

SUPPLEMENTARY INFORMATION

PRELIMINARY MATTERS:

This is a resubmission of a previously approved scheme under LPA ref. NYM/2022/0096. The Forestry Commission requested the height of the mast to be increased to prevent a need to reduce the height of the nearby trees in the near future. The trees in the surrounding forest are approx.21m high and the lower level equipment commences at 21m.

In line with the above, the height of the mast has been increased by 5m, from 25m to 30m, so the lower level equipment starts at approx. 26m which is well above the tree line. All other details of the proposal remain the same.

1. Site Details

Site Name:	Wykeham Forest	Site Address:	Land At Wykeham Forest, off Long Gate, Hackness, North Yorkshire, YO13 9AB
National Grid Reference:	E: 495318 N: 489027		
Site Ref Number:	Three 1145	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

¹ Macro or Micro

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Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	08/12/2021
Name of contact:	Mark Hill
Summary of outcome/Main issues raised:	
<p>While no feedback was sought to the currently proposed height increase, a formal pre-application consultation was carried out with the LPA on 8 December 2021. It related to the 25m mast which was approved by the Council on 01/04/2022. The pre-application pack explained what the Shared Rural Network (SRN) project entails and that in this particular case, it would be Three that would be delivering the so much needed mobile digital connectivity to the area on behalf of all the operators involved in the project. It also included drawings and a list of alternative options that were considered as part of the site selection process.</p> <p>Following a site visit, Mark Hill provided the following response on behalf of the Council:</p> <p><i>'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 BL 10 and that a related planning application is likely to be supported by officers.'</i></p> <p>Scarborough Borough Council were also consulted out of courtesy as the site is located within their area although in the national park boundary. No specific comments were received to date.</p>	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out:			
<p>The local ward Councillors, Hackness & Harwood Dale Group Parish Council and the local MP Robert Goodwill were sent a copy of the consultation letter and set of plans on 8 December 2021. No feedback was sought on the currently proposed height increase.</p>			
Summary of outcome/main issues raised (include copies of relevant correspondence):			
<p>The clerk for Hackness & Harwood Dale Group Parish Council responded to say:</p> <p><i>'I'd be very surprised if councillors have a problem with this mast'</i></p> <p>No other specific comments have been provided to date.</p>			

School/College

Location of site in relation to school/college (include name of school/college):
None nearby.

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Outline of consultation carried out with school/college (include evidence of consultation): N/A
Summary of outcome/main issues raised (include copies of main correspondence): 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:	26/04/2022
The relevant notice to the landowners under Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION to support the completed Certificate B was served on 26/04/2022.	

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3. Proposed Development

The proposed site:

Background:

Hutchison 3G UK Limited is a British telecommunications and internet service provider operating under the global Three brand.

Three is in the process of progressing a suitable site within North York Moors National Park to the south of Hackness for a radio base station that will significantly improve service provision for and Hutchison 3G Limited (trading as Three), Vodafone Limited and Telefonica UK Limited ensuring that the latest 4G service provision is provided in this area.

The original scheme for a 25m mast was approved by the Council on 01/04/2022, however the height of the mast needs to increase. It was identified as too low as part of the review of heritage, ecological, operational hazards/constraints undertaken by the Forestry Commission.

The proposal is part of the Government backed scheme called Shared Rural Network (SRN). It is a collaboration between the 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 geographical 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. Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

Across the UK, there will be a significant increase in areas where all four operators deliver coverage, from 66% in 2020 to 84% by the end of 2025.

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 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.

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.

As part of Three's continued network improvement program, and the Government's aspiration to broaden geographical coverage to 95% of the UK by the end of 2025, there is a specific requirement for a new installation at this location to provide 4G coverage and capacity, ensuring that an area of North York Moors National Park to the south of Hackness has access to good, reliable advanced telecommunications.

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Picture of application site (the compound is denoted with a red and white tape).

Enclose map showing the cell centre and adjoining cells if appropriate:

4G provision allows internet access, video calling, data downstreaming, accessing social media networks and emailing to name just a few of the benefits. Therefore, to provide high quality 4G services in to this area would promote activity in line with the general population demand as the ownership of smart devices increases.

Type of Structure: *lattice*

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Description:	
Installation of a 30m 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 associated fuel tank, fenced compound, hard standing, and an access track, for the Shared Rural Network project on behalf of Hutchison 3G Limited (Three), Telefonica UK Limited and Vodafone Limited.	
Overall Height: 30m	
Height of existing building (<i>where applicable</i>):	NA
Equipment Housing: Main cabinet	
Length:	0.700 m
Width:	0.700 m
Height:	2.310 m
Equipment Housing: cabinet CSC XVM-D (1 Phase)	
Length:	0.600 m
Width:	0.800 m
Height:	1.770 m
Equipment Housing: cabinet 4TH GEN. O/D PSU	
Length:	0.700m
Width:	0.730m
Height:	1.800m
Equipment Housing: cabinet RRU Rack	
	0.600m
	0.750m
	2.145m
Equipment Housing: 2x cabinet O/D HYBRID ERS RACK	
	0.620m
	0.620m
	1.772m
Materials (<i>as applicable</i>):	
Tower/mast etc – type of material and external colour:	Lattice Tower: RAL 6022 – Olive Drab
Equipment housing – type of material and external colour:	Cabinets: RAL 6003 – Olive Green

Reasons for choice of design, making reference to pre-application responses:
<p>The operator has carefully considered the design of the proposed mast. The structure has to be able to support the equipment for 3 operators. 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 (as they give better scope for antenna orientation) and provide the structural capability required to be able to support the weight and size of all the 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</p>

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all the operators equipment or meet the windloading requirements in this windy location. The colour of the tower is proposed to be Olive Drab RAL 6022 to blend in with the existing trees in the surrounding area. However, it can be coloured any other colour that the authority considers appropriate.

The antennas are proposed to be located on support poles fixed to the tower headframe with dishes and Remote Radio Units (RRUs) underneath. RRUs are small approximately the size of a shoe box. They are designed to make the antennas more efficient and reduce the amount of ground based equipment cabinets thus minimising the visual impact on the surrounding area. Given their height above ground level located underneath the antennas, at approx. 26m, they will not be overly prominent in the landscape.

The transmission dishes are essential to link the installation back into the MNO's wider network and relay the data. The dish antennas used by mobile phone networks are relatively small, in this case they are all proposed to be 600mm in diameter. They are used to link individual radio base stations to each other and, through a series of links, into the wider mobile phone and fixed line networks. In order to communicate with each other, dish antennas must have a clear line of sight, sometimes known as point-to-point communications. They must be in clear view of each other without any physical obstructions such as trees or buildings which would reduce or disrupt the low-powered signal. For this reason, dish antennas are always mounted high on rooftops or tall structures. In this instance, in order to obtain a clear line of sight and to prevent a need to reduce the height of the nearby trees in the near future, the minimum centre line height needs to be 26.95m above ground level. If a remote site cannot obtain backhaul via a microwave dish link or fibre then it will not be able to provide service to a rural community.

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 area of the National Park.

The more compromises on design, the less coverage and service provision is able to be provided and the less benefits will be obtained. Monopoles are unable to support as much equipment and are less able to be future proofed. They also come in one long section whereas lattice masts come in several smaller sections and can be assembled on site. This is an important consideration given the rural and remote location of this site.

The proposed height at 30m (as opposed to previously approved 25m) is essential in order for all the operators equipment to reach the target coverage area and to prevent a need to reduce the height of the nearby trees in the near future. The trees nearby rise to a height of approximately 21m above ground level which raised concerns by the Forestry Commission that the lower level equipment might soon become obscured. Instead of opting for a height

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increase at a later date, it was agreed with the Commission that the construction of a higher mast would be the most sustainable solution as it would address the ecological issues.

With the revised height, the lower level equipment commences at approx. 26m (as opposed to 21m) and the underside height of the antennas is 27.45m which allows all the equipment to remain clear from obstruction for a number of years without a need to trim the trees. In the same time, the site will still meet the operators design brief to provide high quality 4G coverage in this area of North York Moors National Park to the south of Hackness.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with the green landscape in the area. The trees and undulating land, as well as the site's set back position from the forestry track, will ensure that they are shielded from appearing stark in the surrounding area.

