

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	ERICSSON FACTORY	Site Address:	SCOTTER ROAD SOUTH, SCUNTHORPE, LINCOLNSHIRE, DN17 2BN
National Grid Reference:	E: 487549, N: 407748		
Site Ref Number:	Cornerstone CS11223003	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: After a phone call to the LPA it was established the council do not hold this information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	Initial pre application was made on the 8 th Jan 2026.
Name of contact:	
Summary of outcome/Main issues raised: No comments were received from the LPA in response to the pre-application consultation submitted at that time.	

Annual area wide information to planning authority

¹ Macro or Micro

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Has annual area wide information been provided?	No
If no explain why:	
<p>Summary issues raised:</p> <p>Cornerstones commercial relationship with VMO2 has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.</p> <p>We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.</p>	


Community Consultation

Rating of Site under Traffic Light Model:			Green
<p>Outline of consultation carried out:</p> <p>Consultation with the local Ward Councillors for Brumby Ward (Councillors Len Foster and Dan Hart) and the Local Mop Sir Nicholas Dakin MP, were all consulted via email on the 8th Januray 2026 .</p> <p>Len Foster - [REDACTED] Dan Hart - [REDACTED]</p> <p>Local MP – Nicholas Dakin - [REDACTED]</p>			

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Summary of outcome/main issues raised:

No site-specific responses had been received at the time of submission.

School/College

Location of site in relation to school/college:

There are no schools in close proximity as defined by the search criteria within the CoP.

Outline of consultation carried out with school/college:

N/A

Summary of outcome/main issues raised:

N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation

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

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	22/01/2026	

3. Proposed Development


The proposed site:

The proposed site is located within the operational grounds of the Ericsson Factory, Scotter Road South, Scunthorpe, Lincolnshire, DN17 2BN. The site accommodates an existing telecommunications installation, and the proposed development is required

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to facilitate improved mobile coverage, capacity and network resilience for the surrounding area.

The proposal comprises the replacement and upgrade of an existing ground-based telecommunications mast within an established compound. The existing Phase 1 monopole will be removed and replaced with a Phase 4.9 headload monopole supporting upgraded antennas, remote radio units and transmission dishes.

The site is located within a predominantly industrial and commercial area characterised by large-scale employment uses, service yards, storage areas and extensive stockpiles of structural steel. These features introduce substantial built form and massing within the site and reinforce the robust, utilitarian character of the surrounding area. The Ericsson Factory and adjacent industrial land uses form part of a well-established industrial landscape where telecommunications infrastructure is both typical and necessary to support modern operational requirements.

A telecommunications installation has been present at this location for a considerable period and the principle of development is therefore firmly established. The proposal does not introduce telecommunications development into a new or sensitive location; rather, it represents the modernisation and replacement of existing infrastructure to ensure continued and enhanced network performance.


Although the development involves the replacement of the existing monopole with a new structure, the proposal remains functionally and operationally consistent with the existing use of the site. However, due to the increase in pole width associated with the replacement monopole, the proposal exceeds the dimensional thresholds permitted under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations. As a result, the development appropriately falls to be considered under the GPDO prior approval, notwithstanding that the principle of telecommunications development at the site is already established.

Robust and reliable telecommunications infrastructure is essential to support local businesses, employees and visitors within this industrial area. The proposed development will ensure that existing infrastructure is upgraded to meet current and future connectivity demands while remaining appropriate to its industrial context.

