SUPPLEMENTARY INFORMATION

There is an existing installation located on the rooftop of Barnes, Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF (NGR E:489704 N:408622), that allows Virgin Media O2 (VMO2) to provide 2G, 3G and 4G coverage and capacity to the area.

VMO2 has fully investigated upgrading the existing site to provide the latest technologies for high capacity 4G services as well as new 5G coverage/capacity. However, the existing installation is not capable of supporting the new 5G antennas for the operator, and has reached the end of its upgrade pathway as the rooftop is too low for new modern comms equipment, the existing site therefore cannot be re-used. As such, there is a need to site the replacement installation away from the present location.

The operator is limited in siting options due to the requirement to provide equivalent replacement coverage and capacity for this area of Ashby. The replacement of existing coverage means that the operator must be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area.

1. Site Details

Site Name:	Broadway #1 SW	Site Address:	Footpath adjacent to Poundland, 2 Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SN
National Grid Reference:	E:489676 N:408631		
Site Ref Number:	CS_309361_00	Site Type:[1]	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

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

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

[1] Macro or Micro

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If no explain why: N/A

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	27.08.2025
Name of contact:	N/A
Summary of outcome/Main issues raised: A pre-application consultation letter and copy of the proposal drawings were sent to the Local Planning Authority, by email, on 27.08.2025. No response has been received.	

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstone's commercial relationship with VMO2 has changed, effectively increasing their independence to work with other companies in the deployment of mobile infrastructure. It means Cornerstone 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. Cornerstone aim to engage and work with the planning department at the earliest opportunity from when they are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss their wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans, then please advise. Cornerstone recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	~~Red~~	~~Amber~~	**Green**

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Outline of consultation carried out: Pre-application consultation letters and proposal drawings were sent to the Local MP (Nicholas Dakin MP) and local councillors for the Ashby Central ward (Councillors Mick Grant and Andrea Davison) on 27.08.2025, by email.
Summary of outcome/main issues raised (include copies of relevant correspondence): No responses were received.

School/College

Location of site in relation to school/college (include name of school/college): • Lincoln Gardens Primary School • St Bede's Catholic Voluntary Academy
Outline of consultation carried out with school/college (include evidence of consultation): Pre-application consultation letters and proposal drawings were sent to the Headteachers and Chair of Governors of the above schools on 27.08.2025, by email.
Summary of outcome/main issues raised (include copies of main correspondence): No responses were received.

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

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?		**No**
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?		**No**
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	04/02/2026 & 17/02/2026	

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A developer's notice and a copy of the proposal drawings were emailed to the relevant parties on 04/02/2026 & 17/02/2026. Copy of developer's notice and proof of delivery are enclosed.

3. Proposed Development

The proposed site:

Cornerstone is the UK's leading mobile infrastructure services company. They acquire, manage and own nearly 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. They oversee works on behalf of telecommunications providers and wherever possible aim to promote shared infrastructure, maximise opportunities to consolidate the number of base stations and so significantly reduce the environmental impact of network development.

There is an existing installation located on the rooftop of Barnes, Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF (NGR E:489704 N:408622), that allows Virgin Media O2 (VMO2) to provide 2G, 3G and 4G coverage and capacity to the area.

VMO2 has fully investigated upgrading the existing site to provide the latest technologies for high capacity 4G services as well as new 5G coverage/capacity. However, the existing rooftop pole is not capable of supporting the new 5G antennas for the operator, and has reached the end of its upgrade pathway as the rooftop is too low. As such, there is a need to site the replacement installation away from the present location.

The operator is limited in siting options due to the requirement to provide equivalent replacement coverage and capacity for this area of Ashby. The replacement of existing coverage means that the operator must be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area.

The application site is located on a wide pavement off Ashby High Street to the north of Broadway within a local retail area. The site is situated within a roadside location accommodating a number of vertical elements of infrastructure including lighting columns, CCTV poles, as well as both commercial and road signage, which will ensure that the site can be absorbed into the busy, urban street scene.

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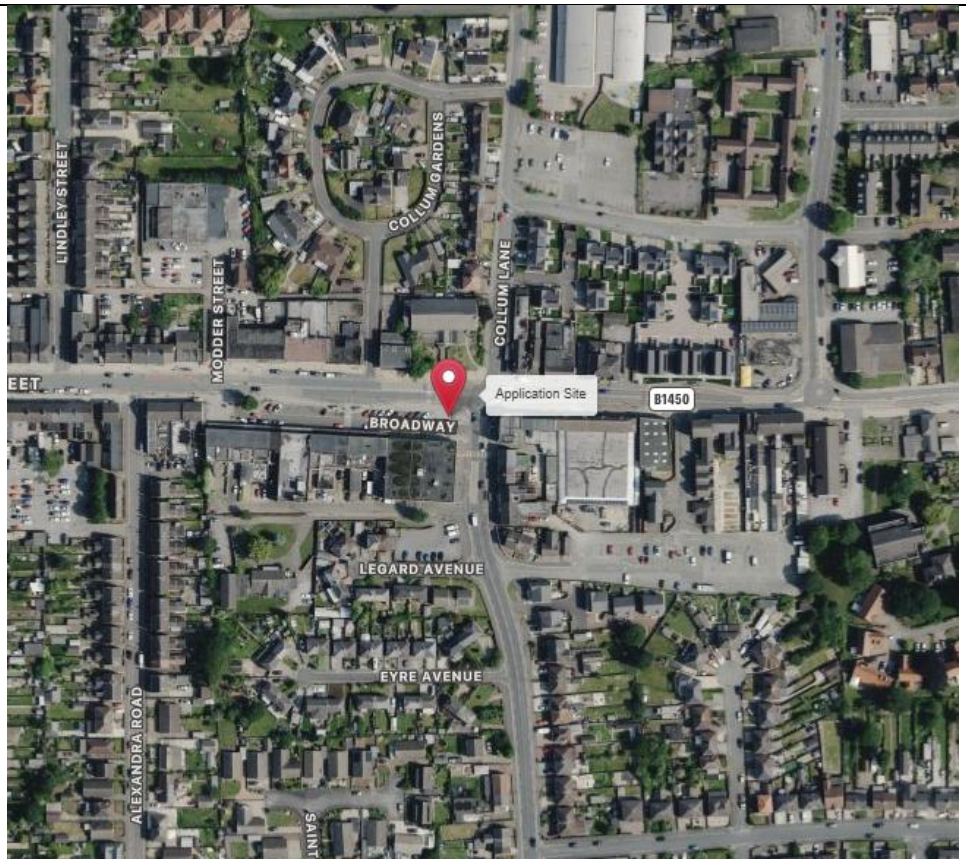

Image 1a: Aerial view of the proposed application site and the existing site (Source: Grid Reference Finder)

Image 1b: The application site

In the first instance, all correspondence should be directed to the agent.

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Enclose map showing the cell centre and adjoining cells if appropriate:
The operator is seeking to provide replacement and enhanced 2G/3G/4G and new 5G coverage and capacity to the surrounding area for VMO2, to ensure high quality customer experience is obtained as demands on the network increase and technologies change. The 4G provision allows internet access, video calling, data downstreaming, accessing social media networks and emailing to name just a few of the benefits. Therefore, to maintain high quality indoor 4G services into this area would promote activity in line with the general population demand as the ownership of smart devices increases. 5G service provision brings faster, more responsive and reliable connections than ever before.