Power is anticipated to be a permanent supply. The generator is designed to be used in an emergency situation should the power fail.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements for the site. Taking all matters into account it is considered that this proposal, to provide Shared Rural Network coverage and to fill this partial not spot with high quality 4G mobile service provision for three main telecommunications operators utilising the same structure would not appear out of place within the landscape.

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Technical Information

<p>International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)</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 to the site are taken into account.</p> <p>In order to minimise interference within its own network and with other radio networks, Hutchison 3G UK Limited 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 Hutchison 3G UK Limited's 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, who are 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</p>	<p>Yes</p>	
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services or instrumentation operated in the national interest.		
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4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

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

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. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement for a new radio base station at this location to allow a Shared Rural Network in this rural area of the National Park for three of the main operators. This ensures that this rural area finally gets the 4G high quality service provision it needs to have access to the latest 21st century technology.

Currently, there is a large 'hole' in service provision, which means that the majority of the operator's customers cannot use their handheld devices for the purposes in which they were purchased. This is contrary to the Government's aim to provide 95% geographical coverage in the UK. This installation will fill this partial not spot for the operator Three. It will also enable Telefonica and Vodafone to be able to utilise the same radio base station so that their customers are also able to obtain high quality 4G coverage and finally have access to the latest technology and be able to use their handheld devices in the way in which we have all become accustomed to and often take for granted.

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5. Site Selection Process

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

In accordance with the licence obligations and advice in the National Planning Policy Framework and the Code of Best Practice in England the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Utilising existing masts is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New sites are only developed where there are no viable or accessible alternatives or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

In accordance with the above sequential approach, the proposal is to install a new radio base station in this location to provide new 4G coverage to this rural area.

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
Rooftop	St Peters Church, Suffield Hill, Hackness, North Yorkshire, YO13 0JN	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

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			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	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 intrusive. It has therefore been discounted for these reasons.
Rooftop/Greenfield	Hackness Grange Hotel, Broxa Lane, Hackness, North Yorkshire, YO13 0JX	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	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,	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

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	Hackness, North Yorkshire, YO13 0JW		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	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	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.

If no alternative site options have been investigated, please explain why:
Environmental Information (refer to Section 2 of Site Finder Report): No specific environmental considerations identified to date.
Land use planning designations (if Heritage Statement is required then include here or make reference to attached Heritage Statement): The site is located within the North York Moors National Park.
Additional relevant information (include planning policy and material considerations): National Planning Guidance

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Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

It is not necessary to quote extensively from this document but the following points are highlighted.

National Planning Policy Framework (July 2021)

The government's National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. The NPPF was updated in July 2021, in order to strengthen sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statuses and opting out of permitted development rights relating to residential conversions.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of *reliable* communications infrastructure for both economic growth *and social well-being*.

The NPPF continues to support the expansion of electronic communications networks at paragraph 114. It notes that policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. The economic and social benefits of providing high quality and reliable communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF supports the expansion of telecommunications '*Planning policies and decisions should support the expansion of electronic communications networks*'... (para 114).

Paragraph 115 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

Paragraph 118 of the NPPF retains the guidance set out in paragraph 46 of the 2012 NPPF version which relates to determining applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

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At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or 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 the application of policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 38 it 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...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 81 states:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking in to account both local business needs and wider opportunities for development. The approach taken, should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴² ...

Footnote 42 of the NPPF states:

'The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future'.

Section 15 relates to conserving and enhancing the natural environment. Para 176 seeks to protect National Parks and states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks...The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

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Code of Practice for Wireless Network Development in England (March 2022)

The new Code of Best Practice was issued in March 2022 by the Department for Digital, Culture, Media and Sport (DCMS) to support the government's objective of delivering high quality wireless infrastructure everywhere, including rural areas, whilst balancing these needs with environmental considerations.

The Code provides guidance to Code Operators, including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure.

The Code makes a direct reference to the Shared Rural Network project which the application site is part of. There are also sections relating to deployment of mobile digital infrastructure in rural areas, including constraints the operators face when deploying such infrastructure.

Para 29:

There are factors that can affect the type of infrastructure that will be deployed (set out in more detail below in the section 'Technical and Operational Considerations'), including location and the coverage and capacity requirements. Planning authorities should be aware of these constraints when considering proposals. In particular:

In rural areas, base stations often need to cover wider geographic areas. Operators may need to use tall masts or lattice towers to provide the required coverage. The location of masts can sometimes be dictated by access to transmission links back to the operator's main network and proximity to a power supply. Coverage in some areas can be limited because of the geography, topography and terrain.

Para 50:

In relation to electronic communications development, the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being, and that planning policies and decisions should support the expansion of wireless communications networks, including next generation mobile technology. Planning authorities, and those who represent rural areas, should recognise the importance of access to reliable mobile broadband and services for those who live and work in rural communities, including coverage for the emergency services network. The benefits of high quality wireless connectivity to the rural economy are far reaching - better wireless infrastructure will give rural communities greater choice and access to services, allow businesses to grow, and have positive impacts on healthcare, education, tourism, and remote working.

Para 68:

Mobile base stations require a power supply to function. In urban areas this is rarely a problem, but it can sometimes be a challenge to find suitable connections in rural areas. Often it is not commercially feasible to install a new power source to a remote site and wayleaves with third party landowners can be required to deliver the power.

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Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The North York Moors National Park's development plan currently comprises the Local Plan 2020, the Whitby Business Park Area Action Plan and the Helmsley Plan. In the case of the application proposal it is the policies of the Local Plan that would be relevant. Due to the type of the proposed development as well as its location, it is considered that the following policies of the Local Plan are relevant:

Strategic Policy G – Landscape

Policy ENV1 Trees, Woodlands, Traditional Orchards and Hedgerows

Policy BL10 – Communications Infrastructure

Strategic Policy G – Landscape

This policy seeks to protect and enhance the high quality landscape of the North York Moors and surrounding areas. The landscape of the National Park is recognised as is an important local asset to draw for visitors and which makes a valuable contribution to the local economy.

The application proposal seeks to utilise a remote part of the forest for the mobile phone installation which will have a very limited impact on the landscape of the National Park. Moreover, the external finish of the mast and ground based equipment will assist in helping the installation to assimilate well with its immediate surroundings. While the antennas and dishes will protrude above the tree canopy, this is necessary for the signal to travel freely without being blocked by the natural clutter.

Policy ENV1 Trees, Woodlands, Traditional Orchards and Hedgerows

This policy recognises that woodlands, trees, traditional orchards and hedgerows contribute significantly to the visual quality and biodiversity of the National Park. It includes a presumption in favour of the retention of existing trees, hedgerows, traditional orchards and woodlands, and replanting when a removal cannot be avoided.

The application proposal attempts affect the least amount of people and the landscape in terms of visual intrusion. The design also tries to minimise the visual impact, whilst providing the required coverage to benefit the local population. The location of trees that require removal to accommodate the proposal has been annotated on the site plan. Moreover, tree branches overhanging the access road would need clearing to allow unobstructed access to the site. The applicant will accommodate any re-planning requirements as specified by the local authority. Finally, in order to prevent the need to reduce the height of the nearby trees, the height of the mast has been increased by 5m in comparison with the recently approved scheme under LPA ref. NYM/2022/0096. This was done in cooperation with the Forestry Commission and to address their concerns as already explained.

