SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Land Off Cleadon Lane 1	Site Address:	Land Off Cleadon Lane Cleadon Lane East Boldon Sunderland Tyne & Wear NE36 0AJ
NGR:	E: 437243, N: 561864		
Site Ref Number:	NTQ 95842	Site Type: Macro	NTQ Replacement

2. Pre-Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: After a phone call to the LPA, it was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	26th January 2021	
Was there pre-application contact:		Yes
Date of pre-application contact:	Numerous	
Name of contact:	Geoff Horsman Senior Planning Officer	
Summary of outcome/Main issues raised: See below the detailed comments from Consultees.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:		Amber	

Prior to the submission of this application the applicant initiates pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

Summary of outcome/Main issues raised:

Please note that the pre-application comments from the LPA and Forum Secretary raise key points that WHP have clarified prior to submitting the application. Please see the correspondences below:

Morning Mr Hutchinson,

RE: Pre-Planning Consultation MBNL NTQ 95842 response

Many thanks for the comments below.

We are now at a position where we are looking to submit the proposal as a GPDO application to the LPA and I wanted the opportunity to clarify some key facts. Its is imperative to consider that our proposal is a replacement for the mast you are referring to.

"There is an existing 30m mast within Cleadon Lane Industrial Estate , around 200m to the south west. Has your company considered applying to share this mast?"

This is not a new additional mast in the area but a replacement. Our client have been issued with an NTQ (Notice to Quit) due to the redevelopment of the industrial estate. The proposed 30m is required to give replacement coverage to the cell.

Please do not hesitate to contact me if you require any further information.

Kind regards,

Damian Hosker BA (Hons) MA MRTPI
Principal Planner
WHP Telecoms Ltd, 1A Station Court, Station Road, Guiseley, LS20 8EY
Email: d.hosker@whptelecoms.com
Website: www.whptelecoms.com

Dear Ms Wyke,

Thank you for providing the Forum with information on the Proposed Telecommunications Installation for EE UK Ltd at land off Cleadon Lane, East Boldon. The proposed site is within the East Boldon Neighbourhood Plan area and on land designated as Green Belt by the Plan and by the current South Tyneside Local Development Framework. The proposed site is outside the settlement boundary defined by the EBNP and is subject to Policy EB2 - General Location of Development. This policy states that development outside the settlement boundary will be assessed against national Green Belt policy. It is noted that the proposal is for a 30m monopole and associated ancillary works.

The National Planning Policy Framework (NPPF) Paragraph 115 states that the number of such masts should be kept to a minimum and that the use of existing masts should be encouraged. There is an existing 30m mast within Cleadon Lane

Industrial Estate , around 200m to the south west. Has your company considered applying to share this mast?

The Forum is currently considering an application for 245 new homes on land at the industrial estate, the developers have included the site of the current mast within the application area. The Forum has asked the Council for information about the future of the current mast.

The visual amenity of siting the mast within an agricultural field on the edge of the village is of importance to local residents. The field forms part of the Green Infrastructure Corridor defined in the South Tyneside Green Infrastructure Strategy SPD3 (2013). The report 'Wildlife Corridors Network Review' prepared for South Tyneside Council has identified the field as part of the wildlife corridor network. In view of these factors, the Forum would not support the location of the mast in this location. The Forum would wish to discuss other options with you and to do this , can you supply us with the drawing Ref 95842_M001 referred to in your letter? The NPPF and the emerging South Tyneside Local Plan both state that where new sites are required, then equipment should be sympathetically designed and camouflaged where necessary. What proposals does the company have to minimise the impact on visual amenity of this 30m mast ?

We have copied this response to our ward councillors and to Geoff Horsman, the Planning Officer, who is assessing the current housing application.

Best wishes
Dave Hutchinson
Forum Secretary

Morning Mr Horsman,

RE: Preliminary enquiry Cleadon Lane, East Boldon, Sunderland, Tyne & Wear NE36 0AJ (ST/2022/ENQ/00041) II

Many thanks for the comments below.