Type of Structure *(e.g. tower, mast, etc): Taurus Streetpole*	
Description: **The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no. antennas, together with 3 no. ground based equipment cabinets, and ancillary development thereto.**	
Overall Height:	20.0m Metres
Height of existing building *(where applicable):*	N/A
Equipment Housing: 1 x York Cabinet	
Length:	0.60 Metres
Width:	1.9 Metres
Height:	1.85 Metres
Equipment Housing: 1 x Shire Cabinet	
Length:	0.60 Metres
Width:	1.05 Metres
Height:	1.85 Metres
Equipment Housing: 1 x Terrier Cabinet (future deployment)	
Length:	0.6 Metres
Width:	0.7 Metres
Height:	1.75 Metres
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Steel – Fir Green RAL 6009 (Or any other colour the LPA consider appropriate)
Equipment housing – type of material and external colour:	Steel – Fir Green RAL 6009 (Or any other colour the LPA consider appropriate)

Reasons for choice of design, making reference to pre-application responses:
The operator has carefully considered the design of the proposed column and is proposing the most sensitive design currently available to them which will provide the necessary coverage and capacity to the surrounding area. Due to the technologies that will be available at this location, 2G/3G/4G/5G, 6 antennas need to be installed at the top of the

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slim-line monopole. The proposed height at 20m is essential to provide equivalent replacement coverage to the target coverage area of Ashby.

The proposed design is essential in order to fit all the operator's multi technology antennas within the same installation. This is the slimmest design possible which will enable all technologies to be supported from this site. If the column and antenna width were to be any slimmer then the technology would not fit in the one column and another radio base station would be required, which would lead to the proliferation of masts contrary to national Government guidance set out in the NPPF and The Code of Practice. Similarly, if the column were to be a uniform width throughout then the overall width would have to increase which would appear more visually prominent in the street scene, than the proposed design.

The design of the column is a simple, functional, vertical structure which will not appear incongruous within the street scene. The column is proposed to be coloured Fir Green (RAL 6009), although it can be coloured any other colour the LPA consider appropriate.

As per the discounted options, it is not possible in this instance to upgrade any existing telecommunications installations in the area in order for several operators to share a site. The proposed design is more visually sensitive and much easier to assimilate into a street scene than lattice towers or unshrouded pole designs with bulky headframes. These traditional designs are preferred by operators as they are structurally capable of hosting more equipment and give greater scope for antenna orientation and are thus more efficient structures. However, such designs would appear alien in this location. Therefore, the operator has compromised on obtaining maximum coverage in order to better assimilate into the street scene. Indeed, as previously stated street poles have been successfully assimilated into the street scene over recent years.

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Image 2a: Example of a lattice tower with associated compound

Image 2b: Example of a monopole with open headframe (Source: FLI)

The cabinets are designed to appear like other statutory undertaker's equipment cabinets. The proposed equipment cabinets are small for telecommunications apparatus and proposed to be coloured Fir Green RAL 6009. However, they can also be coloured any other colour the LPA consider appropriate if necessary.

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The operator is proposing to install a structure which will be capable of delivering replacement 2G/3G/4G and new 5G high quality indoor services to the surrounding area for VMO2. It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements for the site. Taking all matters into account, it is considered that this proposal, to provide replacement enhanced 2G/3G/4G and new 5G service provision, delivering the capability required from a single network installation, would not appear out of place within the street scene.

Technical Information

Health and Safety - including ICNIRP compliance
An ICNIRP certificate is provided as part of this application.

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) 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, VMO2 operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of VMO2's network, the radio base station that is the subject of this application will be configured to operate in this way.	Yes	

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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.		

4. Technical Justification

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

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

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

There is a specific requirement for a new radio base station at this location to allow VMO2 to provide replacement 4G coverage in and around this area of Ashby, North Lincs, whilst also providing improved capacity and the latest 5G service provision to the local area. This ensures high quality indoor service provision is maintained. The nearby existing installation located on the rooftop of Barnes, Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF (NGR E:489704 N:408622) is unable to be upgraded to allow VMO2 to provide high quality 4G and new 5G coverage and capacity to the area. The existing site has reached the end of its upgrade pathway as the roof is too low for the new technologies required. As such, there is a need to site the replacement installation away from the present location.

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The National Planning Policy Framework states that local planning authorities should not question the need for the telecommunications system, which the proposed development is to support. However, for the avoidance of doubt, as set out within this statement, the proposed installation is needed for VMO2, via Cornerstone, to replace the existing installation on Banes' rooftop which is not able to be upgraded.

Mobile connectivity and service is required where customers live, work and play. 5G coverage and superfast mobile broadband data capacity demand will continue to increase exponentially with the introduction of IoT (Internet of Things), machine to machine connectivity, automated transport/industry and other 'smart' applications.

Without this replacement installation, the area would be detrimentally affected as there would be no access to the 5G network for customers on the VMO2 network, or for customers of MVNOs who share VMO2 infrastructure (including GiffGaff, Sky Mobile and Tesco Mobile).

5. Site Selection Process

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

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

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

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

In accordance with the above sequential approach, the proposal is to install a replacement radio base station in this location to provide replacement and enhanced 2G/4G and new 5G coverage/capacity.

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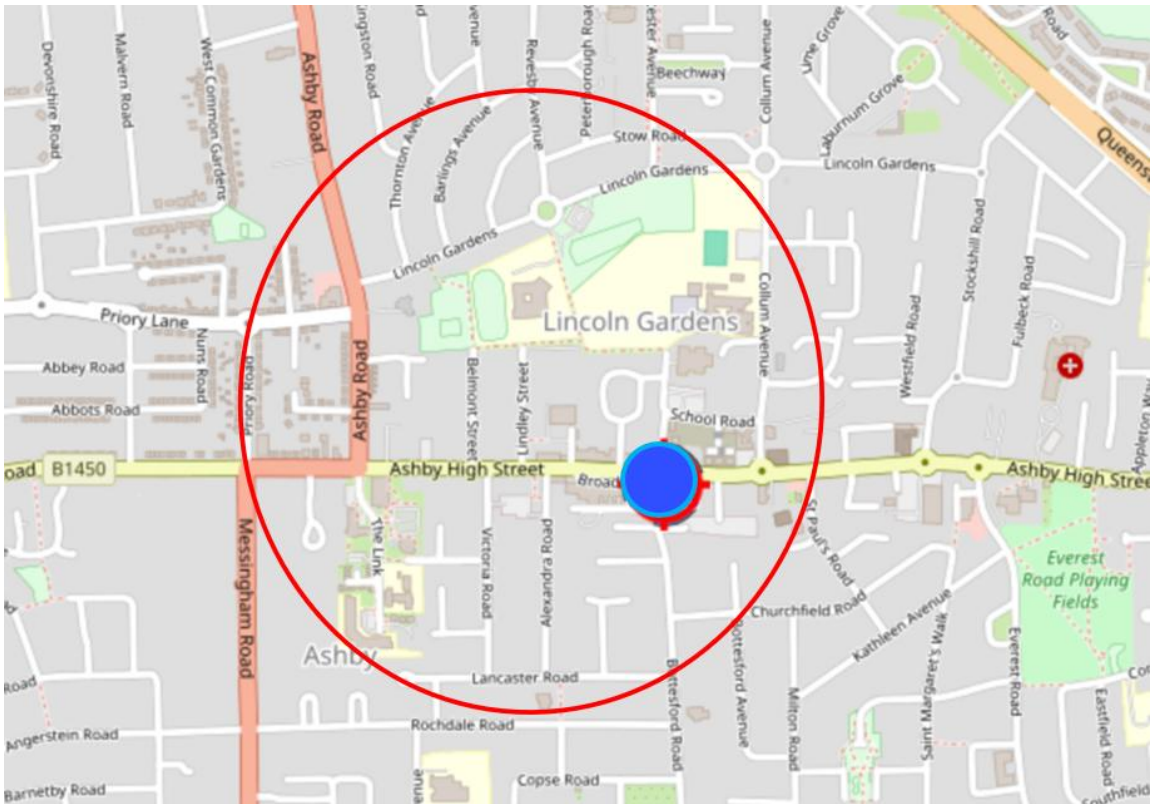