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Policy BL10 – Communications Infrastructure

This policy is the most relevant to the application proposal. It sets out a number of criteria which will be taken into account when determining schemes for telecommunications installations. Moreover, the supporting text recognises both public benefits of having access to mobile digital services *‘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’* and limitations of such access due to a remote location of the area *‘However the remoteness and terrain of much of the National Park imposes limitations on services and deficiencies continue to exist.’*

The five criteria of the policy together with the assessment of the proposal against them is presented below:

1. There are no suitable alternative means of provision. **RESPONSE** – The selected option is a result of a robust site selection process which was undertaken in line with the sequential approach (for details please see section 5 of this supplementary information form). The proposed lattice tower design is also the least intrusive solution as the structure can be brought in small pieces and put together on site reducing the need for a number of trees to be removed.;
2. There is no unacceptable adverse visual impact upon the character of the locality and the wider landscape. **RESPONSE** – The location is inside Wykeham Forest set back from the forestry track. It is significantly distanced from any residential properties and main roads, therefore its visual impact on the locality and the wider landscape will be minimal.;
3. The siting of the installation makes use of the least environmentally intrusive option available, subject to technical issues. **RESPONSE** – The mast and cabinets will be set back from the forestry track and set among tall trees. Only the upper section of the mast with the antennas and dishes will protrude above the tree canopy to allow the signal to reach the target area. The external finish of both the mast and ground based cabinets will help them to blend with the surrounding vegetation while the see-through effect of the lattice tower will make the tower to appear lighter.;
4. The proposal is part of a coordinated, long term strategy for the provision of telecommunications technology. **RESPONSE** – the proposal forms part of the Government project to provide reliable mobile telecommunications service in the remote areas. Currently the surrounding area suffers from very poor signal; and
5. Provision is made for the removal of the equipment when it is redundant. **RESPONSE** – when the installation is no longer required, it will be removed from site. Moreover, the LPA can impose a condition requiring such removal and land to be reinstated to its former condition.

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 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 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 a

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number of objectives are set out:

- To endeavour to deliver high quality mobile coverage and customer experience to communities living in, working at and visiting 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 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.

National Parks as sensitive environments that seek to support thriving communities

- 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 (approx. 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.

To aid the achievement of shared objectives the accord includes that options to minimise adverse landscape effects in National Parks should include consideration of mast-sharing, site-sharing, equipment-sharing, and 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.

Online Nation 2020 Report (June 2020)

Online Nation is an annual research report, published for the first time in 2019. Using research produced both by Ofcom and others, it looks at what people in the UK are doing online, how

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they are served by online content providers and platforms, and their experiences of using the internet, alongside business models and industry trends. As well as looking at long-term trends, this year's report includes more recent data looking at online behaviour in the UK during the coronavirus (Covid-19) pandemic.

The Report sets out its findings:

With respect to the consumer and industry it found that time spent online, and associated revenues grew in 2019.

- In September 2019 the average time spent online each day by adults aged 18+ was 3 hours 29 minutes. In comparison, on average, adults spent 3 hours 19 minutes watching TV on a TV set each day,² and 2 hours 40 minutes listening to radio each day.
- 71% of all measured time spent online was on smartphones. 35% of internet users only accessed the internet on mobile devices (smartphone or tablet).
- Just 13% of adults do not use the internet
- In 2020, a fifth (22%) of UK adults have a smart speaker in the home and 11% of all UK households own some kind of 'smart home' technology (including devices such as smart home security, smart lighting and smart heating).

Key Metrics Online Consumer Market

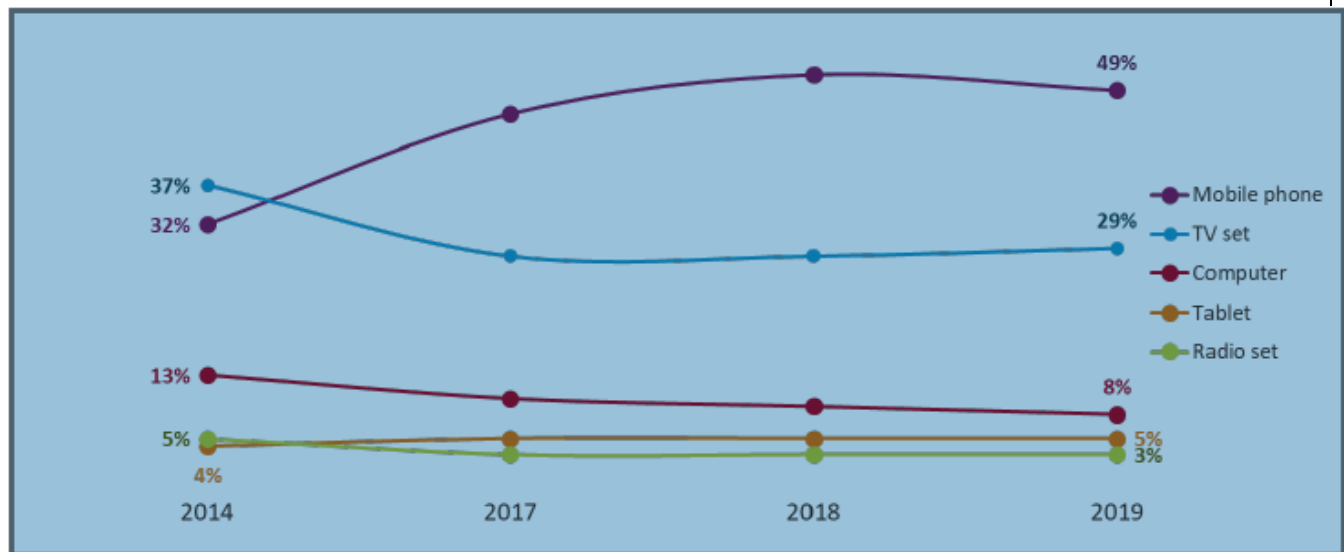
UK online consumer market	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Internet take-up (%)	76	79	80	82	85	86	88	87	87	89
Smartphone take-up (%)	27	39	51	61	66	71	76	78	79	82
Tablet take-up (%)	2	11	24	44	54	59	58	58	54	52
Laptop take-up (%)	55	61	62	63	65	64	64	63	60	57
Consideration that the smartphone is the most important device for internet access (%)	n/a	n/a	n/a	32	32	38	46	48	52	60

As the table above highlights 60% of the consumer market consider Smartphones are now the most important device for internet access.

In September 2019, 81% of all measured time spent online was on a mobile device (both tablet and Smartphone).

The table below indicates the most-missed device among adults: 2014-2019 were it be taken away from them. As can be seen, nearly half of all adults say that their mobile device is the device they would miss most were it taken away from them.

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Source: Ofcom Adults' Media Literacy Tracker 2014-2019

The Report found that social media and messaging sites reach 98% of the UK adult digital population. On average, visitors aged 18+ spent 49 minutes per person per day on social media sites, considerably more time on average than in key areas such as news sites (12 minutes per user), e-commerce sites (14 minutes) and even gaming sites (31 minutes).

Ninety-two per cent of time spent on social media sites took place on a mobile device (smartphones and tablets) rather than on a computer, compared to 81% of total time spent online.

Online Nation 2021 Report (June 2021)

The importance of the internet and access to smartphones is acknowledged within the latest Online Nation 2021 Report (June 2021). The report notes that the pandemic has highlighted the importance of being online and driven changes in the take-up and use of internet services, as many people have had a critical reliance on the internet for communications, information, entertainment and commerce. Increases in internet use in 2020 were most pronounced in spring and November 2020 lockdowns, as people turned to the internet and were more dependent than ever on online services for video calling for socialising or home-based working, home schooling, keeping in touch, films and gaming, shopping and information about the pandemic.

In September 2020, UK Internet users spent nearly 4 times as much time on smartphones than they did on computers. 68% of the time spent online was via smartphones up 4% from September 2019, this was compared to 18% of time spent on line via computers and 13% via tablets.

By the end of 2020 approximately 94% of UK homes had internet access, up from 89% in 2019. Video calling became an important way for people to keep in touch during the

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pandemic. Zoom went from a few hundred thousand users in the first few months of 2020 to more than 13 million in April and May 2020. This has dropped to 10.4 million users in March 2021, while platforms used mainly for work and education, notably Microsoft Teams have shown a sustained increase in use (13.7 million users in March 2021m up by 5.3 million year on year).

The report found that most of the time people spend on the internet is via apps on mobile devices. Online services were a crucial way for people to find out information about the pandemic, and for governments to try and track and control the spread of the virus.

The report acknowledged that the internet helped most children continue their education throughout lockdown. Virtually all households with school-aged children had access to the internet at home. 7% did not have fixed broadband and 4% had access only to a mobile phone. 1 in 5 did not have access to an appropriate device for their schoolwork all the time. The Report found that 2020 saw the rapid adoption of digital remote education by teachers, parents and children such as video conferencing, and platforms for setting and collecting work. In the first few weeks of lockdown in spring 2020, two thirds of children in England were not receiving any live or recorded lessons. By January 2021, this was down to just one in ten. The Report suggests that the use of these platforms may continue such as for those who can't attend school due to illness, or to provide additional revision materials.

