

Statement of Compliance with Part 16 of the General Permitted Development (England) Order 2015 (as amended).

This statement is to demonstrate that the proposed telecommunications development constitutes Permitted Development under Part 16 of the General Permitted Development (England) Order 2015 (as amended). A check was made in February 2024 to ensure this was the latest version of the Statutory Instrument was used.

The proposal is for: The installation of a new sharable 25m lattice mast which is collocated with an existing compound approximately 90m to the northwest of the site. The development includes 12no. antennas, 2no. 600mm dish, which is mounted to 2no. headframes. This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multiuser 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.

Class A in Part 16 of the General Permitted Development (England) Order 2015 (as amended) allows for the following:

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of:

- A) the installation, alteration or replacement of any electronic communications apparatus;*
- B) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or;*
- C) development ancillary to radio equipment housing.*

This allows the above development to take place, providing the below conditions have been met:

Overall development

A.2— (1) Class A(a) and A(c) development is permitted subject to the condition that:

(a) the siting and appearance of any—

- (i) mast;
- (ii) electronic communications apparatus installed, altered or replaced on a mast;
- (iii) antenna or supporting apparatus;
- (iv) radio equipment housing; or
- (v) development ancillary to radio equipment housing,

constructed, installed, altered or replaced on a building (other than a building which is a mast) are such that the effect of the development on the external appearance of that building is minimised, so far as practicable;

Siting and appearance of the proposed mast and ancillary development have been minimised, as far as practicable, as demonstrated within the Supplementary Information submitted along with the Planning Application.

Installation of the 25m lattice mast

A.1 (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if (c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of (i) 30 metres above ground level on unprotected land. As per the proposal's description, the proposal is for the installation of a mast of 25 metres in height.

This therefore does not exceed the height of 30 metres and is situated on unprotected land. It therefore satisfies the test for permitted development.

Headframes (Apparatus)

(3) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than an antenna) on a mast is not permitted by Class A(a) if the height of the mast (including the apparatus installed, altered or replaced) would exceed any relevant height limit specified in paragraph A.1(1)(c) or (d) or A.1(2)(a) or (b).

As demonstrated from the drawings, the apparatus does not exceed 30m in height on the new mast and the height of the electronic communications apparatus (taken by itself) does not exceed 10m in height and is therefore permitted.

Cabinets (radio equipment housing)

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if—

(a) the development is not ancillary to the use of any other electronic communications apparatus; (b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or (c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

(9A) Sub-paragraph (9)(b) and (c) does not apply where the development is carried out within a permitted compound (and accordingly the development described in that sub-paragraph is permitted by Class A(a)).

As the ground equipment (radio equipment housing) measure less than 90m³ in cumulative volume and are anticipated to be located within a permitted compound, therefore the equipment cabinets are permitted development.

Development ancillary to radio equipment housing

Any cable ladders, fencing and access tracks are considered “development ancillary to radio equipment housing.