Image 3a: Search area

Site Type	Site Address	National Grid Reference	Reason for Discounting
D1 Existing site - Barnes'	Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF	E:489704 N:408622	This is the existing site that needs replacing as it has reached the end of its upgradability.
D2 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489604 N:408594	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D5 - Streetworks	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489887 N:408638	An installation at this location would be within the setting of a Listed building and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

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D3 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489660 N:408603	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D4 - Rooftop	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489776 N:408592	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target area. This site has therefore been discounted for this reason.
D6 - Streetworks	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489858 N:408635	An installation at this location would be within the setting of a Listed building and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D7 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489860 N:408619	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. This site has therefore been discounted for this reason.
D8 - Rooftop	St Paul's Church, St Paul's Gardens, Lincoln Gardens, North Lincolnshire, DN16 3FE	E:489893 N:408576	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target area. This site has therefore been discounted for this reason.
D9 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489872 N:408668	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target area. This site has therefore been discounted for this reason.
D10 - Rooftop	Ashby Police Station, Collum Avenue, Lincoln	E:489865 N:408710	Due to the construction of the building there is no design available to support the operator's apparatus and provide the

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	Gardens, Scunthorpe, North Lincolnshire, DN16 2RH		necessary coverage to the target area. This site has therefore been discounted for this reason.
D11 - Rooftop	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489831 N:408682	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D12 - Streetworks	Collum Lane, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SZ	E:489749 N:408734	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D13 - Rooftop	Collum Lane Doctors Surgery, Acacia Court, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2UH	E:489743 N:408813	Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target area. This site has therefore been discounted for this reason.
D14 - Rooftop	St Bede's Catholic Voluntary Academy, Collum Avenue, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TF	E:489778 N:408875	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D15 - Greenfield	Lincoln Gardens Primary School, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2ED	E:489503 N:408907	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D16 - Rooftop	Mill Road Working Mens Club, Modder Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SH	E:489537 N:408722	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D17 - Greenfield	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489791 N:408565	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.

D18 - Greenfield	Legard Avenue, Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489669 N:408569	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.
D19 - Greenfield	Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489786 N:408679	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D20 - Greenfield	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489838 N:408658	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D21 - Greenfield	School Road, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489752 N:408710	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D22 - Rooftop	Curtis, 33, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489600 N:408662	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
SWD23 - Streetworks	Morrisons Daily, 26-28, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489567 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D24 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489592 N:408638	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D25 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489654 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D26 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln	E:489688 N:408650	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.

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	Gardens, Scunthorpe, North Lincolnshire, DN16 2JP		

Image 3b: Map of discounted sites (Source: Grid Reference Finder)

If no alternative site options have been investigated, please explain why: N/A
Land use planning designations: None on-site identified at the time of making the application.
Additional relevant information (include planning policy and material considerations): **National Planning Guidance** Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

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

National Planning Policy Framework, February 2025

The Government's National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. The NPPF was updated in July 2021, in order to strengthen sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statues and opting out of PD rights relating to residential conversions. It was most recently updated again in December 2023, in relation to a number of themes including; flexibility for planning authorities in local housing need, clarification of Green Belt boundary alterations and acceptable brownfield development within the Green Belt. It strengthens the importance of building 'beautifully' and respecting the character of an area. It removes the need for annual five-year land supply updates, and protects neighbourhood plans from speculative development for five years. Also, the update encourages community-led and self-build developments and further protects agricultural land in its availability for food production. In December 2024, a further update took place, reversing a number of the previous revisions from December 2023. The update did not change any parts relating specifically to telecommunications development, other than the paragraph numbers. The amendment in February 2025 related specifically to footnotes 7/8 and paragraph 155 and did not include any changes relevant to telecommunications development.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high-quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 119 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of reliable communications infrastructure for both economic growth and social well-being.

The NPPF continues to support the expansion of electronic communications networks at paragraph 119. It notes that policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. The economic and social benefits of providing high quality and reliable communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF supports the expansion of telecommunications:

"Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)…" (paragraph119).

Paragraph 120 of the NPPF sets out the requirement to minimise the number of installations consistent with the efficient operation of the network and also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

Paragraph 123 of the NPPF retains guidance from a previous NPPF version which relates to local planning authorities determining applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 39 it states that:

*"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including…***permission in principle***, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible"* (emphasis added).

The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 85 states:

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

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that planning policies should:

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"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration."

It also states that they should:

"Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment."

Paragraph 87 states:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries." And (c) *"the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."*

Code of Practice for Wireless Network Development in England

The Code of Practice provides guidance to Code Operators (referred to as 'operators' throughout the Code of Practice), including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure. It is also a useful tool for other interested stakeholders such as community groups, amenity bodies and individuals with an interest in mobile connectivity.

The aim of the Code of Practice is to support the government's objective of delivering high quality wireless infrastructure whilst balancing these needs with environmental considerations. It also has an important role in making sure that appropriate engagement takes place with local communities and other interested parties.

The Code of Practice covers all forms of wireless infrastructure development, including mobile masts and cabinets. It is recommended that other wireless communications operators follow the principles of this Code of Practice, where appropriate.

Unlike previous iterations this Code of Practice has been led by the then Department for Digital, Culture, Media and Sport (DCMS) and developed in collaboration with representatives of the mobile network industry, other government departments and public bodies, local planning authorities, and protected landscapes. This document replaces the previous Code of Best Practice on Mobile Network Development, which was published in 2016 and is now published by DCMS.

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The CoP sets out the legal and policy framework for the delivery of wireless infrastructure development.

Paragraph 8 of the revised Code acknowledges that connectivity is vital to enable people to stay connected and that fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK. The Code continues to acknowledge that as the demand for mobile data in the United Kingdom is increasing rapidly, and that it is important that everyone has access to dependable and consistent mobile coverage where they live, work and travel.

The Government recognises the role of Planning in delivering the digital infrastructure that we need, in a sustainable and well-designed way, especially as households and businesses become increasingly reliant on mobile connectivity.

Paragraph 13 of the Code continues to echo the NPPF guidance in strongly supporting high quality communications infrastructure, which is seen as essential for sustainable economic growth. More specifically that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technologies (such as 5G) in order to support economic growth across the country.

The CoP sets outs 'How wireless networks function.

Para.16. states *"Cellular wireless networks use base stations to provide an area of radio coverage. Wireless technology uses the radio spectrum to broadcast radio waves between base stations and devices. Different radio frequencies have different characteristics which, along with the density of cell site locations, affect the extent of coverage and how much data can be carried over the network. Depending on the radio frequencies used, base stations can deliver coverage over a wide area or provide extra network capacity in areas where there is a high demand for network bandwidth"*.

Para. 17 sets out that *"Wireless technology continues to evolve rapidly, and mobile devices are now capable of much more. Second generation (2G) technology gave us voice calls and text messages, 3G led to the launch of smartphones, and 4G, which enabled faster browsing, allowed us to do things like watching videos on the move. 5G, the latest generation of wireless technology, is much faster than previous generations of wireless technology and can offer greater capacity and lower latency, allowing thousands of devices in a small area to be connected at the same time. 5G networks, and future mobile generations, will be vital for a range of Internet of Things uses (IoT) and Smart City applications"*.

The CoP establishes 'Principles and commitments' by which operators should develop their networks and that Local Planning Authorities should demonstrate their support by.

