SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Pot House Mill Farm	Site Address:	Telecommunications Base Station on land at Pot House Mill Farm, Silkstone, Barnsley, South Yorkshire, S75 4JU.
NGR:	E: 429470 N: 405635		
Site Ref Number:	CTIL_109210_TEF_71718_VF_4538	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.		

Annual Area Wide information to local planning authority

Date of information submission to local planning authority	06/10/2014 (Letter), 13/01/2015 (Meeting)
Name of Contact	Mr. Steve Kirkham
Summary of any issues raised:	Eamon Hansberry from CTIL presented the roll-out proposals to Steve Kirkham on January 13th, detailing the level of coverage improvements to be provided and the upgrades required. The planning officer invited the submission of the planning applications to allow the proposals be formally assessed and determined.

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	21/11/2014	
Was there pre-application contact:	Yes	
Date of pre-application contact:.	24/12/15	
Name of contact:	Elaine Ward	

[1] Macro or Micro

Summary of outcome/Main issues raised:
"I refer to your letter of 21st November 2014 in respect of the above and apologise for the delay in replying. Having now had the opportunity to assess the site I can advise you that this site lies within the Green Belt and the effect on the openness of the Green Belt must be considered. The proposal is the replacement of a 17.5m mast with another of the same height within the compound although slightly further behind the existing building. There will be additional/replacement antennas etc and a small alteration/addition to the cabinet and ancillary development within a slightly larger compound. The site is only visible from the road fleetingly when travelling by car, being screened for the main part by the adjacent building and trees and an embankment. The proposed changes are minimal in this location and I do not consider they will affect the openness of the Green Belt. On balance I would advise you that there are no objections to the proposal".

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	~~Red~~	Amber	~~Green~~
Outline Consultation carried out: Consultation with local Ward Councillors' for Pensitone East Ward: J. Wilson, R. Barnard, P. Hand-Davis and MP A. Smith. Consultation with Keith Coulton Town Clerk. Pre-application consultation letter were sent to these parties on the 21.11.2014			
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: No specific comments received to date.

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:	20/02/2015	

3. Proposed Development

The proposed site:

Background

Vodafone Limited has entered into an agreement with Telefonica UK 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 Limited and Telefonica UK Llimited. 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 Telefonica 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 and enhanced, upgraded and integrated 3G coverage on the part of two operators. The site will be capable of accommodating new, more advanced technologies when they come on stream in the future.

Site

The site is located off Barnsley Road (A628) near to Pot House Mill farm building. The site is located within an agricultural field which is surrounded by agricultural land to the south and south-west. To the north and east of the existing telecommunications base station are woodland areas. The surrounding area is dominated by extensive amounts of mature trees which screens the development from various viewpoints along Barnsley Road. The existing monopole is situated near to an agricultural building in order to mitigate the visual impacts upon the surrounding landscape. The building ensures that the proposed monopole would not be seen in isolation.

The precise site location is within a small enclosure (5.35m x 7m) bounded by a 1.4 metre high timber fence to the south-east side of the adjacent farm building. Immediately to the north is the access track with the roadside 1 metre high hedgerow followed by an open field. It should be noted that there are other existing structures such as street lights and road signs which already introduces a vertical infrastructural element in the immediate area. To the north-west of the existing monopole is a small settlement known as Silkstone, it should be noted that due to the topography, orentiation of the properties and the extensive amounts of vegetation there will be minial impact upon residential properties. The site is within Barnsley's Green Belt designation. The applicant has ensured that the replacement monopole will mimic the existing structure in order to minimise the visual impacts upon the surrounding landscape.

The existing farm building to the north-west of the site will help to enclose views of the existing monopole from Barnsley Road (A628) public highway and therefore minimise any visual impacts from any sensitive viewpoints. The areas to the west and south are screened by tree plantations therefore it is regarded that the replacement monopole would not have any significant adverse impacts upon the Green Belt designation.

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 and enhanced, upgraded and integrated 3G coverage on the part of two operators, in accordance with the CTIL joint venture arrangements.