We are now at a position where we are looking to submit the proposal as a GPDO application to the LPA and I wanted the opportunity to clarify some key facts. It is imperative to consider that our proposal is a replacement for the mast you are referring to.

This is not a new additional mast in the area but a replacement. Our client have been issued with an NTQ (Notice to Quit) due to the redevelopment of the industrial estate. The proposed 30m is required to give replacement coverage to the cell.

I have covered Green Belt policy in the Supporting Statement. Please do not hesitate to contact me if you require any further information.

Damian Hosker BA (Hons) MA MRTPI
Principal Planner
WHP Telecoms Ltd, 1A Station Court, Station Road, Guiseley, LS20 8EY
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Website: www.whptelecoms.com

WHP Telecoms Ltd is a company registered in England and Wales (Company Registration Number 360 1208)
Registered Office: 401 Faraday Street, Birchwood Park, Warrington, WA3 6GA. VAT Registration 293349081.

Good morning Eve

Thank you for your enquiry letter with attachments dated 26 January seeking pre-application comments from ourselves on your proposal for a 30 metre high telecommunications monopole and associated ancillary works at the above address. Firstly, I would confirm that the proposal would require planning permission from the Council as Local Planning Authority as it would not be permitted development falling within Class A of Part 16 of Schedule 2 to the Town & Country Planning General Permitted Development Order 2015 (as amended).

The enquiry site lies within the Green Belt and is also within a green infrastructure corridor as defined in the East Boldon Neighbourhood Plan and the Council's SPD3 – Green Infrastructure Strategy. Relevant development plan documents for the area within which the enquiry site lies comprise the East Boldon Neighbourhood Plan (EBNP) 2021, the South Tyneside Core Strategy (CS) 2007 and the South Tyneside Development Management Policies DPD (DMP) 2011. Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and the Council's SPD3 referenced above would also be material considerations in assessing any planning application.

EBNP Policy EB2 states that development proposals on land within the Green Belt will be assessed against national Green Belt policy. Policies EB5 and EB6 seek to safeguard the character of green infrastructure corridors and local landscape character generally.

CS Policy EA1 states that the Council will protect and enhance the openness of the Green Belt whilst DMP Policy DM1 states that proposals should be designed to convey sensitive consideration of their surroundings and where possible enhance local setting.

For the purposes of the NPPF the proposal would constitute inappropriate development in the Green Belt which is by definition harmful. The NPPF advises that inappropriate development can only be supported in the Green Belt if very special circumstances exist that are sufficient to clearly outweigh the harm by way of inappropriateness and any other harm resulting from the proposal. In addition to the Green Belt harm referenced above, it is also considered that the proposal would be harmful to the landscape character and visual amenity of this green infrastructure corridor given the prominent location of the site adjacent to Cleadon Lane which would result in the monopole being highly visible from Cleadon Lane to the north and south as well as from residential dwellings to the east.

The documentation submitted with your enquiry does not in my view demonstrate that there are very special circumstances that would justify a grant of planning permission. As such on the basis of the documentation supplied with your enquiry I would not be supportive of a planning application for the proposed development.

The Council are currently considering a planning application (ref: ST/1109/21/FUL) for 245 dwellings on part of the Cleadon Lane Industrial Estate site on the other side of Cleadon Lane from your enquiry site. Those proposals involve the removal of a

telecommunications mast on that site. It is unclear as to whether or not your proposal is a replacement for that mast, but some parts of the nearby industrial estate are not proposed for redevelopment under the above-mentioned planning application, and it is suggested that an industrial estate location may be a more appropriate location for your proposed monopole. Any planning application submitted to us for the proposal should contain documentation to demonstrate that those matters highlighted in NPPF paragraph 117 parts a) and c) have been addressed. In respect of part a) it is suggested that you undertake pre-application consultation with East Boldon Forum and nearby residents/businesses on your proposals. Evidence should also be supplied as to the need for the proposed monopole in terms of coverage and if a Green Belt location is proposed for the monopole then documentation setting out your very special circumstances case should also be provided, including evidence as to why the proposed monopole cannot be sited in a location outside of the Green Belt with details provided regarding other sites considered. Please note that the informal officer advice contained in this letter is based on the information available at the time and will not prejudice any future decision made by the Council's Planning Committee or under delegated powers. The formal consideration of any subsequent planning application would include a statutory consultation process being carried out with our internal and external consultees and extensive neighbour notification, and any representations received would be material planning considerations.

