

Telecommunications Installation, Belwood Farm, Land North of Rushcarr Drain, Belton,  
Scunthorpe, DN9 1QW

## Appendix 7 - Supplementary Information Form

<b>SUPPLEMENTARY INFORMATION</b>
----------------------------------

### 1. Site Details

Site Name:	Belwood Farm	Site Address:	Land north of Rushcarr Drain, Belton, Scunthorpe, North Lincolnshire, DN9 1QW.
National Grid Reference:	482476 E 407180 N		
Site Ref:	DN17-03	Site Type:	Macro

### 2. Pre-Application Check List - Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	<b>No</b>
No mast register was available.		
Were industry site databases checked for suitable sites by the operator:	<b>Yes</b>	No
No suitable alternatives were identified.		

#### Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	<b>Information not available</b>
Name of Contact:	
Summary of any issues raised:	

#### Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	04/09/2023
Was there pre-application contact:	Yes
Date of pre-application contact:	09/11/2023
Name of contact:	Jennifer Ashworth
Summary of outcome/Main issues raised:	
<p>The Case Officer noted that the principle of the development proposed is reasonable and acceptable, subject to the procedures of a prior approval application. The site is located within Policy Area LC14 The Isle of Axholme, an area of Special Historic Landscape Interest and as such requires a Heritage Statement to be submitted along with any application. The Case Officer also noted that the proposed site is adjacent to an existing PROW and sits within the 50m buffer zone of the M180. An issue of concern was noted that the proposed site is located in flood risk zone 2/3 and that Annex 3 of the NPPF identifies telecommunications installations required to be operational during flooding as 'Highly Vulnerable' and that in such circumstance Table 3: Flood Risk Zone Vulnerability and Zone Compatibility states development should not be permitted. The Case Officer therefore recommended seeking an alternative location, but was of the opinion that is no alternatives were available, a robust justification as to why this site is required and the only suitable and available site should be provided.</p>	

### Ten Commitments Consultation

Rating of Site under Traffic Light Model:	<b>Amber</b>
<p>The site was rated AMBER as this is a new installation, sited in an undeveloped greenfield location nearby the M180. The site is also located in Policy Area LC14 The Isle of Axholme, which is an area of Special Historic Landscape Interest.</p> <p>Preconsultation letters were sent to the following on 4<sup>th</sup> September 2023          Councillor David Rose          Councillor Judy Kennedy</p> <p>West Butterwick Parish Council</p> <p>West Butterwick Parish Council responded on 19<sup>th</sup> September 2023, to advise that they had no objections or comments to make at this stage.</p> <p>No responses have been received to date from either Ward Councillor.</p>	

### School/College

<p>Location of site in relation to school/college (<i>include name of school/college</i>):</p> <p>The nearest school is Barrowby C of E Primary School, located approximately 800m south west of the proposed site.</p>
<p>Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):</p> <p>It was not considered necessary to consult with the school in this instance.</p>
<p>Summary of outcome/Main issues raised:</p> <p>N/A</p>

### 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?		<b>No</b>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		<b>No</b>
<p>Details of response:</p> <p>N/A</p>		

### Developer's Notice

Copy of Developer's Notice enclosed?	<b>Yes</b>
Date served:	15 <sup>th</sup> February 2024

### 3.0 Proposed Development

#### **The Proposed Site:**

The proposed site is located to the south west of Scunthorpe, in a field approximately 20m to the south of the M180 and approximately 640m west of the River Trent.

The proposed site is not located within any restricted land designations, but it is located within Flood Risk Zone 3 and Policy Area LC14 The Isle of Axholme, an area of Historic Landscape Value. A Heritage Statement which accompanies this application, comments on this.

The nearest listed buildings are the Windmill Tower at Mill Farm, Grade II, located approximately 1.19km south east of the proposed site, The Old Vicarage, Grade II, approximately 1.47km to the south east and the Sluice at Drain into River Trent north of Millfield House, Grade II, approximately 1.5km to the north north east. It is not considered that these historic assets will be adversely affected by the proposed installation due to the intervening trees, roads and the general topography of the area.