Type of Structure: 17.5m monopole

Description:

The proposal is for the replacement of the existing 17.3m monopole supporting 6 no. antennas, 1 no. equipment cabin and 1 no. meter cabinet with a new 17.5m replacement monopole supporting 6 no. antennas, 3 no. RRU's, 4 no. transmission dishes and ancillary development thereto.

The current telecommunications site is comprised of a 17.3m monopole, 6 no antennas, 1 no. equipment cabin and 1 no. meter cabinet.

The proposed new monopole will be moved 3.7m south-west from the existing monopole in order to accommodate both operators. The new headframe will have a 2m diameter compared to the existing headframe with a 0.8m diameter. The increased headframe is in order for both operators to share the same site, it will be finished in galvanised grey colour to match the monopole it is replacing to maintain the existing site appearance as much as possible.

The existing monopole column is split in 2 sections. The upper section is 0.2m in diameter and the lower section is 0.3m in diameter.

The proposed monopole column will have a 0.5m diameter. The new monopole would be moved by a mere 3.7m from the original location which in reality will have a minimal impact and will be barely noticeable.

The 4 no. 300mm transmission dishes will be installed on the monopole at a height of 13m to 13.5m above the ground level.

Overall Height: CU Phosco	17.5 Metres
Height of existing building :	N/A
Equipment Housing:	
Length:	N/A
Width:	N/A
Height:	N/A

Materials:	
Tower/mast etc. – type of material and external colour:	CU Phosco – Galvanised grey finish
Equipment housing – external colour:	N/A

Reasons for choice of design:

The current installation provides 3G only (internet) coverage to Telefonica and Vodafone 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 enhanced and integrated 3G for both Vodafone and Telefonica UK to improve overall network capacity. The site following the proposed upgrade, will be capable of accommodating new, more advanced technologies including 4G.

The new monopole is required due to changed radio coverage dynamics (4G) and structural/ technical unsuitability of the older monopole model currently on site. The proposed height of the monopole will be 17.5m above ground level and 0.2m higher than the existing structure which is a minor change to provide the required 4G coverage for this large semi-rural cell area.

The antennas on the new monopole will be mounted on the headframe. The width of the monopole will be 0.5m in diameter (existing 0.3m widest part). The width of the headframe with antennas attached will be 2m (existing headframe 0.8m). The requirement for a headframe is to accommodate the 4G technology for both operators in addition to 2G and 3G technologies for this semi-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 location which is not possible on the existing monopole.

The new cabinets will be located within the existing cabin abnd therefore would have no impact upon the surrounding area.

The increase in the headframe is necessary to support the additional technologies within the same structure. It is the minimalist solution available to provide the required upgrade and the new monopole will be of similar materials to those already in situ. Without the replacement monopole multi technologies for both operators on a single site would not be able to be provided. It is therefore likely that the operators would need to install an additional monopole 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.

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 masts such as this one which is a slim-line monopole rather than a lattice mast. Given that the replacement slim-line monopole will appear as similar as possible to the existing structure, at a slightly greater height of the one already in situ where there is a number large farm building and woodlands sounding the site which will help the replacement monopole to blend within 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 monopole would not seriously impact on the visual amenity of the area, nor would it form an obtrusive feature within the 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 in 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 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 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, 3G 2100MHz and 4G 800MHz
Modulation characteristics[2]	2G (900) –GMSK 3G (2100) – QPSK 4G (800) - QAM
Power output (expressed in EIRP in dBW per carrier)	800 MHz 31dBW 900 MHz 32 dBW 2100 MHz 35 dBW
In order to minimise interference within its own network and with other radio networks, Vodafone Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of Vodafone'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. 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. 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.	

5. Technical Justification

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

[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 3G (UMTS) is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation
The modulation method employed in 4G (LTE) is 64 QAM (Quadrature Amplitude Modulation) which is another form of Phase Modulation

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 the option for enhanced and integrated 3G at a later stage for both Vodafone Ltd. and Telefonica UK Ltd. 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 down load 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 the provision of enhanced and integrated 3G at a later date 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 3G only (internet) coverage to Vodafone and Telefonica UK customers in the area. The new slim-line monopole is required due to changed radio coverage dynamics (4G – super fast broadband) and structural/ technical unsuitability of the older pole model.

