

SITE SUPPLEMENTARY INFORMATION

1. Site Details

Site Name	Unsworth Cricket Club	Site Address	UNSWORTH CRICKET CLUB, POLE LANE, BURY, BL9 8QL
NGR	E: 382328, N: 406928		
Site Ref Number	GBR-BUR0002	Site Type ¹	Macro

2. Pre- Application Check List

Site Selection (for New Sites only)

(would not generally apply to upgrades/alterations to existing sites)

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: The Ofcom database was not used as the proposal is for an upgrade to local nearby cells which are able to be consolidated on to the new Icon Tower mast in due course.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: The Industry databases were not used as the proposal is for an upgrade to local nearby cells which are able to be consolidated on to the new Icon Tower mast in due course.		

Pre-application consultation with local planning authority

Date of written offer of pre-application submission:	N/A
Was there pre-application contact:	N/A
Date of pre-application contact (meeting / response / e mail):	N/A
Name of contact:	N/A
N/A	

¹ Macro or micro

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline Consultation carried out: In accordance with the Code of Best Practice this site has been given a rating of Green. Existing installations which are being removed as part of this development in the same area, therefore the principle of telecommunications equipment has been established in this area. The proposal is consolidating equipment on to one single shareable mast, a relatively short distance away from the existing site(s).			
Summary of outcome/Main issues raised: N/A			

School/College

Location of site in relation to school/college: The proposal is more than 200m away from any nurseries, schools and colleges.
Summary of outcome/Main issues raised: N/A

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?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
N/A		

Developer's Notice

Copy of Developer's Notice enclosed	Yes	No
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3. Proposed Development

The proposed site:

About Icon Tower Infrastructure Ltd (Icon Tower)

Icon Tower is a UK based company, headquartered in Lichfield, Staffordshire who provide independent wireless infrastructure sites and equipment and also benefit from being an official Electronic Communications Code ('Code') Operator. It develops infrastructure for all networks to use on an open and non-discriminatory basis. Icon Tower is backed by infrastructure investors and has major plans to invest in digital infrastructure to improve mobile and wireless connectivity in both urban and rural areas. On this basis it provides local communities with the most efficient means to improve connectivity whilst minimising duplicative infrastructure deployments in the future. Icon Tower expects that other mobile operators, rural wireless broadband and other essential networks may also use the mast.

Icon Tower does not operate a retail mobile network of its own and instead gathers Lease Premiums to develop its portfolio of infrastructure for the sole purpose of providing access to all wireless network operators on a shared basis. This is undertaken by Icon Tower Ltd's parent company, AP Wireless. AP Wireless' Investment Portfolio comprises thousands of sites across Europe, Asia, Australia and North and South America.

The four MNOs in the UK, together with over 100 other smaller networks, use Icon Towers infrastructure to deliver a wide variety of services ranging 2G, 3G, 4G and 5G mobile through to fixed wireless broadband, emergency radio services, broadcast and local wireless services.

Icon Tower is committed to the responsible development of wireless infrastructure. Alternative locations are assessed based on strict Town Planning criteria (visual amenity, impact on the local community), balanced against the physical requirements of the mast (radio plan coverage, backhaul line of sight, power and road access). We operate in accordance with the Code of Best Practice on Mobile Network Development (Nov. 2016).

International consultancy Ernst & Young highlighted in a recent report that the independent sector *"can play a valuable role in promoting effective infrastructure use – enabling lower costs, increased coverage for remote areas, and increased retail competition for mobile services"*. Ernst & Young further noted that the sector has *"a proven track-record in sharing towers with multiple network operators"* and referenced evidence that independent towers enable 2-3x more connectivity than towers deployed by traditional network operators. (Report on the economic contribution of the European tower sector" March 2015).

Supporting this application will therefore not only secure investment in a high-quality infrastructure asset for the community but also ensure that the mast is deployed by a Code Operator focussed on maximising the use of that infrastructure to enable ongoing improvements to connectivity over the long term.

UK Government Policy on Mobile Infrastructure Deployment.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they so require. With the advent of new technology, further advances are proposed, and central government has seen the telecoms industry, and 5G, to be at the forefront of economic development.