Nine in ten 8 – 15 year olds who use social-media said it helped them to feel closer to their friends in 2020. The report stated that social video services offer huge benefits for users and the economy. They provide a platform for self-expression through enabling user-generated content (31% of adults and 40% of 13-17 year olds post video content).

Lockdown influenced the types of social video that were most popular such as the first episode of Joe Wickes' PE which was the most viewed YouTube video of 2020, and videos relating to home baking such as sourdough bread increased by 458%.

Social media serves as a means of entertainment and education for many (used by 97% of adult internet users), and as an important method of marketing for businesses (online video advertising grew by 23% in the UK in 2020).

On line retail spend in the UK increased by 48% in 2020 (compared to an average annual increase of 13% in the previous 4 years). Online's share of retail spend increased from approximately 20% in 2019 to 35% in the spring lockdown and 30% in December 2020. By December 2020 11% of the UK grocery market sales were online, up from 5% at the beginning of the year. Online food delivery services also increased in demand. Just Eat being the most popular with its UK orders up 58% higher in the last quarter of 2020 compared to the same period in 2019.

People have relied on the internet for news and information throughout the pandemic. During the spring 2020 lockdown 52% of people said that news and current affairs was one of their main reasons to go online.

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Adults are as likely to use social media to find information about the COVID-19 pandemic as they are to use news sites and apps (approximately 1 in 3). Whilst one in eight 16 – 24 year olds considered social media to be their most important source of information about the coronavirus pandemic, compared to 5% of all UK online adults.

The report found that 91% of households used smartphones to access the internet in 2021, compared to 65% who used tablets and 47% who accessed the internet using computers. The report also noted that 61% of UK adults who access the internet did so using both computers and smart devices.

The Report notes that the smartphone is the most-used device for accessing the internet for all age groups apart from those aged 65 +. It found that in 2020, 85% of internet users aged 16 + used a smartphone to go online, compared to nearly 75% accessing the internet via a computer and just over 50% using a tablet to access the internet. One in ten adults also stated that they only use a smartphone to go online and three in ten used their phone to complete an online form or app on a weekly basis.

In February 2021 the Government said that more than 1.7 million app users across England and Wales had been advised to isolate by the NHS COVID-19 app, following close contact with someone who had tested positive.

Planning Matters

The proposed 30m lattice tower supporting 9no. antennas, 6 no. transmission dishes, 6 equipment cabinets, 1 no. meter cabinet and ancillary development thereto fully complies with the Local Plan vision to deliver improved quality of life for existing and next generation of residents, an improved experience for its visitors and will be a better place to attract investment and jobs into the district it will also help younger people to stay in the district. The proposed radio base station will support the digital investment priorities by (1) improving mobile coverage, (2) supporting superfast and reliable mobile broadband (4G can provide a means to connect to superfast broadband where fibre broadband is not yet available), (3) improving network coverage to support reliable mobile phone calls, and (4) improving connectivity in rural areas and for travelling across the area of North York Moors National Park to the south of Hackness.

The proposed radio base station will meet the National Parks England and Mobile UK Joint Accord objective to deliver high quality mobile coverage and customer experience to communities living in, working at and visiting this area of North York Moors National Park to the south of Hackness., and will ensure comprehensive mobile coverage which is vital for connectivity.

Government guidance states that in order to limit visual intrusion, the number of radio and electronic communication masts, and the sites for such installations should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability should be encouraged. Where new

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sites are required equipment should be sympathetically designed and camouflaged where appropriate.

This proposed radio base station has been designed to enable three main telecommunications operators to utilise the same structure, namely Vodafone, Telefonica and Three under the Government backed Shared Rural Network project to fill a significant existing hole in 4G coverage for these operators. This is in full accordance with NPPF Para 115 and The Code of Best Practice. It will reduce the proliferation of masts, minimise the visual impact in the surrounding area and offers the best environmental solution.

The proposed lattice tower fully accords with NPPF and Policy BL10 of the Local Plan. The proposed structure will be shared by 3 operators. There are no existing telecommunications installations for the operator to share that are suitable and would provide the necessary coverage to the target coverage area. Similarly, there are no buildings which are suitable and available that the operator could utilise to operate their equipment. Given the rural, remote, hilly countryside terrain of the cell area which is fairly open this severely restricts where the operator can site a radio base station. The discounted options are set out in Section 5 above and their reasons for being discounted are fully explained. The whole of the search area is located within the National Park and therefore it is not possible to avoid locating in this designated area.

There are technical reasons for the proposed lattice tower height of 30m. Telecommunications apparatus by their very nature must be taller than surrounding built and natural form to ensure its efficient operation. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals. Given the site is located within the National Park, the siting of the mast has been carefully considered. To this end, it has been placed adjacent to mature trees such that these trees and the trees in the wider area will screen the installation from view from the roads to the east and west of the site. However, these trees rise to some 21m in height. If the mast were to be any lower than the proposed 30m, there is a concern that the lower level equipment would become obscure by the growing trees. In order to prevent the need to trim the trees in the near future, the Forestry Commission requested for the height of the mast to be increased. The undulating terrain in the landscape will ensure that this installation will not be readily visible from public vantage points. Thus, the siting of the equipment minimises the impact on the visual amenity, and the character and appearance of the surrounding area. This is in full accordance with Policy BL10 of the Local Plan.

The Code of Best Practice supports the location of new ground based masts within or adjacent to a group of existing trees in order to greatly reduce the environmental and visual impact of the mast. However, it acknowledges that the top of the mast needs to be above the tree line in order for the equipment to work. The proposed lattice tower will be set against the backdrop of a number of mature trees and therefore would help the installation to assimilate with it's environ. The lattice tower also enables light to continue to pass through and the relatively thin supporting brackets seen against the sky and against the backdrop of mature trees will be less visible than a solid monopole. The tower is positioned well away from

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residential properties and will be partially shielded by the adjacent mature trees. This is in full accordance with Policy BL10 of the Local Plan.

Lack of Coverage – Material Consideration

In accordance with the NPPF and Policy BL10 of the Local Plan, the proposed installation will expand the electronic communications network into this rural area and fill a significant hole in service provision for Three as well as Telefonica and Vodafone. Their customers will be able to access reliable, secure, high quality, advanced 4G service provision in this rural area which they currently are unable to do. It will also provide 4G coverage for the Mobile Virtual Network Operator's (MVNOs) which piggy back network space off these operators to also provide high quality 4G services in this rural area. These MVNO's use the same core network infrastructure as the parent network so that means if your contract is with one of the MVNO's who use these main operators networks then you will get coverage in all the same places as you would if you were to use those main operators directly. Currently VOXI, Virgin Mobile, Asda Mobile, Lebara Mobile and Talkmobile use the Vodafone network, Giffgaff, Sky Mobile, Tesco Mobile and Lycamobile use the Telefonica network and SMARTY, iD Mobile and FreedomPop use the Three Network. This offers choice in the market place for those customers who consider the level of coverage in their area when selecting which operator they agree future contracts with. This is in full accordance with the NPPF, the Code of Best Practice and the Council's Local Development Plan Policy BL10.

The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place. By providing the latest 4G technology, the proposals will also fully support the vision of the York, North Yorkshire, East Riding and Hull Spatial Framework to deliver a better quality of life for people in the YNYERH area through the provision of high quality digital connectivity which supports remote working and provides access to on-line services, supporting the growth of the economy and improving our day to day lives. It will meet the digital priorities to improve mobile coverage, improve connectivity in rural areas and for travelling across the area, will support superfast and reliable broadband and improve network coverage to support reliable mobile phone calls. It will also meet North Yorkshire Digital Strategy aspiration for the county to be digital by default and to become a smart county. The proposed installation will also be in full conformity with the aims of the MANY project to bring mobile access to rural communities.

An advanced high quality, reliable 4G network will support the important agricultural economy who often work alone, and will help them keep in touch with the latest events, friends and family and call the emergency services should the need arise. Providing high quality connectivity in this rural location would help level up the rural community in being able to access the mobile network like the rest of the UK population take for granted and who expect their handheld devices to simply work whenever and where they need it to. Providing superfast 4G coverage brings with it access to the superfast highway network in a more flexible way especially in areas where fibre to the home is not a viable option.

