

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Hornsey Cricket Club	Site Address:	Hornsey Cricket Club Tivoli Road London N8 8RG
National Grid Reference:	E529643 N188731		
Site Ref Number:	CTIL_306469 00	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	<u>No</u>
If no explain why: A register specific to telecommunications development could not be found however, the local planning authority's planning records have been reviewed accordingly.		
Were industry site databases checked for suitable sites by the operator:	<u>Yes</u>	No
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	<u>Yes</u> /No
Date of pre-application contact:	14/02/2023
Name of contact:	N/A
Summary of outcome/Main issues raised: Pre-application correspondence including a set of plans detailing the proposal was emailed to the LPA on 14 February 2023. No response has been received to date.	

¹ Macro or Micro

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Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: The site and proposed works were assessed against the traffic light model prior to consultations being undertaken. An amber rating was assigned. Pre-application correspondence was issued by email on 14 February 2023 to Crouch End Ward Councillors: Cllrs Lester Buxton, Cressida Johnson and Luke Cawley-Harrison and to Catherine West MP for Hornsey and Wood Green. Letters were issued by post on 14 February 2023 to occupiers of nearby properties in Glasslyn Road, Tivoli Road and View Crescent. A total of 42 properties were notified of the proposal.			
Summary of outcome/main issues raised (include copies of relevant correspondence): 21 responses were received objecting to the proposal. 1 response was received requesting additional information. The issues raised in the objections relate to the following: • Visual impact of the proposal • Impact on the open space/Metropolitan Open Land - The mast would detract from the appearance of the open space and the wider environment • Impact on the nearby conservation area • Inappropriate location • More appropriate alternative sites should be considered • Impact on the sports field and neighbouring outdoor swimming pool. • Why other base stations in the area cannot be shared rather than build a new one. • The proposal would present an unacceptable risk for emergency helicopters /Air ambulance responding to emergencies at the adjacent swimming pool and cricket ground • Need for the installation • Impact on the visual amenity of nearby residential properties • Impact on property value • Any mast of that height will presumably need some form of lighting at least on top which would add light nuisance and pollution at night.			

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- The area of the proposed installation is prone to flooding in heavy rain, and tends to remain waterlogged for several days at a time.
- Impact on the current use of the cricket ground
- There are views over the Cricket Ground to Alexandra Palace which would be obscured by the proposed installation
- It is next to where children play cricket and tennis so presents a potential health hazard
- There is no justification for the creation of a structure/installation of such magnitude at this location.

Most issues raised relate to the visual impact of the development, the impact on the open space/MOL and nearby conservation area, the impact on residential amenity, the technical need of the proposal and justification of the siting of the proposed site. All these issues are fully addressed in various sections of this report and repetition is not considered necessary.

The other issues are addressed below:

Several residents are concerned about the impact the development would have on the adjacent outdoor swimming pool. Although the upper section of the monopole would be visible to users of the Lido, the monopole is slim, and the lower section of the development would be obscured by the existing trees at the border of the leisure centre reducing the installation's visibility when viewed from the swimming pool. Furthermore, the monopole is positioned towards the side of the pool which would further reduce its visual effect.

In relation to the impact on the current use of the cricket ground, the proposed site is sited at the eastern boundary of the playing field occupying a small area. It will not impede the use of the cricket ground.

With regards to concerns raised relating to flooding, the site has a small footprint and by its nature will have no impact on the risk or severity of flooding within the wider area.

Some residents are concerned about lighting on top of the installation causing a nuisance at night. No lighting is proposed to be installed on top of the installation.

In connection with the risk to emergency helicopters /air ambulances accessing the area, the proposed monopole has a slender profile, and the development is of a moderate scale. It is unlikely to pose a risk to emergency helicopters /air ambulances accessing the area.

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With respect to the impact on views over the Cricket Ground to Alexandra Palace, the proposed site is located over 600 metres from Alexandra Palace. It is not considered a proposal of the scale proposed would have any impact on views of Alexandra Palace so far away.

In relation to health concerns, government guidance is that the local planning authority need not consider possible health effects, or concerns about them, any further if the proposal is compliant with stringent international guidelines on public exposure to radio frequency fields. The proposal is fully compliant with the precautionary International Commission on Non-Ionizing Radiation Protection (ICNIRP) public exposure guidelines (protecting all members of the public) and declaration of compliance is provided with the application.

Regarding the impact on property value, this is not a relevant planning consideration. The Town and Country Planning system must provide a balance between the interests of the wider public and any possible adverse effect on an individual. It is not the role of the planning system to protect one individual's interests above the rights and interests of another.