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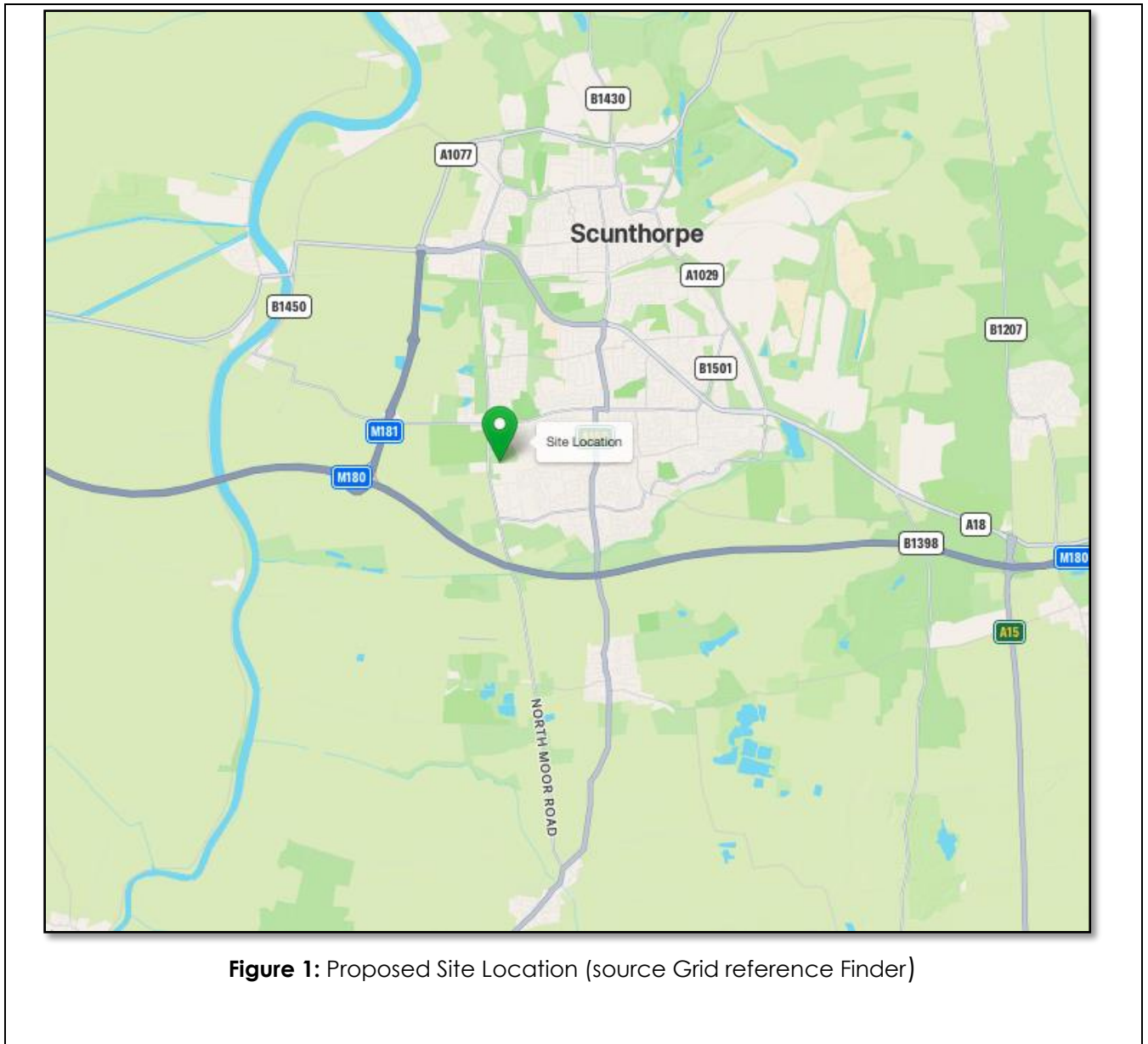


Figure 1: Proposed Site Location (source Grid reference Finder)

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Figure 2: Site Entrance for the Proposed 20m High Phase 4.5 Monopole, positioned at the north and to the rear of the Ericsson Factory Yard (source Google Street View).

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


This can be emailed to the LPA on request.