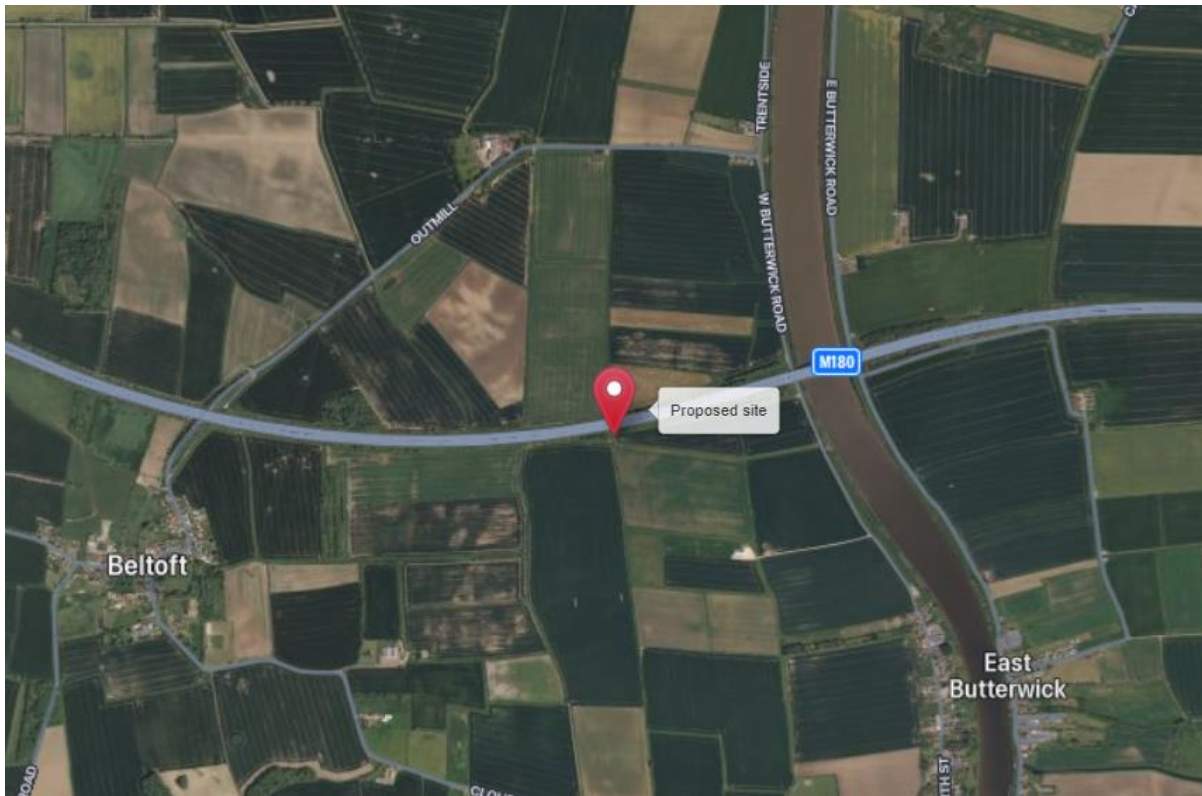
The lattice tower would be suitable for sharing by up to four (4) mobile network operators and will be future-proofed for 5G technologies without further development.

The proposed new cell site has been sited and designed in order to support the existing mobile networks, providing enhanced coverage and capacity in the area. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting futureproofing via improved technologies.

The applicant would also like to stress that due to the recent public health crisis (COVID-19) it is imperative that communications are not only maintained but also enhanced to ensure capacity and real time data is at the forefront. Telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT and data infrastructure, 999 and 111 critical services. This new cell will allow telecommunications infrastructure providers to ensure quality, capacity and operational performance so that customers have uninterrupted access to crucial mobile and broadband services specifically at this critical time.

A certificate has been included with the application confirming compliance with ICNIRP guidelines.

**Aerial view of the site.**



**View of the site from Rushcarr Drain and the Public Right of Way. Site is site in the field towards the end of the right of way (it will not impede either the PROW or the access track).**



**Planning History**

There is no planning history for this site.

**Current Telecommunications Use/ The Future**

Since the introduction of the mobile networks, mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives. Mobile is the next generation of technology to enable increased connectivity with increased data speeds.

The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that *“Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...”*, as will be considered in more detail below. The current proposal will provide positive benefits to the transport network here which will far outweigh any perceived negative visual impacts.

<b>Type of Structure (e.g. tower, mast, etc.):</b> Lattice Tower	
Installation of a 25m lattice tower, 6 no. antenna apertures, 4 no. 600mm microwave transmission dishes and 7 no. equipment cabinets inside an 8m x 8m compound enclosed by a 2.1m high palisade fence with gate and development ancillary thereto.	
<b>Overall Height: 25m</b>	
<b>Height of existing building (where applicable):</b>	N/A
<b>Equipment Housing:</b>	
<b>Length:</b>	As per attached drawings
<b>Width:</b>	As per attached drawings
<b>Height:</b>	As per attached drawings
<b>Materials (as applicable):</b>	
<b>Tower/mast etc – type of material and external colour:</b>	<b>As per attached drawings</b>
<b>Equipment housing – type of material and external colour:</b>	<b>As per attached drawings</b>
<b>Reasons for choice of design:</b>	
<p>The development has been specifically designed for the site in question, considering the existing environment and nearby properties. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that interference is avoided, the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the 5G antenna and other apparatus. It also needs to be tall enough to satisfy ICNIRP standards, relative to the surrounding land uses, in this case, the site location is not located within any restrictive allocations and therefore should be supported.</p> <p>It is accepted that the proposed installation will be visible, due to its location in a particularly rural area, however it is considered that it will bring positive benefits to the local community, as well as local residents and visitors to and through the area.</p> <p>Atlas Tower Group (ATG) have indicated that the position of the additional cell is the ideal location to provide optimum coverage to both enhance the capacity of the existing networks and also bring advanced technologies to the area. It should be noted that the new technologies and increase to the existing network will provide high-quality and high-speed critical communications infrastructure, this is essential for economic</p>	