Para. 18 states *"Operators should develop their networks and install wireless infrastructure according to the following principles and commitments:*

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***Site sharing and use of existing infrastructure**: make use of existing structures, sites and masts wherever possible to reduce the need for new development. The NPPF states that, when installing mobile infrastructure, the number of masts and sites 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.*

***Consultation with local planning authorities, local communities and other stakeholders**: participate in dialogue with local planning authorities, along with other relevant stakeholders such as the highways authorities, Area of Outstanding Natural Beauty bodies, Historic England, and Natural England, including pre-application discussions, where appropriate. Maintain clear procedures, and high quality communication and consultation with local communities and other interested parties. Operators should agree community engagement with local planning authorities and share information as appropriate (see Pre-application consultation with local communities below).*

***Standardised and high-quality approach to planning applications, and the notification procedure**: provide standardised supporting documentation for planning applications (where appropriate) within the context of national and local requirements. Ensure planning submissions are of high-quality and provide the necessary evidence to support the application (as per the NPPF).*

***Prompt responses to enquiries**: respond to complaints and enquiries within a timely manner (see Review and Enquiries section below).*

***Siting and Design**: wireless infrastructure should be deployed in accordance with the guidance set out within this Code of Practice. Where appropriate, equipment should comply with the principles set out in the NPPF and consider any local planning policies, including any local and national design codes. When located in protected landscapes and other designated land, the sensitive nature of these areas must be considered.*

***Removal of redundant equipment and site restoration:** ensure that when infrastructure is upgraded, any equipment that is made redundant by the upgrade, such as brackets, is removed to benefit the local environment. Where a whole site is no longer in use, the site should be restored to its original state.*

***Compliance with guidance laid out in the International Commission on Non-Ionizing Radiation Protection (ICNIRP) public exposure levels guidance**: as required by spectrum licences, comply with international guidelines for limiting exposure to electromagnetic fields (EMF) - including, as set out in the NPPF, providing a statement that self-certifies that ICNIRP guidelines will be met with all applications (see Annex C).*

Paragraph 19 states that Local Planning Authorities should demonstrate their support by:

***"Incentivising connectivity**: support the expansion of telecommunications networks and take a 'joined-up' approach to the wireless infrastructure planning process, including ensuring that Local Plans effectively support the deployment of digital infrastructure.*
***Facilitating sites**: engage with operators when new sites have been proposed and discuss site requirements.*
***Engagement with operators**: respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made.*

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***Information and communication**: ensure that members of the public can access information about any development proposals within their local area. Send communications promptly to an appropriate operator contact (or their representatives)".*

The added emphasis on support from Local Planning Authorities in the deployment in digital infrastructure is even more evident in the revised CoP. The CoP recognises the importance of collaboration and partnership to help drive network coverage across the country. It goes on to state that *'In all instances, it is important for all parties involved in the process to take a positive approach to consultation and engagement'*.

Siting and Design Principles

The government's objective is to deliver high quality, reliable wireless infrastructure whilst ensuring the impact of new network development is kept to a minimum. The siting and design of wireless network infrastructure is central to achieving this. The CoP acknowledges that *'good siting and design principles should apply to all wireless network development and take into account any site specific considerations and context. Both can create better places in which to live and work and help make development acceptable to communities'*.

The Code provides guidance on siting and appearance principles. It sets out several design principles in respect of telecommunications development and acknowledges that the options for design used by an operator will be affected by site conditions including requirements to link the site to the network, landscape features and coverage and capacity requirements. The guidance includes at Para. 22 *'the choice over the site selection and design of equipment is primarily dependent upon the coverage and capacity requirements and technical constraints of a specific location, although operators should make efforts to reduce visual impacts where possible'*.

Paragraph 23 confirms that there should be a ***'presumption in favour of facilitating sustainable network development'*** and, as such, operators and local planning authorities, as well as all other bodies involved in the deployment process, should work together to ensure connectivity needs are met and find viable solutions to deployment issues (emphasis added).

Paragraphs 24 - 27 sets out general siting and site selection principles which Operators should consider. The CoP acknowledges at Para. 24 that *'Operators use a range of sophisticated, computer-based planning tools to predict levels of signal strength and coverage from sites for 2G, 3G, 4G and now 5G. Once an operator has identified a requirement for a new cell site, a suitable site needs to be found. Elements that make a site favourable include: having existing or ready access to a power supply, access to fibre optic cables, vehicular access, and, other buildings and development which may provide a level of existing screening. Operators will typically look to upgrade existing infrastructure prior to considering a new deployment, in particular for initial 5G deployment'*.

Paragraph 25 notes that *'When selecting sites for mobile infrastructure, operators should examine local plans and designations for the area, as well as carrying out an in-person site*

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search to identify potential options which meet their requirements. Operators should follow these general siting and site selection principles:

- *Installation on existing buildings and structures;*
- *Erecting new ground based masts;*
- *Camouflaging or disguising equipment where appropriate;*
- *Using small scale equipment (although small cells themselves are generally used to address capacity issues as opposed to providing coverage); and*
- *Mast and/or site sharing (including redevelopment of a site to enable upgrade or sharing with another operator)'.*

Paragraph 26 highlights that the installation of all wireless infrastructure requires a balanced approach between the technical needs and constraints of the proposed site and the potential impact of the development. The three key technical and operational considerations for installation sites are:

Coverage: wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.

Capacity: where existing network infrastructure can no longer meet the demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand. This is more likely to be required in densely populated areas or areas of high footfall.

Backhaul: the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

Para 27 requires that Local Planning Authorities consider these issues and consider the need for a site within a limited search area alongside the public benefit of improved connectivity. Para. 27 further considers that in general, it should not, therefore, be appropriate for planning authorities to seek wider evidence of alternative sites (beyond that required by the NPPF), unless they consider the proposed development is unacceptable having regard to the relevant material planning considerations

In respect of 'Design', the CoP at Para 28 acknowledges that the siting of wireless infrastructure will influence which design options are most appropriate for reducing the visual impact including - Protecting visual amenity and Mitigating visual impacts

Paragraph 29 acknowledges that these factors along with location and the coverage and capacity requirements can influence the type of infrastructure structure that is deployed and requires that '*planning authorities should be aware of these constraints when considering proposals. In particular:*
In urban areas, where there is a high level of demand for mobile data, mobile base stations are likely to need to be deployed more densely. In these settings you can expect to see more use of streetwork monopoles and rooftop installations and, in future, we are likely to see a

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larger number of smaller units (so-called "small cells") deployed on buildings and on street furniture.

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

The CoP establishes radio equipment housing (cabinets) principles. The CoP at paragraph 30 states that "*cabinets protect radio transmitters and receivers, provide the power source for mobile equipment, and are connected to antennas via cables. Equipment cabinets are likely to be needed at most sites. The cabinets must be of sufficient size to facilitate hosting various operating equipment whilst also allowing air circulation to reduce the potential for overheating*". The CoP establishes the planning and visual considerations for siting radio housing. These include:

- Colouring
- Siting on highways and footways:
- Highway safety:
- Listed buildings/ scheduled monuments and Conservation Areas:
- Access
- Trees

Local Policy

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

The Local Plan for the North Lincolnshire area comprises of the Local Development Framework which is a suite of documents including:

- the Core Strategy:
- Saved Polices from the Local Plan

The Core Strategy

The purpose of Local Development Framework (LDF) is to take a long-term view, which supports the transformation of North Lincolnshire. The Core Strategy sets out the long term spatial planning framework for the development of North Lincolnshire up to 2026 by providing strategic policies and guidance to deliver the vision for the area including the scale and distribution of development, the provision of infrastructure to support it and the protection of our natural and built environment. It will also help to ensure that the investment decisions of key bodies are not made in isolation, but are properly co-ordinated, with a strong focus on the principles of sustainable development.