The expectations are that future telecom's technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel.

At the beginning of March 2017 the Department of Culture, Media and Sport (DCMS) issued an updated UK Digital Strategy ([UK Digital Strategy](#)) with the goal of ensuring that the UK delivers a *"world-leading digital economy that works for everyone"*. The strategy focuses on seven key strands:

- Building world-class digital infrastructure for the UK
- Giving everyone access to the digital skills they need
- Making the UK the best place to start and grow a digital business
- Helping every British business become a digital business
- Making the UK the safest place in the world to live and work online
- Maintaining the UK government as a world leader in serving its citizens online
- Unlocking the power of data in the UK economy and improving public confidence in its use

The government has noted within the Digital Strategy that the UK lags other similar nations in the delivery of fast, reliable, consistent connectivity for its population, wherever they are in the Kingdom. In conjunction with the new Electronic Communications Code (2018), the DCMS wishes to make it easier for operators to upgrade and share their equipment with other operators to help increase coverage. The DCMS also sees new technology and improved connectivity and coverage as key to the future growth, both socially and economically, of the UK.

Icon Tower is committed to following through on the Government's aims and to responsible development of wireless infrastructure. This submission forms part of private new investment where there is a specific requirement for an upgrade to the existing radio base station at this location to enhance coverage in the area.

Description of the Site

The character of the site is mostly rural given the golf course and the agricultural fields which open up to the east. The site is located on the grounds of the Unsworth Cricket Club, adjacent to the dual carriageway M66, which is bordered by vertical elements such as trees and bushes and signage along the road. The Unsworth Cricket and Tennis Club borders the M66 to the east. There is residential development approximately 220m to the east of the site, which due to the distance is unlikely to be affected by the proposal, however it will benefit from the coverage provided by the mast. The site is therefore the most opportune, as it is an area of the green belt where the principle of development has already been established, thus it will most likely not impact its openness or the visual impact on the landscape, but will provide benefits to the wider area.

Proposed Development

The installation of a new sharable 25.0m lattice mast which is collocated with an existing compound approximately 36m to the south of the site. The development will include a base station, 2.4m high palisade fencing, 6no. operator cabinets, 1 no. electrical metre cabinet, no.2 dishes, 6no. antennas and ancillary development thereto. This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multi-user structure with secure compound and upgraded power supply will enable a consolidation of equipment and in time lead to the removal of unused infrastructure from the wider site and cell area.

Type of Structure: Lattice Frame	
Height:	25m
Antenna	6no. and light grey in colour
Equipment Housing	7no. cabinets are part of this proposal (6no. equipment cabinets and 1no. electricity meter cabinet).
Equipment Housing Colours	RAL7035 Light Grey (Can be changed to alternative RAL colour on request by LPA).
Column/mast etc:	Galvanised
Fencing	2.4m high fencing fir green finish (alternative RAL colours can be sought on request of LPA)

Reasons for choice of design:

Code of Best Practice on Mobile Phone Network Development in England (2022) states:

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Placing a mast within or adjacent to an existing group of trees*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring. Masts seen against the sky, for example, are best left in their galvanised state or painted pale grey. Against a wooded backdrop a matt green or brown colour scheme would be more applicable.*

It is therefore deemed that this proposal follows the national guidance:

- The proposed mast is the lowest height in which the Operators can continue to provide the required level of coverage to the target area. Following liaison with the planning officer, it was decided that a lattice was best suited to this particular site as it assimilates itself within the rural environment, because the lattice structure allows to 'see through'.
- The proposed mast is suggested to remain galvanised in order to assimilate the typical sky colour in the UK, however the Applicant is open to suggestions from the LPA if they feel that there are any other suitable RAL colours to paint the mast.