School/College

Location of site in relation to school/college (include name of school/college):

Bright Horizons Crouch End Fields Day Nursery is located within the grounds of Hornsey Cricket Club approximately 100 metres to the southwest of the proposed site. Highgate Wood School is located approximately 140 metres to the southwest of the proposal site.

Outline of consultation carried out with school/college (include evidence of consultation):

Pre-application correspondence was issued by email on 14 February 2023 to Bright Horizons Crouch End Fields Day nursery and to the Head Teacher of Highgate Wood School.

Summary of outcome/main issues raised (include copies of main correspondence):

No response was received.

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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?	Yes	<u>No</u>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	<u>No</u>
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	<u>Yes</u>	No
Date served:	16/03/2023	

3. Proposed Development

The proposed site:
The proposed site is located at Hornsey Cricket Club which is situated to the north of Glasslyn Road and to the northeast of Tivoli Road. The application site is an area of grass on the eastern border of the playing field, located to the north of the tennis courts and adjacent the Park Road outdoor swimming pool. The site is positioned adjacent a row of trees (approximately 10 metres high) bordering the cricket ground and adjacent leisure centre.

Aerial View of Application site (shown by a red arrow) and surrounding environment. Source: Google

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Surrounding Context

The surrounding area consists of large areas of open space to the west of the proposed site, residential properties to the south, commercial uses to the north including the adjacent leisure centre and a mix of residential and commercial properties to the east. The nearest residential properties are in Glasslyn Road located approximately 57 metres to the south. There is a nursery located at the opposite end of the field approximately 100 metres away in the southwest corner of the cricket ground.

The proposed site is not in a conservation area and there are no listed buildings nearby. It is located on Metropolitan Open Land.

Enclose map showing the cell centre and adjoining cells if appropriate:

Please refer to the coverage plots attached to the application.

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

Description:

The proposal would comprise of the installation of a 20m high monopole supporting 6no. antennas and 2no. 300mm dishes along with 2no. ground based equipment cabinets and development ancillary thereto.

Overall Height:	20 metres
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Height of existing building (where applicable):	n/a
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Equipment Housing: x1

Length:	1.900 metres
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Width:	0.660 metres
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Height:	1.750 metres
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Equipment Housing: x1

Length:	1.050 metres
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Width:	0.660 metres
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Height:	1.750 metres
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Materials (as applicable):

Tower/mast etc – type of material and external colour:	Steel painted light grey (RAL 7035) (An alternative colour would be welcomed if deemed more appropriate by the LPA)
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Equipment housing – type of material and external colour:	Steel painted green (RAL 6009)
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Reasons for choice of design, making reference to pre-application responses:

The proposed design has been determined considering the site location, the surrounding context, the potential impact on the surrounding area and the technical objective of the site. The type of equipment proposed is dictated by the nature of the technology to be deployed. In this case, the proposed development would support the full range of technologies (2G, 3G, 4G and 5G).

The design comprises of three main elements which includes the antennas that emit the radio signals (along with any necessary amplifier or receiver units), the antenna supporting structure that holds the antennas in the air and the cabinets which contain the equipment used to generate the radio signal and power the base station. Other elements critical to the operation of the base station, include the dishes which connect the base station to the wider network, feeder cables that link the equipment housing to the antennas and other support structures such as the foundations referred to in general terms as “development ancillary to” the base station.

Every effort has been made to minimise the visual effect of the development by ensuring the design is of a high standard and is the least visually impactful on the area. The number and scale of the proposed equipment is the least required for the efficient operation of the site.

The monopole proposed has been specifically selected with the intention of minimising visual impact. It is the slimmest available with the structural capacity to support the required apparatus. The six antennas at the top of the monopole are positioned very close together in a stacked arrangement, to achieve a slender profile avoiding a bulky shroud at the top of the pole. The most sympathetic design with the least visual effect has been deployed in this instance. The images below are examples of structures typically deployed on a greenfield site such as that proposed at the cricket club. A less visually imposing street furniture design typically used along highways is proposed instead of one of the structures below to minimise visual impact.

