

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Grouse Hill Caravan Park	Site Address:	Telecommunications Base Station on land at Grouse Hill Caravan Park, Whitby, North Yorkshire, YO22 4QH.
NGR:	E: 492960 N: 500436		
Site Ref Number:	CTIL_110624_TEF_74480_VF_6848	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

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

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: Application is an upgrade to an existing site.		
Was the industry site database checked for suitable sites by the operator?		No
If no explain why: Application is an upgrade to an existing site.		

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Annual Area Wide consultation with local planning authority

Date of information submission to local planning authority	07/10/2014
Name of Contact	David Walker
Summary of any issues raised:	No issues raised.

Pre-application consultation with local planning authority

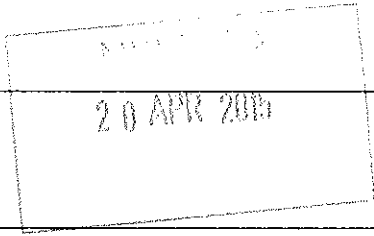
Date of written offer of pre-application consultation:	25/03/2015
Was there pre-application contact:	N/A
Date of pre-application contact:	N/A
Name of contact:	The Chief Planning Officer
Summary of outcome/Main issues raised:	No response received to date.

¹ Macro or Micro

n Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline Consultation carried out:			
Consultation with Fylingdales Ward Councillor J. Mortimer, Scalby and the Coast County Councillor D. Bastiman and MP R. Goodwill.			
Pre-application consultation letters were sent to these parties on the 25.03.2015			
Summary of outcome/Main issues raised:			
No specific comments received to date.			

School/College

Location of site in relation to school/college:	
N/A	
Outline of consultation carried out with school/college:	
N/A	
Summary of outcome/Main issues raised:	
N/A	

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

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

Developer's Notice

Copy of Developer's Notice enclosed?		YES
Date served:	08/04/2015	

3. Proposed Development

The proposed site:
Background
Vodafone Limited has entered into an agreement with Telefonica Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Limited (CTIL) which is a joint venture company owned by Vodafone UK Limited and Telefonica Limited. This agreement allows both organisations to:

- pool their basic network infrastructure, while running two, independent, nationwide networks
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

This application is submitted for and on behalf of CTIL and Vodafone Limited. As part of Vodafone's continued network improvement programme, there is a specific requirement for a radio base station upgrade at this location to provide new 2G and 4G coverage plus provision for enhanced 3G coverage on the part of two operators. The site will be capable of accommodating new, more advanced technologies (including 4G) that have already come on stream and will continue to do so in the future.

Site

The site is located next to an access track for Grouse Hill Caravan Park. The site is positioned on the eastern side of the access track travelling in a north to south direction. The area is predominantly rural in nature, surrounded by agricultural land and it also contains significant number of woodland plantations to the east and south of the site. The base station is within the North York Moors National Park boundary.

The precise site location of the radio base station is within a fenced enclosure. Directly to the west and north are agricultural fields. To the east and south of the site is Wragby Wood which consists of semi-mature and mature trees followed by agricultural land. The site would be seen against the substantial vegetation (Wragby Wood) and therefore would not be seen in isolation. There are other vertical structures within the area such as lamp posts and telegraph pole lines.

When travelling along Blacksmith Hill (public highway) from the north-west to a south-east direction the viewer will notice that towards the existing telecommunication base station there are a number of trees near to the site. Furthermore, the topography of the landscape from Blacksmith Hill (public highway) screens part of the existing structure.

The landscape overall is agricultural in nature with mature pockets of woodland plantations, and open fields. However, it is also made up of a number of man-made, linear items which to some extent detract from the rural feeling of the area and will help to accommodate the proposal which will remain at the same overall height as the existing structure.

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Enclose map showing the cell centre and adjoining cells:

This is an upgrade to the existing site to fundamentally enable the operators to jointly operate and manage a single network grid across the UK, to provide new 2G and 4G coverage plus provision for enhanced 3G coverage on the part of two operators, in accordance with the CTIL joint venture arrangements.