Kind Regards

Geoff Horsman
Senior Planning Officer

School/College

Location of site in relation to school/college: There are no schools in close proximity to the site.
Outline of consultation carried out with school/college: 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:	29th October 2022	

3. Proposed Development

The proposed site:

The need for this new mast stems from MBNL having been issued with an NTQ (Notice to Quit). The proposed site at Cleadon Lane, East Boldon, Sunderland, Tyne & Wear NE36 0AJ.
The DSA (Designated Search Area) centres around the NTQ site 95883 Cleadon Orange. The landlord has plans to redevelop the area, so a replacement site is urgently required. The site forms part Cleadon Lane Industrial Estate which is designated in the South Tyneside Emerging Local Plan as a 'Regeneration Site' and is allocated for mixed use development comprising approx. 245 new homes and 2.1 hectares of employment land.

The proposal is for the installation of a new 30m High Valmont climbable Monopole that will provide new coverage for EE, H3G LTE and ESN (Emergency Services). The proposed new facility will require the installation of a limited number of equipment cabinet housing radio equipment at ground level and in close proximity to the base of the pole. The cabinet equipment is however, permitted development (without Prior Approval) and thus do not form part of this application. The site has been carefully selected in a position that benefits from some screening effects so as to provide the required new coverage to the area whilst minimising visual intrusion for residential properties.

Site Ref:	95842	Site Address:	Land off Cleadon Lane, East Boldon, Sunderland, NE36 0AJ

Local Planning Authority: South Tyneside Council

Development Plan: South Tyneside Core Strategy (2007) / South Tyneside Development Management Policies (2011)

Fig.1: LP Plan Extract (Reference Only):



Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being adjacent to the settlement boundary, with urban uses to the west. To the north, east, and south are fields / pony paddocks. The site is in the Green Belt and the designation is a material consideration.

South Tyneside Council does not have a specific telecoms policy, but para. 2.14 is relevant. This, together with the NPPF, is of relevance. The National Planning Policy section of this supporting statement goes into detailed analysis of why this site is in compliance with the NPPF. This is an existing telecommunications site (opposite the proposed replacement site) that is the subject of the NTQ

Policy Analysis:

Paragraph **2.14** reads:

“Telecommunications

2.14 Proposed telecommunications installations will be assessed against national Planning Policy Guidance Note 8 (PPG8) „Telecommunications‟, and LDF Policy DM1 which requires development to convey sensitive consideration of its surroundings and be acceptable in relation to residential amenity, highway capacity and safety. Telecommunications installations will be resisted in sensitive areas of the borough, and our Conservation Area Management Plans include additional guidance to safeguard sensitive locations from telecommunications installations, where this is considered to be justified.”

Policy **EA1** reads:

“Local Character and Distinctiveness

To conserve the best qualities of South Tyneside’s built and natural environment the Council will:

B protect and enhance the openness of Green Belt;”

The proposed development at this site is required to deliver the requisite level of electronic communication service on a single site that is to be adapted to accommodate multiple users (so enable future site sharing opportunities), yet seeks to minimise its visual impact or change to the character of this location (being suitably distant from the properties to the east, and seen with the commercial backdrop to the west). The form and design of the proposed configuration would not appear out of context in this location, so according with wider Development Plan policy, and would ensure the integrity, character and setting of the area is maintained, and ensuring the openness of the Green Belt remains.

The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a substantial benefit with the change or impact on amenity or on the character of the area being considerably outweighed by the enhanced public benefits the scheme would deliver.

