**SUPPLEMENTARY INFORMATION**

1. Site Details

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| Site Name: | West Burton B Power Station | Site Address: | Control Room roof,<br>West Burton B Power Station,<br>Off Gainsborough Road,<br>West Burton,<br>Retford,<br>DN22 9BL |
| National Grid Reference: | 480061, 385991 | | |
| Site Ref Number: | VF 19979 | 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)

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| Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority? | Yes | **No** |
| If no explain why:<br>No register exists. | | |
| Were industry site databases checked for suitable sites by the operator: | **Yes** | No |
| If no explain why:<br>N/A. | | |

[1] Macro or Micro

**Site Specific Pre-application consultation with local planning authority**

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| Was there pre-application contact: | Yes |
| Date of pre-application contact: | 30 November 2020 |
| Name of contact: | Lisa Taylor |
| Summary of outcome/Main issues raised:<br>Pre-application correspondence was forwarded to Bassetlaw District Council by email on 27 November 2020. A response was received on 30 November 2020 confirming that Planning Services have a process in place for providing pre-application advice.<br><br>A reply was sent on 2 December 2020 to confirm our client would not be proceeding with the formal pre-application process, due to the scale of fees (more than the application fee) and timescales, taking into account the minor nature of the proposed development. It was confirmed a formal application would be submitted. | |

**Community Consultation**

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| Rating of Site under Traffic Light Model: | Red | Amber | **Green** |
| Outline of consultation carried out:<br>Pre-application correspondence was forwarded by email on 27 November 2020 to the Sturton Ward Councillor – Councillor James Naish. | | | |
| Summary of outcome/main issues raised (include copies of relevant correspondence):<br>Councillor Naish responded on 29 November 2020 confirming he had forwarded to information to Sturton le Steeple Parish Council, as West Burton doesn't have an active parish council. A response was sent to councillor Naish thanking him for forwarding to Sturton le Steeple Parish Council.<br><br>Sturton le Steeple Parish Council discussed the proposal at their meeting on 16 December 2020. No objections were raised. | | | |

## School/College

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| Location of site in relation to school/college (include name of school/college):<br>There are no schools close to the site. The closest is Sturton CofE Primary School in Sturton-le-Steeple, which is approximately 2.3 km from the proposed site. |
| Outline of consultation carried out with school/college (include evidence of consultation):<br>Due to the distance involved no consultation has been undertaken. |
| Summary of outcome/main issues raised (include copies of main correspondence):<br>N/A |

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

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

## Developer's Notice

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| Copy of Developer's Notice enclosed? | **Yes** | No |
| Date served: | 6 January 2021 | |

3. Proposed Development

| The proposed site: |
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| The application site is located centrally on a rooftop within the West Burton B site. It is proposed on the roof of the control room, and is also surrounded by buildings, apart from to the west, which has a car parking area.<br><br>The site is required to provide coverage to the West Burton B power station site. It would also provide coverage to areas outside of the site. The proposed development would provide 2G, 3G coverage and 4G coverage to the site. |

| Type of Structure *(e.g. tower, mast, etc):* | *Rooftop monopole* |
|---|---|
| Description:<br>The installation of a 6 metre high monopole on the roof of the building with an integrated equipment cabinet, supporting an omni antenna and a 0.3m transmission dish at the top of the pole, and ancillary development thereto. | |
| Overall Height: | 29.9 metres (to top of monopole) |
| Height of existing building *(where applicable):* | 23.8 metres (main roof level) |
| Equipment Housings: | |
| Length: | 0.6m |
| Width: | 0.6m |
| Height: | 1.51m |
| Materials *(as applicable):* | |
| Tower/mast etc – type of material and external colour: | Steel with a grey finish (RAL7035). |
| Equipment housing – type of material and external colour: | Steel with a grey finish (RAL7035). |

| Reasons for choice of design, making reference to pre-application response: |
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| In designing the proposed installation, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact as far as was practicable. It, however, must be acknowledged that technical constraints heavily influenced the design and limited the scope to alter the appearance of the site to a significant degree.<br><br>There are three main elements to a radio base station; the cabin or cabinets which contain the equipment used to generate the radio signals, the supporting structure that holds the antennas in the air or fixes them to a building or structure and the antennas themselves, which emit the radio signals (along with any necessary amplifier or receiver units). Other elements necessary for the base station to function are the power source (meter cabinet or generator where a REC supply cannot be utilised), feeder cables that link the equipment housing to the antennas and the various |