Type of Structure:

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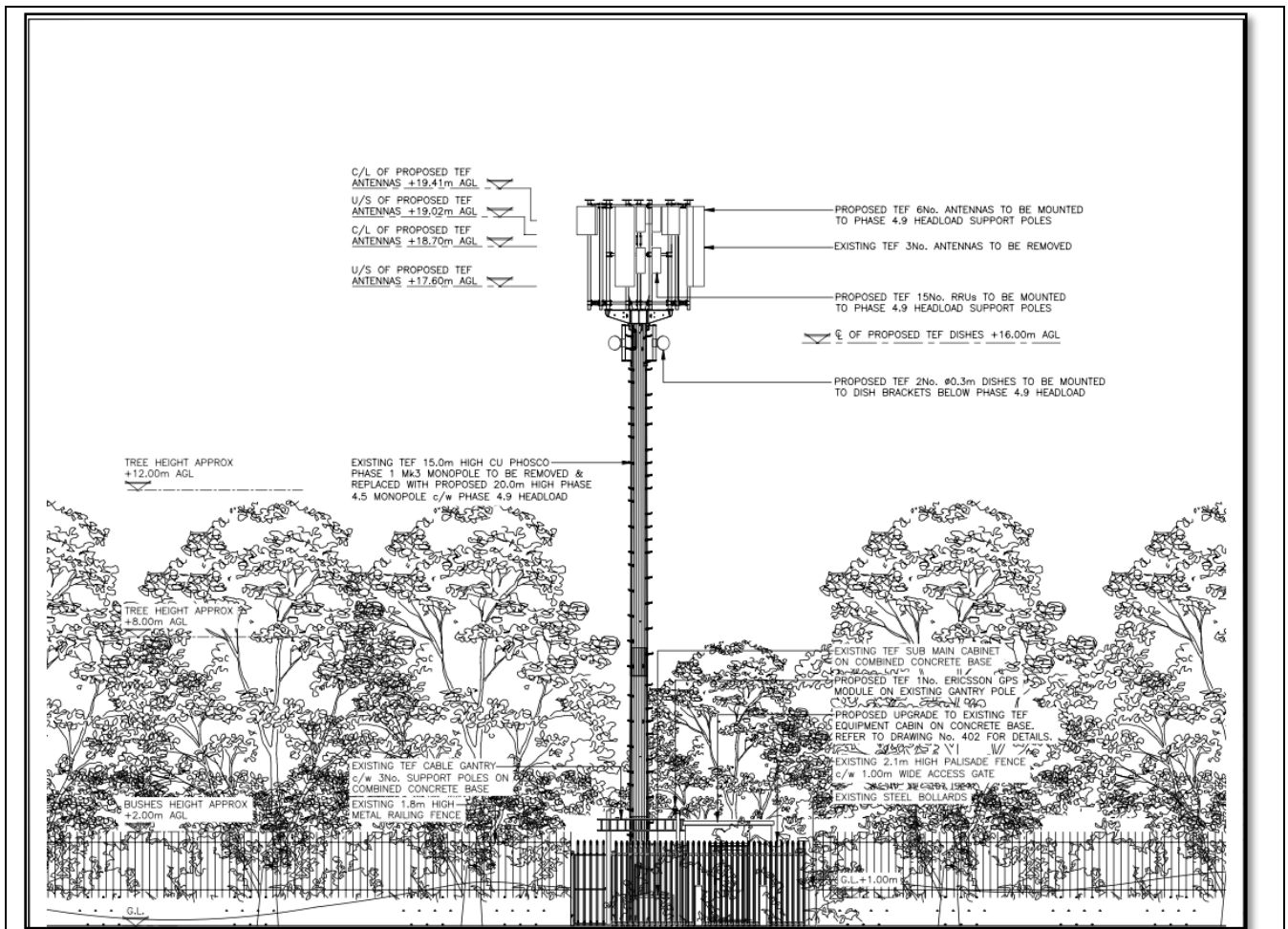


Figure 3: Proposed elevation of the replacement High Phase Monopole (source: Drawing Package).


The development includes the removal of the existing 15m Phase 1 monopole and its replacement with a proposed 20m Phase 4.9 headload monopole, supporting upgraded telecommunications equipment. The proposal includes the installation of 6 no. proposed TEF antennas, mounted on Phase 4.9 headload support poles, together with the installation of 15 no. proposed TEF Remote Radio Units (RRUs) fixed to the monopole structure. The development also includes the installation of 2 no. new 300 mm dish and 1 no. new 600 mm dish mounted below the antenna headframe. Existing cabinets, fencing, access arrangements and the established compound will be retained, with internal upgrades where required. The works are confined entirely within the existing site boundary, with no extension to the compound and no material increase in ground-level infrastructure.