Type of Structure: 17.5m lattice structure

Description

This proposal is for the removal of the existing spine headframe supporting 2 no. antennas. The installation of a replacement spine headframe on a 15m lattice tower (overall height 17.5m) supporting 3 no. antennas, 2 no. 0.3m transmission dishes, 3 no. RRUs and ancillary development thereto.

The current telecommunications site is comprised of a 15m lattice tower (overall height of 17.5m) with 2 no. antennas, 1 no. 0.3m transmission dish, 1 no. meter cabinet and 1 no. equipment cabin within an established enclosure.

The replacement spine headframe will be finished in the exact same colouring as the existing structure with a grey finish and will be of the same overall height as the existing structure.

The headframe containing the antennas which will be mounted at the top the existing 15m lattice tower. (The existing headframe is 0.5m in diameter whilst the structure consists of 2 no. antennas. The width of the lattice tower will remain the same at 0.8m in diameter.

The proposed 2 no. 0.3m transmission dishes would be located at a height of 12.6m. The proposed 3 no. RRU's will be located on new standoff brackets.

Utilising an existing established telecommunications radio base station site is considered to be more sequentially preferable than the installation of a new ground based installation for the operators elsewhere within the cell area, which would lead to the proliferation of masts. As such, alternative sites have not been considered.

Overall Height:	17.5m
Height of existing building :	N/A
Materials:	
Tower/mast etc. – type of material and external colour:	Galvanised grey
Equipment housing – external colour:	N/A

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Reasons for choice of design:

The current installation provides 2G only (internet) coverage to Vodafone and Telefonica customers in the area.

As part of Vodafone's continued network improvement programme, there is a specific requirement for a radio base station upgrade at this location to provide new 2G (voice) and 4G (high speed data) services, plus provision for enhanced 3G for both Vodafone and Telefonica to improve overall network capacity. The site following the proposed upgrade will be capable of accommodating new, more advanced technologies including 4G.

The replacement spine headframe is required due to changed radio coverage dynamics (4G) and structural/technical unsuitability of the current headframe on site. The replacement spine headframe will ensure that the overall height remains the same in order to minimise any visual impacts.

The antennas will be mounted onto a replacement headframe. The width of the supporting structure will remain the same at 0.8m in diameter. The width of the headframe with antennas attached will be 1.48m compared to the existing headframe of 0.5m in diameter. The requirement for a replacement spine headframe is to accommodate the 4G technology for both operators in addition to 2G plus provision for enhanced 3G technologies for this rural area and has been kept to its absolute minimum in width and scale. The headframe is required to support and to provide the required flexibility for the multiple technology antennas for both operators to function adequately in this rural location which is not possible within the existing structure.

The wider headframe is essential in order to fit all technologies within the same structure. The overall height of the lattice structure will remain the same as the existing one; the only difference is that the spine headframe is slightly wider to accommodate all the different technologies here. It is the minimalist solution available to provide the required upgrade and the replacement spine headframe will be made from similar materials to those already in situ. Without the amendments to the headframe multi technologies for both operators on a single site would not be possible. It is therefore likely that the operators would need to install an additional radio base station elsewhere within the cell area in order to meet their technological requirements. This would lead to the proliferation of masts contrary to local and national planning guidance.

Development of this site provides an opportunity to improve the existing local telecommunications network and it demonstrates compliance with national (NPPF) and local planning policies which both encourage the usage of existing structures, sharing of telecommunications facilities and the use of

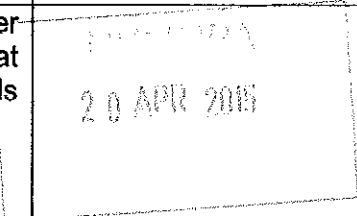
sensitively designed lattice structure such as this one which is a sensitively designed. The replacement spine headframe will appear as similar as possible to the existing supporting structure (with a wider headframe) already in situ at this rural location and will be set within extensive agricultural land and woodland plantation. This will help the replacement structure blend in with the landscape.

