

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Foxburrow Wood	Site Address:	LAND AT CACKETS FARM OFF CACKETS LANE CUDHAM SEVENOAKS KENT TN14 7QG
National Grid Reference:	545214, 160157		
Site Ref Number:	CS240197_00	Site Type: ¹	Greenfield - 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?	Yes	No
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	25/05/2023
Name of contact:	N/A

¹ Macro or Micro

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Summary of outcome/Main issues raised:

A pre-application letter and drawings were sent via email to London Borough of Bromley on 25/05/2023 introducing the site proposal as part of the Cornerstone initiative.

At the time of submission, no comments had been received.


Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
<p>Summary issues raised:</p> <p>Cornerstones commercial relationship with Virgin Media O2 has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Telefonica's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.</p> <p>We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.</p>	

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Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out:			
<p>A pre-application letter and drawings were sent via email to the Ward Councillors and MP for the area on 25/05/2023 introducing the site proposal as part of the Cornerstone initiative.</p>			
Summary of outcome/main issues raised (include copies of relevant correspondence):			
<p>At the time of submission, no comments had been received.</p>			

School/College


Location of site in relation to school/college (include name of school/college):
<p>There are no schools / colleges deemed close enough to have a functional relationship with the site.</p>
Outline of consultation carried out with school/college (include evidence of consultation):
<p>N/A</p>
Summary of outcome/main issues raised (include copies of main correspondence):
<p>N/A</p>

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification (only required for an application for prior approval)

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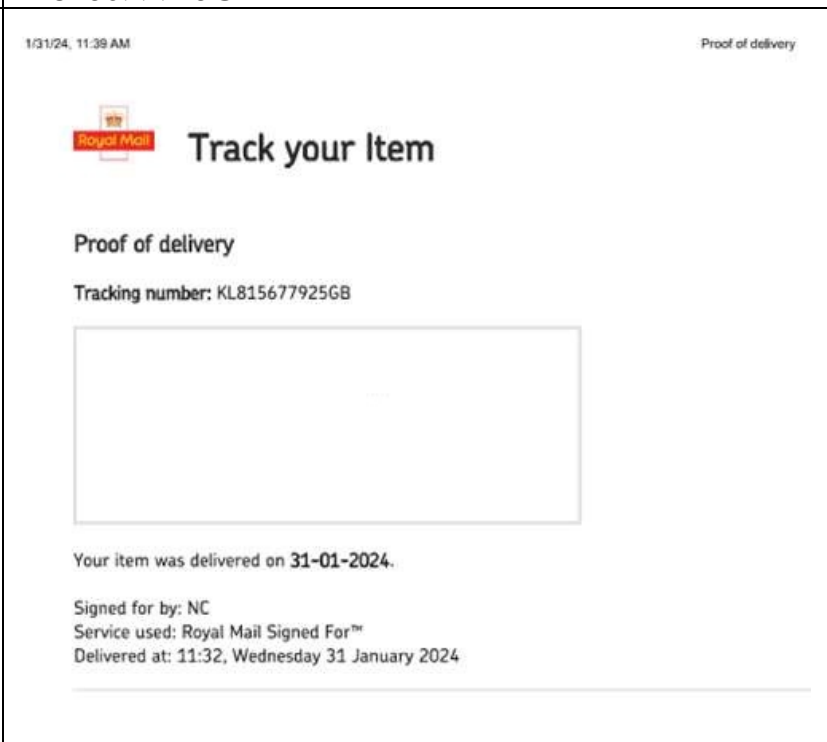
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Will the proposed development be on a civil safeguarding area or a defence safeguarding area?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	Yes	No
<p>Details of response:</p> <p>Biggin Hill Airport were notified of the proposed development on 25/05/2023 and provided the following response, 'Thank you for consulting London Biggin Hill Airport regarding the above referenced proposal, based on the details in your letter and the attached drawings and in line with the UK Airport Safeguarding Criteria the proposal does not conflict with the current London Biggin Hill Airport operation.'</p>		


Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	27/01/2024	
Track & Trace refs:	KL815677925GB	
Proof of receipt:	 <p>The screenshot shows a Royal Mail 'Track your Item' page for tracking number KL815677925GB. It includes a 'Proof of delivery' section with a signature line, the text 'Signed for by: NC', 'Service used: Royal Mail Signed For™', and 'Delivered at: 11:32, Wednesday 31 January 2024'. A date stamp at the top left reads '1/31/24, 11:39 AM' and 'Proof of delivery' is at the top right.</p>	

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3. Proposed Development

The proposed site:

The proposal site is at: LAND AT CACKETS FARM, CACKETS LANE, CUDHAM, SEVENOAKS.

The works will include: The installation of a 20m FLI PINE TREE TOWER (painted green) accommodating 3no. antennas, 2no. microwave dishes & RRU's, the installation of 3no. equipment cabinets, along with ancillary works




SITE PHOTOGRAPH

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Type of Structure (e.g. tower, mast, etc):	
Description:	
THE INSTALLATION OF A 20M FLI PINE TREE TOWER (PAINTED GREEN) ACCOMMODATING 3NO. ANTENNAS, 2NO. MICROWAVE DISHES & RRU'S, THE INSTALLATION OF 3NO. EQUIPMENT CABINETS, ALONG WITH ANCILLARY WORKS	
Overall Height:	20 -metres
Height of existing structure (where applicable):	N/A
Equipment Housing: Eltek EFF1 Percy PSU x 1	
Length:	0.725 Metres
Width:	0.850 Metres
Height:	2.100 Metres
Equipment Housing: NSN EFF2n FPF (outdoor) x 2	
Length:	0.750 Metres
Width:	0.600 Metres
Height:	2.100 Metres
Tower/mast etc – type of material and external colour:	20m FLI Pine Tree tower – Green
Equipment housing – type of material and external colour:	Equipment cabinets to be green) RAL 6009)

Reasons for choice of design, making reference to pre-application responses:
<p>Virgin Media O2, commonly known as O2 and Vodafone Limited and have entered into a new agreement in which the two companies plan to jointly operate and manage a single network grid across the UK. This initiative strengthens the network infrastructure partnership between the two companies, previously rolled out as part of 'CTIL'.</p> <p>Now a newly formed joint venture company called Cornerstone (Cornerstone Telecommunications Infrastructure Limited) has been formed. Cornerstone is owned equally by the aforementioned operators allowing a single grid infrastructure with both organisations pooling and consolidating their respective networks while running two, independent, nationwide networks. Each operator will keep ownership and control of its network spectrum; however, each operator will have responsibility to manage, maintain and provide coverage in one half of the UK.</p>

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The choice of an FLI Pine Tree tower painted green is considered to be appropriate as it would minimise the visual impact of the development within the locality. The proposed tree-replica mast will disguise the development and it will be consistent within its surrounding landscape. There are other pine trees in the surrounding area which has influenced the choice of this development. In light of the above and in choosing this particular design, it is considered that the scheme takes a form which is sympathetic within the context of its immediate landscape and is in response to application DC/21/03365/TELCOM reason for refusal 1: "The proposed equipment, due to its height and design, would be an obtrusive feature that would appear out of character and harmful to the visual amenities and openness of the surrounding area, Green Belt and adjacent Conservation Area contrary to Policies 37, 42, 49 and 89 of the Bromley Local Plan".

The location of the development has been re-sited from NGR - E:545112, N:159823 to: 545214, 160157 ascertain that no detrimental harm comes to the surrounding trees by ultimately moving the proposal a reasonable distance away from the trees located to the north of the site. This decision is in response to application DC/21/03365/TELCOM reason for refusal 2: "Insufficient information has been provided as part of the application to allow the Council to properly assess the potential impacts on the surrounding trees which are protected by a Tree Preservation Order, therefore the Council cannot be certain that the proposal will not result in significant harm to the protected trees, contrary to Policies 37, 73 and 74 of the Bromley Local Plan".