growth and to improve a critical service as illustrated in the NPPF.

The requirement for the additional mast is to support the existing networks and has been designed in order to provide network coverage and capacity where demand is located. This site would seek to provide a site sharing solution for up to four network operators in a location that would provide enhanced coverage and capacity across this area.

During normal times network capacity is within city centres and places of work. Due to the recent public health crisis and the subsequent shifts in working patterns and practices, demand has shifted to different locations and there is far greater demand and thus requirement for increased capacity. It is highly likely the population will work in this manner well beyond when any restrictions are lifted.

#### 4.0 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>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 services or instrumentation operated in the national interest.</p>	<p><b>Yes</b></p>	<p><b>No</b></p>
--	-------------------	------------------

#### 5.0 Technical Justification

**Background:**

Atlas Tower Group (ATG) wish to build this site to facilitate additional coverage and capacity requirements and incorporate new technologies in the area. Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a “cell”. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government’s ambition for the UK to become a world leader in telecommunications technologies and development. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.

All ATG installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

<b>Discount Option</b>	<b>NGRs</b>	<b>Reasons</b>
OLO Pylon Site	481661 E 408132 N	The OLO pylon site has been discounted as it is not capable of accommodating the equipment required to achieve the stated aims of this development (please see accompanying document prepared by ATG).
Drury Farms GF	482455 E 408105 N	This option has been discounted as the site provider's preferred location would have been economically inviable and would have required significant trenching works to run power to the site, thus causing unnecessary disruption and harm to the surrounding area.
White House Farm GF	481053 E 407045 N	This option has been discounted due to a lack of engagement from the landlord.
Cherry Garth GF	481303 E 407348 N	This option has been discounted due to a lack of engagement from the landlord.

## **Additional relevant information**

### **Planning Policy Assessment**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

### **National Planning Policy Framework (2023)**

The National Planning Policy Framework (NPPF) was published in September 2023 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 81 the NPPF advises...*"Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development."* In terms of supporting a prosperous rural economy paragraph 85...*"The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."* This approach provides a sustainable solution to the need to enhance telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

In section 10 of the new NPPF, the document seeks to support *"Advanced, high quality and reliable communications infrastructure"* ensuring that it is *"essential to economic growth and social wellbeing"*. It advises that *"planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology (such as 5G) and full fibre broadband connections."* Paragraph 115 states *"the number of radio and electronic communications 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 (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."* The proposal is capable of supporting a number of operators on the tower, so would be able to site share, thus keeping the number of cell sites to a minimum. Sharing on an existing site would not be possible in this instance, but the proposed site has been specifically chosen as the topography of the area will allow for a measure of shielding for the compound and ground level equipment, while existing electricity pylons offer context for the mast, which has been specifically designed for the site in question.

Paragraph 116 continues *"Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:*

*a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*

*b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.”*

Paragraph 117 outlines that application should be supported by sufficient evidence to justify the proposal. Specific to this proposal is this requirement in paragraph 117c: *“for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.”*

The immediate area in which the proposal is situated is rural and characterised mostly by roads and farm buildings. West and East Butterwick are located to the south east of the proposed site, with Beltoft located to the west, but these areas are considered too far away to fulfil the stated aims of this installation. In addition to the distance, the vast majority of West and East Butterwick and Beltoft are characterised by low level buildings which are unsuitable as host sites for telecommunications apparatus. The primary aim of this proposed installation is to provide additional coverage and capacity to the M180 and therefore due to the proposed technologies, any site needs to be as close as possible to the motorway. Nearby electricity pylons have also been deemed unsuitable for the aims of the installation, as discussed above in the discounted options section. As buildings and existing sites in the area were judged to be unsuitable, the applicant has therefore primarily considered greenfield and streetworks solutions for this proposal. Aside from the OLO site, the discounted options above represent the site providers' preferred locations within the search area. The land surrounding the M180 in this area is owned by only a few site providers, thus limiting the possibilities for site locations. ATG has sought to select site options that are as inobtrusive as possible, in locations that would cause the least harm, particularly since the topography of this area is not especially varied.

