

SUPPLEMENTARY INFORMATION
1.Site Details

Site Name:	Enterprise Way	Site Address:	Land off Enterprise Way, Benner Road
National Grid Reference:	525401E 324835N		Industrial Estate Pinchbeck CP, South Holland, Lincolnshire, PE11 3YR.
Site Ref:	20427/SHO042	Site Type: ¹	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	No
If no explain why: No suitable alternatives were identified.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: No suitable alternatives were identified.		

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:	03/12/2024
Was there pre-application contact:	Yes
Date of pre-application contact:	09/01/2025
Name of contact:	Oscar Patman
Summary of outcome/Main issues raised: The LPA confirmed that due to the height of the proposed installation a prior approval application would be required. The site is not within any restrictive land designations and, being sited in an industrial area, would not seem out of place. The nearest residential dwelling is over 500m away and the development is therefore unlikely to have an overly significant impact on views. The LPA has drawn attention to the recently approved application H14-0535-24m which grants permission for the temporary use of the site for HGV maintenance and parking, asking that it be clearly demonstrated that this telecommunications proposal will not conflict with this permission. On seeking further clarification, the case officer confirmed they do not believe the existing permission will conflict with either our proposal or the planning conditions associated with an application for prior approval.	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Amber
The site was rated amber, despite the fact that the proposed site is a new development, as it located in a predominantly industrial area, with few residential properties in the vicinity. The following were consulted on 3rd December 2024 Councillor Elizabeth Sneath Sir John Hayes, MP No responses have been received to date.	

School/College

Location of site in relation to school/college (<i>include name of school/college</i>):
There are no nearby educational establishments.
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
N/A
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?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response:		
N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	5 th February 2025	

3.0 Proposed Development

The Proposed Site:

The proposed site is located in north Spalding, Lincolnshire. The installation will be sited on land off Enterprise Way on the Benner Road Industrial Estate, approximately 700m north east of Johnson Community Hospital and approximately 270m south of Wardentree Lane (B1180).

The proposed development is not sited within any restricted land designations, and the nearest listed assets are Yew Tree Farmhouse and Garage, Grade II, located approximately 975m south west and Otway House, also Grade II, approximately 1.06km to the north west.

The nearest public open space to the proposed site is Vernatt's Nature Reserve, located approximately 130m to the south east. Enterprise Way is a single carriageway road through the Benner Road Industrial Estate in Pinchbeck, which has little to recommend it in terms of visual amenity. While it is acknowledged that the installation will be a large addition to the street scene, it is not considered that it will affect the amenity of this area of public open space due to the intervening buildings to the south and east of the proposed site location. In addition, the immediate surroundings of the proposed site being decidedly industrial, recommend the area for

The nearest residential properties are located over 500m away from the proposed site and therefore will not have their visual or residential amenity impacted by the proposed installation.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. It is paramount that digital connectivity is supported and maintained throughout the country. In particular the shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity across the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved cover and capacity of the existing network as well as the introduction of 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required.

The applicant would also like to stress that telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT, and data infrastructure, 999 and 111 critical services. This new cell will allow telecommunications infrastructure providers (EE/H3G) to ensure quality, capacity, and operational performance so that customers have uninterrupted access to crucial mobile and broadband services. In addition, EE will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users and to maintain all current services without the removal of any existing equipment.

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.

The proposed location and design are considered to provide the optimum solution in this instance, the new site will enhance the coverage of the existing 2G/3G/4G network and also implement 5G technologies providing enhanced coverage to the public and emergency services alike.

The site has to fit into an existing network, this location will allow advancements in capacity and will give the opportunity for further people to work from home as well as support emergency services in receiving real time

data, inevitably enhancing 2G/3G/4G communications which is imperative.

The existing installation, located at Abbey Print Ltd on the opposite side of Enterprise Way, is no longer viable due to the structural deterioration of the structure, rendering it unsuitable for upgrade. The proposed site is to be used to support the current network in implementing 5G connectivity as well as maintaining and increasing connectivity and capacity to much needed areas and therefore this application should be reviewed as a new site application.