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 the provision of enhanced and integrated 3G for both Vodafone and Telefonica UK 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:

- 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 the provision for enhanced and integrated 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 within an agricultural field approximately 60 metres from Barnsley Road (A628). To the north-west is an agricultural building which screens part of the development and ensures that the monopole would not be seen in isolation. Approximately 25 metres north east from the site is a public footpath. Due to the presence of the existing monopole it is believed that adding an additional 0.2 metres to the structure would not result in a detrimental impact upon the Public Right of Way (PROW). The proposal is an upgrade to an existing telecommunications site which is an established use and an existing and accepted part of the landscape which is slightly compromised here due to the presence of the existing telecommunications site. The site location does not form part of an open landscape due to the extensive amount of natural vegetation here which has the effect in enclosing views meaning that any views of the proposal will be relatively short range and intermittent only.

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 and integrated 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 assess services such as instant messaging, emailing, video calls, downstreaming data to name just a few of the benefits of the latest technologies that 4G provides.

Utilising an established radio base station and installing a replacement monopole at a slightly increased height of 0.2m and having a similar appearance to the existing installation 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.

Visual Appearance

The need for additional structures will be kept to a minimum through the removal and replacement of the existing monopole. However, the operator recognises the need to minimise the visual impact of any new structure especially with Green Belt. The monopole is the thinnest possible in order to house the 2G, 3G and 4G technologies on the same structure, thus allowing both operators to utilise the same apparatus having a similar appearance as the column it replaces albeit at a slight increase in height, wider headframe diameter. The new monopole would be moved by mere 3.7m to the to the south west of the existing structure, however this will be done within the enclosure and is considered to have a minimal overall visual impact.

The requirement for a headframe is to accommodate the 4G technology for both operators in addition to 2G and provision for 3G technologies for this semi-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 semi-rural location which is not possible within the existing monopole where the antenna positioning would be fixed and too small to house the multiple technologies. The slight increase in monopole width is required for the structural support for the new headframe and has been kept to an absolute minimum in width to support the additional equipment for the new technologies.

It is considered that due to the location within a Green Belt the radio base station and the existing vertical features in the surrounding area, such as an existing street lights and road signs to the north west, in addition to the significant amount of natural vegetation to the east and south means that the impact on visual amenity within the landscape will not be detrimental and that the benefits would significantly outweigh the costs.

The proposed cabinets will be installed inside the existing cabin.

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 monopole 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 installations 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 and camouflaged where appropriate.

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.

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).

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 semi-rural and agricultural in nature, the applicant has designed a relatively slender monopole rather than the use of a more traditional lattice type mast which would be considered incongruous and it is likely that such a proposal would have an unacceptable visual impact in this agricultural area. The proposed monopole will be of similar appearance to the existing structure in order to minimise the visual change.

It is therefore considered that the use of a 17.5m high, slim-line monopole which provides the space and technical flexibility for the 2G, 3G and 4G technologies to function adequately at this semi-rural location as it was not possible within the existing structure will not impact significantly on the amenity of the area.

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

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 development plan as defined by the Planning and Compulsory Purchase Act 2004 for Barnsley Metropolitan Borough Council comprises the Core Strategy, the Barnsley Education Sites Development Plan Document (DPD) (both of which form part of the Local Development Framework), the remaining saved policies of the Unitary Development Plan, and the Regional Spatial Strategy.

Barnsley MBC is currently producing a Local Plan. Its status is that it is currently at public consultation stage which ended on the 11th January 2015. This new local plan (once adopted) will replace the Core Strategy and Unitary Development Plan.

There is no current statutory policy pertaining specifically to telecommunications as 'Policy UTL5 Telecommunications' of the UDP is not a 'saved' policy.

Barnsley Core Strategy (2011)

CSP 8 The Location of Growth

Priority will be given to development in the following locations:

- Urban Barnsley
- Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (Dearne Towns), Penistone and Royston

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy.

Development in Penistone will be restricted to that which will facilitate Penistone's renaissance as a market town, therefore predominantly related to economic growth.

Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs.

CSP 21 Rural Economy

We will encourage a viable rural economy by allowing development in rural areas if it:

- Supports the sustainable diversification and development of the rural economy; or
- Results in the growth of existing businesses; or
- Is related to tourism or recreation; or
- Improves the range and quality of local services in existing settlements

Development in rural areas will be expected to:

- Be of a scale proportionate to the size and role of the settlement
- Be directly related, where appropriate, to the needs of the settlement
- Not have a harmful impact on the countryside, biodiversity, Green Belt, landscape or local character of the area
- Consider the re-use of existing rural buildings in the first instance; and

- Protect the best quality agricultural land.

CSP 29 Design Principles:

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- Topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- Views and vistas to key buildings, landmarks, skylines and gateways
- Heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around: Barnsley Town Centre
  Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas

Development should:

- Contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- Enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
- Contribute towards creating attractive, sustainable and successful neighbourhoods
- Achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings

CSP 34 Protection of Green Belt

The general extent of the Green Belt is shown on the Core Strategy Key Diagram.

Its detailed boundaries will be shown on the Proposals Maps which will accompany the Development Sites and Places DPD.

In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

The Green Belt boundaries will be subject to localised review only which may result in changes necessary to deliver the borough's distribution of new employment sites as set out in CSP12.

Barnsley Local Plan Consultation Draft 2014

25 Utilities

25.1 The National Planning Policy Framework requires local planning authorities to work with other authorities and providers to assess the quality and capacity of all types of infrastructure including utilities, and its ability to meet the forecast demands. The responsibility and resources to provide services rests with the utilities companies, however, we must make sure that we co-ordinate the development of an effective network of services with existing and proposed development. We will support new services development, and will work with operators to make sure that any proposed development is well positioned and designed.

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 proposed replacement telecommunications installation at Pott House Mill Farm 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 proposed replacement monopole 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 surrounding 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 which will be moved by mere 3.7m from the original location of the existing structure. The proposed design is intentionally as similar as possible to mimic the existing structure in terms of colouring as is technically possible to minimise any impacts in the surrounding area which contains a number of existing vertical structures most notably mature and semi-mature trees.

In accordance with the NPPF, Joint Structure Plan 'saved' Policy SP5 and Barnsley Core Strategy CSP 29 and Barnsley Local Plan Consultation Draft 2014 great care was taken with regards to the design of the proposed structure which is one of the most sensitive designs available to operators, being a slim-line monopole. The proposed new monopole will be 0.2m higher than the existing structure which is necessary at this location for the antennas to have a clear line of sight, without compromising the quality of the new 4G high speed internet network for both operators in addition to the 2G and 3G technologies which would be considered technically unacceptable at the height of the existing structure. The new monopole would also be moved by mere 3.7m from the original location which in reality will have a negligible overall.

The wider headframe is essential in order to fit all technologies within the same structure for this semi-rural area. It is the minimalist solution available to provide the required upgrade and the replacement structure will be at a slightly increased height of 0.2m compared to the existing structure. Without the amendments to the existing telecommunications installation, multi technologies for both operators on a single site would not be able to be provided. It is therefore likely that the operators would need to install an additional structure 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 extended supporting structure will appear as similar as possible to the existing structure already in situ where there are lots of high trees and the nearby farm building, means that this will help the extended structure blend into the surrounding landscape.

The Code of Best Practise acknowledges that shared structures tend to be larger. The headframe is wider than the existing monopole in order to accommodate the additional different technologies for both operators within a single structure and for the technologies to function adequately with future flexibility for further technology changes.

Given that the replacement monopole will be of a similar appearance to the existing structure already in situ, together with the distance, orientation and existing vertical infrastructure and trees means that the proposed upgrade to the existing radio base station will not cause a significant loss to the surrounding landscape 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 Barnsley MBC 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 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], Code of Best Practise on Mobile Phone Development, Joint Structure Plan 'saved' Policy SP5 and Barnsley Core Strategy 'saved' policy CSP 8, CSP 21, CSP 29, and CSP 34.

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

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