Overall Height:	+20m AGL
Height of existing building (where applicable):	N/A
Equipment Housing:	

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Materials (as applicable):

ENCLOSURE SCHEDULE								
EXISTING/ PROPOSED	OPERATOR	MANUFACTURER	MODEL	DIMENSIONS (WxDxH)	LOCATION	COLOUR/FINISH	STATUS	COMMENTS
EXISTING	TEF	ELLIOTT	EQUIPMENT CABIN	2600x3600x2800	COMPOUND	GREEN	REMAIN	--
EXISTING	TEF	COMMSCOPE	FLAT PACK RACK (1)	600x630x1778	EQUIPMENT CABIN	GREY	REMAIN	--
EXISTING	TEF	COMMSCOPE	FLAT PACK RACK (2)	600x630x1778	EQUIPMENT CABIN	GREY	REMAIN	--
EXISTING	TEF	ELTEK	4TH GEN. PSU	600x600x1500	EQUIPMENT CABIN	GREY	REMAIN	--
EXISTING	TEF	--	20U APT RACK	760x600x1800	EQUIPMENT CABIN	GREY	REMAIN	--
EXISTING	TEF	PORTASTOR	METER CABINET	1000x320x1050	REMOTE	GREEN	REMAIN	--
EXISTING	TEF	PORTASTOR	SUB MAIN CABINET	900x320x1050	COMPOUND	GREY	REMAIN	--

Tower/mast etc – type of material and external colour:

Galvanised

Equipment housing – type of material and external colour:

Green/Grey

Reasons for choice of design:

Cornerstone is the UK's leading mobile infrastructure services company. It acquires, manages and owns over 20,000 sites and is committed to enabling high-quality mobile connectivity for over half of the country's mobile customers. Cornerstone oversees works on behalf of telecommunications providers and, wherever possible, seeks to promote shared infrastructure, maximise opportunities to consolidate the number of base stations and significantly reduce the environmental impact of network development.

The existing monopole at the site is not structurally capable of supporting the additional loading associated with upgraded 5G antennas and associated equipment. As a result, retention or strengthening of the existing structure is not feasible, and replacement is required to ensure the safe and effective operation of the network. The proposal therefore represents a necessary upgrade to established infrastructure in order to meet modern connectivity requirements.

The National Planning Policy Framework strongly supports the expansion and enhancement of electronic communications networks and encourages site sharing and infrastructure consolidation wherever practicable. In this instance, there are no sequentially preferable or technically suitable alternative sites within the defined search area that would allow for effective site sharing or meet the identified coverage objectives. The proposed installation will deliver enhanced 4G services and essential 5G coverage from a single upgraded facility, in accordance with national planning guidance.


The proposed replacement mast includes an increase in height of approximately 5 metres compared to the existing monopole. This increase is required to achieve the

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necessary coverage and capacity objectives for the network and to ensure reliable 5G service delivery to the surrounding area. The height increase is driven by technical and operational requirements rather than design preference and will assist in reducing the need for additional telecommunications sites elsewhere.

The design of the proposed structure has been selected to ensure that visual effects are appropriately mitigated within the context of the surrounding industrial environment. The mast will be located within an established industrial yard characterised by large-scale buildings, service areas and extensive stockpiles of structural steel. In this setting, infrastructure of functional appearance and increased structural dimensions is typical. The replacement mast will therefore be read as part of the wider industrial landscape and will not appear incongruous or visually intrusive.

A comprehensive assessment of alternative options has been undertaken, as set out later in this statement. That assessment confirmed that the proposed site represents the most appropriate, efficient and least visually sensitive solution for delivering the operator's coverage and capacity requirements while making use of an established telecommunications location.

Health and Safety

International Commission on Non-Ionizing Radiation Protection Declaration enclosed.