The enhanced digital service would very much accord with the objectives of the Development Plan policy. The proposal fully accords with the requirements of the NPPF

This application is a Prior Approval Application and thus any debate around the Green Belt is not applicable for the reasons captured above by the Planning Inspectorate.

This application includes two recent appeal decisions that capture the endorsement of Prior Approval Applications in the Green Belt Appeal Ref: APP/K3605/W/19/3243050 & APP/G5180/W/19/3240742.

Please see the two areas captured by the Inspector in relation to Green Belts

The Council has also raised the issue of the mast being positioned within the Green Belt. Under Class A of Part 16 of Schedule 2 of the General Permitted Development Order (GPDO) 2015, the only issues which can be considered in respect of a prior approval application for telecommunications equipment are siting and appearance. Accordingly, the principle of development is not a consideration and the question of whether or not the proposal represents inappropriate development in the Green belt does not arise. Notwithstanding this, the slender mast would not result in any discernible loss of openness to the Green Belt.

Although the appeal site is within the Metropolitan Green Belt and much of the evidence relates to the analysis of this matter, the only issues that I can consider in respect of a prior approval appeal for telecommunications equipment are siting and appearance. Accordingly, the principle of development is not a consideration and the question of whether or not the proposal represents inappropriate development in the Green Belt does not arise.

The Government has set targets that the UK has blanket mobile coverage or as close to that as possible. Given the Green Belt covers large swathes of the UK it would be impossible to achieve this target without masts being located in the Green Belt. The Emergency Services use the EE network and thus the need is clear and pronounced. The need for coverage in the Green Belt is an exceptional circumstance if mobile phone infrastructure is deemed “inappropriate”.

The industry would claim however, that installations are not inappropriate. Masts do not affect the openness of the Green Belt

138. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed development would meet these requirements, and would certainly maintain the essential openness of the Green Belt.

Paragraph 137 of the NPPF relates to planning considerations and exceptional circumstances.

148. *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

The proposed development would meet these requirements, and would certainly maintain the essential openness of the Green Belt.

Any development that is not detailed in Green Belt paragraphs of the NPPF would be deemed inappropriate in the Green Belt by default, and in such circumstances would be 'harmful' to the Green Belt and should be refused unless there are 'Very Special Circumstances' that justify the development proposed.

The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF. H3G and EE and ESN (Emergency Services Network) have a network sharing agreement and thus these installations are fully compliant with the NPPF.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 124) of the National Planning Policy Framework. 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" (Section 10), the proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing built environment and the existing street furniture, having similar vertical lines and overall appearance to the street lighting columns that are common feature in the built environment. As stated above the National Planning Policy Framework advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area.

The design of the proposed equipment is considered to be the least visually intrusive option available.

RADIO PLANNING AND PROPAGATION

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).

A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Clutter

Any physical object obstructing the propagation of radio signals causes a reduction in signal strength reaching a customer's device. A common term for these objects is 'clutter'. The more obvious examples are buildings and geographical terrain such as hills and trees.

Buildings cause a varying amount of signal reduction depending on their height, construction, thickness of walls, amount of windows etc. Glass causes a lower reduction in signal than brick/concrete walls.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

Tree Clutter

The effects of trees on signal degradation should never be underestimated. Signal absorption and shadowing effects vary according to vegetation and density, and are caused by the main tree trunk, branches and leaves.

Cell sites located in or near trees will have signals significantly reduced. As a result a number of extra sites may need to be built locally in order to counter-effect this.

Signal variation throughout the seasons is also a practical concern. Leaves on trees in the spring and summer can cause shadowing and reduce radio voice quality and increase the number of dropped calls.

As a result the bottom of an antenna should be a) above the top level of the trees, b) allow greater height due to the antenna downtilt at build or for future requirements and c) allow some room for future growth of the trees.

In the case where the cell site utilises point-to-point microwave backhaul transmission the microwave dish should not be obscured at all.