Aerial view of the site



View looking at the proposed site from Enterprise Way, looking south west.



Planning History

H14-0535-24

Temporary change of use from B8 to Sui Generis (HGV maintenance & HGV parking) for a period of 10 years.
 Full Planning Permission granted 29-07-2024

H14-0614-11

Details of Green Transport Plan submitted (Condition 3 of H14-0406-11).
 Condition discharged 06-09-2011

H14-0406-11

Temporary change of use from B5 (storage and distribution) to D1 (non-residential institutions) for a period of 11 years.
 Full Planning Permission granted 15-07-2011

H14-0313-98

New vehicular access.
 Full Planning Permission granted 19-03-1998

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.

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 transport network here which will far outweigh any perceived negative visual impacts.

MBNL has produced an advisory note entitled MBNL 5G and Future Technology and this is enclosed as part of the application.

Type of Structure (*e.g. tower, mast, etc.*): Lattice Tower

Installation of a 30m slimline lattice tower with 6 no. antenna apertures, 4 no. 600mm transmission dishes, 4 no. equipment cabinets and development ancillary thereto inside a 10.5m x 10.5m compound enclosed by Cochrane Clearvu fencing.

Overall Height: 30m

Height of existing building (<i>where applicable</i>):	N/A
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Equipment Housing:

Length:	As per attached drawings
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Width:	As per attached drawings
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Height:	As per attached drawings
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Materials (*as applicable*):

Tower/mast etc – type of material and external colour:	As per attached drawings
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Equipment housing – type of material and external colour:	As per attached drawings
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Reasons for choice of design:

Central government attaches great importance to the design of the built environment and outlines this within section 12 (Paragraph 124) National Planning Policy Framework (Revised). It states: *‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’* In keeping with the National Planning Policy Framework (NPPF) guidelines of using “high quality communications infrastructure,” the proposed design has been selected to minimise visual impact upon the surrounding environment.

It is accepted that the proposed site will constitute a significant increase to the number of structures in the street scene, however the choice of design has been heavily influenced by technical constraints and the siting and appearance of the site location itself; along with added emphasis to cater for future coverage and capacity requirements. The lattice tower and compound are in keeping with the utilitarian nature of the surrounding area and it is not considered that the development will appear overly incongruous or out of place within the streetscene.

Notably, there are 3 main elements to a radio base station; the cabin or cabinets contain the equipment used to generate the radio signal(s), the supporting structure that holds the antenna in the air or fixes them to a building or structure and the antennas themselves, which emit the radio signals (along with the necessary amplifier or receiver units). Other elements necessary for the base station to function are a power source, feeder cables that link the equipment housing to the antennas and the various support structures, grillages, and fixings, often referred to in general as *‘development ancillary’* to the base station.

In order for the base station to effectively provide coverage to the desired areas and fit in with the established network pattern, specific antenna orientations and heights, determined by network radio planners, must be achieved. Features of the surrounding area such as existing buildings and trees referred to as *‘clutter’* must be cleared so the antenna can *‘see over’* any obstructions in order that they do not block the signals from the antennas. There are also limitations on how far from the antennas the equipment housing can be placed, as the quality of signal deteriorates as the length of feeder cables linking them increases.

The cell site has been specifically designed for the site in question, considering the existing street scene along Enterprise Way. 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.

Network Planners have indicated that the position of the additional cell is the ideal location to provide optimum coverage to both enhance the capacity of the current network and also bring advanced technologies to the area. It should be noted that the new technologies and increase to the existing network will provide high-quality and high-speed critical communication infrastructure, this is essential for economic growth and to improve a critical service as illustrated in the NPPF.