For the base station to effectively provide coverage to the target area in line with the established network pattern, specific antenna orientations and heights, determined by Network Radio Planners, must be achieved. The mast height is determined by features of the surrounding area such as existing

buildings and trees, the antenna must be able to 'see over' any obstructions in order that they do not block the signals from the antennas. To achieve operator's upgrade requirements the maximum height of the proposed antennae on the mast will be 25m. The size is determined by the technological requirements by the Operator, in order to provide the reliable signal with greater capacity, reliability and lower latency. The antennae are to be finished in the standard light grey finish, which matches the existing antennae on the installation and help reduce prominence when viewed against the sky.

The proposal is to locate the lattice nearby an existing lattice mast. This will help reduce the proliferation of masts in the environment, as they will be kept to one location, and in the future it may be possible to relocate all equipment onto the proposed mast.

It is, therefore, considered that the proposal strikes a good balance between environmental impact and operational considerations. The proposed height and design represent the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical requirements for the site to deliver the capability for an enhanced service for multiple operators from a single network installation.

4. Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below) *. International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines. 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.	Yes
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5. Technical Justification

Enclose predictive coverage plots if appropriate e.g. to show coverage improvement.

Reason(s) why site required e.g. coverage, upgrade, capacity: The existing masts within the locality cannot support the necessary upgrades. For legal reasons, it is not possible to take the existing mast down, however, to prevent the proliferation of masts, Icon Tower has decided to co-locate the mast nearby an existing one. The proposal has the capability for upgrades and the ability to host new and antenna systems and preparing the site for future innovations in telecommunication equipment.

6. Site Selection Process – alternative sites considered and not chosen.

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

Improvements in telecommunications technology has led to the existing sites nearby becoming unsuitable for Icon Tower, as existing structures cannot support the required upgrades to the existing telecommunications systems. To allow for these upgrades as well as future proofing the site for other potential telecommunication innovations Icon Tower has deemed it necessary to construct a new mast with additional capacity. The 25m in height is required to ensure none of the existing operators lose coverage as the antennas have to be relocated on to two new headframes on the proposed mast. The proposed height is also required to "see over" nearby trees and built form which are particularly problematic when broadcasting signal.

As the proposed development is intended to in time to replace existing telecommunication installations which are already established feature in the area, the applicant has kept the proposed new telecommunications mast at a point whereby a wide coverage area can be achieved by operators, while being located in an area where the principle of development has already been established due to the existing mast.

If no alternative site options have been investigated, please explain why:

It should be noted that the proposed development is proposing to in time replace existing installations on existing masts which is in full accordance with the Code of Best Practice for Mobile Phone Network Development in England (2016).

Additional relevant information (planning policy and material considerations)

National Planning Policy Framework (2021)

The latest version of the government's National Planning Policy Framework (NPPF) was published in 2021. The Government's policy strongly supports communications infrastructure. Paragraph 114 of the framework document sets out the objectives of the Communications Infrastructure. It states that: *"Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)."*

It goes on to acknowledge that the numbers of radio and telecommunications masts and the sites for such installations should be kept to the minimum consistent with the efficient operation of the network. Paragraph 116 indicates that local planning authorities should not impose a ban on new telecommunications development.

NPPF paragraph 118 sets out a clear message to local planning authorities on health issues and the need for telecommunications systems. It states that *"Local planning authorities must determine applications on*

planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure ”.

Throughout the NPPF there is strong support for sustainable development which is summed up in paragraph 10 which states '*At the heart of the Framework is a presumption in favour of sustainable development*'.

Code of Best Practice on Mobile Phone Network Development in England (2022)

The Code of Best Practice provides guidance primarily to mobile network operators, their agents and contractors and to local planning authorities in England. It is also useful guidance in Northern Ireland, Scotland and Wales too.

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure is achieved in a timely manner, but in a way, that also minimises the potential impact that can be associated with such development. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and residents.

The Code highlights that the mobile telecommunications network is a key element of national infrastructure in both economic and social terms and a crucial component of everyday life. It states that "*coverage in rural area is recognised as a vital component for maintaining economic activity and social inclusion*". It acknowledges that the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the ever-increasing demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity.

Concerning the erection of new ground-based masts the Code provides examples of where the environmental and visual impact of the mast can be greatly reduced.