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In line with the vision of the Local Plan, the YNYERH Spatial Framework to provide high quality digital connectivity, the North Yorkshire Digital Strategy and the MANY project the proposed radio base station will connect positively to the community as a whole and provide connected digital communication infrastructure so that this rural area can be competitive, sustain existing growth and attract new high value business including the visitor economy and the agricultural economy. It will allow access to faster connection and enhanced data services, the benefits of which have been widely publicised, and which will be set out more fully later in this statement. The key benefits include connecting with family, friends and colleagues at any time around the world. This benefit has never been more important, understood and relied upon than during the COVID-19 pandemic, that we are all experiencing and having to live through, when a reliable, high quality, advanced telecommunications system is often seen as a lifeline to our loved ones, friends, family and work colleagues, helping to improve our mental health and well-being and being able to work from home where possible. The 4G network allows access to learning materials and remote learning when it is not possible to go to school, even when schools were fully reopened it enables homework to be set and carried out online and marked automatically thus freeing up teacher time. It also enables us to manage our personal information 24/7. A good quality communications system also allows us to be always entertained and informed with the latest news (which has been particularly important during the COVID-19 situation) and creating more productive and cost efficiencies for businesses. These benefits outweigh the minor harm to the character and appearance of the landscape in this part of the National Park. This is in full accordance with Policy BL10 of the Council's Local Plan.

The COVID-19 outbreak, over a very short period of time, has significantly changed how we live and work, with far-reaching social and economic implications for every community and all parts of the economy across the UK. The pandemic has exacerbated demand and pressure on the operators networks.

The significance of mobile connectivity during the pandemic was reinforced by DCMS in succinct advice to local authorities and operators published on 02nd April 2020²:

*'Government recognises the ongoing importance of the telecommunications industry at this critical time. Now, more than ever, the country is reliant on fixed line and mobile communications networks. **Telecommunications has therefore been included as one of the critical sectors** in new government regulations and legislation in response to dealing with the COVID-19 outbreak.'* (emphasis added)

Consequently, the Government supports fully operational telecoms infrastructure, which is critical infrastructure, and wants to avoid network outages and degradation with the intention of obtaining reliable mobile digital connectivity. Without this installation the existing rural area will remain without any reliable form of service provision.

² <https://www.gov.uk/guidance/covid-19-guidance-for-telecommunications-infrastructure-deployment-in-england>

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Given the increasing extent of mobile only online access in households across the UK³, the importance of continued mobile connectivity is highlighted to enable public participation in planning committees and other online activities, for example.

Planning is expected to play a key role in the United Kingdom's economic and social recovery from COVID-19. The MHCLG published the 'Planning for the Future'⁴ White Paper on 06th August 2020. The consultation notes that the '*outbreak of COVID-19 has affected the economic and social lives of the entire nation*'. The consultation proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.

It is noted that much of the proposed streamlining and modernisation will be based on greater use of digital technology. Without the relevant infrastructure in place such as the application proposal this will not be possible.

To assist with social and economic recovery, the MHCLG have through the White Paper, revitalised the presumption in favour of sustainable development. This will give greater weight to the contribution that development makes to meeting the country's social, environmental and economic objectives. The proposal meets all three objectives of sustainable development identified in Paragraph 8 of the NPPF as well as the 'Sustainability Test' set out in the White Paper.

This clearly further demonstrates the Government's perspective that mobile communications infrastructure is critical infrastructure and needs to be fully operational to respond to COVID-19 and to contribute to achieving social, environmental and particularly economic objectives. Providing this critical infrastructure on land at Bankhead Farm fully corresponds with the priorities identified by Government as part of an effective response in dealing with COVID-19 and ensuring sustainable development.

The DCMS stated recently:

"The Government acknowledges that there has been a profound shift over the last decade in the way citizens approach and access digital communications. What was once seen as a luxury is now a basic need, and people expect to have access to fast broadband at home, irrespective of where they live, and use their mobile devices anywhere they go⁵"

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work. Without this new radio base station the area will

³ <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research>

⁴ <https://www.gov.uk/government/consultations/planning-for-the-future>

⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/523788/Electronic_Communications_Code_160516_CLEAN_NO_WATERMARK.pdf

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remain with little to no coverage for any of the three main operators. The operator's customers would continue to have no access to a reliable mobile network unable to access their handheld devices for the purposes in which they were purchased. This is contrary to the Government's objective of providing 95% geographical coverage by 2025.

The proposed installation will help improve the area's economic prosperity, strengthen the rural economy's by supporting local businesses to start, grow, adapt and diversify. It will support a better environment for today and tomorrow by reducing the need to travel and in turn minimise carbon emissions.

The radio base station will support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders (every missed NHS appointment costs the NHS approximately £160 source: NHS), reminders to take medicines, make appointments etc. Medical advice can be provided remotely rather than having to travel long distances to a medical centre and medical staff can remain in the community rather than having to return to base to obtain information and they can remain in contact with colleagues.

The Local Government Association's 'Councillor's Guide to Digital Connectivity' notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment. The Guide also notes that digital connectivity has become part of the fabric of everyday life, as important to communities and businesses as a water, gas or electricity connection.

The Government fully supports high quality communications infrastructure. The NPPF continues to strongly support telecommunications connectivity and states at paragraph 114 that local planning authorities should support the expansion of electronic communications networks. It acknowledges that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

Access to the internet in whatever medium now impacts every facet of our lives but only benefits those who can access and use it. The benefits of internet connectivity are key for both residents and businesses alike and a new radio base station in this location providing the latest 4G will support National and Regional aspirations for improved rural digital and mobile connectivity with full 4G coverage with no not spots and excellent mobile phone coverage increasing digital inclusion, so all people can access services, education and training.

In line with guidance contained within the NPPF, a new radio base station in this location will enable fast, reliable, secure internet accessibility wherever the user is located. An installation in this location would fully meet the latest operators' coverage and capacity requirements for 4G provision. This would be wholly in line with the Government's latest aspirations to strongly support advanced, high quality and reliable communications infrastructure, essential for economic growth and social well-being throughout the UK landmass. Where the NPPF notes that decisions should support the expansion of electronic communications networks. An installation outside this search area, regardless of whether there are existing sites, would

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not allow the operator to provide their desired level of coverage and therefore would not adequately maintain and provide new coverage and capacity.

Digital technology has catalysed the interconnection of the global economy, with the internet enabling the free exchange of goods and services, providing consumers with greater choice and businesses with access to skills, resources and customers and opening opportunities for different ways of working and living.

The Code of Best Practice acknowledges that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which we rely. With increasing consumer demand and the Government's aspirations for high quality communications infrastructure it is ever more important to improve connectivity and capacity.

The Code of Best Practice acknowledges that there will be times when there is a need for a new radio base station, where sites have been lost, where areas have limited or no coverage and where coverage and capacity need to be enhanced. This application is one such example where there is very limited coverage for the operators and they need to provide high quality 4G provision within this rural area, in line with the Government requirements to significantly improve geographical coverage within the UK.

We all need high quality communications. In the modern world, a huge amount of time is spent using communications services: for work, to stay in touch with family and friends and to go about our daily lives. Our ability to access and use reliable mobile and broadband connections has become fundamental to the way we live and work, and the ability of businesses of all sizes to thrive. The importance that the Government attaches to digital infrastructure is acknowledged during the COVID pandemic. However, the lack of mobile connectivity in and around this area of North York Moors National Park to the south of Hackness means that currently the local community is unable to utilise their handheld devices in this area and their ability to use them on the Vodafone, Telefonica or Three network will remain a distant aspiration which will never come to fruition if the operator is not allowed to install the infrastructure required to enable handheld devices to work whenever and wherever they are.

Being able to use e-mail, VoIP, video calls using hand held devices is becoming increasingly important for business and domestic use as the up take in smartphones increases. Without 4G service provision this area of the National Park would remain poorly connected, would continue to feel isolated and not included and would not meet the growing demand for such services by businesses or domestic users alike or the Governments aspirations that everyone has access to the information superhighway.

In March 2020, when OfCom finalised the rules for the next mobile airwaves auction, Philip Marnick, Spectrum Group Director at Ofcom noted

'Demand for getting online, on the move is soaring, with mobile customers using nearly 40% more data year on year. So, releasing these airwaves will bring a much-needed capacity boost – helping mobile customers get a better service.'