The requirement for the additional site is to support the existing network and has been designed in order to provide network coverage and capacity where demand is located. Historically, network capacity is within city centres and places of work, however, in recent times demand has shifted to different locations and there is far greater demand and thus requirement for increased capacity in a greater variety of places, whether urban, suburban or rural.

4.0 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. 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.		Yes	No
Frequency	To be provided on request		
Modulation characteristics ²	To be provided on request		
Power output (expressed in EIRP in dBW per carrier) 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. 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.	To be provided on request		
Height of antenna (m above ground level)	30m		

² 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.

5.0 Technical Justification

Background:

As part of EE Ltd's and H3G (UK) Ltd's continued network improvement program they wish to enhance the existing site to facilitate additional coverage and capacity requirements, incorporating new technologies. 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.

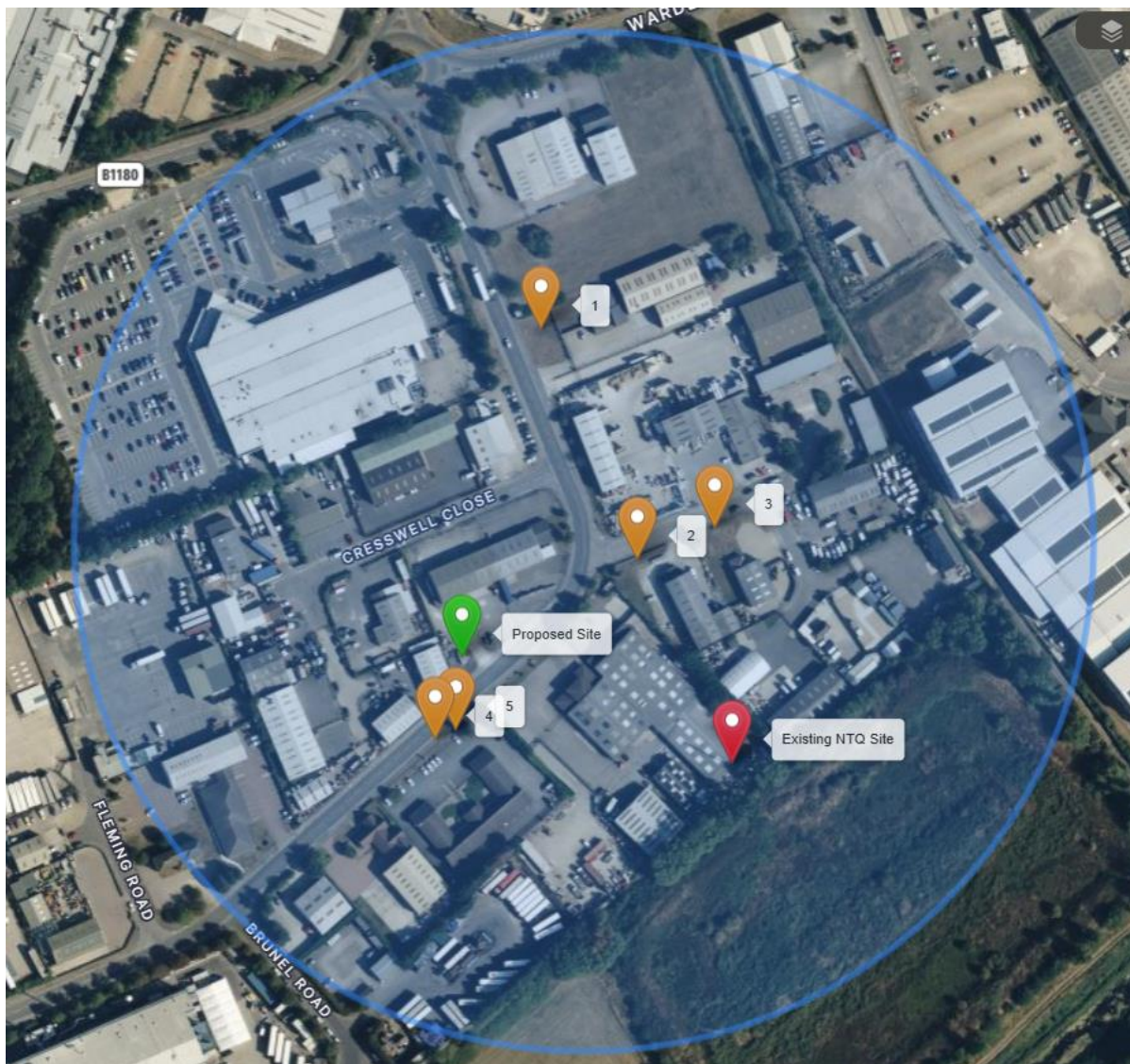
It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high-quality communications infrastructure essential for economic growth as sought by the NPPF.

