

**Planning Application WND PD – 2022 0028**  
**5G Telecommunications Installation, Hall Close, Arthingworth.**  
**Street Pole and 3 ancillary equipment cabinets.**

## **Application**

### **Planning Justification Statement**

The Planning Justification refers repeatedly and exclusively to an outdated version of the National Planning Policy Framework. The Framework was updated in July 2021, yet each reference within the Planning Justification Statement refers to the 2019 version. This calls into question the competence of the applicant and the validity of the content.

The Policy Analysis section on page 5 states that the proposed design has been selected to ‘minimise visual impact upon the streetscape by integrating with the existing built environment’.

Further, in the section headed ‘reasons for choice of design’ it states ‘the proposed ‘street works’ design has been selected to minimise visual impact upon the street scene by integrating with existing street furniture’.

No information is provided to evidence how the design is integrated as suggested. Saying that the antenna selected is ‘considered to be the least visually intrusive option available’ is not the same as saying that the design is not visually intrusive.

It is hard to see how an antenna that is more than double the height of the next highest adjacent object can be anything other than visually intrusive!

Page 9 identifies ‘discounted options’.

These are very superficial assessments which warrant a greater degree of scrutiny than has been made publicly available.

Three of the six options (D1; D3 and D6) have been discounted, in part, because they are located in a residential area. How this measure has not been applied to D4 which is in the heart of the village is not clear. Notwithstanding the above – none are more centrally located than the proposed location – and yet its ‘location in a residential area’ appears not to have been considered important.

All of the discounted options refer to unsuitable or insufficient pavements or grass verges. This is not a reason for discounting the site. It should be possible to increase the size of the pavement or grass verge as a mitigating factor to be secured as part of the planning application process.

There is simply insufficient information provided here to demonstrate that any of these sites should be ruled out.

Similarly – what other sites within the yellow boundary shown on page 6 have been explored for suitability? There are potential sites that are within the acceptable area which are far

removed from the residential area, and there is no explanation as to why these other sites have been discounted, or indeed why the assessed sites were chosen.

Page 11 references the NPPF Para 113 (which is paragraph 115 in the latest NPPF published in 2021) which requires equipment to be 'sympathetically designed and camouflaged where appropriate.

There is no indication of how the mast is to be camouflaged – which is not surprising because it seems to be impossible to comply with this part of the legislative framework.

### **Proposed site elevation A**

This drawing of the proposed installation demonstrates clearly how inappropriate the location is and confirms the completely disproportionate scale of the antenna compared to nearby houses and trees.

While legislation promotes and supports high quality communications networks through the growth of new and existing telecommunications systems, it also makes clear that masts should be sympathetically designed and sited.

The installation as proposed by Hall Close would form a prominent and obtrusive feature which would have an adverse effect on visual amenity and the surrounding area. It is in a prominent position by Oxendon Road and would be readily visible in an area of structures of low height.

### **Response to application**

The NPPF (2021) paragraph 117 requires applicants to provide the necessary evidence to justify the proposed development. This has not been provided and the application should be refused on this basis alone.

Paragraph 115 of the NPPF (2021) requires applicants to demonstrate that installations such as this have been 'kept to a minimum consistent with the needs of consumers ...'.

Where is the evidence that residents of Arthingworth have been consulted on this and have expressed a need for this development?

The requirement from the NPPF (2021) paragraph 116 for the installation to be 'sympathetically designed and camouflaged where appropriate' has not been met.

The very existence of an antenna of 15 m at the heart of a small community such as Arthingworth cannot be either sympathetically designed or camouflaged and will totally dominate the landscape and impact negatively on residential amenity.

### **Neighbourhood Plan.**

Although not yet submitted to WNC, significant consultation has taken place in the preparation of the Plan which is about to be sent out for formal Regulation 14 consultation.

The Neighbourhood Plan identifies the site selected for the installation of the mast as a 'Local Green Space'. The installation of the antenna will completely destroy the value of the Local Green Space for the community.

Although not at a stage where the draft Plan carries statutory weight, it was subject to consultation with the local community in April this year when the draft policies were presented

to residents. The reaction in favour of the Local Green Space policy was overwhelming, with all 29 people who expressed a view about the policy, supporting it.

