



SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Rowlands Castle	Site Address:	Stations Yard
National Grid Reference:	E: 473449 N: 110948		Bowes Hill Rowlands Castle, Hampshire PO9 6BT
Site Ref:	78577	Site Type: <sup>1</sup>	Macro

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

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

Annual Area Wide Information to local planning authority

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

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	16.10.20
Was there pre-application contact:	yes
Date of pre-application contact:	13.11.20
Name of contact:	Luke Turner
Summary of outcome/Main issues raised:  Pre-application consultation was progressed in relation to the first planning application submitted (23468/028) and since the refusal, the design has been revised and reduced to answer the siting and appearance concerns.	



## Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red
<p>The site was rated as red due to its location. Pre-application consultation letters were sent to the following people on 16 October 2020 in relation to the first application.</p> <p>Councillor Malcolm Johnson Flick Drummond MP (Cllr Johnson responded raising land ownership queries)</p> <p>Also consulted:</p> <p>Rowlands Castle Scout and Guide Headquarters, Uplands Rd, P09 6BT7 (response received highlighting concerns over outlook and health and safety)</p> <p>Responses also received from local residents raising issues of need (some supporting the proposal and some objecting, impact on views and appearance within the local landscape)</p>	

### School/College

Location of site in relation to school/college ( <i>include name of school/college</i> ):
No schools in the immediate area.
Outline of consultation carried out with school/college ( <i>include evidence of consultation</i> ):
Summary of outcome/Main issues raised:

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

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



## Developer's Notice

Copy of Developer's Notice enclosed?	Yes
Date served:	15/04/21

### 3.0 Proposed Development

<p>The proposed site:</p> <p>The application site is located just north of the settlement of Rowlands Castle. This area lies 50m to the south of South Downs National Park. The wider area surrounding the settlement is rural in nature.</p> <p>Approximately 26m to the east of the application site is a railway line connecting Rowlands Castle (100m to the south) with Petersfield around 12km to the north. The proposed monopole would be located in the service yard of Rowlands Castle Railway Station.</p> <p>To the north of the application site is open green space. This is designated as part of South Downs National Park. Intervening development and distance would ensure that there is no unacceptable detrimental impact on the character, appearance or open nature of the National Park from the proposed mast. Views into the park and out from the park would not be unacceptably impacted.</p> <p>This national park area to the north is also designated as a Special Protection Area (SPA) and SINC (Site of Importance for Nature Conservation (SINC)). The proposed mast would not interfere with this land in any way and would not have any impact on either the SINC or the SPA. There would not be any impact on biodiversity in the area.</p> <p>To the immediate east of the application site is a row of dwellings. These are in plots from north to south, with the houses facing eastwards. These plots are characterised by large, detached dwellings with large gardens. The rear of these gardens back onto the existing railway lines. All of these properties have large mature trees, located between the rear of the gardens and the adjacent railway lines. This existing bank of trees, and the distance from the proposed monopole (70m from the nearest dwelling) will ensure that there would not be any unacceptable impact on the amenity of these dwellings or gardens.</p> <p>Around 20m to the north of the site is Rowlands Castle Scout and Guide Headquarters. Between the proposed monopole and this building is extensive large tree cover. Therefore, there would not be any unacceptable impact on this building from the proposed mast. To the south of the site is the station's service yard. The location of the proposed mast in the corner of this yard would ensure no on it, an acceptable impact on the functioning of this area. The Grade II listed Rowland's Castle Railway Station building is located approximately 100m to the south of the proposed mast. Intervening distance, trees and development would ensure that this monopole would not impact the character, appearance or setting of this listed building.</p> <p>To the west of the application site is a row of dwellings in plots located north to south. These dwellings face to the west with gardens facing eastwards. The nearest dwelling would be located approximately 50m from the proposed mast. The extensive existing treed area to the</p>
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rear of the garden would ensure no unacceptable impact on the amenity of either the dwelling, or the garden. The application site is surrounded by extensive mature trees on its south to north axis, ensuring none of the dwellings in this area would be impacted by the proposed monopole.

Approximately 26m to the east of the application site is a railway line connecting Rowlands Castle (100m to the south) with Petersfield around 12km to the north. The proposed monopole would be located in the service yard of Rowlands Castle Railway Station.

The application site has been carefully selected following pre-application contact and discussion with the local planning authority. The applicant has considered many sites, and this is the one deemed to be the least harmful visually, which also fulfils the necessary technical requirements.