All EE and 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.

6.0 Site Search Area and Discounted Options

Site Search Area

The search area is centred to the north of the NTQ site, as the intended cell site is to primarily provide cover to the business park and adjacent areas to the north of the NTQ. This search area has provided several options, any of which would be suitable for telecommunications development. The search area is dominated by industrial and business premises, unfortunately the building rooftops are largely unsuitable as host sites for telecommunications apparatus, being either structurally unsuitable or not tall enough. The proposed site is considered the best of the available options, which balances the technological requirements against the constraints of the existing physical environment. This site has been selected due to the fact that it is not on the street and will therefore not impede visual splays for vehicles or impact available pedestrian access in this industrial area. There is an application to make use of the yard at Enterprise Way for temporary HGV maintenance and parking that was approved in July 2024, however it is not considered that the use of this site for telecommunications development will adversely impact this temporary permission. Any negotiations regarding the usage of the site area will take place between the landowner and MBNL prior to build. Maintenance of the telecommunications site will also not impact the HGV usage, as a pedestrian entrance to the telecommunications compound will be created in the existing fencing.



Discounted Options

Discount Option	NGRs	Reasons
Abbey Print Ltd (NTQ)	525526E 324790N	The NTQ site is not viable as a option for upgrading, due to the structural deterioration of the existing structure. The site on which the existing structure is located is no longer available to host telecommunications apparatus as the landowner has asked the applicant to remove the equipment.
Benner Road GF (1)	525433E 324986N	This option was discounted due to the fact that, although central to the search area, the option is on the edge of the industrial estate and would be a very prominent addition to the skyline in this fairly open part of the industrial estate. Other options were considered preferable.
Bunn Engineering Services GF (2)	525480E 324882N	This option was discounted due to the fact that this site has no real vertical context and a tower at this location would be very prominent. Other options were considered preferable.
Acclaim Handling GF (3)	525515E 324897N	As with the previous option, this site has little to provide vertical context to a site and a tower at this location would be unduly prominent. In addition, the landowner was not keen on hosting a site.
Enterprise Way SW (4)	525389E 324797N	While the wide pavement at this location would provide suitable space for a site, there were concerns regarding the placement of utilities underground and possible issues with visual splays for vehicles entering and exiting nearby sites.
Henrith Business Centre GF (5)	525399E 324802N	This option was discounted as the landowner was not amenable to hosting a telecommunications site on their land. It was also considered that the industrial nature of the chosen site was better suited, as it would be in better keeping with utilitarian form of a telecommunications cell site.



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 (2024)

The National Planning Policy Framework (NPPF) was published in December 2024 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 85 the NPPF advises....*"Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development."* In terms of supporting a prosperous rural economy paragraph 85...*"The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."* This approach provides a sustainable solution to the need to enhance telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

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 5G) and full fibre broadband connections."* Paragraph 120 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."* The proposal allows for the re-use of an existing telecommunications site which will be enhanced to allow for the introduction of 5G technologies in a location as close as possible to the existing site.