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Placing a mast within or adjacent to an existing group of trees*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring. Masts seen against the sky, for example, are best left in their galvanised state or painted pale grey. Against a wooded backdrop a matt green or brown colour scheme would be more applicable.*

The proposed mast is considered to be an upgrade of the existing mast and completely supports the National Policies of all four UK Nations by allowing numerous future operators to share one single site, keeping the network to a minimum.

UK government policy on mobile infrastructure deployment

The UK government has identified the need for greater investment in mobile infrastructure to increase the widespread availability and capacity of mobile voice and data networks.

"The Government acknowledges that there has been a profound shift over the last decade in the way citizens approach and access digital communications. What was once seen as a luxury is now a basic need, and people expect to have access to fast broadband at home, irrespective of where they live, and use their mobile devices anywhere they go". DCMS, May 2016.

The last few years have seen a number of UK-wide initiatives to improve coverage including:

- Coverage commitments in the 4G LTE spectrum awarded to Telefonica O₂ (February 2013) to deliver mobile broadband with 98% indoor premises coverage by the end of 2017
- National commitment by all four MNOs (December 2014) to deliver 90% geographic coverage by 2017
- Mobile Infrastructure Project (MIP) – investment by DCMS of up to £150m (to March 2016) in towers to deliver connectivity in complete mobile not-spots.
- Changes to the Permitted Development rights afforded to communications code operators (such as Icon Tower) to allow new networks to be rolled out more efficiently.
- Changes to the Electronic Communications to Code (December 2017) to allow mobile operators to more easily roll-out new communications infrastructure.

Green Belt

It is acknowledged that the site is located within the Green Belt. Paragraph 138 of the NPPF (2021) states that "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

With the exception of a handful of developments, most development is deemed inappropriate in the Green Belt. Paragraph 149 of the NPPF (2021) states that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 150 of the NPPF (2021) also states that "certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a. mineral extraction;
- b. engineering operations;
- c. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d. the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

It is considered that a telecommunications mast does not fall comfortably within any of the above criteria, therefore very special circumstances are demonstrated below.

Demonstrating Very Special Circumstances

UK Wireless Infrastructure Strategy

There is widespread support, both at a local and National level for improving wireless connectivity in the UK. The latest UK Wireless Infrastructure Strategy, produced by the UK Government sets out a policy framework to affirm the unwavering commitment to extending 4G coverage to 95% of the population, deliver high quality 5G to all populated areas in the UK by 2030, and investing £40 million to drive take up of innovative 5G-enabled services for businesses and the public sector. It also sets out a comprehensive 6G strategy to harness and develop the UK's strengths in future telecoms, and to ensure that the UK can influence and benefit from the development of 6G in a way that meets the UK's future connectivity needs. The Strategy does outline challenges which need to be addressed to ensure the UK can meet its ambitions set out in the strategy. The following points have been outlined by the Government as the main challenges or barriers to meeting the targets:

- high costs of upgrading and maintaining networks are exacerbated by falling revenues and global inflation
- we still need to overcome uncertain demand for 5G-enabled services and continuing practical barriers to network deployment need to be overcome
- many of the economic benefits we have identified require significantly higher quality connectivity than is likely to be deployed in national public networks - for example, smart factories, where remote repairs and self-driving vehicles can significantly improve productivity, may require a dedicated private network
- 5G roll-out in the near term is likely to focus on urban areas, where the commercial returns are more certain
- research we commissioned shows significant variation in the quality of mobile coverage in different parts of the country over the next decade - economically important areas like Freeports and industrial parks could be underserved
- new and existing applications also require access to spectrum - but this is a finite and increasingly contested resource.

Market dynamics are also changing:

- newly emerging operators including private network, satellite and neutral host providers – have a key role to play in delivering advanced wireless connectivity
- demand is uncertain as connectivity moves beyond smartphones to enable an array of new, innovative use cases, businesses and the public sector will need to navigate an increasingly complex ecosystem to get the connectivity they require. As many businesses and local authorities do not yet clearly understand the benefits 5G offers or how they can effectively deploy 5G enabled services to realise these benefits, there is no clear articulation of the demand for higher quality services. In turn, this makes it more challenging for providers to make the business case for investment.
- private networks are increasing in number, powering innovative use cases in key sectors. To unlock the full benefits of digital connectivity, it will be essential to build, design and manage private telecoms networks securely. Our planned call for information on the security of private telecoms networks will help us to better

understand how dependent critical sectors are on private telecoms networks and consider how the government can help ensure their secure development.

