goodwill MP
House of Commons
London
SW1A 0AA

Email:

Via Email

8 December 2021

Dear Mr Goodwill,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE RADIO BASE STATION INSTALLATION AT 1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 9AB NGR E: 495318 N: 489027

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator Hutchison 3G UK Limited (**Three**).

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

The proposal is part of the Government backed scheme called Shared Rural Network (SRN). It is a collaboration between the Mobile Network Operators (MNO's) (Three, Telefonica and Vodafone) and the Government to improve 4G coverage for people living, working and travelling in poorly served rural areas.

The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for a fast mobile broadband service in rural areas.

As part of Three's network improvement program incorporating Telefonica and Vodafone, there is a specific requirement for a new radio base station at this location to ensure that the latest 4G service provision in this area of Hackness. This ensures that the current mobile coverage 'gap' is filled in this rural location as part of the Shared Rural Network project.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. However, there are many rural areas in the UK which are partial not spots. That is, there is only coverage with one mobile Network Operator. An installation in this location will ensure that 4G coverage is provided by the 3 MNOs Three, Telefonica and Vodafone. Thus this is shared infrastructure which is in full accordance with national planning policy. It will improve service whilst limiting the environmental impact through reduced proliferation, minimising the number of sites.

The SRN will deliver reliable 4G mobile connectivity allowing rural business to prosper and rural communities to thrive. The new infrastructure is guaranteed to bring mobile coverage and economic benefits to areas of the UK currently missing out. This is even more significant in the post COVID



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economic recovery. High quality coverage promotes inward investment, creating jobs to assist in retaining skilled young people in rural areas.

The SRN will address the urban rural digital divide, delivering improved digital infrastructure to the areas that need it most. Social benefits include facilitating track and trace, being able to make contact with isolated or vulnerable friends or family and assisting in access to learning materials and remote learning. All of these benefits have never been more keenly felt than during the pandemic which highlighted the necessity and dependence on good mobile coverage.

Better connectivity has real, tangible benefits for people and businesses, such as booking GP appointments online, using apps to communicate with friends and family, boosting tourism and agriculture through platforms such as social media which is now an important marketing tool for businesses, access to emergency services etc. 4G can provide a means to connect to superfast broadband where fibre broadband is not yet available.

The preferred location for an installation is as follows:

1145 LAND AT WYKEHAM FOREST, OFF LANG GATE, HACKNESS, NORTH YORKSHIRE, YO13 0JX NGR E: 495318 N: 489027

The proposal relates to the installation of a 25m lattice tower supporting 9 no. antennas, 6 no. transmission dishes, 6 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and fuel tank, an access track, a 2.5m fenced compound and a GPS module.

This is a remote location with minimal mobile coverage at the current time. The whole of the search area is located within the North York Moors National Park and therefore it is not possible to avoid locating a mast in this national park. The site has been carefully positioned within a forest where the trees rise to some 20m above ground level. In order for the whole of the antennas to clear the trees and reach the target coverage area a height of 25m is required. The location is close to the access road of Lang Gate and Great Moor Road to minimise the length of new access track required. The trees ensure that much of this site will be screened minimising the prominence and visibility in the surrounding area.

A streetworks style column cannot be utilised as they are not able to structurally support the weight and size of 3 separate MNO's equipment to enable the operators to share the same structure. A number of masts would be needed, throughout this rural landscape. This would lead to proliferation and would have a much greater impact on the surrounding area. Such designs are also restrictive on the coverage that can be provided due to limitations in respect of the heights and bearings and therefore will not be able to provide the necessary coverage to this large rural area.

The more compromises on design the less effective the coverage is and the loss of the ability of the antenna signal to reach the target coverage area. No mast equals no service and thus no benefits.

A lattice tower is the most suitable design from a technical viewpoint, given the windloading in this exposed location. Such a design is also able to facilitate greater coverage and provide the structural capability required to be able to support the weight and size of three operators telecommunications equipment. Due to the slim line nature of the supporting struts of the lattice frame, light is able to continue to pass through the structure. If the lattice tower were to be any slimmer in width then it would not be structurally capable of supporting all the operators equipment or meet the windloading requirements in

this windy location. The colour of the tower is proposed to be grey/galvanised to blend in with an often grey sky. However, it can be coloured any other colour that the authority consider appropriate.

The transmission dishes are essential to link the installation back into the MNO's wider network and relay the data. The transmission dishes need a clear line of sight in order to function. As such they require a centre line height of 21.95m above ground level.

The equipment cabinets are relatively small. Given the trees in the area and their proposed colouring of Fir Green 6009 they will not be overly noticeable in the landscape given their maximum height is 2.3m.