In light of the operators' efforts to design the best solution for this particular site so as to minimise the impact of the development on the environment, it is considered that the appearance of the replacement spine headframe would not seriously impact upon the visual amenity of the area, nor would it form an obtrusive feature within the local landscape.

It is therefore considered that the proposal 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 which is to provide new 2G (voice) and 4G (high speed data) service, plus provision for enhanced and integrated 3G (data) for both Vodafone and Telefonica would not be discordant within the surrounding landscape.

4. Technical Information

International Commission on Non-Ionizing Radiation Protection (ICNIRP) Declaration attached:	Yes	
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.		
When determining compliance the emissions from all mobile phone network operators on or near the site are taken into account.		

Frequency:	2G 900MHz and 4G 800MHz
Modulation characteristics ²	2G (900) –GMSK 4G (800) - QAM
Power output (expressed in EIRP in dBW per carrier)	800 MHz 31dBW 900 MHz 32 dBW
In order to minimise interference within its own network and with other radio networks, Vodafone UK Ltd operates its network in such a way that the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.	
As part of Vodafone UK Ltd's network, the radio base station that is the subject of this application will be configured to operate in this way.	
All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence.	

² The modulation method employed in 2G (GSM) is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation

The modulation method employed in 4G (LTE) is 64 QAM (Quadrature Amplitude Modulation) which is another form of Phase Modulation

Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, which is responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

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5. Technical Justification

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 county. 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.

The distances between transmitter sites will depend on many factors, including the geography of the mobile services. There is a specific requirement for an upgraded radio base station at this location to provide new 2G (voice) and 4G (high speed data) services, plus provision for enhanced and integrated 3G for both Vodafone and Telefonica to improve overall network capacity.

This single network grid will automatically increase each operator's footprint by 40%, adding competition and choice for customers in areas that previously only had one operator's coverage available and is a principal reason for the proposed upgrade.

Additionally, laying the foundations for a 4G system that provides mobile ultra-broadband internet access, e.g. to laptops with USB wireless modems, to smartphones and to other mobile devices, is desirable. 4G provides superfast mobile broadband and will provide better, faster and more reliable mobile broadband connection according to Ofcom's Chief Executive. Ofcom's Chief Executive also acknowledges that download speeds will initially be at least 5 to 7 times faster than existing 3G networks.

The National Planning Policy Framework states at paragraph 46 that local planning authorities should not question the need for the telecommunications system, which the proposed development is to support. However, for the avoidance of doubt, the proposed installation is to provide new 2G (voice) and 4G (high speed data) services, plus provision for enhanced and integrated 3G for both Vodafone and Telefonica to improve overall network capacity.

The Government has expressed its commitment to the UK having the best superfast broadband network (i.e. those services with a headline speed of 30Mbit/s or more) by 2015. It also wants superfast broadband networks to be available to 90% of homes and businesses.

The current installation provides 2G only (internet) coverage to Vodafone and Telefonica customers in the area. The replacement spine headframe is required due to changed radio coverage dynamics (4G) and structural/technical unsuitability of the older headframe.

The area within which an installation needs to be established in order to meet the coverage

requirement is constrained by the location and extent of the coverage provided by existing installations in the surrounding area. The proposed scheme utilises an existing established radio base station installation which will be upgraded to provide 2G (voice) and 4G (high speed data) services, plus provision for enhanced 3G for both Vodafone and Telefonica to improve overall network capacity. This will enable the operators to meet their efficiency, capacity and ever increasing technical capability requirements within a single grid network.

Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. This information is provided to assist the LPA in understanding any technical constraints at the location of the proposed development.

6. 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:

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- 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, and in line with the principles of pooling the two operators existing network infrastructure to create a single network grid, the proposal is to upgrade the existing base station in this location.