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The vision set out in the Core Strategy states:

> *"By 2026, North Lincolnshire will be the north of England's Global Gateway. It will have a strong economy, thriving towns and villages, a protected world class environment and will be a place where people are proud to live".*

Policy CS2 is entitled Delivering More Sustainable Development and states:

> All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Proposals should comply with the overall spatial strategy together with the following sustainable development principles:
> - Be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport. It should be compliant with public transport accessibility criteria as set out in the Regional Spatial Strategy
> - Be located where it can make the best use of existing transport infrastructure and capacity, as well as taking account of capacity constraints and deliverable transport improvements particularly in relation to junctions on the Strategic Road Network
> - Where large freight movements are involved the use of rail and water transport should be maximised
> - Contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
> - Contribute to achieving sustainable economic development to support a competitive business and industrial sector
> - Ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives
> - Ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development, but where appropriate it is to be recognised that a phased approach may not be required on small scale development proposals
> - To be constructed and operated using a minimum amount of non-renewable resources including increasing the use of renewable energy in construction and operation
> - Take account of local environmental capacity and to improve air, water and soil quality and minimise the risk and hazards associated with flooding, and
> - Be designed to a high standard, consistent with policy CS5, and use sustainable construction and design techniques.

High quality, reliable coverage gives workers the confidence to work from home and still be contactable. Reducing the need to commute reduces the level of carbon emissions. Due to the COVID-19 pandemic, many workers were asked to work from home, and this is expected to continue even as offices reopen. The installation of the replacement monopole will ensure that capacity and reliability is improved on the 2G, 3G and 4G networks, and that new 5G services are rolled out to the area.

Policy CS5 is entitled Delivering Quality Design in North Lincolnshire and states:

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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:

- 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.
- 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.
- 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.
- 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.
- 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.
- Create attractive, accessible and easily distinguished public and private spaces that complement the built form.
- Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.
- Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.
- 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.
- 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.
- Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.

In relation to this policy, although telecommunications development is utilitarian in nature, care is always taken to ensure that the design of proposed equipment is as sensitive as possible, and that the size and scale of equipment is minimised so far as practicable. The installation of a replacement monopole in this location promotes sustainable and inclusive

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design as it provides a service which promotes sustainable practices and improves social cohesion.

There is no specific policy relating to telecommunication development but paragraph 15.28 recognises there importance and states:

> The continuing advancement in telecommunications and information technology will enable North Lincolnshire to be better connected within its area and to the world beyond. It will be important to support the development of infrastructure for telecommunications and information technology in the context of a co-ordinated approach and accounting for the impact on the environment and public health.

Telecommunications are referenced in policy CS26 at part 6 of the policy which states:

> 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 relation to this policy the bulk, height and amount of the proposed equipment has been minimised so far as practicable to achieve a balance between minimising the visual impact for local residents and passers-by whilst ensuring that the site is able to provide sufficient coverage and capacity. In relation to public health an ICNIRP has been submitted in support of the application.

North Lincolnshire Economic Growth Plan 2023 – 2028

The plan is designed to capitalise on the strength of the economy in North Lincolnshire so that it can enable existing businesses to create new well-paid, high-skilled jobs and attract others to invest and take advantage of the many benefits our location and skills base offers.

Its vision states:

North Lincolnshire is a place with strong and sustainable economic growth, leading to wellbeing and prosperity for our businesses, residents and communities.

The Plan has 3 priorities, the first being:

> A place where people, places and products are connected globally to deliver economic growth

To achieve this one of the interventions is to:

> Strengthen the business community's digital infrastructure

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The proposed installation would be improve the existing 2G, 3G and 4G coverage and capacity in the area as well as providing new 5G coverage which will help people and businesses connect globally and sustainably.

Relevant Government Reports relating to Telecommunications Development

Levelling Up the United Kingdom White Paper 2022

The Department for Levelling Up, Housing and Communities (DLUHC) published the 'Levelling Up the United Kingdom White Paper' on 02 February 2022. Levelling up is a moral, social and economic programme for the whole of government. The Levelling Up White Paper sets out how the Government spread opportunity more equally across the UK.

The 'Levelling Up the United Kingdom White Paper' champions that

'the United Kingdom is an unparalleled success story – a multi-cultural, multi-national, multi-ethnic state with the world's best broadcaster; a vibrantly creative arts sector; a National Health Service which guarantees care for every citizen; charities and voluntary groups which perform a million acts of kindness daily; globally renowned scientists extending the boundaries of knowledge every year; entrepreneurs developing the products and services which bring joy and jobs to so many; and millions of citizens whose kindness and compassion has been so powerfully displayed during the COVID-19 pandemic.

But not everyone shares equally in the UK's success. While talent is spread equally across our country, opportunity is not. Levelling up is a mission to challenge, and change, that unfairness. Levelling up means giving everyone the opportunity to flourish. It means people everywhere living longer and more fulfilling lives and benefitting from sustained rises in living standards and well-being.

This requires us to end the geographical inequality which is such a striking feature of the UK. It needs to begin by improving economic dynamism and innovation to drive growth across the whole country, unleashing the power of the private sector to unlock jobs and opportunity for all. While there are world-leading and enterprising businesses and innovators right across the UK, economic growth and the higher productivity which drives it has been over-concentrated in specific areas, particularly the South East of England. A long tail of low-productivity businesses and places explain why UK productivity growth is too low compared to competitors. It is vital that we preserve and enhance the economic, academic and cultural success stories of the UK's most productive counties, towns and cities. But it is equally critical that we improve productivity, boost economic growth, encourage innovation, create good jobs, enhance educational attainment and renovate the social and cultural fabric of those parts of the UK that have stalled and not – so far – shared equally in our nation's success'.

The 'Levelling Up the United Kingdom White Paper' states that:

'The UK Government has made progress towards spreading opportunity around the country since 2019, alongside mitigating the worst effects of the pandemic, with: • £5bn for Project

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Gigabit to bring gigabit-capable broadband to 85% of the UK by 2025, and the £1bn Shared Rural Network deal with mobile operators delivering 4G coverage to 95% of the UK by the end of 2025; • five-year consolidated transport settlements amounting to £5.7bn in eight city regions outside London, £5bn of funding for buses and active travel over this Parliament; and £96bn for the Integrated Rail Plan delivering faster, more frequent and more reliable journeys across the North of England and the Midlands;

Levelling up is not about making every part of the UK the same or pitting one part of the country against another. Nor does it mean dampening down the success of more prosperous areas. Indeed, by extending opportunity across the UK we can relieve pressures on public services, housing and green fields in the South East. And levelling up can improve well-being in the South East by improving productivity in the North and Midlands. So, it is about the success of the whole country: realising the potential of every place and every person across the UK, building on their unique strengths, spreading opportunities for individuals and businesses, and celebrating every single city, town and village's culture. This will make the economy stronger, more equal and more resilient, and lengthen and improve people's lives. The economic prize from levelling up is potentially enormous. If underperforming places were levelled up towards the UK average, unlocking their potential, this could boost aggregate UK GDP by tens of billions of pounds each year. Levelling up skills, health, education and wellbeing would deliver similarly-sized benefits. Accumulated over time, those gains could easily surpass annual UK GDP. Success in levelling up is about growing the economic pie, everywhere and for everyone, not re-slicing it.

The United Kingdom's Geographical Disparities: Drivers and Potential Policy Approaches What does the economic and social geography of the United Kingdom look like? The UK has larger geographical differences than many other developed countries on multiple measures, including productivity, pay, educational attainment and health. Urban areas and coastal towns suffer disproportionately from crime, while places with particularly high levels of deprivation, such as former mining communities, outlying urban estates and seaside towns have the highest levels of community need and poor opportunities for the people who grow up there. These disparities are often larger within towns, counties or regions than between them. They are hyper-local and pockets of affluence and deprivation may exist in the same district. Indeed, many of the worst areas of deprivation are found in the UK's most successful cities. While change is possible, in some cases, these differences have persisted for much of the last century. And some of the UK's most successful cities – such as Birmingham, Manchester, Leeds, Glasgow and Cardiff – lag behind their international comparators when it comes to productivity and incomes. What are the current and future drivers of geographical disparities? Over the past century, many trends have combined to create the spatial patterns seen across the UK today. Globalisation, technological progress, advances in transport, logistics and power, and the shift from heavy industry to knowledge-intensive sectors, as well as the rise of foreign holidays and shift from technical training to university education, have had a large and lasting impact on the economic geography of the UK. These dynamics of the global economy have benefited the UK overall, improving productivity, increasing wealth and driving up living standards through more innovation and competition. These dynamics, however, have not had the same positive economic and social impacts across the UK. While London and much of the South East have benefited

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economically, former industrial centres and many coastal communities have suffered. This has left deep and lasting scars in many of these places, damaging skills, jobs, innovation, pride in place, health and wellbeing. What are the factors that will help drive levelling up? Levelling up requires a focused, long-term plan of action and a clear framework to identify and act upon the drivers of spatial disparity. Evidence from a range of disciplines tells us these drivers can be encapsulated in six "capitals".