Paragraph 121 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 NPPF places a high importance on the need to upgrade England's digital communication network and the promotion of economic growth. Key policy references are:

Paragraph 119 emphasises that *"high quality and reliable communications infrastructure is essential for economic growth and social well-being"* and that *"planning policies and decisions should support the expansion of electronic communications networks."*

Paragraph 120 advises that the re-use of existing masts and buildings should be encouraged and equipment



should be well designed/camouflaged where possible.

The scheme will not cause any undue impact on any of the services outlined above and fully complies with ICNIRP standards and 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 (UK) Ltd and H3G (UK) 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.

The current proposal is for an important investment in maintaining and upgrading the communications infrastructure in this area of Coventry. Full consideration has been given to alternatives, including existing masts and the proposal is considered to provide the best option in terms of meeting the technical requirements in a location with limited local impacts.

Improving the communications infrastructure is critical to supporting sustainable economic growth. Para 84 of the NPPF notes that significant weight should be placed on the need to support economic growth and productivity. Para 86 states that planning decisions “*should address and recognise the locational requirements of different sectors*” which will include the needs of the locational requirements of digital communications infrastructure.

The proposal supports better communication services for local residents and visitors to and through the area, it supports economic growth, choice and is part of the new technology the Government wishes to encourage and support. Importantly, it also reduces the need to travel, particularly at peak-periods, and allows working from home to take place. It therefore constitutes sustainable development.

Local Planning Policy

The statutory development plan for the area is comprised of the South East Lincolnshire Local Plan 2011-2036, adopted March 2019.

South East Lincolnshire Local Plan 2011-2036 (adopted March 2019).

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

- 1. Size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*
- 2. Quality of design and orientation;*
- 3. Maximising the use of sustainable materials and resources;*
- 4. Access and vehicle generation levels;*
- 5. The capacity of existing community services and infrastructure;*
- 6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*
- 7. Sustainable drainage and flood risk;*
- 8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*
- 9. Impact on the potential loss of sand and gravel mineral resources.*

The proposed development is required to ensure continued mobile telecommunications coverage and capacity in this area of Pinchbeck. In addition to this continued coverage and capacity, the deployment of advanced technologies at this juncture will ensure the area continues to grow and be competitive and will futureproof the area, allowing for future iterations of mobile telecommunications technologies to be installed without



significant, disruptive works. The introduction of 5G technologies will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in 5G. It is imperative that support is given to the introduction of 5G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology.

The proposed structure will allow for continued coverage and capacity, as well as permit the installation of upgraded technologies, both now and in the future, without the need for extensive or intrusive changes to the structure.

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- 10. Creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;*
- 11. Distinguishing between private and public space;*
- 12. The landscape character of the location;*
- 13. Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;*
- 14. The provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout car parking;*
- 15. The lighting of public places;*
- 16. Ensuring public spaces are accessible to all;*
- 17. Crime prevention and community safety;*
- 18. The orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;*
- 19. The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;*
- 20. Residential amenity;*
- 21. The mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);*
- 22. The use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;*
- 23. The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;*
- 24. The appropriate use or reuse of historic buildings.*

The proposed development has been specifically designed for the site in question, taking into account the site context and the character and appearance of the surrounding area. The amenity of nearby occupiers has been fully considered, alternative proposals and sites were previously considered, but none were found to provide a more acceptable solution; - telecommunications development is location dependent and more sensitive locations have been avoided.

The lattice tower is slimline in nature and will assimilate well into the existing vertical elements of the surrounding streetscene. The industrial nature of the immediate area in the Benner Road Industrial Estate will



give a measure of context and backdrop to the tower and ensure that it does not appear incongruous or out of place in its surroundings. It is not considered that the proposed installation will have an adverse impact on the overall amenity of the area, nor are the immediate surroundings particularly sensitive in terms of visual amenity. The proposed tower is of the minimum height required to accommodate the required technologies and remain ICNIRP compliant.