Within the Joint Core Strategy 2014, various objectives have been identified, which includes the following...*3.4 The District's economy will meet the employment needs of both residents and businesses of East Hampshire. A wider base of employment types will increase the availability and choice of modern business premises, allowing new smaller businesses to set up providing opportunities for better paid jobs for local residents. This will help to address the mismatch that exists between employment opportunities and the skills of the workforce. 3.5 There will be improved infrastructure and local services for businesses and their employees, allowing local businesses to thrive with better employment prospects for local people. As a result fewer residents will need to work outside the District. This will be achieved in ways that complement and enhance the special qualities of the District's environment, particularly the National Park, and without putting unacceptable pressures on the local housing market.*

*Objectives 23) To reduce the need to travel, particularly by car, through careful planning of development and the location of services, whilst recognising that the car will remain part of the mix of transport modes, particularly for those in the rural areas;*

Approximately 26m to the east of the proposed site are railway lines running north to south. The proposed application is for a telecommunications monopole that would support a fast and reliable network in the area. Furthermore, the proposal would allow for a fast and reliable network to cover this adjacent railway line as it currently does not have mobile coverage.

The adjacent railway line is a busy service and is essential to provide a reliable and fast telecommunications network to the rail passengers. The proposed mast is needed to ensure that these passengers can benefit from this network. Furthermore, it would benefit the wider telecoms network and aid in the introduction of 5G to the area.

This is important to encourage people to travel by rail, rather than by car. A plot coverage document, including existing and proposed coverage levels has been submitted with this application.

Furthermore, this proposed monopole would both support the existing network and make it faster and more reliable for both local businesses and nearby residents. It is anticipated that once COVID-19 restrictions are lifted, many people will choose to continue to work from home. Therefore, monopoles such as this will be critical in providing capacity and contributing to the development of fast, reliable services outside of town centres.

The proposal includes the installation of 1no 15m monopole with 2no 300mm dishes, 2no