Physical capital – infrastructure, machines and housing.
Human capital – the skills, health and experience of the workforce.
Intangible capital – innovation, ideas and patents.
Financial capital – resources supporting the financing of companies.
Social capital – the strength of communities, relationships and trust.
Institutional capital – local leadership, capacity and capability

This White Paper sets out that the new policy regime is based on five mutually reinforcing pillars. Firstly, the UK Government is setting clear and ambitious medium-term missions to provide consistency and clarity over levelling up policy objectives. These missions will serve as an anchor for policy across government, as well as catalysing innovation and action by the private and civil society sectors. These missions are ambitions that the UK Government has for all parts of the UK. Delivering on them, while being fully respectful of the devolution settlements, will require close and collaborative work with the devolved administrations. The missions are rolling decade-long endeavours and will be reviewed periodically by the UK Government. One mission relates to:

"Digital Connectivity
Mission: By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population" (my emphasis)

The White Paper notes the pivotal role that 'Digital Connectivity' has in boosting productivity, pay, jobs, and living standards by 'Growing the Private Sector'.

To help drive these improvements, the UK Government is setting four core missions, spanning living standards; research and development (R&D); transport infrastructure; and digital connectivity.

Paragraph 3.2.4 of the White Paper states *'By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population. This mission is focused on improving digital connectivity'*.

The case for 'Digital Connectivity' action states:

'The COVID-19 pandemic demonstrated the importance of digital infrastructure right across society, from ensuring business continuity to reducing isolation. Improved digital connectivity has the potential to drive growth and productivity across the UK and widen job opportunities through remote working. However, there are significant spatial disparities in the quality of broadband and mobile networks, with rural areas likely to experience worse digital

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connectivity than urban areas. Infrastructure is only part of the picture: economic benefits will only materialise if businesses and workers have the skills to take advantage of improved infrastructure.

More broadly, high quality digital infrastructure can deepen local labour markets through remote working, making it more attractive for both workers and companies to locate regionally. It also allows for the development of high-value sectoral clusters, which can drive growth and jobs in new areas. Existing specialisms in the UK regions have the potential to generate strong tech clusters, such as fintech in Scotland and Wales, e-Commerce in the North West and Northern Ireland, and Agri-Tech in Yorkshire and the Humber. The sector also provides opportunities for raising living standards – median earnings for the sector are 50% higher than the UK average.

The policy programme for 'Digital Connectivity' states:

'In 2020, the UK Government published the National Infrastructure Strategy, committing to providing £5bn in public funding to roll out gigabit broadband to at least 85% of the country by 2025, and subsequently to as close to 100% as possible, working with the private sector. Public investment will target premises that are hardest to reach, and which would otherwise not be provided for by the private sector, ensuring no areas are left behind. Gigabit coverage has increased from 10% to over 60% in less than two years. Since 2019, coverage has improved across the UK, and the UK Government anticipates the following additional improvements to be delivered as a minimum by 2025.

The UK Government has also agreed a £1bn deal with mobile operators to deliver the Shared Rural Network programme. This will see operators collectively increase 4G coverage to 95% by 2025. As a result of this collaboration, the vast majority of the UK will soon benefit from improvements to digital connectivity.

5G has the potential to radically change the way people live and make businesses more productive and competitive. *The UK Government's ambition is for the majority of the population to have access to a 5G signal by 2027. Since 2017, the UK Government has provided £200m in funding for 5G Testbeds and Trials, supporting over 200 startups and SMEs across a range of sectors – including healthcare, manufacturing, Agri-Tech and creative industries – to better understand how to use the technology to develop new solutions and services (emphasis added).*

In 2022, the UK Government will publish the Wireless Infrastructure Strategy. This will review how far the private sector will go to deliver wireless infrastructure – including 5G – across the country and determine whether there are any market failures in places that need to be addressed, and how the UK Government could tackle these.

The West Midlands 5G (WM5G) Testbed started in 2018 with the mission of testing and proving the benefits of 5G to public and private sector productivity, creating jobs and boosting growth. The UK Government has invested £21m over three years, alongside investment from local government and the private sector. By working with local authorities and Mobile

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Network Operators (MNOs), WM5G has accelerated 5G deployment by over six months, resulting in the West Midlands being amongst the best connected places for 5G in the UK. In addition, WM5G has delivered a number of UK firsts, including a 5G road sensor network, 5G connected ambulance and capsule endoscopy trials, and a 5G application accelerator programme called 5prinG, which has already upskilled over 400 organisations on the benefits of 5G and allowed over 60 startups to develop new 5G products and services. We must ensure that people have sufficient digital skills to reap the benefits and prosperity arising from the digital economy. In 2020, the UK Government introduced a new digital skills entitlement, giving adults with low or no digital skills in England free access to new digital skills qualifications based on employer-supported national standards. The UK Government continues to work with local leaders to develop Local Digital Skills Partnerships. These collaborative partnerships are now operating in seven regions across England, with an eighth formally launching in Hull and East Yorkshire in early March. The UK Government will work with devolved administrations to consider how best to share the insights and evaluation of the programme to help build digital skills capability across the UK'.

UK Wireless Infrastructure Strategy, April 2023

In April 2023, the UK Government published the 'UK Wireless Infrastructure Strategy'[1], a plan for delivering world-class digital infrastructure which the government identifies as an essential enabler for its 5 priorities of building a better, more secure, more prosperous future for the UK, including growing the economy, and creating better-paid jobs and opportunity right across the country. In her foreword, the Rt Hon Michelle Donelan MP, Secretary of State for Department for Science, Innovation and Technology, provides context for the strategy:

"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…. This is an incredible opportunity; widespread adoption of 5G could see £159 billion in productivity benefits by 2035".

The Future Telecoms Infrastructure Review, 2018 sets out the ambition of the Government for the UK to become a world leader in 5G technology and ensuring world class connectivity for all. This ambition was reaffirmed in the 'UK Wireless Infrastructure Strategy', published in April 2023 which states in the Executive Summary:

"The next decade will see seismic changes both in terms of what wireless connectivity can deliver and how we can use it. The economic and social benefits from these changes promise to be vast, from supercharging growth to accelerating our transition to net zero. But these benefits can only be achieved with concerted action from government, industry, and others".

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The Foreword of the 'UK Wireless Infrastructure Strategy' by Julia Lopez MP 'Minister of State for Department for Science, Innovation and Technology' states inter-alia:

"The more our lives are conducted online, the more access to the internet becomes critical for social and economic opportunity.

This is why delivering world-class digital infrastructure to all Britons is a fundamental mission of this government - and our efforts to build it the modern equivalent in scale and ambition to the Victorians' construction of the railways. Our plan is for every corner of our country to get lightning fast connectivity, not only to give people real choices about where to live and work today but so they will not be left out of future technological revolutions because of poor infrastructure.

It is this sense of purpose that underpins Project Gigabit, our flagship £5 billion programme to reach hard-to-reach communities across the UK with gigabit-capable broadband. It is complemented by a staggering competition now underway between commercial suppliers to supply Britons with great connectivity.