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 to the site are taken into account.


In order to minimise interference within its own network and with other radio networks, Cornerstone' operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision

The radio base station that is the subject of this application will be configured to operate in this way.

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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.

ICNIRP Compliance

The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

4. Technical Justification

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).


A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

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Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence, the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (5G) require a re-evaluation of a network operator's telecommunications infrastructure.

There is a specific requirement for a new radio base station at this location to provide 4G and 5G coverage and capacity in and around this area of Grimsby whilst also providing the latest 4G technology and new 5G service provision to the local area. This ensures high quality indoor service provision is maintained.

5. Site Selection Process

Given that the proposal relates to the replacement and upgrade of an existing telecommunications installation, the site selection process was focused on the retention of this established location. No alternative sites were pursued, as the identified technical requirement is intrinsically linked to the existing site and its role within the wider network.

Land use planning designations:

Local Planning Authority: **North Lincolnshire Council**

Development Plan: **North Lincolnshire Local Development Framework: Core Strategy**


Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The statutory Development Plan for North Lincolnshire comprises the adopted Core Strategy together with saved policies of the North Lincolnshire Local Plan. These documents provide the policy framework against which planning applications and prior approval submissions are assessed, alongside the National Planning Policy Framework (NPPF).

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The North Lincolnshire Core Strategy sets out the overarching spatial vision for the area, including the provision of supporting infrastructure and the promotion of sustainable economic growth. The Core Strategy contains specific support for telecommunications infrastructure, recognising its role in enabling connectivity, economic activity and modern service provision.

Paragraph 15.28 of the Core Strategy, under Telecommunications and Information Technology, states that the continuing advancement in telecommunications and information technology will enable North Lincolnshire to be better connected both internally and to the wider world. It confirms that development of telecommunications infrastructure should be supported through a coordinated approach, having regard to environmental considerations and public health.

This approach is reinforced by Policy CS26, which supports the introduction of the latest electronic and telecommunications technology, subject to appropriate consideration of environmental and public health impacts. The proposed development accords with these objectives by upgrading existing infrastructure within an established industrial location in order to deliver improved 4G and essential 5G connectivity.

In addition to the adopted Development Plan, limited weight can be afforded to the emerging North Lincolnshire Local Plan. While this plan has not yet been adopted and therefore does not carry full statutory weight, it is a material consideration insofar as it reflects the Council's evolving policy direction.

The emerging Local Plan includes Policy DM4: Telecommunications and Broadband, which supports telecommunications development, including prior approval proposals, where development is appropriately sited and designed, takes account of technical and operational constraints, and minimises visual impact. The policy places particular emphasis on the use of existing sites and infrastructure before new locations are considered.


The proposed development is fully consistent with these principles, as it relates to the replacement and upgrade of an existing telecommunications installation within an established industrial compound. The proposal does not introduce development into a new location, and the technical requirements necessitating replacement of the existing monopole and the modest increase in height have been clearly demonstrated.

The emerging policy also supports the expansion of 5G networks and next-generation mobile infrastructure, particularly where proposals address capacity and coverage requirements. The proposed upgrade directly responds to this objective by facilitating

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the delivery of enhanced 4G services and essential 5G coverage from an established site.

Wider regional and local economic strategies further reinforce the importance of modern telecommunications infrastructure. The Greater Lincolnshire Economic Plan for Growth identifies the widespread adoption and utilisation of 5G as a key driver of economic recovery and growth, with specific emphasis on eliminating coverage gaps and supporting key sectors such as industry, logistics and advanced manufacturing.

Similarly, the North Lincolnshire Economic Growth Plan recognises improved digital connectivity, including enhanced 4G and 5G coverage, as essential to overcoming barriers to growth and supporting economic resilience. The proposed development aligns with these objectives by ensuring that existing telecommunications infrastructure is upgraded to meet current and future connectivity demands.

Taken together, adopted local policy, emerging guidance and wider economic strategies provide strong and consistent support for the proposed development.