It is of note that the proposed equipment cabinets are small for a telecommunications development (less than 2.5m³) and will be located adjacent to the proposed tower. The proposed equipment cabinets have an appearance similar to existing cabinets found in a street scene. In this respect, it is considered that the design of the ancillary development will not have a detrimental impact upon the visual amenity of the area.

Health and Safety - including ICNIRP compliance


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.

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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, Virgin Media O2 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.

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.

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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 base station site upgrade is required in this location in order to provide new network coverage, as well as catering for future networks demands for O2 to this area of Sevenoaks.

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 will not work. They are made up of three main elements. The cabinets, which contain the equipment, used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

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 exchanges by cables or wireless technology such as microwave dishes, to create a 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.

Demand and Expectation


The dynamic nature of technological advances in the telecommunications industry coupled with ever increasing demand from subscribers dictates a continual reinvestment programme on the part of licenced operators and as a result, and in line with their licence requirements, companies such as Cornerstone are constantly developing, refining and modernising mobile network infrastructure.

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To set the scene on the growing demand for effective communications networks over recent years we would refer the reader to the following Ofcom publications. One would first draw attention to an Ofcom discussion paper publication entitled 'Mobile Networks and Spectrum' 4, dated 09 February 2022, which considers the future demand for mobile services encouraging longer-term thinking about spectrum for mobile networks and how consumer and business needs can be met.

Section 2 of the paper includes the following information under the subheading 'The growth of mobile': "In the UK there are four Mobile Network Operators (MNOs) – EE, Three, Virgin Media O2 and Vodafone. The MNOs also provide wholesale mobile access to many mobile virtual network operators (MVNOs), such as Tesco, iD (Carphone Warehouse), Sky Mobile and others.

In recent years we have seen an average 40% year-on-year growth in demand for mobile services provided over public mobile networks. This growth has been driven by the development of new applications and enabled by evolving technologies and consequent changes in consumer behaviour. We expect demand for mobile data will continue to grow as we rely on it ever more to carry out daily activities like shopping, gaming, banking and watching movies. Demand is likely to be stimulated further as new and more sophisticated applications are developed, and by the development of machine-to machine and machine-to-device applications."

Paragraphs 2.5-2.7 In publishing the discussion paper, Ofcom welcomed stakeholder inputs on the initial thinking, including on the potential opportunities and challenges associated with network densification in the UK and whether there are opportunities for more spectrum to be made available for mobile use on a local basis, so that they may then develop a future strategy for mobile spectrum.


Following on from the above, a conclusions paper has since been published by Ofcom on 06 December 2022, entitled 'Ofcom's future approach to mobile markets and spectrum'5 , within which Section 1 'Overview' confirms: "We expect demand for mobile data to continue to grow as greater use is made of data-hungry services and as new technologies enable new uses." Paragraph 1.1 And continues under the subheading 'Our future approach': "Network quality is likely to be of growing importance to customers." So, there should be no doubt that there is a customer expectation and Ofcom requirement for continued investment by operators to ensure network quality and improvement where necessary.

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5. Site Selection Process


Alternative sites considered and not chosen

Site	Site Name and address	National Grid Reference	Reason for not choosing
GF	Cackets Farm, Cackets Lane, Cudham, Sevenoaks, TN14 7QG	545112, 159823	Application refused under: DC/21/03365/TELCOM. The location of the development has been re-sited from NGR - E:545112, N:159823 to: 545214, 160157 ascertain that no detrimental harm comes to the surrounding trees by ultimately moving the proposal a reasonable distance away from the trees located to the north of the site. This decision is in response to application DC/21/03365/TELCOM
Existing Telecoms site	Park Farm - BMY037, Land at Park Farm, Buckhurst Road, Westerham, Kent, TN16 2HS	544024, 158290	The existing H3G mast at Park Farm is west of the search area and does not the primary target areas of Cudham, even with a significant height extension of the existing tower.
GF	Cherry Lodge Golf Club, Jail Lane, Biggin Hill, Kent, TN16 3AX	543346, 158473	The Golf Club is outside the search area provided. A site in this location would not provide the required coverage to the target area.
GF	The Lodge Kennels & Cattery, The Lodge, Cudham, Sevenoaks, Kent, TN14 7QG	545171, 159564	It is considered a site in this location would have a greater impact on the Conservation Area than the proposed site.
GF	Land at Cudham Parish Hall, Cudham Lane S, Cudham, Sevenoaks, Kent, TN14 7QA	544680, 159400	Not considered a suitable location for a new Greenfield site.