Extraordinary progress is being made on coverage. When I began my role in September 2021, gigabit coverage was just over 50%. Now, it stands at almost 75%. With £1bn of Project Gigabit's funding now available to suppliers, our contracts are not just delivering better internet but skilled jobs everywhere from Blandford to Berwick. By the end of next year, we hope to have every part of our country under contract.

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'.

The UK Wireless Strategy states that '4G technology revolutionised the way people use their mobile phones. What today is considered normal, a decade ago was ground-breaking. We have seen the growth of streaming services, like Netflix and Spotify, and gained constant access to high-quality, user-produced content for free on platforms like YouTube, transformed the way we shop online, travel around cities through access to apps like Uber and Bolt and use public services, such as booking NHS appointments through apps.

The UK Government in the UK Wireless Infrastructure Strategy' recognises that 'growth in the digital sector is nearly 6 times faster than across the economy is a whole.

Connected Nations UK Report 2024

The Connected Nations UK Report 2024 was published on 5th December 2024. It provides updated data on the coverage and usage of fixed broadband and mobile networks within the UK, reporting on the further development of 4G networks and progress on the rollout of 5G networks.

The report states that "*the availability of mobile 5G continues to expand, with mobile network operators (MNOs) coverage ranging between 61% to 79% outside premises. However, 5G coverage where all MNOs are present outside premises remains low, at 38% for our High Confidence level. We continue to see significant differences across the UK, with 5G deployed in 42% of sites in urban areas, compared with 16% of sites in rural areas.*"

In relation to 4G technology, the report states:

"*4G remains the primary technology for mobile users, reaching outside more than 99% of UK premises and carries 78% of total mobile traffic data. 4G coverage where it is available from at least one MNO has now reached 95% of the UK landmass (delivering early on one of the key targets for the Shared Rural Network programme), with 4G geographic coverage across individual MNOs in the UK rising from a range of 80-87% last year to 88-89% this year. We note the 4G geographic improvements because of the Shared Rural Network programme.*"

The report also touches upon the phasing out of legacy mobile networks. MNOs have begun phasing out their 3G networks, with two operators having completed the process, and have committed to shutting down their 2G networks by 2033. Over 2 million devices remain reliant on 2G/3G networks, which highlights the need for mobile providers to ensure that their sites are ready for the increased traffic to the more recent 4G/5G technologies.

Government's Continued Support for Digital Infrastructure

A new Autumn Budget and Spending Round was announced by the government in October 2024. The budget outlines that the DSIT will invest £13.9 billion into research and development by 2025-2026, including funding for digital infrastructure projects, aiming to enhance connectivity across the UK.

A number of initiatives relating to digital infrastructure improvements and its role in delivering economic growth are included within the budget. The Government is extending the Made Smarter programme, with up to £37m to support digital adoption, '*supporting more small manufacturing businesses to adopt advanced digital technologies and enabling the programme to be expanded to all nine English regions.*', ensuring small businesses can integrate advanced digital technologies.

The budget report states the DSIT, '*will continue to drive towards a renewed strategy for digital transformation across the public sector to ensure that fundamental reforms in public services are prioritised and digital-led.*', and that '*DSIT is also establishing the new Regulatory Innovation Office which will reduce the burden of red tape, speeding up access to new technologies that improve people's daily lives and unlock growth opportunities*'.

In order to deliver sustained growth in the long term, the government sets out that it is making reforms, including, '*to remove barriers to growth, the development of a 10-year infrastructure strategy to be published alongside Phase 2 of the Spending Review, the forthcoming*

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publication of the Get Britain Working White Paper, and the establishment of Skills England to ensure we have the highly-trained workforce needed to deliver economic growth.'.

As highlighted, digital connectivity is part of the essential infrastructure, and improvements in such is a fundamental mission of the government.

The government launched a green paper on its modern Industrial Strategy, which sets out the eight growth driving sectors, which includes digital and technologies. The budget report states, *'To help ensure the Industrial Strategy is long term in nature, the government is establishing an Industrial Strategy Advisory Council… The Council will monitor and advise the government on the delivery of the Strategy, working closely with business, trade unions, devolved governments, local leaders, academia, and other stakeholders.'*. Digital connectivity will play an important role as part of this strategy.

These approaches indicate the government's continuing recognition of and commitment to the importance of the type of essential replacement infrastructure proposed in this application.

Sir Chris Bryant MP Department for Science, Innovation and Technology wrote to Council Leaders and Council Chief Executives across the UK in support of digital infrastructure deployment on 29 November 2024.

The letter confirms the importance of fast and reliable connectivity and the Government's commitment to supporting the delivery of next-generation connectivity across the UK by driving towards nationwide 5G coverage by 2030. The letter requests help from Councils across the UK to achieve these goals by prioritising digital infrastructure and specifically '*Whilst we recognise the need to fully scrutinise planning applications, I ask for you to support the deployment of this infrastructure wherever possible'*. A copy of this letter is included within the application pack.

Further in an article for The Times newspaper, on 5 December 2024, 'Keir Starmer: We will launch a golden era of building', the Prime Minister expressed frustration at the planning system's response to infrastructure including masts : "*Every road, pylon and mast — which connect people with opportunity — must jump through endless hoops, only to be opposed, dragged out, before eventually, if lucky, approved*". A copy of this article is included.

The Government published the UK Infrastructure: A 10 Year Strategy in June 2025, and it was presented in Parliament by the Chief Secretary to the Treasury by Command of His Majesty. The Strategy highlights the benefits of effective digital technologies in 'Chapter 3: Unlocking growth across regions' under the subheading 'Digital Infrastructure for growth and innovation':

"*Digital infrastructure supports productivity growth through lowering costs for firms, underpinning technological change, widening access to labour markets across the country and enabling new and innovative services to be provided.*

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Digital infrastructure also increasingly underpins the provision of services critical for the functioning of society, business, and government – including the operation of other infrastructure sectors. In particular, demand for data centre services is projected to surge over the next decade including for AI development and deployment. The government is committed to facilitating the development and expansion of cutting-edge, secure, and sustainable digital infrastructure that meets the needs of both the private and public sectors."

Planning Assessment

Siting

The siting of the proposed radio base station has been carefully considered. To this end, the equipment has been located on a wide pavement adjacent to the highway and public car park. The site of the proposed installation is within a commercial/retail area with the area beyond being mainly residential streets. As such it is deemed this site is the most appropriate location away from the sensitive areas as far as practicable.

The base station will be viewed in the context of a number of vertical elements within the street scene including lighting columns, CCTV poles and commercial and road signage, which will help the proposed equipment assimilate with its surroundings. These vertical structures are similarly designed i.e. to be simple, functional vertical structures. These factors will ensure that the column and associated cabinets do not appear overly prominent in the street scene.

Although the nearest residential properties are approximately 60m to the north of the site in Collum Gardens, the installation will be separated by the Malt Shovel PH and will not have a direct view of the installation. The surrounding vertical structures, design of the installation and separation distance all ensure the proposal will not have a significant detrimental impact on the residential amenity of the nearby properties.

Consequently, the visual impact of the proposed radio base station will be minimised within the street scene and any views restricted to its locality. This is in line with the NPPF, and in accordance with Policy CS26 of the LDF.

The operator's equipment cabinets are similar to those of other statutory undertakers which are commonplace in urban areas. Their limited height and scale will ensure that these cabinets will not be detrimental to the visual amenity of the area and will be finished in Green.

As explained throughout this statement, there is a technical need to replace coverage that is currently being provided by an existing installation on the rooftop of Barnes, Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF (NGR E:489704 N:408622). VMO2 has fully investigated upgrading the existing site to provide the latest technologies for high capacity 2G, 3G and 4G services as well as new 5G coverage/capacity. However, the existing sturcture is not capable of supporting the new 5G antennas for the operator, and has reached the end of its upgrade pathway as the rooftop is too low, as such this existing site

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cannot be re-used. Therefore, there is a need to site the replacement installation away from the present location.