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The continued expansion and development of mobile networks is a key element of the National Infrastructure Delivery Plan 2016 – 2021⁶. This recognises that digital communications are now a crucial component of everyday life, with improvements in connectivity being key to a vibrant economy.

The Ofcom Infrastructure Report 2018⁷ found that almost half as much time was spent on landlines than in 2012 while mobile phone data demand grew tenfold.

Paragraph 5.7 of the Code of Best Practice for Mobile Connectivity 2016⁸, states:

'Good mobile connectivity also promotes sustainability, both for individual communities and across the economy as a whole. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy'.

'The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure, which is vital to continued economic prosperity and social inclusion for all, is met.'

The operator not only has a license requirement to provide a certain level of 4G coverage to the population the applicant is obliged to meet the growing consumer demand for such coverage, especially as more people are purchasing smart devices, in line with their license obligations and the operators competitive market driven "requirement" to provide a high quality service. Customers expect to be able to access their portable hand held devices wherever they are, whether that be indoors or outside. There is currently little to no coverage that is provided by Three in this cell area the same significant lack of coverage is being experienced by Telefonica and Vodafone. This gap can only be filled by providing a new installation within this locality.

The current lack of high-quality indoor reliable digital connectivity means that communities, businesses and visitors to the area are deprived of access to a valuable tool that could be used to boost economic growth and promote inclusive communities. The application site would significantly improve vital communications and connectivity services, which is in the wider public interest. This is fully in accordance with the National Planning Policy Framework, which places a strong emphasis on encouraging the expansion of high-speed digital infrastructure networks.

The Online Nation 2020 Report highlights the importance of continued access to the latest technology on mobile devices, with 35% of the internet users only accessing the internet on mobile devices (Smartphone or tablet).

⁶https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/520086/2904569_nidp_deliveryplan.pdf

⁷ <https://www.ofcom.org.uk/research-and-data/multi-sector-research/infrastructure-research>

⁸ https://uploads-ssl.webflow.com/5b7ab54b285dec5c113ee24d/5d5d4cd69a3f3827f30d06e9_Codes%20of%20Practice.pdf

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The Report goes on to note that 60% of the consumer market consider smartphones are now the most important device for internet access. In September 2019, 81% of time spent online was on a mobile device (both tablet and Smartphone). Furthermore, nearly half of all adults consider that their mobile device is the device they would miss most if it were taken away.

It is therefore imperative that the operator continues to invest in ensuring that the latest technologies are available on its network, so that customers are able to use their handheld devices wherever they are, for whatever reason, for the purposes in which they were purchased.

Balancing Exercise – Economic and Social Benefits

Being able to use smartphones and other mobile devices such as tablets whenever and wherever you are is essential for the community as a whole. Indeed, there are some users who rely solely on their mobile devices as their form of communication and do not have a land line.

4G can provide a means to connect to superfast broadband where fibre broadband is not yet available. This allows people to connect to the internet using their mobiles and via dongles and broaden their ability to reach the global market boosting the rural economy and improving day to lives. This will help promote inward investment, creating jobs to assist in retaining skilled young people in rural areas. This is in line with the vision of the Local Plan.

NPPF clearly acknowledges the benefits of advanced, high quality and reliable communications infrastructure citing it as '*essential for economic growth and social well-being*'. It enables people to connect and interact with each other, either in person or electronically, to increase prosperity. It enables effective communication between people and businesses and provides a place for people to work and enjoy our natural and cultural assets. Poor infrastructure can be both a disincentive to investment and growth, and have a detrimental impact on quality of life, prosperity and the well-being of communities.

The NPPF strongly supports sustainable development, as does the authority's policies of the Local Plan which echoes national guidance. Mobile communication plays a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-based working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF, and policies of the Local Plan. A radio base station in this location will minimise the effects of climate change reducing the need to travel and therefore the carbon footprint. It will support this area of the National

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Park to be economically, environmentally and socially sustainable in line with the Council's Local Plan and contribute towards creating a strong, stable and more diverse economy.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area (Para 8). Providing high quality 4G coverage and capacity in this area will fully meet this national and local policy objective. Transforming the digital connectivity of this rural area to drive economic growth and innovation, providing full 4G coverage will comply with the ambitions of the York, North Yorkshire, East Riding and Hull Spatial Framework, the North Yorkshire Digital Spatial Strategy and the MANY Project.

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being, enabling communities to be more inclusive. Mobile connectivity is essential to fulfilling the potential of new technologies.

New 4G services will help stimulate the tourism offer. Many visitors are reliant on mobile networks to maximise their activities whilst visiting tourist attractions. It will enhance the visitor experience by enabling these tourists to access social media applications such as SnapChat and Instagram to share with their friends and family whilst visiting the local area.

The agricultural economy would also be supported by a radio base station in this rural location. Farmers are often lone workers and suffer from isolation. Without access to good quality mobile network coverage, if the farmer were to be involved in an accident and required assistance then help would not be able to be summoned, potentially putting lives at risk. Indeed, many farmers state that they feel vulnerable if they don't have access to a reliable mobile phone coverage not just 3G but 4G as well.

The SRN project will address the urban rural digital divide, delivering infrastructure to areas that need it most. Farmers use their mobile phones not only to make calls and texts but also to send emails, access social media and monitoring the weather. Farmers use their smartphones to access Facebook to sell their livestock and other products such is the importance of this marketing tool. This is not possible in this area for Vodafone, Telefonica and Three customers and their MVNO's due to the lack of mobile coverage in this rural location. The application proposals would provide high quality mobile coverage enabling the expansion and diversification of the agricultural economy as the mobile network brings with it access to many more digital platforms of marketing in this rural location.

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies. An installation in this location would assist with this, saving time and resources.

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There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Paragraph 38 of the revised NPPF 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...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

Providing new 4G coverage and capacity in this area will fully meet paragraph 38 of the NPPF, the Local Plan, the York, North Yorkshire, East Riding and Hull Spatial Framework, the North Yorkshire Digital Strategy and the MANY Project.

In line with the NPPF, the economic and social benefits of providing 4G coverage to this area are a significant material consideration which should be weighed against the visual impact associated with a radio base station enabling 3 main operators to provide high quality 4G service provision in this isolated rural location. HM Treasury outlined such benefits in its report *'Fixing the Foundations: Creating a More Prosperous Nation'* – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states:

'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses and rural areas were losing out from patchy coverage.

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, with continuous mobile connectivity provided to all parts of the UK. Indeed, such is the importance that the Government attaches to high quality rural

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connectivity that it is investing £500 million to build new masts in rural areas where there is no 4G coverage from any operator. The mobile operators are collectively investing a further £538 million to extend their rural coverage by upgrading their existing networks, working together on shared infrastructure and building new sites. The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for mobile services in rural areas. This project is called the Shared Rural Network. The proposed installation is part of this Shared Rural Network project which is a collaboration between mobile network operators and Government to improve 4G coverage for people living, working and travelling in poorly served rural areas.

A National Needs Assessment – A Vision for UK Infrastructure has been published in October 2016 ([https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-\(1\).pdf.aspx](https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-(1).pdf.aspx)). It sets out the infrastructure needs for the UK which includes the importance of digital technology:

'A lack of digital connectivity has a detrimental effect on business operations, productivity and output and hence competitiveness in the global market place. Securing digital connectivity is thus critical to the UK's long term prosperity. A key challenge for the digital sector is a persistent digital divide between those who have access to the latest technologies and those who do not, with resulting social and economic exclusion, particularly as dependence on e-services and digital communications increases' (page 66 A National Needs Assessment).

The Assessment goes on to note that *'Universal digital connectivity would serve as an equaliser of economic opportunity in that it enables participation in a modern digital economy'*. Therefore, this Needs Assessment further explains the consequences of a lack of coverage and the effects this has on social and economic prosperity. This clearly highlights the importance of providing high quality 4G coverage to this area of Crosby Ravensworth and the surrounding rural area, where the economic benefits will outweigh the environmental considerations.