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| support structures, grillages and fixings, often referred to in general terms as "development ancillary to" the base station.<br><br>In all aspects of the design now put forward the smallest practical components have been utilised to ensure that the visual impact of the development is kept to the absolute minimum.<br><br>A rooftop site is proposed, with a slim and unfussy design of monopole has been chosen as the support structure. A parapet runs around the building, resulting in only the top of the monopole being visible from ground level and public viewpoints. Where visible, the equipment would be seen as a minimal addition to the building, ensuring its impact would be minimal.<br><br>It is considered the proposed equipment is appropriately located. It has been possible to devise a scheme which has a minimal visual impact on the surrounding area. The design would result in a less intrusive facility than other designs, therefore preserving the character and appearance of the area. It is further considered the proposal strikes an appropriate balance between operational and environmental considerations, and the impact of the development would be outweighed by the significant benefits of the proposal. |

Technical Information

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| International Commission on Non-Ionizing Radiation Protection Declaration attached (see below).<br><br>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.<br><br>When determining compliance the emissions from all mobile phone network operators on or near to the site are taken into account.<br><br>In order to minimise interference within its own network and with other radio networks, Vodafone Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. | **Yes** | No |

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|---|---|---|
| As part of Vodafone Ltd's network, the radio base station that is the subject of this application will be configured to operate in this way.<br><br>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.<br><br>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

The proposal would provide Vodafone with 2G, 3G coverage and 4G services to the West Burton B Power Station site. It would provide localised coverage and link with sites in neighbouring cell areas to form part of the national network.

In addition to the voice and texts services available with 3G coverage, 4G (also known as LTE) allows users of the network to benefit from ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go.

The importance of mobile technology in the UK, and its contribution to the sustainability agenda is emphasised in a series of annual communication market reports published by OFCOM, (https://www.ofcom.org.uk/research-and-data/multi-sector-research/cmr/cmr-2017/uk). The 2017 report states:

*'By June 2016, 44% of all fixed broadband connections were able to receive actual download speeds of 30Mbit/s or more, up from 38% a year previously. Nearly two-*

*thirds of mobile subscriptions were enabled for 4G, up from 46% in 2015. Consumers are also using these networks more – average data use per fixed line residential broadband connection increased by 36% year on year to 132GB in June 2016, and average data use per mobile connection increased by 44% to 1.3GB.*

*Most households have both fixed broadband and a smartphone, and consumers are moving seamlessly between fixed and mobile connections. Our mobile-appbased research shows that around two-thirds of data connections made by our panel of Android smartphone users are via a WiFi network, with the remaining third via a mobile network.*

*Smartphones are the way many of us keep connected. They are now firmly established as the most widely owned internet-enabled device, with more than seven in ten consumers owning one, up by 5 percentage points from the previous year, and four in ten internet users consider smartphones to be their most important device for accessing the internet.*

*The increase in 4G availability and take-up, along with the availability of mobile tariffs with generous inclusive data allowances, contributed to a 44% year-on-year increase in average mobile data consumption – 1.3GB per connection in June 2016.'*

It is therefore very important for 'mobile only' households that live and work and any businesses that operate in this part of the LPA's area, together with visitors and others who are staying in or travelling through the area, that the necessary indoor RF coverage is provided to enable them to have satisfactory mobile telephony and internet access, and thereby help achieve the Government's objectives for inclusive development and the rollout of modern high-speed communications networks.

The very high level of mobile phone use and ownership within the UK population is a very clear indication of the public's overwhelming acceptance of the benefits of mobile communications, which requires the installation and maintenance of base stations to provide the necessary connection between the mobile phones and the UK telecommunications network.