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GF	Restavon Park Home, Berry's Green Road, Cudham, Westerham, Kent, TN16 3AL	543926, 159313	Site is on low laying terrain. A site in this location would not provide the required coverage to the target area.
GF	Cudham Recreation Ground, Cudham Lane S, Cudham, Sevenoaks, Kent, TN14 7QB	544665, 159878	Considered an unsuitable location for a new Greenfield telecommunications site.
RT	St Peter & St Paul's Church, Church Approach, Cudham, Sevenoaks, Kent, TN14 7QF	544500, 159959	The construction of the Church is not structurally suitable to accommodate a telecoms site.
SW	Cudham Lane S SW, Opposite The Garage, Cudham Lane S, Cudham, Sevenoaks, Kent, TN14 7QB	544623, 159570	Considered an unsuitable location for a 'Streetworks' site. Adjacent substantial mature trees and power lines.

<p>If no alternative site options have been investigated, please explain why:</p> <p>N/A</p>
<p>Land use planning designations:</p> <p>The site is not located within any land use planning designations (Article 2 (3) land).</p>
<p>Additional relevant information (include planning policy and material considerations):</p> <p>Public Benefit</p>

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It is undeniable that mobile communication is now a key part of sustainable development and a vital tool in our personal lives and in all business and government operations. Indeed, as the demand for faster and improved mobile connectivity continues to grow with modern society now expecting to be able to make use of mobile devices to their full potential where people live, work and travel. Each new generation of mobile communications technology has provided us with higher speed, better connection, and many more advanced features on our mobile device, and now with 5G, we can expect to experience an even more extensive range of telecommunication services. There is, therefore, currently a drive by the Government to ensure that all communities, both urban and rural, have access to the most up to date mobile technology, given the clear sustainability, social, environmental, and economic benefits for doing so. 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, 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.

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- 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.

- Education benefits

- Facilitates access to educational establishment databases or booking systems for securing places for the likes of school dinners, field trips, extra-curricular activities, student/teacher reviews, etc.
- Provides access to school/college/university apps for setting and submitting homework/coursework, ensuring news and notifications are delivered efficiently, and for parent/student/teacher interactions.
- The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.


Following on from the above, it is worth noting that the then Digital Infrastructure Minister, Matt Warman MP, gave a Keynote Speech at Connected Britain 2020, in September of 2020, and spoke about ongoing work by the government and

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telecommunications industry to boost the UK's world class digital connectivity. The Minister referred to 5G as 'game changing technology' and referenced its endless opportunities before concluding that: "The world is in the middle of a digital revolution. COVID has accelerated this process, digitising almost every part of our everyday lives and making the infrastructure that connects us more important than ever. That's why it is at the top of the government's agenda"

Planning Policies

Local Plan Policy Local Plan Policy

Bromley's Local Plan was adopted on 16 January 2019 and, in conjunction with the London Plan is used to determine planning applications.

The Local Plan replaces The Bromley Unitary Development Plan (UDP) which is only relevant in respect of planning appeals against refusals of permission determined when it was the Statutory Local Plan.