Policy 31: Climate Change and Renewable and Low Carbon Energy

A. Climate Change

All development proposals will be required to demonstrate that the consequences of current climate change has been addressed, minimised and mitigated by:

- 1. Employing a high-quality design;*
- 2. The adoption of the sequential approach and Exception Test to flood-risk and the incorporation of flood-mitigation measures in design and construction to reduce the effects of flooding, including SuDS schemes for all 'Major' applications;*
- 3. The protection of the quality, quantity and availability of water resources, including for residential developments, complying with the Building Regulation water efficiency standard of 110 litres per person per day;*
- 4. Reducing the need to travel through locational decisions and, where appropriate, providing a mix of uses;*
- 5. Incorporating measures which promote and enhance green infrastructure and provide an overall net gain in biodiversity as required by Policy 28 to improve the resilience of ecosystems within and beyond the site.*

B. Renewable Energy

With the exception of Wind Energy the development of renewable energy facilities, associated infrastructure and the integration of decentralised technologies on existing or proposed structures will be permitted provided, individually, or cumulatively, there would be no significant harm to:

- 1. Visual amenity, landscape character or quality, or skyline considerations;*
- 2. Residential amenity in respect of: noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference, traffic;*
- 3. Highway safety (including public rights of way);*
- 4. Agricultural land take;*
- 5. Aviation and radar safety;*
- 6. Heritage assets including their setting; and*
- 7. The natural environment.*

Provision should be made for post-construction monitoring and the removal of the facility and reinstatement of the site if the development ceases to be operational.

Proposals by a local community for the development of renewable and low-carbon sources of energy, in scale with their community's requirements, including supporting infrastructure for renewable energy projects, will be supported and considered in the context of contributing to the achievement of sustainable development and meeting the challenge of climate change and against criteria B1-7.

The proposed site has been specifically designed for the location in question, and the industrial nature of the Benner Road Industrial Estate makes the area ideal for this form of utilitarian development. The lattice tower is a shareable solution between two mobile network operators and thus avoids the unnecessary proliferation of telecommunications equipment in the area. As discussed above in the search area and discounted options section, the proposed location is considered to be the best solution, meeting the technological and structural demands of the operators, while ensuring the amenity of the area is not adversely compromised.

As the proposed design is shareable between two mobile network operators, and will be capable of further upgrades to newer and more advanced iterations of mobile telecommunications technology without the need



for extensive build works. The introduction of this advanced technology will ensure that more people will be able to access the data they require, more quickly and future proof this area of Pinchbeck, thus contributing to a more efficient working environment that will have a net positive future impact on climate change.

CONCLUSION

There is a requirement for EE (UK) Ltd and H3G (UK) Ltd to provide advanced telecommunications technologies to this urban area of Pinchbeck. Network planners have identified a need for an enhanced installation and the proposed development will address this identified need and continued customer demands.

The social and economic benefits of providing reliable and high quality mobile 5G connection support growth in productivity, efficiency, and labour force. It is contended that the positive benefits to the modernisation of this mobile network service will outweigh any minor loss of visual amenity to the surrounding area.

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.

Telecommunications is considered as a critical service as it is providing data to network operatives, field engineers, call centre staff, IT, and data infrastructure, 999 and 111 critical services. This new cell will allow telecommunications infrastructure providers to ensure quality, capacity, and operational performance so that customers have uninterrupted access to crucial mobile and broadband services specifically at this critical time.

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 far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there are no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

Contact Details

Name (agent)	Helen Bolam Beacon Communications Services Ltd.	Telephone	07812230908
Operators	EE (UK) Ltd & H3G (UK) Ltd	Fax no	N/A
Address	Unit 10a Sovereign Park Cleaveland Way Hemel Hempstead HP2 7DA	Email address	helen.bolam@beaconcomms.co.uk
Signed	<i>H.K.Bolam</i>	Date	7th February 2025
Position	Town Planner	Company	Beacon Communications
			For and on behalf of MBNL, EE (UK) Ltd & H3G (UK) Ltd