Propagation Models

In essence these are mathematical formulae used to characterise radio wave propagation, in order to determine the received signal strength at a receiving device.

The most well-known propagation model used for mobile telecommunications is 'Okamura-Hata'. More specific studies have been performed to investigate specific

clutter and terrain such as dense-urban and urban environments. Resulting from these are propagation models for specific clutter types.

Coverage Planning Tools

Radio planning engineers plan cellular networks using highly sophisticated computer programs that incorporate the above propagation models. Armed with data on cell site location, cell site configuration, maps, terrain etc they are used to predict areas of coverage deficiency (so called 'coverage holes'), new site requirements and configurations.

Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (4G) require a re-evaluation of a network operator's telecommunications infrastructure.

Mast sharing can result in some masts no longer being needed. As a result they are decommissioned and physically removed.

Technical surveys undertaken for reasons above may highlight that antenna height increases are required – this is more likely for sites with low antenna heights around 15m AGL, particularly street furniture sites. More details on these reasons below.

While thus far this document is generic to mobile telephony masts it should be noted that each mast has to be dealt with on a case-by-case basis.

Site Height increases

There are a number of reasons why an operator may request a height increase on existing structures. The main ones are described below.

Maintaining existing coverage

The antennas inside, for example, street furniture sites are generally of 2 physical build designs – 'Single Stack' and 'Dual Stack'. The former describes when the set of antennas are all at the same height. The latter describes a site with 2 sets of antennas one above the other.

The 'Dual Stack' is by far the preferred option. This is due to a number of factors including greater flexibility & control for different technologies and providing optimum service performance to customers.

Network Consolidation between H3G LTE and EE and new 4G technologies facilitate a Single Stack structure being upgraded to a Dual Stack structure. In a straight swap scenario at equal height the new lower aperture antennas would be lower than they were originally - resulting in significantly reduced coverage. To ensure existing coverage is maintained the whole structure needs to be increased in height.

Clutter changes

A more extreme example is when the local clutter or tree lines have changed, or are such that the mobile signals are blocked, resulting in lower quality calls and downloads for mobile device users. To provide sufficient services to customers height

increases on existing masts or additional new masts are required. The former is the preferred option in many cases.

ICNIRP Compliance

The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

Enclose map showing the cell centre and adjoining cells:

This can be emailed to the LPA upon request.

Type of Structure

Description:

Top of Tower +30.00m AGL
C/L of Antennas +27.80m AGL
C/L of Dishes +24.75m AGL

Proposed 30m High Valmont climbable Monopole on 6.6 x 6.6 x 1.4m deep concrete base with 6No. Antenna Apertures at 300°/120°/190° and 4No. 600ø Dishes, RRU's, MHA's, Active Routers and BOB's to be fixed to support poles below Antennas

Proposed 450 wide O/H cable ladder and droppers on 3.0m High support posts
Existing timber gate to be replaced with 4m wide metal field gate between new posts.
Proposed EE 3No. Unilateral Cabinets on concrete base
Proposed H3G 2No. Unilateral Cabinets on concrete base (behind)
Proposed MBNL FURO Cabinet on concrete base (behind)
Proposed MBNL MK5B Link A/C Cabinet on concrete base
Proposed 2.4m High Mesh Panel Fence (clearvu44) topped with razor wire coil (O/A = 3.1m). C/W 3m wide double gates

Overall Height: 30.0m AGL	
Height of existing building	N/A
Equipment Housing:	
Length:	See drawings
Width:	See drawings
Height:	See drawings
Materials	
Tower/mast etc – type of material and external colour:	See drawings
Equipment housing – type of material and external colour:	See drawings

Reasons for choice of design:

The proposed installation is an EE Ltd and H3G LTE 30m High Valmont climbable Monopole which will house both EE and H3G LTE and EE. The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF.

