

Heritage Statement

The application site falls within the Catley Lane End Conservation Area and as such we provide a Heritage Statement in support.

The existing telecommunication is well established, and as seen from the attached photograph is in a semi-rural setting.



There are no listed buildings in close proximity to the telecommunications site although the telecommunication site is adjacent Brownhill Farm which is referred to in the Conservation Area Appraisal due to it originally being a laithe house dating from the 18th Century. It should be stated however that the telecommunication site is not referred to in the appraisal (despite being present at the time of writing) and is not identified as being of detriment to the conservation area. The proposal is to remove the top set of antennas, resulting in an overall reduction in height, and the replacement of the antennas with a single, small panel antenna, which is more streamlined in appearance.

The general presumption in favour of allowing development for modern communications, and the special operational and technical factors that require siting of base stations within the Conservation Area, is balanced by the need to conserve or enhance their heritage qualities.

However, there is now far greater emphasis that visual impact should not override significant radio planning requirements to achieve coverage to a particular area, particularly with the need to support the massively growing and intensifying demand for mobile communications across the UK. Indeed, in terms of looking to meet operational needs, the NPPF now applies a reduced policy test compared to previous guidance. This helps clarify that an operator is only required to satisfy the normal test

of acceptability having regard to all material planning circumstances, rather than looking for the 'optimum' solution as required under the former PPG8.

In balancing these requirements, the starting point for planning new networks or the expansion of existing networks is to use existing electronic communications sites owned by other operators or radio site management companies, such as Cellnex UK. This policy objective is backed with the statutory obligation placed upon operators to share apparatus, where practicable out under General Condition 3(4) of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

In this instance, the installation of apparatus at this existing site owned or managed by Cellnex UK, where there are existing operations and which is suitable for electronic communications use by virtue of the existing structures, aligns with this longstanding policy.

Nonetheless, any potential harm the apparatus would cause to the designated heritage asset must be assessed, as set out in NPPF paragraph 201 and how to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. In this case, all reasonable steps have been taken, through careful siting at an existing Cellnex UK site, to moderate the visual impact of the development, having regard to technical and operational factors. Accordingly, the proposal looks to conserve the heritage asset.

In so far as there may be any perceived harm, the development proposal will have less than substantial harm to the significance of a designated heritage asset and as such, this harm has to be weighed against the public benefits of the proposal (paragraph 208). In this respect the base station is required as part of a regional communications network, necessary to extend and improve connectivity to the local area and has wider public interests. As explained, the target coverage area falls within the designated area and the special operational and technical requirements necessitate siting of new apparatus within it.