National Planning Policy:

National Planning Policy Framework (December 2024)

The government's National Planning Policy Framework (NPPF) 2024 sets out the government's planning policies for England and how these are expected to be applied.

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Paragraph 8 states: 'Achieving sustainable development means that the planning system has three overarching objectives are interdependent and need to be pushed in mutually supportive ways

- Build strong, responsive and competitive economy, by ensuring the sufficient land the right types are available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- Support strong, vibrant and healthy communities, by ensuring the at a sufficient number and range of homes can be provides to meet the needs of present and future generations; and by fostering well-deigned, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

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- Protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development accords with all these aspects of the NPPF in that it will provide improved network provision within this area bringing a range of associated economic and technical benefits.

Paragraph 120 states, 'The number of radio and electronic communications masts, and the sites for such installation, 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, building 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 application), equipment should be sympathetically designed and camouflaged where appropriate.'

Section 12 of the Framework relates to 'Achieving well-designed places.'

Public benefits are defined within the NPPG and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public to be genuine public benefits.

The proposed installation fully accords with the requirements of the NPPF providing reliable communications infrastructure to ensure continued economic growth and social well-being. The benefits of the proposed development will significantly outweigh any perceived potential harm.

Department for Science, Innovation and technology Letter (29/11/24)

In November 2024, DSIT issued a letter to Councill Leaders which sought support for the deployment of digital infrastructure technologies.


"Fast and reliable digital connectivity is increasingly important to our way of life. As people increasingly rely on their devices to work, learn and stay connected with each other, demand for greater speeds and more reliable connectivity is growing. Better digital connectivity is also key to delivering faster economic growth and increasing social inclusion.

The Government is committed to supporting the delivery of next-generation connectivity to communities across the UK by driving towards nationwide gigabit broadband and 5G coverage by 2030.

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We need your help to achieve these goals. Broadband and mobile rollout rely heavily on local authorities prioritising digital infrastructure and placing it at the heart of their wider Place strategy. I am writing to you today to highlight a number of areas that remain a challenge, and how they can be approached to boost telecoms investment in your area."

This letter reinforces the ongoing governmental support for improving digital infrastructure, and the importance it can have in delivering faster economic growth and increasing social inclusion. The letter request that Council leaders prioritise digital infrastructure in order to meet the overarching aim of nationwide gigabit broadband and 5G coverage by 2030.

The UK Wireless Infrastructure Strategy

The UK Wireless Infrastructure Strategy is a new policy framework to drive deployment and adoption of 5G and advanced wireless connectivity; and the government's 6G strategy for the UK.

It highlights the importance of connectivity to the UK and recognises that the UK needs world-class wireless connectivity:

"Connectivity has brought benefits for British households and British business, boosting growth, productivity, and opportunity for all. And change shows no sign of stopping. In fact, we find ourselves on the brink of a new revolution which promises to transform the world once more.


5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis."

Which is why the time is right to turn our sights to mobile connectivity, where the same sense of mission is needed to deliver the kind of wireless infrastructure that will transform how we live our lives and run our economy. This is not simply a matter of improving download speeds as people browse the internet on their phones or dial into work calls. It is far more transformative than that.

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The power of 5G and future telecoms advances will unlock new solutions in everything from industry to healthcare. Falling behind in coverage will mean falling behind in international competitiveness when it comes to the technologies of tomorrow, and failing to provide British people with innovative, life-enhancing services on secure, resilient networks."

The proposed telecommunication equipment will help promote The UK Wireless Infrastructure Strategy by improving coverage and capacity, supporting digital inclusion, facilitating economic growth, and enabling future-proof infrastructure including 5G that will ensure the area doesn't fall behind in coverage and international competitiveness. The proposed development will provide significant public benefit with greater capacity and wireless connectivity for local businesses, residents and visitors to the area.