The Government's continued strong support for connectivity is further evidenced by the DCMS who launched their UK wide Digital Connectivity Portal on 20 December 2018. The Digital connectivity portal provides guidance for local authorities and network providers on improving connectivity in local areas. The Government wants everyone in the UK to benefit from world-class connectivity no matter where they live, work or travel. The Future Telecommunications Infrastructure Review⁹ outlines a package of measures to create the right market and policy conditions to deliver world-class connectivity for citizens and businesses. As a result, the pressure to provide a radio base station in this rural area to provide 4G is significant.

The Future Telecoms Infrastructure Review recognises that digital infrastructure is central to the future of the UK economy. Paragraph 1.2 of The Future Telecoms Infrastructure Review sets out *'The benefits from world class connectivity:*

⁹ <https://www.gov.uk/government/publications/future-telecoms-infrastructure-review>

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'There is widespread evidence and agreement on the significant and long-lasting economic benefits from improved connectivity'.

'We consider that it is important that network supply stays ahead of demand, otherwise it risks becoming a constraint on the potential for future innovation, productivity and growth'.

The proposed installation in this location will allow the operator to provide new and improved high quality 4G coverage and capacity supporting the Government's aim of 'focusing on ensuring that everyone is connected to the information superhighway'. This fully meets the aspirations of the NPPF, the Local Plan Policies, the York, North Yorkshire, East Riding and Hull Spatial Framework, the North Yorkshire Digital Strategy, the MANY project and the National Parks England and Mobile UK Joint Accord which supports improving digital infrastructure delivery in rural areas and ensuring high quality, reliable, advanced communications infrastructure is available as it is essential for economic growth and social well-being, keeping people connected reducing the feeling of isolation and loneliness, improving mental well-being and helping people go about their everyday lives more easily.

The environmental considerations of the proposed development should be considered in light of the strong economic and social benefits of providing high quality 4G service provision to residents, businesses, and visitors alike to this area of the National Park and the surrounding rural area.

On the 23 September 2020, the then Digital Infrastructure Minister Matt Warman MP spoke about the ongoing work by the Government and telecoms industry to boost the UK's world class digital connectivity in his keynote speech at Connected Britain 2020¹⁰:

...'I'd like to take this opportunity to thank everyone in the industry for their tireless efforts at keeping us all connected through an unprecedented period of disruption.

...COVID has altered the way we live, work and most importantly, stay connected with our family and friends. The digital infrastructure that keeps us all connected was essential to our daily way of life under lockdown – and is now more important than ever as we head into recovery. Many of these changes – such as increased working from home – will stay with us for the foreseeable future.

People have referred to the internet as "the fourth utility" – and it's true. For countless people across the country, having fast and reliable broadband and a good mobile connection is as essential and vital to our daily lives as

¹⁰ https://www.gov.uk/government/speeches/matt-warman-keynote-speech-at-connected-britain-2020?utm_source=01ad07cc-6884-4d9b-a0ca-8c212f0a4289&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

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gas, water and electricity.

That's why I'm committed to working with you to ensure the entire nation has access to world-class, next generation gigabit connectivity that is secure and resilient enough to deal with all sorts of future challenges.

This Government is ambitious for the UK's digital infrastructure.

And because we know that more citizens are increasingly living their lives online, we will be one of the earliest adopters of 5G coverage, with the majority of the population able to access 5G by 2027.

...We know how important local authorities are to the delivery of digital infrastructure, which is why I have written to them, together with the Local Government Minister, to outline how they can work more effectively with the industry...

...The world is in the middle of a digital revolution. COVID has accelerated this process, digitising almost every part of our everyday lives and making the infrastructure that connects us more important than ever. That's why it is at the top of the government's agenda...

This Keynote Speech by Mat Warman MP highlights the importance that Government places on advanced, reliable, high quality mobile connectivity. To prevent this technology from being brought into the area would be contrary to the Government's key aims and the Council's own aspirations to enhance information communications networks. This aspiration cannot be brought to fruition without the infrastructure to enable this area of the North York Moors National Park to be fully connected. Furthermore, without this installation, these ambitions cannot be fully realised, and this rural community will remain in the technological dark ages with no access to high quality 4G service provision, so the opportunity to improve growth in the rural economy, support the important agricultural economy and improve the quality of life for the residents will be lost.

In a more recent letter published by the then Digital Infrastructure Minister Matt Warman MP on the 24 May 2021 addressed to the local authority chief executives he spoke further about the Government's Commitment to extending mobile coverage:

'Digital connectivity is – now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity...

...The Government is committed to extending mobile network coverage across the UK...

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...The National Planning Policy Framework ("the Framework") for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G...

...In relation to electronic communications development, it also states that local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators, or question the need for an electronic communications system. As set out in planning practice guidance, it is in the public interest for local planning authorities to have effective delegation arrangements in place to ensure that decisions on planning applications that raise no significant planning issues are made quickly and that resources are appropriately concentrated on the applications of greatest significance to the local area'

On the 1 October 2020, as part of the Speed up Britain Campaign, The Centre of Policy Studies Report published 'Upwardly Mobile: How the UK can gain the full benefits of the 5G revolution'¹¹. Whilst this report identifies what the 5G opportunities are and what the Government needs to do so we can all benefit from this vital new technology, it also highlights the benefits of digital infrastructure in general terms.

The report highlights that improving digital infrastructure supports the Government's 'levelling up' agenda, by helping local areas to retain and attract businesses and talent as well as by reducing regional inequalities.

The report states that '*the UK must have a functioning network to now support the recovery from the pandemic, empowering businesses and communities with wider coverage'*...

The manufacturing, construction and agricultural sectors have been hit particularly hard by the pandemic, and these would benefit significantly from improved connectivity. However, onerous planning rules and loopholes in existing legislation are slowing down the infrastructure upgrades needed to make the most of this mobile revolution in these much-needed industries.

The report states that '*Digital networks and services have underpinned our resilience to the COVID-19 pandemic and they will drive our recovery. By expanding them, we deliver not only immediate benefits but also the essential foundation stone for future prosperity.*

The report acknowledges that '*A more extensive digital infrastructure helps local areas to attract and retain businesses and talent, thereby playing a vital role in reducing regional inequalities. Providing a supportive environment for digital infrastructure is one of the few things the Government can do that costs little, boosts growth and helps level up the UK....**the key is speed. The faster a network is built, the bigger the regional gains** (emphasis added). The telecommunications industry faces challenges on this front... The COVID-19*

¹¹ <https://www.cps.org.uk/research/upwardly-mobile>

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pandemic has increased demand on networks but delayed the availability of new spectrum to provide additional capacity'.

The report notes that *'the reliability and reach of 4G is more important than ever. It is needed both to quench immediate demand...and also to facilitate future 5G rollout, as the underlying passive infrastructure will initially support both technologies...**Every failure to provide better coverage not only presents an immediate opportunity loss for local business and consumers but also has a bigger downstream economic impact. It acknowledges that productivity gains to business, equality gains for regions and economic gains for the country are only as achievable as the networks they can access*** (emphasis added).

The report recommended that the Government should reform the strategic planning framework to compel local authorities to ensure that the needs of future mobile connectivity are adequately addressed in Local Plans and that new developments are assessed on how they might impact, or could support, local connectivity.

The proposed installation in this location will allow the operator to provide new and improved high quality 4G coverage and capacity supporting the Government's aim of *'focusing on ensuring that everyone is connected to the information superhighway'* and that the UK has 95% mobile geographical coverage by 2025. This proposal fully meets the aspirations of the NPPF, the Council's Local Plan on telecommunications, the York, North Yorkshire, East Riding and Hull Spatial Framework, the North Yorkshire Digital Strategy and the MANY Project.

It has been demonstrated that the proposed lattice tower will not appear out of place in this location. The proposed installation would also enhance and provide new community facilities, positively contributing to the quality of local community life, meet the economic and social needs of the people who live and work in the area, provide balanced communities with appropriate services and facilities and conserve the character of the area. Therefore, the application proposals fully accord with NPPF and The Code of Best Practice. It would also be in full accordance with the vision, objectives and its aspirations that the area of North York Moors National Park will experience an improved quality of life, an improved experience for its visitors and will be better placed to attract investment and jobs into the district and will help inclusion, stimulate tourism and meet the needs of the local population.