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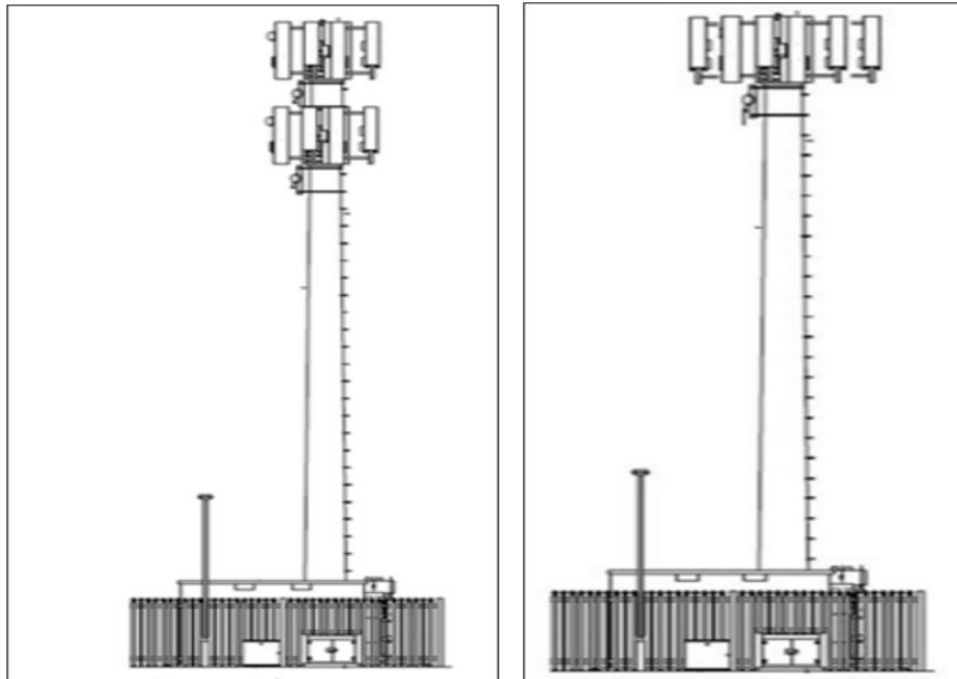
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Examples of masts typically deployed on greenfield sites

It should be highlighted that, 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 radio planners, must be achieved. Features of the surrounding area such as existing buildings and trees, referred to as “clutter” must also be cleared in order that they do not block the signals from the antennas. It should be noted that 5G antennas are particularly more susceptible to the shadowing effect of surrounding clutter reducing the range of the radio signal and the effectiveness of the antennas. As a result, the elevation of 5G antennas is even more critical to delivering this technology. Due regard should be had to such technical constraints in assessing the impact of the selected design. These factors have influenced the height of the proposed monopole.

Factoring in technical constraints, the height of the proposed monopole is the lowest necessary to deliver the network improvements in this area. Lowering the height of the monopole would reduce the coverage footprint which may result in the need for additional mast sites in the area. The monopole would be finished in a grey colour to reduce its impact on the skyline.

In relation to the dishes, two transmission dishes are proposed to be fixed to the monopole below the antennas. The dishes would each measure 300mm. They have been positioned at the lowest height that would allow an unobstructed ‘line of sight’ to be achieved to integrate the site into the rest of the network.

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The proposed equipment cabinets are of a simple design and are similar in form to cabinets commonly found in the street scene throughout the UK. The number of cabinets has been kept to the minimum required for the efficient operation of the site. The cabinets would be painted green to ensure they assimilate with the nearby trees to reduce their visibility. It should be recognised that seen on their own merit as single development, they do not normally require a formal determination of the Council and are permitted development.

Overall, it is considered that the proposed design is sympathetic to its surrounds and strikes a good balance between minimising visual impact and meeting the technical need.

Health and Safety - including ICNIRP compliance

The proposal complies fully with ICNIRP guidelines and declaration of compliance is provided with the application.

4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

The proposed base station would provide 5G coverage and improve the provision of 2G, 3G and 4G services in the area. It would also provide additional capacity on the network improving its efficiency.

The base station would form part of the VMO2 network (trading as O2). In June 2021, following a 50:50 joint venture between Telefónica (who own O2) and Liberty Global (who acquired Virgin Media in 2013), Virgin Media-O2 (VMO2) was created to supercharge communities across the UK and bring together next-generation gigabit broadband and 5G services. One of the main goals of this merger is to keep up with the new 5G technology and ensure that it is accessible to all customers. The proposed site would contribute to achieving this objective by delivering 5G services to this local area as part of national networks significantly improving mobile connectivity and accessibility to services for users in the local community.