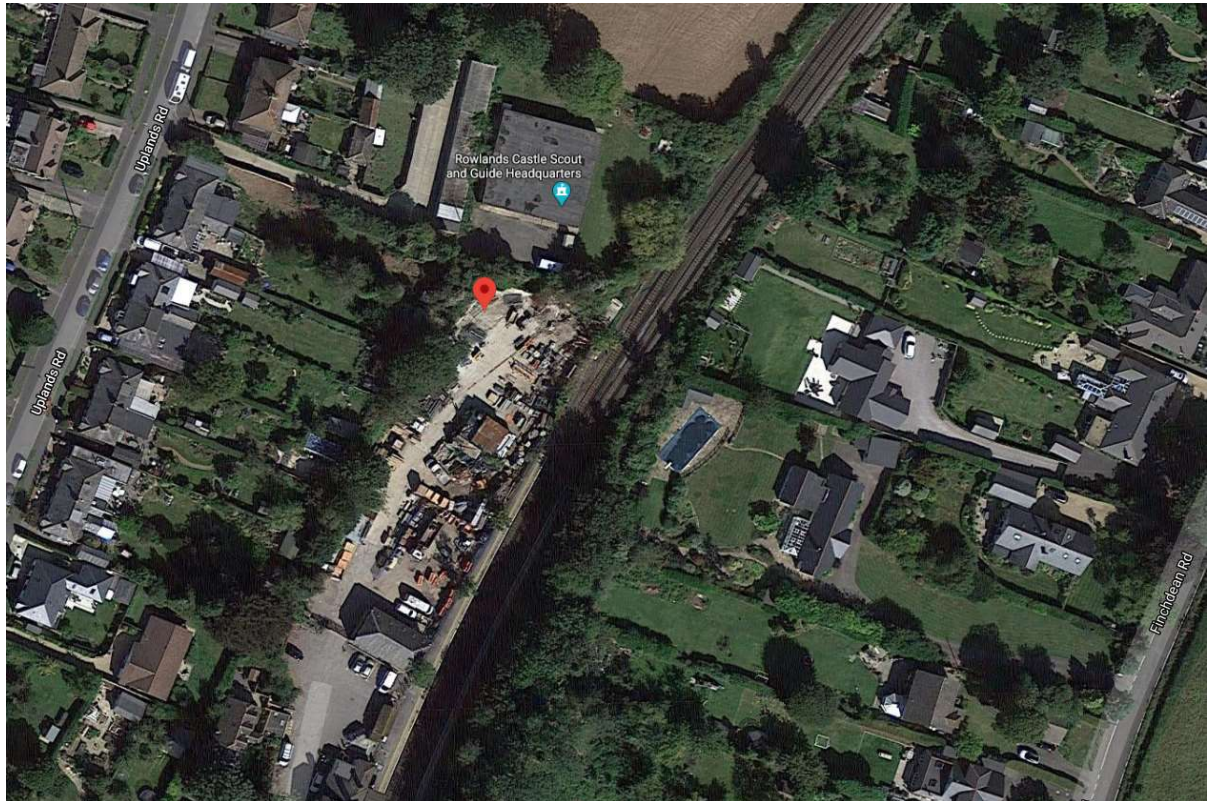




equipment cabinets and associated ancillary works thereto.

The height of the proposed apparatus is the minimum capable of providing the technological improvements sought. A certificate has been included with the application confirming compliance with ICNIRP guidelines.

***Proposed site location***









## Planning History

### 23468/028

Proposal: Prior Approval - installation of 1 x 15m monopole with 2 x 300mm dishes, 3 equipment cabinets & associated ancillary works.  
Prior Approval required and refused 08/02/21

### Current Telecommunications Use/ The Future

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

With the recent unprecedented increase in people working from home, it is essential to provide a network that can support this demand. Furthermore, this mast would form part of a network that supports the work of local businesses and health services, which are under increased demand due to the COVID-19 pandemic. It is anticipated that this unprecedented use of home offices and demand upon local services will remain long after restrictions have been lifted. Therefore, it is essential to be able to provide a reliable and comprehensive telecommunications network to support society's needs at this time.

The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that "*Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...*", as will be considered in more detail below. The current proposal will provide positive benefits to the community which will far outweigh any perceived negative impacts. EE (UK) LTD. have produced an advisory note entitled Mobile and Future Technology- Delivering the UK's Telecoms Future and this is enclosed as part of the application.

Type of Structure (e.g. tower, mast, etc.): monopole

#### Description:

The proposal includes the installation of 1no 15m monopole with 2no 300mm dishes, 2no equipment cabinets and associated ancillary works thereto.

Overall Height: 15m

Height of existing building (where applicable):

N/A

Equipment Housing:

Length:

As per attached drawings

Width:

Height:

Materials (as applicable):

Tower/mast etc. – type of material and

As per attached drawings

external colour:	
Equipment housing – type of material and external colour:	As per attached drawings

<p><b>Reasons for choice of design:</b></p> <p>The proposal has been specifically designed for the site in question and is essential in order to introduce the required technologies to the area. Although it will rise above the height of the existing trees in the immediate vicinity, it is considered that the overall benefits of the scheme will offset any potential visual impact that may arise.</p> <p>Ensuring a full and reliable telecoms network has become even more critical following the COVID-19 pandemic. There is both a huge increase in people working from home and children using devices to study at home, whilst schools are closed. This second mast would contribute to a reliable and extensive telecoms network which plays a critical role in keeping society functioning during such a pandemic. This operator has currently designated its 4G service for the exclusive use of emergency services staff, meaning that further sites are necessary to support the existing networks, in addition to contributing to the introduction of 5G technologies.</p> <p>It is anticipated that many people will continue working from home even after restrictions have been lifted. Therefore, a reliable network providing a high-speed service to both residential and commercial areas is critical. Should a further wave of COVID-19 hit the country in the future, this ability to adapt to working from home quickly is essential in order to minimise societal disruption. Furthermore, this would support critical emergency services and health providers in their essential roles.</p> <p>The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements needed by the operator. It is necessary for the height of the structure to ensure that the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the mobile antenna and other apparatus. Ground-based equipment has been sited with the ideal to keep visual impacts to a minimum. The presence of existing vertical features surrounding the installation will provide a degree of screening to the ground-based apparatus and to the installation.</p> <p>Full consideration has been given to alternative sites and other existing masts in the vicinity. It is concluded that there are no suitable rooftop solutions or land-based monopole options in the area that operators would meet the technical needs of the operator. The proposed location and design are considered to provide the optimum solution in this instance.</p> <p>The height of the proposed apparatus is the minimum capable of providing the technological improvements sought whilst satisfying ICNIRP requirements. It should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.</p>
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#### 4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*	<b>Yes</b>	No
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<p>International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.</p> <p>All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.</p> <p>The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.</p>		
Frequency	To be provided on request	
Modulation characteristics <sup>2</sup>	To be provided on request	
<p>Power output (expressed in EIRP in dBW per carrier)</p> <p>In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.</p> <p>As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way.</p>	To be provided on request	
Height of antenna (m above ground level)	15m	

## 5.0 Technical Justification

<sup>2</sup> The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

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

**Background:**

Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth.