It is for these reasons that the National Planning Policy Framework places such emphasis on encouraging the continued rollout of high-speed digital infrastructure networks, of which the proposed development will form a key part.

Predictive coverage plots have been included to confirm the need for an installation. The plots are for the Power Station A and B sites (the installation for site A is the subject of a separate application). The ideal level of service to provide a good indoor service level is shown as pink and orange on the plots. The plots confirm insufficient coverage levels currently, however levels are significantly improved with the proposed installations.

Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. This information is provided to assist the local

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| planning authority in understanding any technical constraints on the location of the proposed development. |

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)

| Site Type | Site Name and address | National Grid Reference | Reason for not choosing site |
|---|---|---|---|
| | | | N/A |

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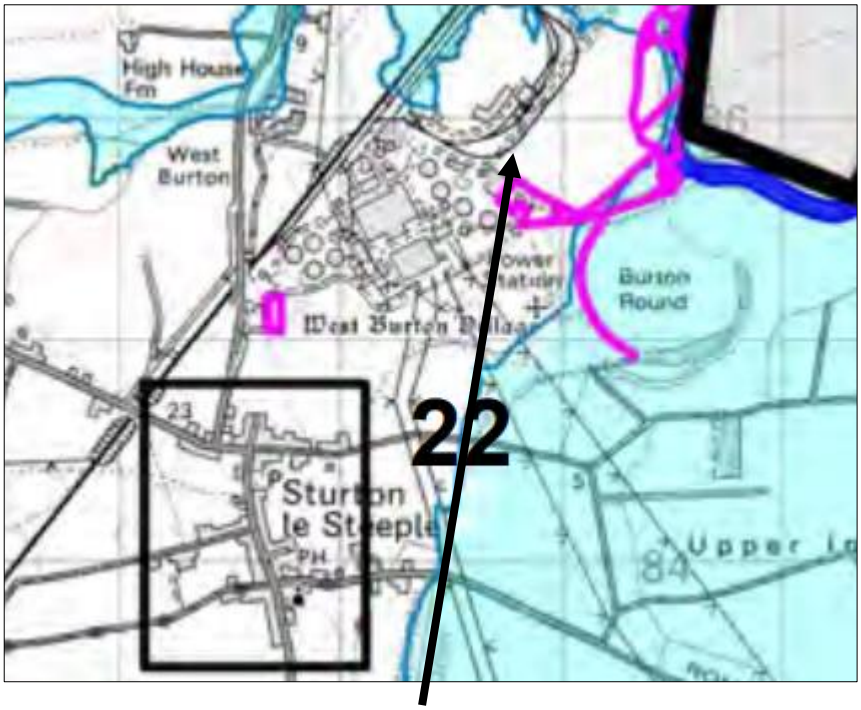
| If no alternative site options have been investigated, please explain why:<br>The proposed development is required to meet a specific coverage requirement for the West Burton B Power Station site and is not a general coverage requirement (although areas around the site will benefit from its coverage). Due to the specific requirement to provide localised coverage for the power station site no alternative site options have been investigated. |
| Environmental Information (refer to Section 2 of Site Finder Report):<br><br>As far as practicable the proposed development has been designed to keep to a minimum the impact on visual amenity in the area. A development with a minimal impact has been designed. It would be a minimal scale and located on a building which would keep impact to an acceptable level.<br><br>The Environment Agency 'Flood maps' confirms the site has a low risk of flooding. |

Land use planning designations:




Site location

The above extract is taken from the Council's 2011 proposals map. It confirms there are no designations affecting permitted development rights.

Additional relevant information (planning policy and material considerations):

**VISUAL IMPACT AND APPEARANCE**

Visual impact has been minimised as far as practicable. Coverage to the site for Vodafone can be achieved with only minimal harm to the surrounding area.

The location of the equipment ensures only limited harm to the area. Whilst it would be visible from certain viewpoints it is considered this impact would be negligible. The equipment is proposed on a building with a parapet ensuring only the top of the monopole would be visible, keeping impact to an acceptable level.