A certificate has been included with the application confirming compliance with ICNIRP guidelines.

The NPPF places a high importance on the need to upgrade England's digital communication network and the promotion of economic growth. Key policy references are:

Paragraph 114 emphasises that *“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 electronic communications networks.”*

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for Atlas Tower Group (ATG) to enhance telecommunications services in the area for the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF.

The current proposal is for an important investment in upgrading the communications infrastructure in this area of North Lincolnshire. Full consideration has been given to alternatives and the proposal is considered to provide the best option in terms of meeting the technical requirements in a location with limited local impacts.

Improving the communications infrastructure is critical to supporting sustainable economic growth. Para 81 of the NPPF notes that significant weight should be placed on the need to support economic growth and productivity. Para 83 states that planning decisions *“should address and recognise the locational requirements of different sectors”* which will include the needs of the locational requirements of digital communications infrastructure.

The proposal supports better communication services for local residents and visitors to and through the area, it supports economic growth, choice and is part of the new technology the Government

wishes to encourage and support. Importantly, it also reduces the need to travel, particularly at peak-periods, and allows working from home to take place. It therefore constitutes sustainable development.

Furthermore, government guidance published during the COVID-19 pandemic supports telecommunications as a critical service. The applicant would like to highlight this in relation to this new installation in its importance to support the existing network infrastructure.

### **Local Planning Policy**

The statutory development plan for the area is comprised of the North Lincolnshire Core Strategy, adopted June 2011 and the Saved Policies of the North Lincolnshire Local Plan as September 2007, updated June 2011.

### **North Lincolnshire Core Strategy (adopted June 2011).**

#### ***CS5: Delivering Quality Design in North Lincolnshire***

*All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.*

*New development in North Lincolnshire should:*

- 1. Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.*
- 2. Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.*
- 3. Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.*
- 4. Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.*
- 5. Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.*
- 6. Create attractive, accessible and easily distinguished public and private spaces that complement the built form.*
- 7. Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.*
- 8. Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.*
- 9. Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected.*
- 10. Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the*

*area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.*

- 11. Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.*

The proposed installation has been specifically designed for the site in question, with the aim of introducing the latest equipment available to the area, in a form that will not unduly harm the general amenities of the area or its character and appearance. While it is acknowledged that the majority of the tower, including the headframe and antennae will be visible, the compound and ground-based equipment will be shielded from view by the hedgerows and trees in the area. There are currently no nearby residential properties and the proposed site is sufficiently distant from both Beltoft and West and East Butterwick, that it is not considered that amenity in these villages will be adversely harmed by the installation. In addition, there are a number of existing electricity pylons and telephone poles in the vicinity. These existing vertical structures demonstrate not only context for the proposed development, but also precedent for this type of development in the area. Furthermore, the proximity of the M180 demonstrates that this area is not entirely undeveloped.

Other options have been explored, however, this area of North Lincolnshire is very rural and contains few buildings that would be suitable, either due to insufficient building height or structural unsuitability. The built-up areas in this area are also not in a suitable location to fulfil the stated aims of this installation, further making rooftop installations an unsuitable proposition. Other ground-based options has been discounted as they would be in open areas with little, if any, development nearby and limited screening, or in areas where the provision of access and power would be both probablematic and invasive.

#### **CS6: Historic Environment**

*The council will promote the effective management of North Lincolnshire's historic assets through:*

- 12. Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.*
- 13. Preserving and enhancing the rich archaeological heritage of North Lincolnshire.*
- 14. Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.*
- 15. Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.*

*The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monumnets and archaeological remains.*

*All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.*

*Development proposals should provide archaeological assessments where appropriate.*

The proposed site lies within the Isle of Axholme Policy Area, as defined by LC14 – Area of Special Historic Landscape Interest in the Saved Policies of the North Lincolnshire Local Plan as September 2007 (updated June 2011). The area is further discussed by *The Historic Landscape Characterisation*

*Project for Lincolnshire*, a joint report compiled by Lincolnshire County Council and English Heritage from September 2011. This report places the proposed site within The Confluence Landscape Character Zone, specifically CON3 The Axholme Fens. The Axholme Fens form 209km<sup>2</sup> of The Confluence Character Area and is comprised of drained fen and marshland, forming flat arable landscape with little woodland or settlement. The landscape is characterised by rectilinear form, descended from the original medieval strip farming fen character created by a hierarchy of drainage ditches, despite the fact that field boundaries have been increasingly lost since the Second World War, resulting in significantly larger fields. CON3 The Axholme Fens area is considered to be less sensitive to modern development than CON2 Isle of Axholme. A more detailed Heritage Statement accompanies this application, which discusses the potential impact in greater detail.