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

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

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development. Any perceived negative impacts will be far outweighed by the overall benefits of the scheme and the location of the apparatus on a building which already supports extensive telecommunications equipment will minimise its potential impact on the immediate environment.

All EE & H3G installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

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 <sup>3</sup>	Site Name and address	Reason for not choosing <sup>4</sup>
GF	Cherry Row	This option has been discounted due to the negative pre-con received.
	Land off Finchdean Road	This option has been discounted as it would be more visible and within the context of an open field. By comparison the proposed option has less properties with possible views and is seen within the context of transport infrastructure.
	Rowlands Castle Brickworks	This option has been discounted as the area has been converted to residential.
	Nightingales Bottom	This option has been discounted as it is located too close to an existing site.
	Horse Pasture Farm	This option has been discounted as it is too far from an existing site.

<sup>3</sup> ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

<sup>4</sup> SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning  
O – Other

## **Additional relevant information**

### **Planning Policy Assessment**

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

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

The National Planning Policy Framework (NPPF) was published in February 2019 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 80 the NPPF advises....” *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*” In terms of supporting a prosperous rural economy paragraph 84...” *The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*”

The proposal is for a new monopole at a previously undeveloped site. It would allow for the introduction of new 5G mobile technologies in this area. It would also contribute towards a faster and more reliable existing network. This would benefit not only the local community, but also businesses and importantly rail passengers travelling on the lines located to the east of the application site.

In section 10 of the new NPPF, the document seeks to support “*Advanced, high quality and reliable communications infrastructure*” ensuring that it is “*essential to economic growth and social wellbeing*”. It advises that “*planning policies and decisions should support the expansion of electronic communications networks including next generation mobile technology (such as Mobile) and full fibre broadband connections.*” Paragraph 113 states” *the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new Mobile networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.*”

The proposal is for a new monopole at a previously undeveloped site. This would allow for the introduction of 5G to the area and would aid in the development of a reliable and fast network. In particular, this would help provide a stable service to rail passengers travelling through the area. Furthermore, this would benefit the local community, including businesses, residents and visitors to the area. The Government-issued COVID-19 guidance (released 2 April 2020) states...’*Now, more than ever, the country is reliant on fixed line and mobile communications networks. Telecommunications has therefore been included as one of the critical sectors in new government regulations and legislation in response to dealing with the COVID-19 outbreak.*

Paragraph 114 continues” *Local planning authorities should not impose a ban on new electronic*





*communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:*

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- b) They have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.*

The scheme will not cause any undue impact on the services outlined above and fully complies with ICNIRP standards. An ICNIRP certificate is enclosed with the application. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF. It is considered the proposed development complies with the broad aims of the NPPF. The equipment has been sympathetically designed, with the structure being kept to the minimum practicable height for the required to accommodate Mobile network coverage, thus enhancing the provision of local community facilities and services without detracting from local amenity. More sensitive sites were specifically avoided in order to minimise the impact of the proposed mast.

**Section 12 of the NPPF seeks to achieve well-designed places.**

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

The applicant has taken the opportunity to begin early discussion with both the local planning authority, councillors and local residents. The advice from the Local Planning Authority and comments received from local residents has been considered as part of the design of this application.

**Section 15 of the NPPF seeks to conserve and enhance the natural environment**

*172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks 53 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. 50 and the Broads<sup>54</sup>. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the*



*development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

The application site is located around 50m to the south of South Downs National Park.

The adjacent railway line is a busy service and is essential to provide a reliable and fast telecommunications network to the rail passengers. The proposed mast is needed to ensure that these passengers can benefit from this network. Furthermore, it would benefit the wider telecoms network and aid in the introduction of 5G to the area.

This is important to encourage people to travel by rail, rather than by car. A plot coverage document, including existing and proposed coverage levels has been submitted with this application.