Site	Site Name and address	NGR	Reason for not choosing
N/A	N/A	N/A	N/A

If no alternative site options have been investigated, please explain why:

As referred to above, the applicant has taken a sequential approach and is seeking to redevelop an existing installation to enable a single grid network to provide new 2G (voice) and 4G (high speed data) services, plus provision for enhanced 3G for both Vodafone and Telefonica to improve overall network capacity to service to the local surrounding area. It is considered that utilising an existing established radio base station installation is preferable to pursuing a second base station within the immediate vicinity, as it would reduce the visual impact therefore preserving the character and amenity of the area. Given the makeup of the area and the siting of existing telecoms infrastructure on the site, it was established that the upgrading of facilities through the use of existing infrastructure would be the most viable solution. Based on this sequential approach no other sites have been considered.

Additional relevant information:

Siting

The site is located near to the Flask Inn and Grouse Hill Caravan Park. To the east and south of the site is Wragby Wood. Whilst towards the west of the site is agricultural land which is used for grazing livestock. The replacement spine headframe will ensure that the overall height remains the same and would be mounted within the existing 6.2m x 6.7m fenced enclosure. The area comprises of agricultural land with some woodland plantations from all aspects. It should be noted that the site is within North York Moors National Park.

The site will be located in an agricultural area. There is a specific requirement for a radio base station upgrade at this location to provide new 2G (voice) and 4G (high speed data) services, plus provision for enhanced 3G for both Vodafone and Telefonica to improve overall capacity. The site following the proposed upgrade, will be capable of accommodating new, more advanced technologies for this cell area so that customers will be able to continue to use their smartphones and tablet computers whenever and wherever they are to access services such as instant messaging, emailing, video calls, downstream data to name just a few of the benefits of the latest technologies that 3G and 4G provides.

Utilising an existing established radio base station and installing a replacement spine headframe at the same overall height will reduce the cumulative number of base stations in this area that are required and meets with the requirements for minimising the number of radio base stations as set out in NPPF.

It is likely that once built, the site will be visited infrequently for maintenance purposes only, as is currently the case. Access to the site will be by foot in which the applicant would gain access to the equipment housed within the cabinets. In the event of the antennas within the mast needing to be maintained this will be achieved by siting a cherry picker with a hydraulic platform alongside the base station.

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Visual Appearance

The need for additional structures will be kept to a minimum through the replacement of the headframe to the existing structure on site. The overall height of the structure will remain the same and only headframe will be slightly wider to accommodate 2G, 4G and provision for 3G technologies for both operators within a single structure. However, the operators recognise the need to minimise the visual impact of any new structure on the site. The proposal is the thinnest possible in order to house the 2G, 4G and provision for 3G technologies on the same structure, thus allowing both operators to utilise the same apparatus.

The replacement spine headframe is required due to changed radio coverage dynamics (4G) and structural/technical unsuitability of the older model currently on site. It is acknowledged that the replacement spine headframe would appear slightly wider in diameter for the upper section of the monopole compared to the existing one, but it would be of the same overall height. If the headframe were any thinner in diameter, then the technologies would not be able to be accommodated within the same structure and an additional radio base station would be required in this rural area, which would lead to the proliferation of masts, contrary to national and local planning policy.

The requirement for a replacement spine headframe is to accommodate the 4G technology for both operators in addition to 2G technology for this rural area and has been kept to its absolute minimum in width and scale. The headframe is required to support and to provide the required flexibility for the multiple technology antennas for both operators to function adequately in this rural location which is not possible within the existing headframe.

It is considered that due to the rural location of the radio lattice mast, the large scale agricultural land

containing significant amounts of natural vegetation in the immediate and wider area means that the visual impacts within the landscape will not be detrimental and that the benefits would significantly outweigh the costs. Although, the spine headframe would appear slightly wider than the existing one in order to accommodate the multi-technologies for 2 no. operators compared to the existing structure, the visual impacts in this large scale landscape are predicted to be hardly noticeable. It should be noted that the increase in width of the upper section of the structure would have a minimal impact overall here as the landscape is extensive and contains some linear man-made features (telegraph pole lines and lamp posts) and contains substantial amount of mature trees (Wragby Wood) in the wider landscape which enclose the views of the site. It is considered that the landscape can absorb the proposal relatively easily and at the same time will provide the much needed technological improvements for the telecommunication services. The site is located near to the Flask Inn and Grouse Hill caravan parks whereby there is a need for improved network coverage.