4. Technical Information

ICNIRP Declaration attached ICNIRP 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. When determining compliance the emissions from all mobile phone network operators on the site are taken into account.	Yes	

5. Technical Justification

Reason(s) why site required
The National Planning Policy Framework clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network. The site is required to provide new 5G coverage for EE Ltd in order to improve coverage in the NE36 area of East Boldon The cell search areas for 5G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the column outside of this locale. Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information on Radio Network Development for Planning Applications'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

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

Discounted Options
In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) following search criteria have been utilised. Firstly, consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground-based installations are investigated. This sequential approach is outlined below: a) Mast and Site Sharing b) Existing Buildings Structures c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.

DISCOUNTED OPTIONS:

Site Type	Site Name and Address	NGR	Reason for not choosing
GF	Land off Moor Lane	E: 437353, N: 561568	Land recently bought by a property development company. Therefore land likely redeveloped in the near future as part of the new South Tyneside Local plan.
GF	JT Dove	E; 437271, N: 561517	Building materials supplier with good sized yard to rear however, the site has limited space for any installation due to storage use.
GF	East Boldon Metro Station Car Park	E: 437257, N: 561501	Small car park which serves both the East Boldon Metro Station and Beggars Bridge Pub & Kitchen. Car park has very limited space for equipment and is fully used throughout the day
GF	Land off Glencourse	E: 437167, N: 561447	Small strip of common land off Glencourse. Land is between Metro line and residential. Proximity to residential may cause issues in planning, therefore discounted.
GF	Cleadon Lane Industrial Estate		The whole of the industrial estate is discounted due to being designated in the South Tyneside Emerging Local Plan as a 'Regeneration Site' and is allocated for mixed use development comprising approx. 245 new homes and 2.1 hectares of employment land.
GF	Land South of Whiteleas	E: 437173, N: 562058	Small storage yard with a couple of warehouse units within a secure compound. Site backs onto residential and with the 30m height requirement, may struggle with planning. Site is also slightly North of targeted area so may only provide limited coverage.
GF	The Old Cooperage	E: 437109, N: 562142	Old Cooperage site located North of Tileshed Lane/Boldon Lane. Site is too far North to replicate existing coverage
GF	Tileshed Manor Farm	E: 436742, N: 562013	Large farm located to the North West of the existing site. Site is too far North so would not provide required coverage

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

7. Additional Relevant Information

Background to the Proposal

This specific proposal forms part of an integral requirement for EE Ltd, ESN and H3G LTE to expand their respective 5G telecommunications network across NE36 specifically in this instance to enhance 5G coverage levels and network capacity within the East Boldon area.

This partnership has resulted in the development and production of an array of "dual user" structures and cabinets, which have the ability to accommodate both operator's antenna systems and radio equipment.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes, and this means we need to position base stations in, or close to, residential areas.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However, if this overlap is too great unacceptable interference is created between the two cells.

DEVELOPMENT PLAN POLICY.

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, it is stated that:

"Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise."

NATIONAL PLANNING POLICY

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF July 2021) sets out the Government's planning policies for England and how these are expected to be applied at the Local level. It provides a framework within which local people and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including: -

- Economic Role – contributing to building strong, responsive and competitive economy;
- Social Role – Supporting strong vibrant and healthy communities; and

- Environmental Role – Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes. The NPPF recognises the vital importance of high-quality telecommunications and dedicates a whole chapter to this. Chapter 10 of the NPPF outlines the Governments support for high quality communications. The paragraphs below clearly outline the overarching support from Central Government for telecommunications and how Local Planning Authorities should embrace this vital infrastructure:

NPPF Paragraph 114 states:

"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 continues in Paragraph 115:

"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."

Operators always follow the sequential site selection process. Where an existing site can be shared or upgraded this will always adhered to before a new proposal is put forward for consideration.

The support for telecoms and the need not to constrain Operators is laid out in Paragraph 118:

"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."

Conclusion

We consider that the development is complaint with the council's policy and that in accordance with Section 38 (6) of the Planning and Compensation Act 2004 permission should be granted for the installation.

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and

competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and Council's Local Plan Policies.

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Contact Details

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Position:	Planning Manager	Company: (on behalf of above operator)	WHP