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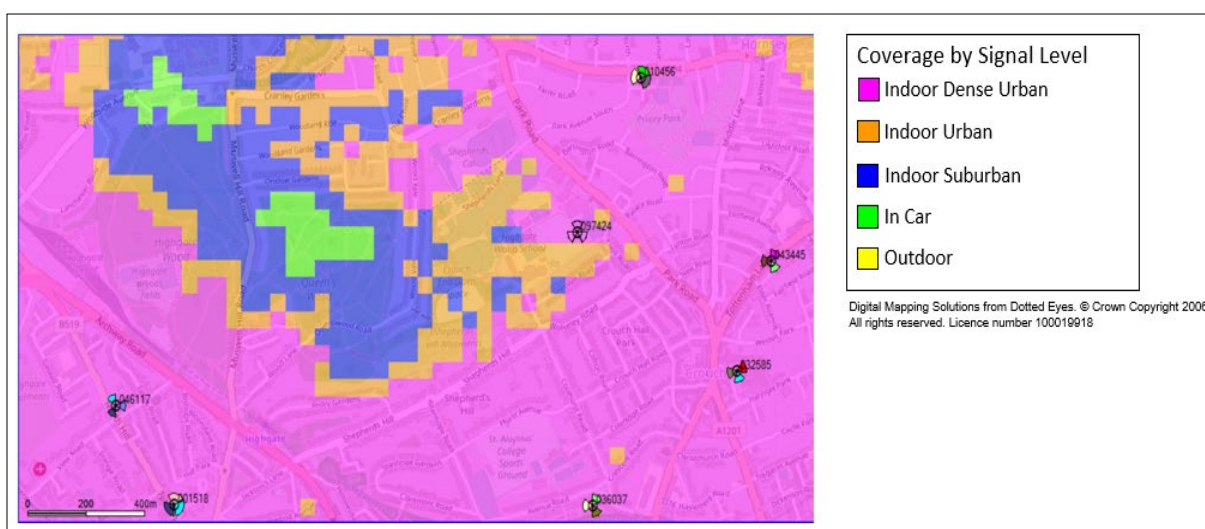
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Coverage plots, illustrating the coverage that would be delivered by the proposed site are attached in full to the application. Snips of these plots are shown below. The plots provide a visual representation of signal strength, by means of shading, as indicated on the plot key provided. The colour purple represents the strongest signal level required in dense urban areas whilst colour yellow represents the weakest signal. The signal levels are shown at “Indoor” and “Outdoor” levels. Whilst both are important to the network, indoor coverage provision is imperative across the UK and arguably more so within the towns and cities, where reliable mobile digital connectivity plays a particularly vital role in commerce.

The plots have been produced using L2300 (4G) as this gives the most accurate predictions.



Coverage plot showing Existing LTE2300 Coverage without the proposed site at Hornsey cricket club

The above coverage plot shows the existing 4G coverage in the area. The need to improve the signal levels in the area surrounding Glasslyn Road is apparent. The proposed site would enhance the signal strength in the surrounding area achieving the strongest indoor signal strength required in this area, as illustrated by the coverage plot below.

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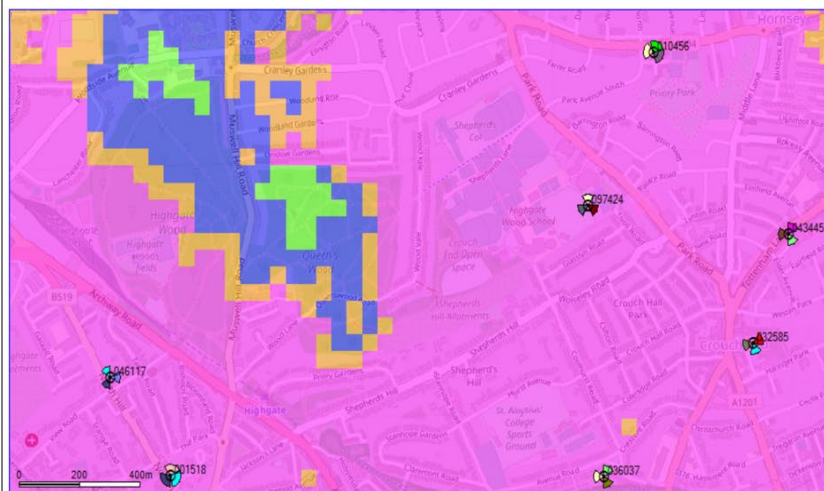
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Coverage by Signal Level

- Indoor Dense Urban
- Indoor Urban
- Indoor Suburban
- In Car
- Outdoor

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Coverage plot showing Predicted LTE2300 Coverage from the proposed site at Hornsey cricket club

The development of this site will also provide full 5G capability in the area where some of the existing sites in the surrounding area are not capable of providing this service due to technical limitations.