The proposed mast aims to address many of the challenges outlined above. Icon Tower are a neutral host provider who have deemed it fit to invest in this location, at a time where many network operators are scaling back their roll out programmes and when other neutral host providers are slowing their roll-outs down. The proposed mast also allows for multiple operators (including the current 4 UK MNO's (EE, o2, Three and Vodafone), as well as smaller private networks if they come available in the future.

Green Belts cover the periphery of Towns and Cities across the UK where populations are typically higher than more remote, rural areas and where there is still a need for greater 5G and 4G coverage. Due to the inherent limitations with current technologies not being able to provide coverage over vast areas of land, it is inevitable that telecommunications mast will need to be sited *within* the green belt on occasion, such as this case. The proposed mast is replacing an existing mast and has been kept to a minimal height to help reduce any impact on the openness of the green belt as much as practically possible, while still being able to be readily shared with multiple operators to future proof the site, and to ensure a large area of the Green Belt will benefit from the improved 4G and 5G coverage.

Analysis that the Government commissioned from Analysys Mason and Cambridge Econometrics estimates that, if adopted at scale, 5G could enable productivity gains that add £159 billion in cumulative GVA between now and 2035, reflecting a potential annual GVA increase of £37 billion by 2035. 5G can transform our public services and grow the economy, making our factories and workplaces more productive and creating better paid jobs, delivering on this Government's key priorities. 5G is also a foundational technology for other technologies, including augmented and virtual reality (which, according to PwC, could increase UK GDP by £62.5 billion by 2030), AI and machine learning, and will be key to helping sectors across the economy maintain their international competitiveness.

In 2017, the Government set an ambition for the majority of the UK population to have access to a 5G signal by 2027. As we note above, Ofcom reports that (basic, non-standalone) 5G is now available with high confidence from at least one operator outside approximately 77% of UK premises. Coverage from all four operators is much lower at approximately 20%. Development at this location will allow maximum configuration for 4 MNO's, helping drive up the number of UK premises from 20% to a much higher number.

Site Specific Commentary

There is already an existing mast in the vicinity, which means by co-locating them, the proliferation of masts is avoided. The lattice design of the mast permits more to be seen through the structure, reducing bulk in comparison to the existing monopole mast. This design feature in itself helps to reduce impact on the openness of the Green Belt. Typically, Icon Tower would like to deploy 30m towers to provide the greatest level of coverage, however as the site is within the Green Belt, Icon Tower made the decision to opt for a 25m mast. In addition to this, the proposed site is directly replacing an existing mast which is to be removed as part of the works and the proposed mast sits adjacent to the M66 Motorway which is host to vertical infrastructure such as signage, which contribute towards visual clutter and themselves impact upon the openness of the green bel. Co-locating the site with this existing infrastructure means that the openness of this particular area of the Green Belt is not adversely affected to the same extent as a more pristine area of Green Belt further away from the pylons and motorway infrastructure.

Summary

The investment in this site by a neutral host party (Icon Tower), allows all four UK MNO's (EE, o2, Three and Vodafone) to install equipment on the mast ranging from 2G – 5G antennas, microwave dishes and further network equipment for specialist networks such as the Emergency Services Network. The ability for any network operator (commercial or private) to host their equipment on the proposed mast directly negates the need for further masts in the immediate area. In time, it is anticipated that further masts in the area are

removed and all equipment will be hosted on one single structure. This is directly supported by the NPPF in Paragraph 115 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 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate". Paragraph 118 also states that "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure".

As demonstrated in the above report, there is a clear need for the telecommunication mast to be located in this area of the Green Belt, it will allow multiple operators on one single structure and directly addresses many of the challenges set out in the UK Wireless Infrastructure Strategy to help the Government meet its ambitions in terms of delivering world-class 4G and 5G services. The above outweighs the limited harm to the Green Belt and therefore constitutes very special circumstances.