The proposed installation will not have a significant impact on or cause adverse harm to the special interest of the Isle of Axholme or its historic landscape significance. The development is located immediately south of the M180 and will not impact upon the layout of the historic fields nor impact on the amenity of the area. Although the mast may be visible in views across the open fields and from nearby villages such as East and West Butterwick or Beltoft, the open and slim nature of the structure will minimise the potential impact on the surrounding landscape and will be seen in context with the existing and well-established lines of electricity pylons and telegraph poles, as well as the built form of the M180.

The positioning of the proposed development adjacent the M180, in proximity to existing electricity pylons, offers the most practical solution to the need for additional telecommunications development in the area. The mast will form part of the existing landscape on the horizon and will therefore not appear incongruous or overly obtrusive. A suite of photomontages also accompanies this application to demonstrate the potential views from a number of points in the vicinity.

It is considered that any perceived harm will be offset by the provision of enhanced telecommunications capacity and coverage in the area, benefitting the local population, particularly the farming community as continued development of farming technologies will see 5G telecommunications as an enabler for efficient and advanced farming practices.

***CS16: North Lincolnshire's Landscape, Greenscape and Waterscape***

*The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:*

- 1. Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, greenspace and waterscape areas. Development on or adjacent to these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.*
- 2. Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate.*
- 3. Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate.*
- 4. Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate.*

*The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate.*

The height of the proposed tower is the minimum capable of providing the technological

improvements sought, whilst achieving ICNIRP compliance. While the applicant acknowledges that the proposed structure will be a tall addition to the landscape, it is not considered that it will seem overly incongruous, given the close proximity of the M180 and the lines of electricity pylons and telegraph poles in the vicinity.

The proposed site lies within the Isle of Axholme Area of Historic Landscape Value, and the applicant contends that a development in this area will not cause irreparable harm to the amenity of this area. Indeed, the existence of both telegraph lines and electricity pylons, alongside the M180, which cuts through the Isle of Axholme, demonstrate that a precedent has been set for infrastructure development and utilitarian structures in this area and that as such, this development would not be entirely unsuitable. A suite of photomontages accompanies this application to demonstrate the potential views from a number of points in the vicinity.

### **CS17: Biodiversity**

*The council will promote effective stewardship of North Lincolnshire's wildlife through:*

- 1. Safeguarding national and international protected sites for nature conservation from inappropriate development.*
- 2. Appropriate consideration being given to European and nationally important habitats and species.*
- 3. Maintaining and promoting a North Lincolnshire network of local wildlife sites and corridors, links and stepping stones between areas of natural green space.*
- 4. Ensuring development retains, protects and enhances features of biological and geological interest and provides for the appropriate management of these features.*
- 5. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.*
- 6. Supporting wildlife enhancements that contribute to the habitat restoration targets set out in the North Lincolnshire's Nature Map and in national, regional and local biodiversity action plans.*
- 7. Improving access to and education/interpretation of biodiversity sites for tourism and the local population, providing their ecological integrity is not harmed.*

The proposed site does not lie within any areas of biodiversity significance or nature conservation and it is not considered that the development would have an adverse impact on the biodiversity of the area.

The area in question is a part of the Motorway Buffer Zone. Motorway Buffer Zones are deliberately created in order to reduce the impact of roads and other transportation corridors on surrounding habitats. It is therefore considered that the siting of the proposed development within this buffer zone means that there are no habitats in the area of the proposed site to be adversely impacted.

### **CS19: Flood Risk**

*The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood. Development in areas of high flood risk will only be permitted where it meets the following prerequisites:*

- 1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.*

2. *The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.*
3. *A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development.*

*Development within the Lincolnshire Lakes area will comply with the flood management principals set out in the Western Scunthorpe Urban Extension Exception Test Strategy. Any further flood management proposals will have to be agreed by both the council and the Environment Agency during the process of the Lincolnshire Lakes Area Action Plan. Development proposals in flood risk areas which come forward in the remainder of North Lincolnshire shall be guided by the Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire. This will ensure that proposals include site specific flood risk assessments which take into account strategic flood management objectives and properly apply the Sequential and, where necessary, Exception Tests.*

*In addition development will be required, wherever practicable, to incorporate Sustainable Urban Drainage Systems (SUDs) to manage surface water drainage. The Council will also seek to reduce the increase in flood risk due to climate change through measures to reduce carbon dioxide emissions.*

The proposed site location is within Flood Risk Zone 3. This location was selected following an analysis of the surrounding area by the applicant, and the aim of this development is to improve coverage to the M180, minor roads and local communities. In addition, proximity to permanent AC power and easy accessibility from the main road network for maintenance was considered.