Policy 89 Telecommunications Development

In a development involving telecommunication mast, base station or apparatus, applicants will be required to demonstrate that:

- a - the possibility of using an existing building, mast or other structure has been explored and proved to be unsuccessful,
- b - where the proposal is on or near a school or college, the relevant body of the school or college has been consulted,
- c - there is a need for the proposed development,
- d - the equipment meets the International Commission on Nonionizing Radiation Protection (ICNIRP) guidelines on the limitation of exposure of the general public to electro-magnetic field,
- e - regard has been given to locating a site which causes least visual impact subject to operational needs,
- f - any adverse impact on the character, appearance and amenity of the area or those of the building on which it is to be mounted has been minimised.
- g - the design, siting and landscaping minimises the visual impact of the development and uses screening by trees or other landscaping or technologies to camouflage telecommunications apparatus, where appropriate.

National Planning Policy Framework (NPPF) December 2023


The NPPF outlines the Government's strategies for economic, environmental and social planning policy in England providing a set of objectives that have been

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designed to foster the delivery of sustainable development, not to hinder or prevent development. Local planning authorities are directed to approach planning decisions positively and to attach significant weight to the benefits of economic growth. The NPPF also states that where a development plan is absent, silent or out of date then permission should be granted unless the adverse impact of doing so would significantly outweigh the benefits when assessed against the NPPF.

The NPPF supersedes all Planning Policy Statements and Planning Policy Guidance Notes, including the telecoms specific PPG 8.

Section 10 of the NPPF is entitled “Supporting High Quality Communications” and continues the vein of the preceding NPPF’s Section 5, reiterating 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
- Upgrades will be necessary in time

And advocating that:

- Site/mast sharing potential should be investigated
- Sites should be carefully designed using a minimum size and scale of apparatus and disguises where necessary

Section 10 goes on to confirm that developers must provide evidence in relation to their site selection process that confirms that every effort has been made to identify the best available site option.

It also places an emphasis on the fact that LPAs must determine applications for communications infrastructure on planning grounds alone.

Other relevant points from the NPPF:


- Section 2 ‘Achieving Sustainable Development’ continues to promote sustainable development via the support for economic, social and environmental objectives.
- Section 4 ‘Decision Making’ confirms the need for LPAs to approach decisions on proposed developments in a positive and proactive way, seeking to approve applications for sustainable development where possible.
- Section 6 ‘Building a strong, competitive economy’ outlines the need to support economic growth, highlighting the need to appreciate specific locational

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requirements; a matter that is which is very relevant to communications development which is based upon very specific geographical necessities. With modern technologies, coverage requirements must be addressed from within or extremely close to the target area.

- Section 15 'Conserving and enhancing the natural environment' confirms the need to distinguish between international, national and locally designated sites confirming that '...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.'
- Section 16 'Conserving and enhancing the historic environment' confirms the need to consider the potential impact of development upon historic assets, advocating that any proposal that does result in harm to a designated heritage asset must have clear and convincing justification. Importantly it also confirms where a development proposal leads to less than substantial harm, then this harm must be weighed up against the public benefits of the proposal.

It is considered the proposed development complies with the broad aims of the planning policies outlined in this section. It assists in the aim to keep the number of installations to a minimum. The equipment has been sympathetically designed with the height kept to a minimum and it would enhance the provision of local community facilities and services.

Code of Best Practice on Mobile Network Development (CoBP) 2022

'1.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.


2.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.

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3. 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.

4. Led by the Department for Digital, Culture, Media and Sport (DCMS), this Code of Practice has been 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.'

Policy framework

'8. Digital connectivity is vital to enable people to stay connected and businesses to grow. Fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK.

'9. As the demand for mobile data in the United Kingdom is increasing rapidly, it is important that everyone has access to dependable and consistent mobile coverage where they live, work and travel.'

'11. The government has committed to extending mobile coverage across the UK. The government's Levelling Up White Paper has set a mission that the UK will have nationwide 4G coverage, with 5G coverage for the majority of the population by 2020. In support of this, the government and the UK's mobile network operators agreed a £1 billion Shared Rural Network deal to extend 4G mobile geographical coverage to 95% of the UK by the end of the programme.'

Principles and commitments

'18. Operators should develop their networks and install wireless infrastructure according to the following principles and commitments:

- 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.'