In line with the requirements of NPPF, there are no existing telecommunications installations for the operator to share, that would provide the necessary coverage to the target coverage area. Similarly, there are no buildings which are suitable and available that the operator could utilise to operate their equipment. The discounted options are set out in Section 5 above and their reasons for being discounted are fully explained. The application site is the best available solution for a replacement installation to ensure continued and enhanced coverage provision in this area. The comprehensive efforts undertaken during site selection and lack of any more suitable, feasible option is considered material to the assessment of the application proposals.

Appearance

Cornerstone has carefully considered the design of the new proposed structure and are proposing the most sensitive design currently available to provide the necessary coverage, enhanced capacity and new 5G services to the surrounding area. If the column were to be any lower, the antennas would not be able to operate effectively and provide the level of coverage required. As such, this would fail the operators design brief and an additional installation would have to be found, leading to the proliferation of masts contrary to national planning guidance contained in the NPPF.

In order to reduce the visual impact on the surrounding area, the antennas have been positioned in a dual stack formation, with 3 antennas at the top of the mast and the other 3 antennas are proposed to be located underneath. The antennas are positioned as tight as possible and will only be marginally wider than the main column width, rather than being a bulky headframe, as such will not appear dissimilar to a shrouded design.

The presence of the linear structures including streetlighting columns, road signage and commercial signage will ensure that the proposed tower will not appear incongruous within the street scene.

The proposed height at 20 metres is essential in order to provide improved 2G, 3G and 4G coverage and capacity, and new 5G services, to the target coverage area.

This is a prior approval application where the principle of this type of development is already established by the Government under the Town and Country Planning (GPD) Order 2015 (as amended) which states that this type of development is permitted subject to the prior approval of the siting and appearance of the installation. This is therefore akin to an outline planning permission. There is nothing in the legislation which limits the number of installations that can be erected in a certain locality, nor that they cannot be located in residential areas. Given the nature of the area which contains numerous vertical structures, the proposed radio base station would not appear prominent nor out of place.

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The design of the radio base station is one of the most sensitive designs available to Cornerstone. This is in line with the requirements of NPPF which supports equipment which is sympathetically designed and camouflaged where appropriate [paragraph 120], as well as the aspirations of the UK Wireless Digital Infrastructure Strategy and Policy CS26 of the LDF.

Lack of Coverage – Material Consideration

The proposed installation is significant to enable continuous coverage of the telecommunication network, ensuring that this busy part of Ashby continues to get the mobile coverage it needs. The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place.

The proposed radio base station is in full conformity with the NPPF, and the priorities of the North Lincolnshire Economic Growth Plan which emphasis the growing importance of reliable digital infrastructure, including 4G/5G networks to support remote working and revitalised town centres. The proposals will promote the enhanced connectivity of the area, by providing infrastructure for high-speed telecommunications. Indeed, high quality telecommunications is often seen as the fourth utility service.

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

Without this replacement radio base station, the operator's customers would not have access to the latest 4G and 5G technologies, causing buffering and leaving them unable to access high speed internet on their handheld devices. This would be contrary to the aspirations of Central Government which aspires to everyone having access to the superfast highway network wherever they are and being a world leader in 5G.

The proposed replacement installation will help improve the area's economic prosperity, strengthen the urban economy by supporting local businesses to start, grow, adapt and diversify. It will support a better environment for today and tomorrow by reducing the need to travel and in turn minimise carbon emissions. The radio base station will support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders, reminders to take medicines, make appointments etc.

Economic and Social Benefits

The NPPF strongly supports sustainable development as does the UK Wireless Digital Infrastructure Strategy and the North Lincolnshire Economic Growth Plan. 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

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benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area. Replacing and enhancing the 4G coverage and capacity in this area and providing new 5G services will fully meet this national policy objective.

Mobile connectivity is essential to the future success of the economy, as prioritised by the North Lincolnshire Economic Growth Plan. Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services.

The enclosed Cornerstone Local Authority Engagement Brochure September 2020, emphasises further the benefits of high quality mobile connectivity including: promoting economic growth by attracting investment from business, which creates jobs and regional prosperity in line with national and local economic strategies; helps local businesses to offer a broader range of services, boosting the local economy; helps local Councils to offer online services such as school admissions and local information for residents supports local companies by facilitating working from home, offers social benefits such as being able to connect with vulnerable family and friends (a life line during COVID 19 lockdown) or contact the emergency services 24/7, and helps local councils to offer online services such as paying council tax bills which provides a more efficient service to name but a few benefits.

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

Paragraph 38 of the NPPF states that:

*'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including…*permission in principle*, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'*.

Providing replacement/enhanced 4G and new 5G coverage and capacity in this area will fully meet paragraph 38 of the NPPF.

The social and economic benefits are a significant material consideration which should be weighed against the minor amendments of the existing radio base station in this location. HM Treasury outlined such benefits in its report '*Fixing the Foundations: Creating a More Prosperous Nation*' – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

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

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

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

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it brings faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at

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the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The Local Government Association (LGA) has produced a Councillor's Guide to Digital Connectivity and sets out some of the benefits of 5G technology:

Faster mobile broadband and a more consistent experience in congested areas with a very high number of devices.
Industrial applications, enabling businesses to improve their productivity, for example through predictive maintenance and real-time analytics.
Internet of Things (IoT) services, many of which will help council's and businesses deliver services more efficiently including:
Transport and logistics: connected parcels and fleet tracking.
Health and social care.
Environmental monitoring: sensors monitoring air quality and water pollution in real-time.
Smart agriculture and smart animal farming, smart retailing.
Connected and autonomous cars: allowing cars to communicate with each other, other road users and even the road infrastructure.

The proposed installation in this location will allow the operator to provide replacement and improved high quality 2G, 3G and 4G and new 5G coverage and capacity to the Ashby area, supporting the Government's aim of '*focusing on ensuring that everyone is connected to the information superhighway*' and 'for the majority of the population to have access to a 5G signal by 2027'. This fully meets the aspirations of the NPPF.

A replacement installation in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area.

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
- 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,

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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.
- 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

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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.

Practical Applications of 5G Connectivity as Example of Material Socio-Economic Benefit:-

Education

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.

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 allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 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.

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Summary

Cornerstone is in the process of progressing a suitable replacement site in the Ashby area for a radio base station to ensure the latest, high quality, reliable mobile digital connectivity is provided for residents, businesses and visitors. As part of VMO2's continued network improvement program, there is a specific requirement for a replacement installation at this location to provide equivalent and improved 2G, 3G and 4G and new 5G coverage and capacity, ensuring that this area of Ashby has access to the latest technologies. This follows the operator's inability to upgrade their existing site on the rooftop of Barnes, Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF (NGR E:489704 N:408622). The existing site has reached the end of its upgrade pathway as the existing structure and rooftop cannot be re-used. As such, there is a need to site the replacement installation away from the present location.

Local and national policy compliance has been demonstrated. Site selection was progressed in accordance with the applicant's licence obligation, advice in the NPPF and the Code of Practice and represents the least environmentally intrusive, technically suitable, available option.

The social and economic benefits of providing continued reliable and high quality mobile broadband connections including 5G support sustainable growth meeting the needs of the population and strengthening global competitiveness. This is fully supported by the NPPF, UK Wireless Digital Infrastructure Strategy, and the North Lincolnshire Economic Growth Plan.

The proposed development is therefore considered to strike the best balance between meeting the specific network requirements for the operators and the demand for modern communications infrastructure in the local area whilst minimising environmental impact and is in accordance with National and Local Policy.

We confirm that submitted drawings have been checked for accuracy.

Contact Details

Name: (Agent)	Rachel Gormley	Telephone:	[redacted]
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In the first instance, all correspondence should be directed to the agent.

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Signed:	[redacted]	Date:	17/02/2026
Position:	Consultant Town Planner	(on behalf of Cornerstone)	

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