There is no requirement to add any equipment cabinets to the existing enclosure. As any additional cabinets will be placed inside the existing cabin located next to the lattice structure.

In light of the operator's efforts to design the best solution for this particular site so as to minimise the impact of development on the local environment, it is considered that the appearance of the replacement spine headframe would not seriously impact upon the visual amenity of the area, nor would it form an obtrusive feature within the landscape.

Possible Electrical Interference

We can advise on behalf of the client that the proposed installation should not cause any undue electrical interference for nearby residents. Vodafone UK Limited operates within radio bands which are licensed and specific to them and this is regulated in the UK by the Office of Communications (Ofcom).

Health and Safety

The latest government research conducted by the Independent Expert Group on Mobile Phone Technology titled "Mobile Phones and Health" (also known as the Stewart Report) concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines".

However, the report also recommended as a precautionary approach that the ICNIRP guidelines for public exposure be adopted in the UK. In response to the report, the Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action. As such, a new ICNIRP declaration is required and attached to this application for this proposal.

Noise

There will be no noise issues related to this site.

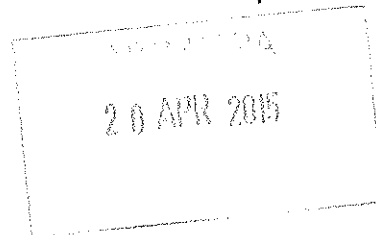
Planning Policy Framework

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

National Planning Policy Framework

The National Planning Policy Framework (NPPF) supports high quality communications infrastructure and recognises it as a strategic priority.

Paragraph 43 states that '*Local Planning Authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband*'. It goes on to



acknowledge that the numbers of radio and telecommunications masts and the sites for such stallations should be kept to the minimum consistent with the efficient operation of the network. The NPPF supports the use of existing masts, buildings and other structures, unless the need for a new site has been justified. It goes on to state that where new sites are required, the equipment should be sympathetically designed.

NPPF paragraph 46 sets out a clear message to local planning authorities on health issues and the need for telecommunications systems. It states that '*local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure*'.

Throughout the NPPF there is strong support for sustainable development which is summed up in paragraph 14 which states 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

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Section 7 of the NPPF sets out the requirement for good design and states at paragraph 56 that '*the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*'. Paragraph 65 goes on to state that '*local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design*'.

The NPPF sets out 12 core principles which should underpin plan-making and decision-making these principles include that every effort should be made objectively to identify and meet development needs of an area, and respond positively to wider opportunities for growth (para 17).

Paragraph 115 states that the LPA should place substantial weight on the protection of designated National Parks. It should be stressed that the upgrade will not result in an increase in the overall height of the existing lattice structure. 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

Code of Best Practice on Mobile Phone Network Development in England (July 2013)

The Code of Best Practice provides guidance primarily to mobile network operators, their agents and contractors and to local planning authorities in England. It supersedes the Code of Best Practice on Mobile Phone Network Development (2002).

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure is achieved in a timely manner, but in a way that also minimises the potential impact that can be associated with such development. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

The Code highlights that the mobile telecommunications network is a crucial piece of national infrastructure in both economic and social terms. It acknowledges that the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the increasing consumer demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity. This is due to the ever increasing demand for data hungry applications. However, The Code notes that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which they rely.

The Code acknowledges that the operators anticipate largely using existing network infrastructure for the provision of 4G services and are similarly upgrading their 2G and 3G network infrastructure to improve capacity and coverage. However, the Code goes on to state that this does not mean that there will not be a need for new base stations. More base stations will be needed in areas where there has previously been only limited or no coverage, and where coverage and capacity needs to be enhanced in line with Government Policy and customer demand or where sites have been lost for example due to redevelopment.