Building-based masts and rooftop installations

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'41. Operators should look to utilise existing buildings and structures before deploying ground-based equipment. The use of buildings and rooftops by operators as sites for the installation of wireless network equipment has greatly helped to reduce the environmental impact of these networks. The siting and design of building-based apparatus will be dictated by the rooftop on which it is located. As such, building-based installations will be site-specific in nature and dependent upon the technical constraints of a particular rooftop (see the section below on 'Technical and Operational Considerations' for the constraints that affect this). However, operators should seek to reduce visual impacts where possible.'

Planning and visual considerations.

'42. Mast positioning: building-based masts have to be sited to provide sufficient coverage for the surrounding area and positioned to avoid shadowing and antenna 'clipping'. 'Clipping' is dealt with by locating antennas nearer the building edge or on taller structures. The height of the surrounding buildings also affects the antenna height. The mast siting should minimise the impact above the roofline, commensurate with technical constraints, and/or avoid creating unnecessary clutter on the rooftop. This includes striving to preserve rooftop amenity and retain existing other uses. When using pole mounts¹⁷, operators should consider, where technically possible, the feasibility of setting apparatus away from the edge of buildings to reduce prominence and minimise the need for potentially intrusive edge protection. Further considerations will need to be taken when installing equipment on structures and/or buildings located in areas where there are heritage assets or within a protected landscape (including within the setting of these areas). Extra care will need to be taken when installing equipment on listed buildings, and within scheduled monuments (see section on 'Listed Buildings and Scheduled Monuments').'

'43. Mast design: although there is no standardised rooftop design (it will depend upon structural integrity, accessibility, surrounding buildings, aesthetics and building-owner requirements), masts and equipment on buildings and rooftops should, as far as practicable, be designed so as to fit and/or respect the architectural style of the building/rooftop. This could include being painted or clad to correspond with the background and/or surroundings and should minimise the impact on important views and skyline.'


'44. Health and safety: many older buildings are not capable of taking extra weight from wireless infrastructure. These structural limitations may affect potential sites and should be considered as part of the selection process. Building-based masts require ancillary equipment, such as handrails and rooftop grillage, to ensure access and safety compliance. All rooftop installations will be subject to

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ICNIRP guidelines, which may restrict siting locations on the rooftop. Antennas (particularly 5G antennas which operate at higher frequencies) need to be elevated higher off building rooftops to ensure that exclusion zones can be maintained, particularly when the rooftop is accessible to the public (see Annex C). Where these types of considerations arise, it is vital that operators and local planning authorities discuss and agree solutions to any matters that could restrict siting options.'

The London Plan (2021)

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Policy SI 6 Digital connectivity infrastructure

A: To ensure London's global competitiveness now and in the future, development proposals should:

- 1) ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users
- 2) meet expected demand for mobile connectivity generated by the development
- 3) take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation
- 4) support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

B: Development Plans should support the delivery of full-fibre or equivalent digital infrastructure, with particular focus on areas with gaps in connectivity and barriers to digital access.


9.6.1 The **provision of digital infrastructure** is as important for the proper functioning of development as energy, water and waste management services and should be treated with the same importance. London should be a world-leading tech

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hub with world-class digital connectivity that can anticipate growing capacity needs and serve hard to reach areas. Fast, reliable digital connectivity is essential in today's economy and especially for digital technology and creative companies. It supports every aspect of how people work and take part in modern society, helps smart innovation and facilitates regeneration.

9.6.2 London's capability in this area is currently limited by a range of issues, including the availability of fibre and the speeds delivered... Further work will be done to accurately identify locations in the capital where current connectivity provisions are not suitable for the needs of the area.

9.6.3 Better digital connectivity with a focus on capability, affordability, security, resilience and the provision of appropriate electrical power supply should be promoted across the capital. The specific requirements of business clusters, such as a symmetrical-capable service with the same upload and download speeds, should also be met.