Distance from the national park, plus existing development and tree coverage would ensure that there is no unacceptable impact on the landscape character of this area. Views to and from the national park would not be unacceptably impacted and the character of the national park would remain open and rural. It is therefore contended that this development would comply with this policy.

### **Local Planning Policy**

The statutory development plan for the area is comprised of East Hampshire Local Plan: Joint Core Strategy (adopted 2014).

### **East Hampshire Local Plan: Joint Core Strategy (adopted 2014).**

### **CP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

*When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council and National Park Authority will grant permission unless material considerations indicate otherwise – taking into account whether:*

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.*

The proposal is for a 15m telecommunications monopole. This would contribute to a fast and

reliable mobile network, supporting residents in the local area and rail passengers travelling to and through the area on the nearby railway lines. The mast would also allow for the introduction of 5G technologies in the area.

The development of a fast and reliable mobile network supporting rail passengers aims to encourage more people to travel by rail instead of car. This would reduce the number of vehicular trips taken and contribute towards more sustainable methods of travel.

Furthermore, the development of a fast and reliable mobile network would support local businesses and people working from home. This is increasingly more important as it is anticipated that following the relaxation of COVID-19 restrictions, many people will continue working from home. Therefore the development of high capacity local mobile networks, not just those focused on commercial areas, as has traditionally been the case, is essential. Given these circumstances, it is contended that this policy has been complied with.

## **CP6 RURAL ECONOMY AND ENTERPRISE**

*Development will be permitted: a) For farm diversification schemes and enterprises that help maintain the viability of farm businesses engaged in sustainable land management, including: • local food processing; • countryside pursuits; • farm shops selling local produce; • tourism facilities, visitor attractions and visitor accommodation; • equine enterprises and • green technologies. b) For the conversion of rural buildings for appropriate uses, including: • affordable housing; • commercial use; • tourism facilities and accommodation; • community use; • general residential use, where appropriate and where assessment shows that the use for the above purposes is not possible or is unsuited. c) For the reasonable extension of existing firms in the countryside and new smallscale employment uses within the settlement policy boundaries of rural settlements. d) Within the South Downs National Park, for businesses that contribute to conserving and enhancing its natural beauty, promote opportunities for the understanding and the enjoyment of its qualities, improving the viability of traditional rural businesses, and/or providing local services for local people. Provided that they do not harm the character of the site or its surroundings or do not adversely affect natural beauty, wildlife, cultural heritage and opportunities for recreation.*

Within the Joint Core Strategy 2014, various objectives have been identified, which includes the following...*'3.4 The District's economy will meet the employment needs of both residents and businesses of East Hampshire. A wider base of employment types will increase the availability and choice of modern business premises, allowing new smaller businesses to set up providing opportunities for better paid jobs for local residents. This will help to address the mismatch that exists between employment opportunities and the skills of the workforce. 3.5 There will be improved infrastructure and local services for businesses and their employees, allowing local businesses to thrive with better employment prospects for local people. As a result fewer residents will need to work outside the District. This will be achieved in ways that complement and enhance the special qualities of the District's environment, particularly the National Park, and without putting unacceptable pressures on the local housing market.*

*Objectives 23) To reduce the need to travel, particularly by car, through careful planning of development and the location of services, whilst recognising that the car will remain part of the mix of transport modes, particularly for those in the rural areas;*

Approximately 26m to the east of the proposed site are railway lines running north to south. The

proposed application is for a telecommunications monopole that would support a fast and reliable network in the area. Furthermore, the proposal would allow for a fast and reliable network to cover this adjacent railway line as it currently does not have mobile coverage.

The adjacent railway line is a busy service and is essential to provide a reliable and fast telecommunications network to the rail passengers. The proposed mast is needed to ensure that these passengers can benefit from this network. Furthermore, it would benefit the wider telecoms network and aid in the introduction of 5G to the area.

This is important to encourage people to travel by rail, rather than by car. A plot coverage document, including existing and proposed coverage levels has been submitted with this application.

Furthermore, this proposed monopole would both support the existing network and make it faster and more reliable for both local businesses and nearby residents. It is anticipated that once COVID-19 restrictions are lifted, many people will choose to continue to work from home. Therefore, monopoles such as this will be critical in providing capacity and contributing to the development of fast, reliable services outside of town centres. Given these circumstances, it is contended that this policy has been complied with.