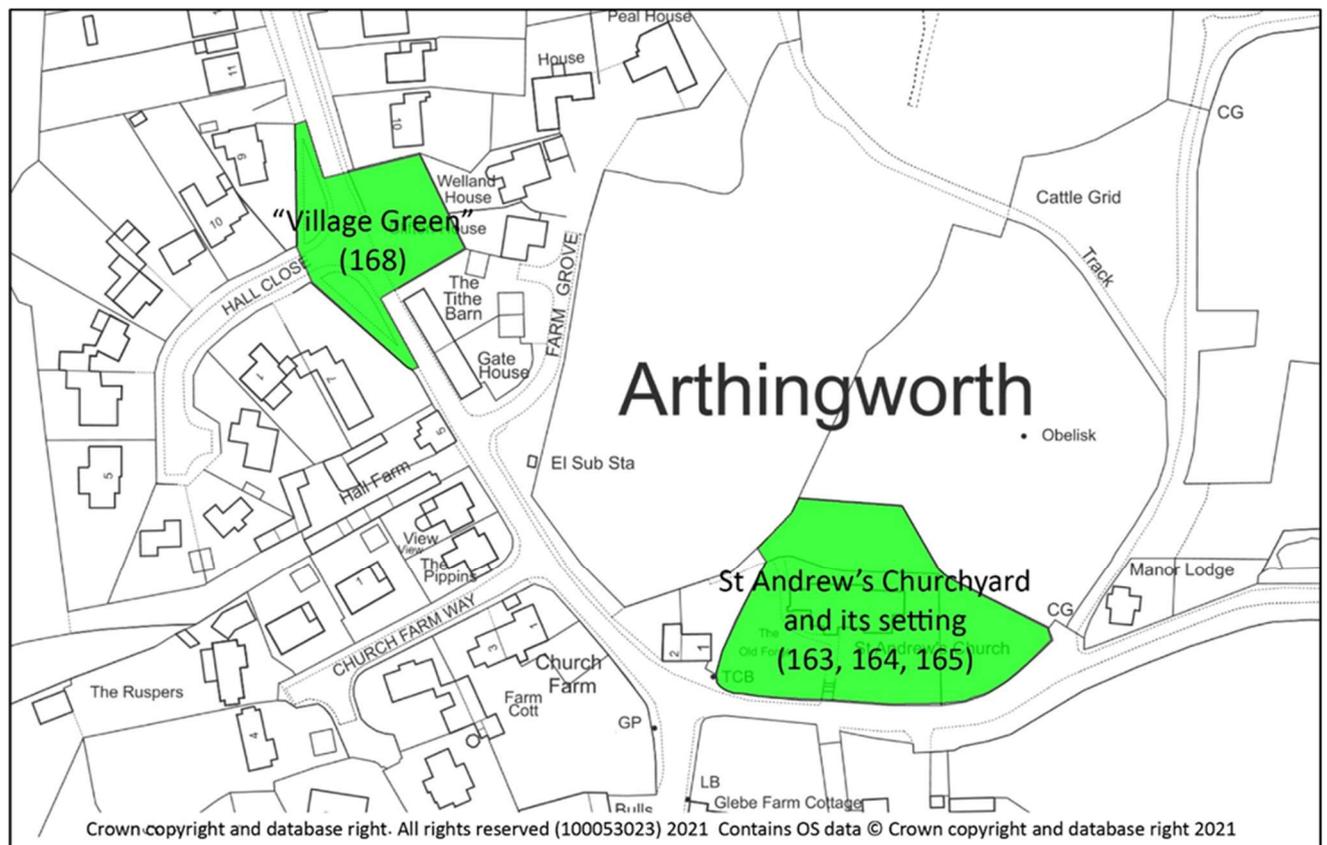
The policy says ‘Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix G; location figure 5) will not be permitted other than in very special circumstances’.

This site is one of only two local green spaces in the plan area. It reflects the relative paucity of ‘special’ open spaces in the Parish and highlights the importance of this site for residents.

WNC are aware of the draft Neighbourhood Plan and have studied it as part of the process of undertaking a Screening Report to determine the need for a Strategic Environmental Assessment.

It is disappointing that the local planning authority has chosen not to formally bring the intention to develop this site to the attention of the Parish Council in advance of the application being submitted.

### Map of proposed Local Green Spaces in Neighbourhood Plan



### Summary.

This is a poor application and there is insufficient information contained in the submitted documents to demonstrate conformity with national legislation. That the wrong version of the NPPF has been used to demonstrate compliance supports the view that the application has been rushed and is inadequate.

There has been a lack of consultation with the Parish Council or the community, especially those residents living adjacent to the development site.

The dismissal of alternative sites is based on insufficient analysis and justification and there is no evidence to demonstrate that the development is needed by the community.

The location, in the heart of the residential area of the village is completely unsuitable for an installation whose height will completely dominate the landscape and dwarf the nearby structures. It will cause enormous harm to the area and to the amenity of nearby residents.

The 'special' nature of the setting is evidenced by the emerging Neighbourhood Plan for Arthingworth which is proposing it as a Local Green Space where development would be ruled out in perpetuity. All residents who expressed an opinion at the Open Event from April this year supported the policy.

There is insufficient evidence to support the approval of this application and it should be refused.