It is highlighted that plots of this nature can only show the geographical reach of coverage. Capacity, the volume of call and data traffic that can be handled by any one base station at a given time, does not display on the plots as a visual representation is not possible. This is, however, a critical network consideration that needs to be addressed to achieve a reliable, mobile digital infrastructure network. For example, while there are instances where the coverage improvements appear modest, during times of high usage in the area, the quality of services would still be affected if the capacity on the network is limited. In addition to improving mobile connectivity and providing modern 5G digital services for residents, businesses and visitors to the area, the proposal would enhance the capacity capabilities of the network making it more efficient.

The National Planning Policy Framework (NPPF) 2021 advocates that LPAs should not question the need for an electronic communications system. There is a clear and demonstrable need for the proposed development which would improve the existing mobile reception in this area and introduce 5G services and therefore it should be allowed to proceed considering the wider benefits it will deliver to residents and businesses in this area, coupled with the acceptability of the site and lack of better alternatives.

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Ofcom's 2022 Communications Market Report highlights an increase in the use of mobile technology. Considering the remarkably high demand for mobile services, it is crucial for mobile operators to provide and maintain a reliable, mobile digital infrastructure network that provides the necessary coverage and capacity to allow reliable mobile connectivity and meet the ever increasing demand for services by users as obliged by their Ofcom licence agreements. The proposed essential infrastructure will contribute to meeting this demand and will improve access to the very latest technologies for residents and businesses in the area.

The Communications Market report also highlights the importance of mobile technology, more generally, in the UK, and its contribution to the sustainability agenda. According to this report, telecoms revenues made a £31.1 billion contribution to the UK economy in 2021 of which 12.3 billion was generated from retail mobile telecoms services.

The government recognises the importance of a reliable and high quality infrastructure network, as a key driver of economic growth. It considers digital connectivity as an essential service that should be readily accessible to everyone. The importance of mobile connectivity particularly 5G is further emphasised in several connectivity reports.

The Ofcom report "Online Nation 2020" highlights the increasing demand for communications services particularly data services and the key role mobile phones play in accessing the internet. According to the report *"71% of all measured time spent online was on smartphones. 35% of internet users only accessed the internet on mobile devices (smartphone or tablet)."*

In the government's report "Next Generation Mobile Technologies: A 5G Strategy for the UK" March 2017, the government lays out its strategy to make the UK a global leader in 5G mobile technology by facilitating its deployment to create a world-leading digital economy that works for everyone. It recognises the need for a flexible regulatory framework to facilitate the speed of development.

The government acknowledges that providing the levels of connectivity and coverage required for 5G means having the best possible networks today providing high quality coverage able to meet the demand placed upon them and are readily accessible where people live, work and travel. The proposed development which would deliver the latest 5G technology, improve mobile connectivity and the efficiency of the network is precisely the type of advanced telecommunications infrastructure the government is seeking to promote to drive economic growth.

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The economic impact of 5G technology is emphasised in another report by PwC "The global economic impact of 5G". According to this report, the potential of 5G technology is huge. *"Innovative uses of the technology show promise in a wide variety of settings: hospitals equipped with 5G devices that enable remote patient monitoring, and smart ambulances that communicate with doctors in real time; digital wallets that connect phones, wearables, cars and other devices to create seamless financial transactions; and 5G-enabled factories in which connections can be maintained among more sensors than ever before. Such scenarios illustrate the economic impact of 5G mobile technology."* According to this report, *"healthcare will be far and away the biggest contributor to the economic gains from 5G and their model predicts that it could add more than half a trillion dollars to global GDP. But other industries also show significant potential, as 5G enables vast wave of innovative solutions and use cases."*

"For policy-makers and governments, the key is to regard 5G as fundamental societal infrastructure: a platform that, by providing ubiquitous, superfast broadband, will influence the competitiveness of nations' economies and their ability to develop their own sunrise industries and technologies. Policy-makers should look to encourage and provide incentives for 5G investments as quickly as possible."

Below are examples of practical applications of 5G connectivity in everyday life which further emphasise the importance of this technology.

Education

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere. 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and

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private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

The above connectivity reports highlight the growing demand for mobile technology and support the expansion of 5G technology which can handle ever larger data requirements. The reports recognise the importance of digital communications infrastructure.