### **CP19 DEVELOPMENT IN THE COUNTRYSIDE**

*The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.*

The proposal is for a 15m telecommunications monopole. This would contribute to a fast and reliable mobile network, supporting residents in the local area and rail passengers travelling to and through the area on the nearby railway lines. The mast would also allow for the introduction of 5G technologies in the area.

The development of a fast and reliable mobile network supporting rail passengers aims to encourage more people to travel by rail instead of car. This would reduce the number of vehicular trips taken and contribute towards more sustainable methods of travel.

Furthermore, the development of a fast and reliable mobile network would support local businesses and people working from home. This is increasingly more important as it is anticipated that following the relaxation of COVID-19 restrictions, many people will continue working from home. Therefore the development of high capacity local mobile networks, not just those focused on commercial areas, as has traditionally been the case, is essential. Given these circumstances, it is contended that this policy has been complied with.

### **CP20 LANDSCAPE**

*The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to: a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the*





*opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan; b) protect and enhance local distinctiveness sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments; c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements; d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas; e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity; f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure). Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.*

The application site is located just north of the settlement of Rowlands Castle. This area lies 50m to the south of South Downs National Park. The wider area surrounding the settlement is rural in nature. Intervening development and distance would ensure that there is no unacceptable detrimental impact on the character, appearance or open nature of the National Park from the proposed mast. Views into the park and out from the park would not be unacceptably impacted and there it is contended that this policy has been complied with.

## **CP21 BIODIVERSITY**

*Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment. New development will be required to: a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations (see Map 2). i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar (International); ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National); iii) Sites of Importance for Nature Conservation (SINC) (Hampshire) and Local Nature Reserves (LNR). b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites. c) contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work. d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort. e) protect and, where appropriate, strengthen populations of protected species; f) protect and enhance open spaces in accordance with the District's 'Open Space, Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of open space should be in advance of the relevant new developments being occupied.*

To the north of the application site is open green space. This is designated as part of South



Downs National Park. Intervening development and distance would ensure that there is no unacceptable detrimental impact on the character, appearance or open nature of the National Park from the proposed mast. Views into the park and out from the park would not be unacceptably impacted.

This national park area to the north is also designated as a Special Protection Area (SPA) and SINC (Site of Importance for Nature Conservation (SINC)). The proposed mast would not interfere with this land in any way and would not have any impact on either the SINC or the SPA. There would not be any impact on biodiversity in the area and therefore it is contended that this policy has been complied with.

## **CP29 DESIGN**

*The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to: a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics; b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected; c) reflect national policies in respect of design, landscape, townscape and historic heritage; d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features; e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability; f) make provision for waste and recycling bin storage and collection within the site; g) be designed to the Lifetime Homes Standard as appropriate; h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals; i) be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance; j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality; k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.*

To the north of the application site is open green space. This is designated as part of South Downs National Park. Intervening development and distance would ensure that there is no unacceptable detrimental impact on the character, appearance or open nature of the National Park from the proposed mast. Views into the park and out from the park would not be unacceptably impacted.

To the immediate east of the application site is a row of dwellings. These are in plots from north to south, with the houses facing eastwards. These plots are characterised by large, detached dwellings with large gardens. The rear of these gardens back onto the existing railway lines. All of these properties have large mature trees, located between the rear of the gardens and the adjacent railway lines. This existing bank of trees, and the distance from the proposed monopole (70m from the nearest dwelling) will ensure that there would not be any unacceptable impact on

the amenity of these dwellings or gardens.

Around 20m to the north of the site is Rowlands Castle Scout and Guide Headquarters. Between the proposed monopole and this building is extensive large tree cover. Therefore, there would not be any unacceptable impact on this building from the proposed mast. To the south of the site is the station's service yard. The location of the proposed mast in the corner of this yard would ensure no on it, an acceptable impact on the functioning of this area. The Grade II listed Rowland's Castle Railway Station building is located approximately 100m to the south of the proposed mast. Intervening distance, trees and development would ensure that this monopole would not impact the character, appearance or setting of this listed building.

To the west of the application site is a row of dwellings in plots located north to south. These dwellings face to the west with gardens facing eastwards. The nearest dwelling would be located approximately 50m from the proposed mast. The extensive existing treed area to the rear of the garden would ensure no unacceptable impact on the amenity of either the dwelling, or the garden. The application site is surrounded by extensive mature trees on its south to north axis, ensuring none of the dwellings in this area would be impacted by the proposed monopole.