The design of the compound will ensure that equipment cabinets are sited on raised plinths, including a 200mm deep metal plinth bolted to a reinforced 100mm concrete plinth, which sits above existing ground level. The electrical meter cabinet connections are to be sited 600mm above the existing ground level.

The site is unmanned and therefore no mains outage will take place if there is a risk of flooding. The site is located away from areas used frequently and in great numbers by members of the public and therefore there is minimal risk of electrocution.

ATG accepts that flooding is projected to become more frequent as warming temperatures increase the atmospheres water holding capacity and the occurrence of sudden heavy rainfall. The Environment Agency has a duty of care, where reasonably practicable, to prevent the flooding of residential dwellings. A site within a higher flood risk area can also be monitored via the government website <https://www.gov.uk/sign-up-for-flood-warnings> ATG would take the necessary steps to register for any alerts.

Due to the nature of the proposed installation, it is not considered that this development would impact or worsen the flood risk or drainage abilities of other areas,

### **CS26: Strategic Transport Infrastructure Proposals**

*The Council will support infrastructure proposals to enhance North Lincolnshire's internal and external transport connections and provide access to the area's key strategic economic development locations by road, rail, air, water and information technology. In particular, the following key pieces of transport infrastructure and improvements to the area's communications technology will be supported:*

1. *Strategic Road Schemes*

- *The dualling of the A160 South Humber Bank access road between the A180(T) and South Killingholme including associated improvements to junctions along the route and at the port entrance.*
- *The longer term dualling or upgrading of the A15 between the M180 junction 4 and the A46(T) Lincoln bypass to enable a more efficient movement of freight between the South Humber Ports and A1(T) at Newark.*
- *Access improvements to Scunthorpe from the west to relieve existing congestion, via improvements to the Berkeley Circle and to provide access to the Lincolnshire Lakes area.*
- *Improvements to the A18 and local roads to provide access to proposed logistics park at Sandtoft Airfield.*
- *In the longer term, the potential realignment of the A1077 west of South Ferriby, should the Environment Agency no longer continue to maintain all flood defences along the Humber Estuary.*

## 2. Rail Schemes

- *Upgrades to the South Humber Main Line between Doncaster and Immingham and improvements to the Brigg line and in the Wrawby junction area to support access to the South Humber Bank ports.*
- *Restoration of the rail access to the northern section of the Humber Bank Industrial Area to create the Killingholme Loop, through the use of the formal rail alignment between Goxhill and the South Humber Bank area.*

## 3. Airport Surface Access

- *Supporting improved international connections at Humberside Airport by ensuring road and rail surface access improvements (from the M180 and the Barnetby to Cleethorpes railway line) are delivered commensurate with the expected growth of the airport.*

## 4. Water Transport Schemes

- *Encouraging increased barge/boat movements inland from the South Humber Bank ports to transfer goods.*

## 5. Scunthorpe Urban Renaissance

- *Supporting transport improvements that will assist in the delivery of the key transformation projects proposed as part of the Scunthorpe Urban Renaissance Programme. This will involve road and potentially rail access improvements to provide better quality access to Scunthorpe and developments such as the Lincolnshire Lakes.*

## 6. Electronic and Telecommunications Technology

- *Supporting the introduction of the latest electronic and telecommunications technology subject to consideration of any impact on the environment and public health.*

*In delivering the key strategic infrastructure schemes and programmes it is vital to ensure that necessary nature conservation, landscape and flood risk issues are addressed and mitigated against, particularly at the South Humber Bank area and potentially at Sandtoft Airfield. It will also be necessary, where relevant and appropriate, for this policy to apply the promotion of sustainable transport measures set out in Policy CS25.*

The applicant seeks to install this telecommunications site in order to improve the coverage and capacity capabilities of the mobile phone networks within this area of North Lincolnshire. This will enable networks to handle more data and connect more devices simultaneously at much faster speeds than are possible using the existing technology. It is considered the development will enable this area of Lincolnshire to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications. In addition, the improved coverage and

capacity will have a positive impact on the lives of residents and business owners in this rural area.