Mast and site sharing continues to be supported within both Government policy and the Code of Best Practice. The Code acknowledges that shared sites will tend to be slightly bigger, but fewer sites will be needed overall to improve coverage and capacity. The Code acknowledges that sharing of sites is now the norm, and network operators now share much of their network infrastructure via joint venture commercial arrangements.

Due to the character of the cell area being predominately rural and agricultural in nature, the applicant has designed a relatively slender headframe which would be considered not to have any unacceptable visual impacts within this rural area. It is therefore considered that the use of sensitively designed headframe which provides the space and technical flexibility for the 2G, 4G and provision for 3G technologies.

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

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring.*

Local Policy

Core Policy G - Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

1. Conservation Areas
2. Listed Buildings
3. Historic Parks and Gardens
4. Scheduled Monuments and other sites of archaeological importance
5. The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

Development Policy 25 - Telecommunications

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The provision of infrastructure for telecommunications and information technology will be supported where it is of a scale and design appropriate to the National Park and helps meet the needs of local communities. Proposals for the erection of telecommunications masts and equipment and any associated development will be permitted where:

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

Evaluation in Light of National and Local Policy

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

The replacement telecommunications installation at Grouse Hill Caravan Park fully complies with the objectives of the NPPF, as it states [par 43] that the number of radio and telecommunication masts should be kept to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used unless the need of a new site has been justified [NPPF para 43].

The application site is an established telecommunications site whereby the replacement spine headframe is being proposed for 2 no. operators to utilise one single network grid point in accordance with the NPPF and Code of Best Practise as it offers the best environmental solution by limiting the visual intrusion in the area.

The principle of a telecommunications base station installation at this location has already been accepted by the Council and has become part of the established landscape. The proposed upgrade to the existing site is sequentially the most preferable option as it makes use of an existing site. The proposed design is intentionally as similar as to the existing structure in terms of colouring, height and width as is technically possible to minimise any impacts in the surrounding area which is predominantly rural, open agricultural fields and large woodland plantations which help to absorb and assimilate the proposal within the extensive landscape.

In accordance with the NPPF, Core Policy G, Development Policy 25, great care was taken with regards to the design of the proposed structure which is one of the most sensitive designs available for rural locations as it is of similar appearance to the existing structure.

The wider headframe is essential in order to fit all the technologies within the same structure for this rural area. It is the minimalist solution available to provide the required upgrade and the replacement headframe will have no impact upon the overall height. Without the amendments to the existing telecommunications installation, multi technologies for both operators on a single site would not be possible. It is therefore likely that the operators would need to install an additional radio base station elsewhere within the cell area to meet their technological requirements. This would lead to the proliferation of masts contrary to local and national planning guidance. Given that the replacement spine headframe will appear as similar as possible to the existing structure already in situ where there are lots of vegetation.

The Code of Best Practise acknowledges that shared structures tend to be larger. The headframe is wider in order to accommodate the additional technologies for both operators within a single structure and for the technologies to function adequately with future flexibility for further technology changes. However, it has been maintained at the same height to minimise any visual impact upon the National Park.

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Given that the proposal is a replacement to an existing headframe installation already in situ and not a new structure, together with the distance, orientation and existing nearby woodland plantation means that the proposed upgrade to the existing radio base station will not cause a significant loss of local amenity in accordance with the NPPF and Code of Best Practice.

The NPPF states at paragraph 43 that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. It acknowledges that high quality communications infrastructure is essential for sustainable economic growth. The NPPF also highlights that the development of high speed broadband technology also plays a vital role in enhancing the provision of local community facilities and services.

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

Conclusion

Taking into consideration all the relevant factors set out herein this document, it is considered that this telecommunications base station upgrade at Grouse Hill Caravan Park is the optimum solution in terms of providing the required technology coverage, minimising any adverse impacts on local amenity and the surrounding landscape. The proposal is fully compliant with the NPPF [par 14, 17, 43, 46, 56, 65, 115], Code of Best Practise on Mobile Phone Development, and North York Moors National Park Authority.

For these reasons it is considered that this planning application should be approved.

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