### **CP30 HISTORIC ENVIRONMENT**

Development proposals must conserve and, where possible, enhance the District's historic environment. All new development will be required to: a) conserve and enhance the cultural heritage of the South Downs National Park if in the National Park and take account of this cultural heritage where the National Park's setting is affected; b) reflect national policies in respect of design, landscape, townscape and historic heritage; c) conserve, enhance, maintain and manage the district's heritage assets and their setting including listed buildings, conservation areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens; d) ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability; e) take account of local conservation area appraisals and town and village design statements where they exist.

To the south of the site is the station's service yard. The location of the proposed mast in the corner of this yard would ensure no on it, an acceptable impact on the functioning of this area. The Grade II listed Rowland's Castle Railway Station building is located approximately 100m to the south of the proposed mast. Intervening distance, trees and development would ensure that this monopole would not impact the character, appearance or setting of this listed building.

### **CP31 TRANSPORT**

*Through implementation of the Hampshire Local Transport Plan (2011 – 2031), the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged. Development proposals will include a range of mitigating measures and, where appropriate, will be required to: a) enhance the quality, viability, availability, accessibility and frequency of public transport and alternative community transport provision, especially in rural areas, to ensure that those without access to a private car have access to services and facilities necessary for their well-being; b) protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area; c) ensure that highway design and*



*associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians, cyclists and public transport users and without detriment to the quality of the environment; d) plan for new highway infrastructure that will reduce congestion, improve highway safety, increase accessibility to the District's town and district centres and enhance economic prosperity of the District; e) improve access to rail stations at Rowlands Castle, Petersfield, Liss, Liphook, Alton and Bentley Station by sustainable modes of transport and, where appropriate, provide additional car and cycle parking at rail stations; f) provide adequate, convenient and secure vehicle and cycle parking in accordance with adopted standards; g) ensure that the type and volume of traffic generated would not harm the countryside or the rural character of local roads; h) protect sunken and rural/green lanes so that their convenience and safety are enhanced for their users, and their ecological, landscape and recreational value are enhanced; i) improve access for people with impaired mobility to all forms of transport and to all developments to which the public will reasonably expect to have access; and j) produce and implement transport assessments and travel plans for proposals that are likely to have significant transport implications; k) include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks. New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure. 76 A high quality transport system will be required as part of the growth proposed in Whitehill & Bordon. Proposals for new development in the town must improve transport links from the surrounding settlements to the town, and within the town, providing opportunities to reduce reliance on the private car and encourage other modes. Financial contributions will be sought from developments towards the implementation of identified transport infrastructure schemes, having regard to the costs of those schemes and the likely availability of public funding.*

Approximately 26m to the east of the proposed site are railway lines running north to south. The proposed application is for a telecommunications monopole that would support a fast and reliable network in the area. Furthermore, the proposal would allow for a fast and reliable network to cover this adjacent railway line as it currently does not have mobile coverage.

The adjacent railway line is a busy service and is essential to provide a reliable and fast telecommunications network to the rail passengers. The proposed mast is needed to ensure that these passengers can benefit from this network. Furthermore, it would benefit the wider telecoms network and aid in the introduction of 5G to the area.

This is important to encourage people to travel by rail, rather than by car. A plot coverage document, including existing and proposed coverage levels has been submitted with this application.

Furthermore, this proposed monopole would both support the existing network and make it faster and more reliable for both local businesses and nearby residents. It is anticipated that once COVID-19 restrictions are lifted, many people will choose to continue to work from home. Therefore, monopoles such as this will be critical in providing capacity and contributing to the development of fast, reliable services outside of town centres.





## **CONCLUSION**

There is a requirement for EE to provide advanced telecommunications technologies to this urban area. Network planners have identified a need for an installation here with coverage capacity required for the vicinity and the railway line and the proposed development will address this identified need and continued customer demands.

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

Following the current COVID-19 pandemic, it is anticipated that many people will continue working from home even after restrictions have been lifted. Therefore, a strong network providing a reliable and high-speed service to both residential and commercial areas is critical. Should a further wave of COVID-19 hit the country in the future, this ability to adapt to working from home quickly is essential in order to minimise societal and economic disruption. Furthermore, the proposed mast would contribute to a telecommunications network supporting emergency services and local health providers. These are critical services in the current pandemic climate.

In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors to the area, by the introduction of Mobile technologies to the area far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.