It is considered that the proposal utilises the most suitable design available to meet coverage demands and to successfully achieve its localised coverage requirement. It is important to keep the impact of telecommunications development in the area to a minimum and it is considered this proposal achieves this.

**PLANNING POLICY**

**National Planning Policy Guidance**

**National Planning Policy Framework (2019) (NPPF)**

The new National Planning Policy Framework came into force in July 2018 replacing the guidance published in March 2012. The guidance has subsequently been updated in February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states "*The purpose of the planning system is to contribute to the achievement of sustainable development*", and in paragraph 10 that "*at the heart of the Framework is a presumption in favour of sustainable development*". In order to achieve the sustainable development objective, the NPPF has identified 3 overarching objectives (paragraph 8):

"*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*."

For **decision-taking** (paragraph 11) this means:

"*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) 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:*
*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*."

Further to this, paragraph 38 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 brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area*."

The proposed development will enable the provision of enhanced mobile communications services to a specific customer, and also to the surrounding area. Reliable wireless technology also allows for home working, and the creation of the 'virtual office', thus reducing the need to travel and contributing to the sustainability agenda.

Government advice in recent years has been to promote and encourage communications services. Within his presentation to Parliament in July 2015 of the Government report "Fixing the Foundations: Creating a more prosperous nation" the Chancellor of the Exchequer reiterated the importance of a high-speed digital communication infrastructure. *"7.1 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.*

*By reducing regulatory 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 in March, of near-universal 4G and ultrafast broadband coverage.*"

The NPPF (2019) directly addresses the need for enhanced wireless communication services, first mentioned in paragraph 20, which states that an LPA's strategic policies must make sufficient provision for:

"*b) infrastructure for transport,* ***telecommunications*** *(our emphasis), security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)"*

Leading on from this, paragraph 112 states that "*Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic*

*communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections*".

It should be noted that paragraph 116 states that "*Local planning authorities must determine 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*".

The proposal outlined within this document and the supporting enclosures, is in complete accordance with the guidance as set out in the National Planning Policy Framework.

**Development Plan Policy**

Section 70 of the Town and Country Planning Act 1990 as amended requires planning applications and appeals to be determined having regard to the provisions of the Development Plan and other material considerations, and section 38 of the Planning and Compulsory Purchase Act 2004 requires applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

For the purposes of Section 70, the current adopted development plan for Bassetlaw District Council, relevant to the proposal, comprises the Core Strategy and Development Management Policies DPD (2011).

There are no policies within the plan relating directly to telecommunications development. Relevant policies include those relating to development in the countryside and design. Policy DM1 (Economic development in the countryside) states "*the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses*". Policy DM4 (Design and character) has the general aim of achieving a high quality of design. The specific siting on a building with a slim and unfussy design of structure ensures compliance with policy.

Overall, it is considered the proposal complies with both national and local policy. In terms of national policy, the proposal is sympathetically designed, it minimises the number of installations and has a high quality of design. It would significantly enhance the provision of localised coverage and would protect amenity.

**Summary**

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This development proposes improved localised coverage of Vodafone services for the power station site, and the surrounding area.

A simple design solution is proposed to mitigate visual impact and prevent harm to the local environment. The minimal impact of the development would be outweighed by its benefits.

The proposed development is compliant with the relevant policies from the NPPF and Development Plan, as outlined within this supporting statement.

The proposal is fully compliant with ICNIRP guidelines and declaration of compliance has been provided.

**Confirmation that submitted drawings have been checked for accuracy**

| | | | |
|---|---|---|---|
| Name: (Agent) | Chris Andrews | Telephone: | 07886 379959 |
| Operator: | Vodafone Ltd | | |
| Address: | C/o Agents<br>Sitec Infrastructure Services Ltd,<br>7400 Cambridge Research Park,<br>Beach Drive,<br>Waterbeach,<br>Cambridge, CB25 9TN | Email Address: | candrews@sitec-is.co.uk |
| Signed: |  | Date: | 7 January 2021 |
| Position: | Planning Department | Company: (on behalf of Cornerstone and above operator) | Sitec Infrastructure Services Ltd |