**Saved Policies of the North Lincolnshire Local Plan as September 2007 (updated June 2011).**

***RD2 – Development in the Open Countryside***

*Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:*

- i. Essential to the efficient operation of agriculture or forestry;*
- ii. Employment related development appropriate to the open countryside;*
- iii. Affordable housing to meet a proven local need;*
- iv. Essential for the provision of outdoor sport, countryside recreation, or local community facilities;*
- v. For the re-use and adaptation of existing rural buildings;*
- vi. For diversification of an established agricultural business;*
- vii. For the replacement, alteration or extension of an existing dwelling;*
- viii. Essential for the provision of an appropriate level of roadside services or the provision of utility services.*

*Provided that:*

- a) The open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;*
- b) The proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;*
- c) The development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and*
- d) The development would not be detrimental to residential amenity or highway safety; and*
- e) Account is taken of whether the site is capable of being served by public transport; and*
- f) The development is sited to make the best use of existing and new landscaping.*

The proposed development is intended to enhance and improve the coverage and capacity of digital communications in this area of North Lincolnshire, in particular the M180 and surrounding residents and businesses. Indeed, 5G telecommunications are expected to become a future enabler for advanced farming technologies, a key business among communities in this area.

Other locations have been carefully considered within the search area surrounding the M180 and this particular site has been chosen as the most practical and inobtrusive, given its proximity to existing built forms such as the M180 and electricity pylons.

While the proposed site is bounded on the north, south and west by existing Public Rights of Way, it is not considered that the development will infringe upon these rights of way nor that it will have a detrimental impact upon them. The PROW to the north runs adjacent to the vegetation bordering the M180 and the entirety of the proposed site and bordering PROWs are within 50m of the M180, meaning that there is precedent for infrastructure and utilitarian built form in the immediate area without any such development having a detrimental impact upon access to or the amenity of the existing Public Rights of Way.

No adverse impact to residential amenity or highway safety is anticipated nor is it considered that the development will cause adverse harm to the character or appearance of the open countryside surrounding it.

#### **LC5 – Species Protection**

*Planning permission will not be granted for development or land use changes which would have an adverse impact on badgers or species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended). Where development is permitted that may have an effect on those species, conditions or the use of planning agreements will be considered to:*

- i. Facilitate the survival of individual members of the species; and*
- ii. Reduce disturbance to a minimum; and*
- iii. Provide adequate alternative habitats to sustain at least the current levels of population.*

The proposed development will not have any adverse impact on any protected species. Its location within the Motorway Buffer Zone suggests that this zone will help shield any species in the vicinity from perceived harm by the telecommunications site, as it already does with the motorway.

#### **LC7 – Landscape Protection**

*Where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.*

While the immediate surroundings of the proposed site location are relatively flat, characterised by the medieval strip fields of the Isle of Axholme, it is not considered that the proposed development will cause significant adverse harm to the landscape character. The existence of both telegraph lines and electricity pylons, alongside the M180, which cuts through the Isle of Axholme near the proposed site, demonstrate that a precedent has been set for infrastructure development and utilitarian structures in this area and that as such, this development would not be entirely unsuitable. A suite of photomontages accompanies this application to demonstrate the potential views from a number of points in the vicinity.

#### **LC12 – Protection of Trees, Woodland and Hedgerows**

*Proposals for all new development will, wherever possible ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built up areas. Tree preservation orders will be made where trees which contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.*

The proposed site is not sited in close proximity to any trees, woodland or hedgerows nor will any scrub clearance be required in order to build the development.

#### **LC14 – Area of Special Historic Landscape Interest**

*The Isle of Axholme is designated as an area of Special Historic Landscape Interest.*

*Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.*

*Development required to meet the social and economic needs of rural communities and small scale tourist and outdoor sport and recreational development will be permitted provided such*

*development is related to the historic landscape and its features.*

*A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.*

*Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.*

The proposed development lies within the Isle of Axholme policy area, adjacent the M180, north of Rushcarr Drain.

It is not considered that the proposed installation will have a significant impact on or cause adverse harm to the special interest of the Isle of Axholme or its historic landscape significance. The development has been carefully positioned and will not impact upon the layout of the historic fields nor the historic and special amenity of the area. Although the mast may be visible in views across the open fields and from nearby villages such as East and West Butterwick or Beltoft, the open and slim nature of the structure will minimise the potential impact on the surrounding landscape and will be seen in context with the existing and well-established lines of electricity pylons and telegraph poles, as well as the built form of the M180.

The positioning of the proposed development adjacent the M180, in proximity to existing electricity pylons, offers the most practical solution to the need for additional telecommunications development in the area. The mast will form part of the existing landscape on the horizon and will therefore not appear incongruous or overly obtrusive.

Continued development of farming buildings within the area, in particular the construction of an agricultural storage building immediately to the south of the proposed site that was granted planning permission in 2018 (PA/2018/711). This indicates that more modern forms of building are not unusual or incongruous in the immediate vicinity of the proposed site location, despite the special historic landscape interest and amenity of the wider Isle of Axholme area.