Planning Assessment

The principal consideration in the determination of this Prior Approval application is the effect of the proposed development on the visual amenity of the surrounding area, having regard to siting and appearance only, in accordance with Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed development comprises the replacement and upgrade of an existing telecommunications monopole located within an established industrial compound at the Ericsson Factory, Scotter Road South, Scunthorpe. The existing monopole is no longer structurally capable of supporting upgraded 5G antennas and associated equipment. As a result, replacement of the structure is necessary to ensure the safe operation of the network and to meet current and future coverage and capacity requirements.


In principle, the proposal is comparable to development permitted under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations, as it relates to the replacement and upgrading of existing telecommunications apparatus at an established site. However, the increase in pole diameter required to safely accommodate the upgraded equipment exceeds the relevant dimensional thresholds. The development therefore appropriately falls to be considered under the GPDO prior approval regime.

The proposal includes a modest increase in height of approximately 5 metres compared to the existing monopole. This increase is required for operational and technical reasons in order to deliver the identified coverage objectives and enable effective 5G service provision. The increase in height is not driven by design

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preference and assists in avoiding the need for additional telecommunications sites elsewhere.

The site is located within a well-established industrial area characterised by large-scale commercial buildings, service yards, storage areas and extensive stockpiles of structural steel. This context establishes a low sensitivity to additional infrastructure of a functional and utilitarian nature. The replacement monopole will be read as part of the wider industrial landscape and will not appear incongruous or visually intrusive.

The siting of the proposed development within the existing compound ensures that there is no encroachment into surrounding land, no extension of the site boundary and no material increase in ground-level infrastructure. Residential areas are located at a distance and are visually separated from the site by intervening industrial development, open land and boundary vegetation. As a result, views of the development from sensitive receptors will be limited.

Having regard to the established principle of telecommunications development at the site, the industrial character of the surrounding area, and the operational necessity for the replacement structure, it is considered that the siting and appearance of the proposed development are acceptable. The proposal will not result in material harm to visual amenity and fully accords with the relevant considerations under the GPDO prior approval process.

Siting

The siting of the proposed replacement monopole has been informed by technical and operational requirements associated with the existing site. As the proposal relates to the upgrade of established infrastructure, no alternative sites were considered.


The installation will remain within the existing compound, well separated from residential properties and public viewpoints. The nearest residential areas are located at a distance and are visually screened by intervening industrial development, open land and boundary vegetation.

The proposal avoids the unnecessary proliferation of telecommunications infrastructure by retaining an established site capable of accommodating upgraded equipment and potential future sharing.

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Appearance

The appearance of the proposed development reflects its functional purpose and industrial setting. The monopole design is typical of telecommunications infrastructure and appropriate within the context of surrounding large-scale industrial buildings, service yards and extensive stockpiles of structural steel.

The increase in height of approximately 5 metres is required to achieve the necessary network coverage and capacity, including the delivery of 5G services. The structure will be finished in a neutral colour to reduce visual prominence and ensure assimilation with the surrounding industrial environment.

Ground-based equipment will be contained within the existing compound and enclosed by palisade fencing. Views of the installation will be experienced primarily within an industrial context and will not result in unacceptable visual effects.

The development will not give rise to noise, traffic, light pollution or other environmental impacts affecting nearby land uses. Maintenance visits will be infrequent and undertaken in accordance with standard operational procedures.

Additional relevant information

Need for 5G

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

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


The Councillor's Guide to Digital Connectivity notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment.

Therefore the Government fully supports high quality communications infrastructure, even more so with the advent of 5G. The NPPF continues to strongly support

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telecommunications connectivity and states that local planning authorities should support the expansion of electronic communications networks. It acknowledges that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

Socio-Economic Benefit

The current proposal will facilitate the development of an advanced telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure, especially where growth takes place. By providing the latest 4G technology and new 5G service provision the proposal will support the aspirations of Central Government for the UK to have nationwide coverage of standalone 5G to all populated areas by 2030.

Mobile communication plays a significant role in sustainable development, being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits. It also allows people to work from home or on the move. Residents and businesses will enjoy better accessibility, assisting home-based working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed at which information is processed/shared. The proposals therefore fully comply with NPPF and the LDP.