Local Policy

Bury Local Plan

Policy Direction IN3 Digital and Communications Infrastructure

It is proposed that the Local Plan should include a policy supporting the provision of enhanced electronic communications infrastructure and setting out the factors that will be taken into account in dealing with proposals for communications infrastructure.

Application summary

The development has been designed to be compliant with the above policies.

Firstly, by placing the mast near the existing one, the impact to visual amenity in the area is kept to a minimum. Secondly, the site is next to a group of trees, which will provide screening. However, as the Code also states, the antennas of the mast must be able to 'see over' the tree line, in order to provide coverage. The location of the proposal therefore is the most suitable and the mast will provide essential coverage to the area. Consideration has been given to the future demands of network development as the mast will be capable of carrying upgrades and will facilitate the provision of high-speed broadband in the area. Additionally, the proposed development has reduced the possibility of criminal damage such as vandalism has been reduced by the erection of a 2.4m high fence, limiting the ability for anti-social behaviour giving the site a better sense of safety therefore reducing the fear of crime within the locality.

Size, scale, massing, orientation, materials and appearance have all been considered during the design process. The applicant however is open to colour any suggestion from the LPA, which it deems most appropriate. any alternative RAL colours of the mast structure, fencing and cabinets. The 25m height is required in order to provide coverage to the required cell area. A lattice mast was chosen as best design choice, as it suits the rural character of the area. Visual impact has also been reduced by the choice of colours and materials for this development, for example the galvanised finish helps the mast blend with the sky, and the lattice structure allows to 'see through' the structure and reduces its visual prominence where it does break the skyline. The lattice structure also assimilates itself well with the surrounding trees as the crossbar structure blends in with the tree branches.

There is a high demand for telecommunications in the area, and the proposed development will help facilitate that requirement.

The National Policy and the recent correspondence from Government ministers to local authorities clearly highlights the government's positive stance regarding telecommunications and broadband development whilst noting the substantial environmental and social benefits telecommunications can provide. We acknowledge that the authority accepts the importance of telecommunications infrastructure. The proposal upgrades telecommunication allowing more and better services to be provided from this tower. This is an important consideration in balancing the importance of the telecommunications infrastructure, against visual impact in line with local and national policy. Visual impact will be minimal, particularly when viewed in the context of what is currently in-situ at the site.

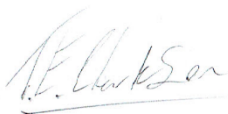
Summary

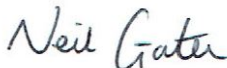
Taking into consideration all the relevant factors set out above, it is considered that this proposal is the optimum solution in terms of enhanced provision from a single site for multiple operators, minimising any adverse impacts on local amenity. The maximum height of the proposed antennas at 25 metres is the absolute operational minimum to clear the immediate environment and provide coverage.

To summarise the case in favour of the proposal the following points are of relevance:

- With specific regard to telecommunications development, the proposal is fully compliant with National Policy the Code of Best Practice on Mobile Phone Development, and Local Policy;
- It is in accordance with the UK Wireless Infrastructure Strategy which encourages the roll-out of 5G;
- Site selection was progressed in accordance with advice in National Policy and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option;
- The operator's site selection strategy is to keep the overall environmental impact to a minimum where the operator will choose a site with the least impact upon the character of the area utilising an existing site is considered preferable;
- The site is submitted as a Prior Notification, in line with the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2022 which allows up to 30m high ground-based masts to be assessed using the Prior Notification route.
- In this instance, this site is considered to have the least impact upon the character of the local area;
- The proposal fully accords with National and Local Policy and should, therefore, it is respectfully requested that it be approved.

Contact Details

Name	Thomas Clarkson MPlan	Telephone	0151 458 3343
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Name	Neil Gates MRTPI	Telephone	0151 458 3343
Signature		Email	neil@entrust-services.com
Position	Chartered Member of the RTPI	Company	Entrust Professional Services Limited (on behalf of Icon Tower Infrastructure Limited)

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