It is considered that any perceived harm will be offset by the provision of enhanced telecommunications capacity and coverage in the area, benefitting the local population, particularly the farming community as continued development of farming technologies will see 5G telecommunications as an enabler for efficient and advanced farming practices.

A Heritage Statement and suite of photomontages accompany this application to elaborate on the considerations of the proposed development within the Isle of Axholme Area of Historic Landscape Value.

#### ***DS16 – Flood Risk***

*Development will not be permitted within floodplains where it would:*

- i. Increase the number of people or buildings at risk; or*
- ii. Impede the flow of floodwater; or*
- iii. Impede access for the future maintenance of watercourses; or*
- iv. Reduce the storage capacity of the floodplain; or*
- v. Increase the risk of flooding elsewhere; or*
- vi. Undermine the integrity of existing flood defences*

*unless adequate protection or mitigation measures are undertaken.*

As discussed above, while the proposed site is located within Flood Risk Zone 3, it is not considered that this development will increase the risk of flooding elsewhere nor that it will undermine the integrity of flood defences, storage capacity of the floodplain or otherwise impact buildings or people should a flood event occur.

### ***DS19 – Telecommunications Equipment***

*When considering planning applications for telecommunications equipment consideration will be given to:*

- i. The siting, design and visual impact of the equipment;*
- ii. The impact upon the character or setting or any listed building, Conservation Area or site of archaeological importance, the open countryside, or the amenities of a residential area;*
- iii. Whether the operator has explored the possibility of erecting antennae on existing buildings, other structures or mast sites;*
- iv. Whether the operator has explored the possibility of sharing an existing mast or replacing it with one suitable for shared use;*
- v. Securing the removal of any telecommunications apparatus that is no longer required for its original purpose and the restoration of the site.*

The site has been designed with the future in mind, to ensure that new, enhanced technologies can be installed with minimal disruption and without substantially changing the appearance of the installation. In addition, as the site can accommodate up to four network operators if required, this should aid in minimising clutter and avoiding the unnecessary proliferation of telecommunications equipment in the area.

While the proposed site is located within the Isle of Axholme Area of Historic Landscape Value, it is considered unlikely that this development will cause significant harm to the amenity of the area. A Heritage Statement has been submitted with this application that discusses this in greater detail.

As discussed above, the applicant has explored the search area and the existing structures within it and found them to be unsuitable for the purposes of the proposed development. A separate document has also been submitted with this application that details ATG's considerations regarding the existing OLO pylon sites and the possibilities for development presented by other pylons in the vicinity.

The applicant seeks to install this telecommunications site in order to improve the coverage and capacity capabilities of the mobile phone networks within this area of North Lincolnshire. It is imperative that support is given to the introduction of new and improved technologies as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than are possible using the existing technology. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications. In addition, the improved coverage and capacity will have a positive impact on the lives of residents and business owners in this rural area.

### **CONCLUSION**

There is a requirement for advanced telecommunications technologies to be enhanced in this area of North Lincolnshire. ATG have identified a need for an enhanced installation and the proposed development will address this identified need and continued customer demands.

The social and economic benefits of providing reliable and high quality mobile connections support growth in productivity, efficiency and labour force. It is contended that the positive benefits to the

modernisation of mobile network services will outweigh any minor loss of visual amenity to the surrounding area.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.

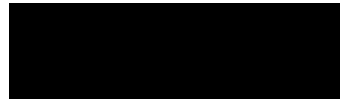
Furthermore, the applicant would also like to stress that due to the recent public health crisis (COVID-19) it is imperative that communications are not only maintained but also enhanced to ensure capacity and real time data is at the forefront. Telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT and data infrastructure, 999 and 111 critical services. This new cell will allow telecommunications infrastructure providers to ensure quality, capacity and operational performance so that customers have uninterrupted access to crucial mobile and broadband services specifically at this critical time. In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard and will not cause a significant level of harm to visual amenity. Any perceived harm would be outweighed by the benefits brought by enhanced telecommunications provision in this area. In all these circumstances it is concluded that there are no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

#### Contact Details

**Name  
(agent)**

**Helen Bolam  
Beacon  
Communications  
Services Ltd.**

**Telephone**



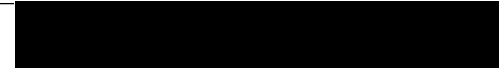
**Operators  
Address**

**Atlas Tower Group  
10 Sovereign Park  
Cleveland Way  
Hemel Hempstead  
HP2 7DA**

**Fax no**

**N/A**

**Email address**



**Signed  
Position**

***Helen K Bolam*  
Town Planner**

**Date**

**16<sup>th</sup> February 2024**

**Company**

**Beacon Communications**

**For and on behalf of  
Atlas Tower Group**