Providing the latest digital infrastructure to enable improvements in digital technology empowers and enables residents to have the highest quality of life, supports the creation of high-quality jobs and achieves the maximum productivity levels. It also helps the economy to be resilient and competitive.

Good connectivity allows people to access a wide range of essential services and a further explanation on some of these key benefits is provided below:

• Economic benefits


- Creating more productive and cost efficiencies for businesses
- Businesses offering online services can extend their products to a broader audience

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- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost-effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote
- 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also facilitate learning on the job procedures, thanks to technologies such as Augmented Reality (AR) goggles, which, for example, can give the likes of engineers real-time instructions on how to fix a machine on a production line.

- **Social benefit**

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social wellbeing
- Convenient access to online commerce or businesses
- Contacting emergency services is easier, especially in remote areas
- Giving the ability to manage our personal finances and information 24/7
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests
- Access to real-time transport information or timetables
- Smart meter reads for utilities such as gas or electric
- Contacting local authorities
- Promotion of smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance


- **Sustainability and Environmental benefits**

- Facilitating remote access to services, education, and commerce, reducing the need to travel and in turn minimising carbon emissions.
- Better monitoring and control of energy consumption through climate change technology, smart metering and smart energy grids.
- 5G infrastructure requires fewer heat generating electronic components.
- 5G enabling of the Internet of Things (IOT) sensor deployment can manage and alert us to pollution risks, health hazards and flood risk.
- Provision of smart technologies within the agricultural sector will facilitate more efficient and less wasteful practices helping to limit negative impacts.
- 5G networks allow monitoring of traffic flow resulting in less congestion and better air quality. They also make driverless cars possible; a means of transport that offers better fuel efficiency.

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- Smart cities and buildings can rely upon 5G networks to enable buildings and infrastructure to use automated energy saving through better and more efficient lighting, heating, cooling and other operations.
- **Health benefits**
 - Support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders, reminders to take medicines, make appointments etc.
 - Patients across the country are now becoming accustomed to using remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.
 - 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.
- **Education benefits**
 - Facilitates access to educational establishment databases or booking systems for securing places for the likes of school dinners, field trips, extra-curricular activities, student/teacher reviews, etc.
 - Provides access to school/college/university apps for setting and submitting homework/coursework, ensuring news and notifications are delivered efficiently, and for parent/student/teacher interactions.
 - The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.


Conclusion

The proposed development represents a technically necessary and appropriate upgrade to an existing telecommunications installation within an established industrial setting. The site has accommodated telecommunications infrastructure for a

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considerable period and the principle of development at this location is therefore well established.

The proposal comprises the replacement of an existing monopole which is no longer structurally capable of supporting upgraded 5G equipment. The replacement structure incorporates a modest increase in height and an increased pole diameter, both of which are required to safely accommodate the upgraded antennas and to achieve the identified coverage and capacity objectives. While the nature of the works would otherwise be comparable to development permitted under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations, the increase in pole width exceeds the relevant thresholds and appropriately necessitates consideration under the GPDO prior approval regime.

The development will be contained entirely within the existing compound, with no extension of the site boundary and no material increase in ground-level infrastructure. The site is located within a robust industrial environment characterised by large-scale buildings, service yards and stored materials, where infrastructure of a functional and utilitarian appearance is typical. In this context, the replacement monopole will not appear visually intrusive or out of keeping with its surroundings.

Having regard to the established industrial character of the site, the operational and technical requirements of the network, and the limited scope of assessment under Part 16 of the GPDO, it is considered that the siting and appearance of the proposed development are acceptable. The proposal will deliver improved and resilient 4G and 5G connectivity, providing clear public benefits for local businesses, employees and visitors, while avoiding the need for additional telecommunications sites elsewhere.

The proposed development is therefore considered to accord with the National Planning Policy Framework, the relevant provisions of the Development Plan, and the prior approval considerations under Part 16 of the GPDO. On this basis, prior approval should be granted.


Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Ryan Milligan	Telephone:	On request
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Signed:

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Date:

22nd January 2025

Position:


Graduate
Planner

(on behalf of Cornerstone)

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