9.6.4 Given the fast pace at which digital technology is changing, a flexible approach to development is needed that supports innovation and choice. Part R1 of the Building Regulations 2010 requires buildings to be equipped with at least 30 MB/s ready in-building physical infrastructure, however new developments using full fibre to the property or other higher-grade infrastructure can achieve connectivity speeds of 1GB/s. Developers should engage early with a range of network operators, to ensure that development proposals are designed to be capable of providing this level of connectivity to all end users. Mechanisms should also be put in place to enable further future infrastructure upgrades. Innovation is driving reductions in the size of infrastructure, with marginal additional unit costs, but greater digital connectivity is needed in more locations.

9.6.5 Development proposals should also demonstrate that mobile connectivity will be available throughout the development and should not have detrimental impacts on the digital connectivity of neighbouring buildings. Early consultation with network operators will help to identify any adverse impact on mobile or wireless connectivity and appropriate measures to avoid/mitigate them.

9.6.6 Access for network operators to rooftops of new developments should be supported where an improvement to the mobile connectivity of the area can be identified. Where possible, other opportunities to secure mobile connectivity improvements should also be sought through new developments, including for example the creative use of the public realm.


9.6.8 The Mayor will work with network operators, developers, councils and Government to develop guidance and share good practice to increase

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awareness and capability amongst boroughs and developers of the effective provision of digital connectivity and to support the delivery of policy requirements. The Mayor will also help to identify spatial gaps in connectivity and overcome barriers to delivery to address this form of digital exclusion, in particular through his Connected London work. Boroughs should encourage the delivery of high-quality / world-class digital infrastructure as part of their Development Plans.

9.6.9 Digital connectivity supports smart technologies in terms of the collection, analysis and sharing of data on the performance of the built and natural environment, including for example, water and energy consumption, waste, air quality, noise and congestion. Development should be fitted with smart infrastructure, such as sensors, to enable better collection and monitoring of such data. As digital connectivity and the capability of these sensors improves, and their cost falls, more and better data will become available to improve monitoring of planning agreements and impact assessments, for example related to urban design. Further guidance will be developed to make London a smarter city.

Planning Assessment

Following the refusal of application refused under: DC/21/03365/TELCOM. The location of the development has been re-sited from NGR - E:545112, N:159823 to: 545214, 160157 ascertain that no detrimental harm comes to the surrounding trees by ultimately moving the proposal a reasonable distance away from the trees located to the north of the site. This decision is in response to application DC/21/03365/TELCOM (and DC/20/01529/TELCOM and DC/20/04141/TELCOM), the proposed location and design of the structure has been changed to ensure that the development is sympathetic and consistent with the surrounding context of the area.

Taking into account the nature of parts of the wider area and planning history, it is considered that this location at Cackets Farm is an appropriate location to site a 'Greenfield' telecommunications proposal. The proposed tree mast, which is to be painted green, is set against existing trees in the area, blending the structure into this environment.


In light of the above and with bearing in mind the height and location of the tree mast, it is considered that the proposal would not be overly intrusive in the locality and its visual impact would not outweigh the continued need and future demands to provide coverage to this area; striking a healthy balance between operational needs and the environment. It is evident that the proposed development adheres to the above local and national planning policy. First of all, the proposal includes the camouflaging/ disguise of the telecommunications infrastructure.

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Secondly, it would not have a significantly adverse effect on the character and visual amenities of the locality. The fact that the installation will still be visible at point in the surrounding area, does not itself demonstrate that the proposal will cause unacceptable harm to the visual amenity of locality. An ICNIRP Declaration has been submitted with this application.

As discussed previously with regards the choice of design, it is considered that the proposed development will not undermine the visual amenity of the area. In this respect balanced against the other matters as below, it is considered that the Cornerstone proposal is acceptable.


Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	<u>Andy Lewis</u>	Telephone:	_____
Company:	<u>Maxema Limited</u>		_____
Company Address:	<u>Unit 2, Charnwood House, Marsh Road, Ashton, Bristol, BS3 2NA</u>	Email Address:	_____
Signed:	_____	Date:	<u>31/01/2024</u>
Position:	<u>Planner</u>	(on behalf of Cornerstone)	_____

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