After detailed consideration of the target service area and other potential sites it is clear that this is the best viable and most sensitive siting and design from which to provide this vital service to this rural area. There are strong economic and social benefits attached to the service and connectivity the proposed scheme will provide and these significant benefits will outweigh any perceived harm to the surrounding area. This is in full accordance with the NPPF and Policy BL10 of the Local Plan.

Summary

A new radio base station is needed at this location as part of the SRN project to help provide 4G geographical coverage by at least one operator to 95% of the UK by the end of 2025, broadening consumer choice for mobile services in rural areas.

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The proposed installation will enable Vodafone to provide high quality 4G service provision to this area of North York National Park. It has been designed so that Telefonica and Vodafone can also use the same structure and radio base station to also provide 4G coverage to this area of the National Park. Currently there is very limited mobile coverage in this area by any of these operators. Thus customers are unable to utilise their handheld devices for the purposes in which they were purchased.

The site has been carefully chosen against the backdrop of a number of trees and where there are trees in the wider area. These trees will help shield the mast from appearing prominent in the landscape. The undulating topography of the area also ensures that this site will not be overly visible from the road network to the east and west of the site. It is not possible to site the equipment outside the National Park because the whole of the cell area is located within it.

As the structure needs to support the weight and equipment of three operators it needs to be sufficiently strong. Given the required height of 30m, to clear the nearby trees as well, the most feasible design is a lattice tower. This type of design has relatively thin supporting struts and therefore allows light to pass through it, reducing its visibility in the landscape. If the mast were to be any lower then the antennas would not be able to clear the trees and the signal would not be able to reach the target coverage area.

Site selection was progressed in accordance with the applicants licence obligations, advice in the NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option.

The social and economic benefits of providing reliable and high quality 4G mobile broadband connections supports growth in productivity, efficiency and labour force participation across the whole economy. Reliable 4G mobile connectivity allows rural businesses to prosper and rural communities to thrive. It will bring mobile coverage and economic benefits to this area of the National Park which is currently missing out. It will help address the urban rural digital divide and level up this rural community, promoting inward investment, creating jobs to assist in retaining young people in rural areas. This is fully supported by the NPPF, the York, North Yorkshire, East Riding and Hull Spatial Framework, the North Yorkshire Digital Strategy and the MANY Project. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

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	_____ Northampton Road, Manchester, M40 5AG _____	_____
Signed:	_____	Date: _____
Position:	_____	_____
	Planning Consultant	_____
	_____	_____
	(on behalf of Three (H3G))	_____

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NYMNP

27/04/2022

Our ref: 1145

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

Email: planning@northyorkmoors.org.uk

Via Email

8 December 2021

Dear Sir or Madam,

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 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 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.

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 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.

The alternative options which 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.

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,

A blue, handwritten-style signature.

Jennie Hann BSc MTPL MRTPI
Planning Manager, Clarke Telecom
Tel: +44 (0)161 785 4500
Fax: +44 (0)161 785 4501

(For Hutchison 3G UK Limited (Three))

Cc Scarborough Borough Council

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

About the Shared Rural Network

[Home](#) [About](#)

The Shared Rural Network (SRN) will deliver reliable mobile broadband to 95% of the UK, addressing the digital divide by improving 4G coverage in the areas that need it most.

Shared Rural Network overview



To learn more about planned improvements in your area, visit the [Forecast Coverage Improvements by Region page](#).

Through the programme, UK's four mobile network operators (MNOs) – EE, O2, Three and Vodafone expect to:

- Provide coverage to an additional 280,000 premises and for people in cars on an additional 16,000km of the UK's roads.
- Improve geographic coverage to 79% of Areas of Natural Beauty, up from 51%, and 74% of National Parks from 41%, benefitting millions of visitors every year.

By upgrading their existing networks and working together on shared infrastructure and new sites, the MNOs and Government will transform mobile coverage in rural areas. Individually, each operator will reach 90% geographic coverage, which will result in 84% of

the UK having 4G coverage from all four operators, increasing choice and boosting productivity in rural areas.

To deliver the programme, MNOs will invest £532m to eliminate the majority of 'partial not-spots' – areas which receive coverage from at least one, but not all, operators. The UK Government will provide a further £500m to build new masts to eliminate 'total not-spots' – hard to reach areas where there is currently no coverage at all.

The SRN is a sustainable approach to the challenge of delivering rural mobile coverage. The programme will transform 4G coverage without duplicating infrastructure, minimising the impact on our countryside.

Programme timeline

The Shared Rural Network formally started on 9 March 2020, with the signing of the Grant Agreement between the UK Government and four mobile network operators (MNOs), setting out how the programme would be governed. Since then, significant progress has been made, on both the industry and publicly funded elements of the programme (click image to enlarge).



Key milestones include:

- Summer 2020: the first part of the programme, which sees the four MNOs work together to tackle the issue of partial not-spots began with the first sites going live.
- June 2020: MNOs submitted their initial Radio Plans for the Shared Rural Network to Ofcom.
- January/February 2021: under the industry led element of the programme, the MNOs announced their plans to bring more choice to consumers to address the issue of partial not-spots.
- March 2021: the Department of Culture, Media & Sport (DCMS) published a Transparency Notice, which sets out how the programme meets the UK-EU Trade and Co-operation Agreement subsidy control principles. This marked the start of the Grant Funding Period.

Benefits of 4G and the Shared Rural Network

The benefits of reliable 4G mobile connectivity are far reaching and have positive impacts on many aspects of day-to-day life. There are many personal and commercial benefits, as well as positive impacts on healthcare, education, tourism, remote working, and accessing online services, to name a few. The Shared Rural Network will help those who live and work in rural communities to achieve their full potential through improved mobile connectivity.

We have created some helpful information sheets that provide an overview of the programme and the benefits of 4G connectivity. Click on the links below to learn more about how the Shared Rural Network will make a difference to those living and working in rural communities across the UK:

- [Programme Summary](#)
- [People & Communities](#)
- [Rural Business](#)
- [Health & Wellbeing](#)
- [Sustainability & the Environment](#)
- [Local Authorities](#)
- [Tourism](#)
- [Mast Fact Sheet](#)
- [Mast Build Journey Fact Sheet](#)

For information about how the SRN relates to wider industry issues, please visit the trade association, [Mobile UK](#).



RURAL



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prod | blue-blue | b835af5ddf | 14:40:19

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	
Property number or name	Land At Wykeham Forest, off Long Gate,
Street	
Locality	
Town	Hackness,
County	North Yorkshire
Postal town	
Postcode	YO13 9AB

Take notice that application is being made by:

Organisation name	Hutchison 3G UK Limited (trading as Three)		
Applicant name	Title	Forename	
	Surname		

For planning permission to:

Description of proposed development

Installation of a 30m 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 associated fuel tank, fenced compound, hard standing, and an access track, for the Shared Rural Network project. 

Local Planning Authority to whom the application is being submitted: North York Moors National Park

Local Planning Authority address: North York Moors National Park,
The Old Vicarage,
Helmsley
YO62 5BP

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Ms	Forename	Marta
	Surname	Zieminska		
Signature	Marta Zieminska			

Date (dd-mm-yyyy) 26/04/2022

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



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M40 5AG, UK
www.clarke-telecom.com

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F: +44 (0) 161 785 4501

NYMNP
27/04/2022

Our ref: 1145

Cllr Derek Bastiman
6 Hamilton Close
Scalby
Scarborough
YO13 0RN

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.

- **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.

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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Fax: +44 (0)161 785 4501

Email:

(For Hutchison 3G UK Limited (Three))



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NYMNP
27/04/2022

Our ref: 1145

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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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,

A simple, handwritten signature in blue ink, consisting of a single, curved stroke.

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

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

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.

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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 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.

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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.

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- **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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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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NYMNP

27/04/2022

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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,

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



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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))

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

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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E:
www.clarke-telecom.com

Head Office: Clarke Telecom Ltd, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG. Tel. +44 (0)161 785 4500.
Registered Office: 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB. Registered in England No. 07524755.

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--
J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutdale, 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.)

WARNING

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Any opinions expressed are those of the author and not necessarily the view of the Council.



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NYMNP/PA

27/04/2022

Our ref: 1145

Mr Robert Goodwill MP
House of Commons
London
SW1A 0AA

Email: [r](mailto:r.goodwill@parliament.uk)

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.

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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



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(For Hutchison 3G UK Limited (Three))