The alternative locations that have been considered and discounted are set out below:

- **Rooftop – St Peters Church, Suffield Hill, Hackness, North Yorkshire, YO13 0JN NGR E: 496912 N: 490568**
This building is too low to provide the necessary coverage to the target coverage area. There is also design solution available to support the operators equipment due to the design of the building. The church is Grade I listed and locating telecommunications equipment on this sensitive heritage asset would detrimentally affect the siting and appearance of this important asset. It is also surrounded by other Grade II listed properties. As such, the preferred option would have much less impact on the character and appearance of these heritage assets and the surrounding area. A site in this location has therefore been discounted for these reasons.
- **Rooftop – Hackness Church of England Primary School, Storr Lane, Suffield Hill, Hackness, North Yorkshire, YO13 0JN NGR E: 496868 N: 490563**
The roof is too low to provide the necessary coverage to the target coverage area. The building is also Grade II listed. Siting telecommunications equipment on this sensitive heritage asset would have a greater impact on the character and appearance of this Grade II listed property and the setting of the other surrounding listed buildings than the preferred option. It would also appear more visally intrustive. It has therefore been discounted for these reasons.
- **Rooftop/Greenfield – Hackness Grange Hotel, Broxa Lane, Hackness, North Yorkshire, YO13 0JX NGR E: 496276 N: 490125**
A site in this location would be on much lower ground and therefore would be able to provide the necessary coverage to the target coverage area. The building is also Grade II listed and would have a much greater impact on the character and appearance of this important heritage asset than the preferred option. Therefore a site in this location has been discounted for these reasons.
- **Rooftop/greenfield – Hackness Village Hall, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E: 496749 N: 489987**
An installation at this location would be on low ground and would not deliver the required level of coverage to the target area. It would also be very prominent with no screening. It would also be opposite a Grade II listed building and would have a greater impact on the character and appearance of this heritage asset than the preferred option. This site has therefore been discounted for these reasons.
- **Greenfield – Hackness Telephone Exchange, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E:496765 N: 489944**

A site in this location would be on low ground and therefore would not be able to provide coverage to the target coverage area. It would also be very prominent and would have a greater impact on visual amenity than the preferred option. The site is also close to a Grade II listed building which would affect the setting of this heritage asset. The site has therefore been discounted for these reasons.

- **Greenfield – Land at Mill Farm, Mowthorpe Road, Hackness, North Yorkshire, YO13 0JW NGR E:496786 N: 489901**

A site in this location would be on low ground and therefore would not be able to provide coverage to the target coverage area. It would also be very prominent and would have a greater impact on visual amenity than the preferred option. The site is also close to Grade II listed buildings which would affect the setting of this heritage asset. The site has therefore been discounted for these reasons.

- **Greenfield – Land at Wrench Green Farm, Lang Gate, Hackness, North Yorkshire. YO13 9AB NGR E: 496577 N: 489528**

A site in this location would be on low ground which would not provide the necessary coverage to the target coverage area. It would also be close to a Grade II Listed property and would impact on its setting. A site in this location has therefore been discounted for these reasons.

In line with Best Practice principles we have shared these details with the local ward councillors for Derwent Valley & Moor Ward (Cllrs H Phillips and D Jeffels), the Hackness and Harwood Dale Group Parish Clerk, the Scalby and The Coast County Councillor (Cllr D Bastiman), and planning officers at both Scarborough Borough Council and North York Moors National Park Authority.

The proposal for this Three site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

Useful information sources on this include:

Code of Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionising Radiation Protection

www.icnirp.de

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



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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 1145)

Yours faithfully

Jennie Hann BSc MTPL MRTPI

Planning Manager, Clarke Telecom

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Email:

(For Hutchison 3G UK Limited (Three))



Clarke Telecom Limited
FAO Emily Booth
via email

Your ref:
Our ref: NYM\2021\ENQ\18383
Date: 04 January 2022

Dear Clarke Telecom Limited

Pre application advice for installation of telecommunications radio base station at Land at Wykeham Forest, Off Lang Gate, Hackness

Thank you for the enquiry regarding the above received 15/12/2021.

Having visited the site, I am pleased to advise that the proposed design and siting, (particularly the set back from the forest drive) are considered to accord with Local Plan policy BL10 and that a related planning application is likely to be supported by officers .

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

Mark Hill

Mr Mark Hill
Head of Development Management

NYMNPA

11/02/2022

Marta Ziemska

Od: Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council
Wysłano: 08 December 2021 15:42
Do: Emily Booth
Temat: Re: 1145 LAND AT WYKEHAM FOREST

NYMNPA

11/02/2022

I'd be very surprised if councillors have a problem with this mast. Jools

On 08/12/2021 14:17, Emily Booth wrote:

Dear Mrs Marley,

Please find attached a pre-application consultation letter and proposed plans in relation to the proposed telecommunications installation at the above site.

If you have any comments, they would be gratefully received.

Kind regards,

Emily Booth | Administrator
Clarke Telecom

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J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End,
Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough

(NOTE - due to the high number of nuisance calls we've been receiving you
u to leave a message
or give your name before your call is accepted.)

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