The proposal which incorporates 5G technology, would contribute to delivering the advanced telecoms infrastructure required to improve mobile connectivity in this area delivering social and economic benefits to the local community.

5. Site Selection Process

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

Several factors are considered when assessing potential locations for a base station. It is important to note that because radio base stations are relatively low powered devices, they only cover a limited geographical area and therefore need to be sited in areas where they are needed, where people live and work. The area of coverage by any base station (referred to as a cell) is influenced by topography, features in the surrounding area, such as buildings, trees etc. which can block radio signals. In heavily built-up areas, for example, a small base station might cover only a few hundred meters resulting in more base stations being required in these areas than in more remote areas where base stations tend to have a larger footprint due to fewer obstructions.

Site placement is therefore critical in network planning due to the unique and specific gap in coverage that must be filled to ensure the site fits into the established cellular pattern to achieve a reliable network to avoid dropped calls. This places limitations on potential siting opportunities. The new base station needs to be sited in the identified area of coverage deficiency to improve services or fill the coverage hole. In this case, the proposed site is required to provide 5G coverage and to improve existing mobile services in the area surrounding Glasslyn Road. The target area for this cell is shown by the red boundary on the map below.

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Search area (shown by a red boundary) and surrounding environment

The new base station should ideally be sited in the area within the red boundary or very close to it to fit into the established network and deliver the required coverage levels to this area.

A comprehensive review of the area was undertaken to identify possible siting options. Potential alternatives to the proposed site have been considered in terms of their technical suitability to address the coverage deficiency, their placement within the existing cellular pattern, the effect on visual amenity and their ability to be built and maintained. Other factors that have influenced the site selection process include the topography of the area for example a site on a hill would not be able to effectively provide coverage to an area in a dip. The aim of site identification is to find the most technically efficient site, which has the minimum impact on visual amenity and the environment.

A sequential approach was adopted during the site selection process as encouraged by the Code of Practice. The initial search focused on identifying existing telecommunications structures or sites in the area that could be shared, then the possibility of using an existing building or structure. No viable shareable existing masts

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or building options have been identified in the area, therefore a free standing ground based mast is proposed.

The entire search area is made up of residential properties which are unsuitable for telecommunications installations. No viable commercial properties have been identified in this area either. The entire target area except the north end of View Crescent is in Crouch End conservation area. As no viable options could be found within the defined target area (red boundary), the search was extended to the peripheral of this area. The proposed site at Hornsey Cricket club is sited close to the target area and presents the opportunity to deliver the required coverage to the residential area in the conservation area to the south of the cricket club whilst being sited outside the conservation area and away from residential properties. The proposed site is considered the most viable option in the area that would deliver the required coverage to the intended area with the least impact on the area.

Some residents have suggested an alternative location for the installation in the commercial area at the junction of Park Road and Lynton Road. This commercial area is sited further away from the target area than the proposed site at the cricket club and would therefore not address the coverage need as effectively as the proposed site. A ground mast in the street would need to be significantly taller than the proposed mast at the cricket club to project the radio signal to the target coverage area. This would be visually more impactful on the street scene and the wider area whilst achieving inferior levels of coverage in comparison to the proposed development at the cricket club which is in a more discreet location away from the highway. Besides, the LPA has recently refused a prior approval application (application ref: HGY/2021/0740) for a ground based mast at the junction of Park Road and Wolseley Road. It is therefore unlikely a similar proposal in this area would be supported by the LPA. Furthermore, the commercial buildings in this area are too low. They would not provide the elevation required to meet the technical objective in the target area. To provide the required coverage to the intended area, the telecommunications equipment would need to be significantly taller than the surrounding buildings resulting in a more visually intrusive structure at a roadside location in contrast to the proposal in a more secluded location. Furthermore, most of these buildings are incapable of hosting telecommunications apparatus due to the pitched nature of the roofs.

Below is a list of the alternative siting options considered in the area with reasons why they have not been chosen.

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Site Type	Site name and address	National Grid Reference	Reason for not choosing site
GF	North London Cricket Club, 12 Montenotte Road, London, N8 8RL	529327, 188605	This option has been discounted as it would not address the technical need as effectively as the proposed site at Hornsey cricket club owing to its location further from the target area than the proposed site which is in a more optimal location closer to the target area.
SWs	Junction of Wolseley Road and Park Road, N8 8SX	529903, 188634	A prior approval application (application ref: HGY/2021/0740) for a proposed 3UK site has recently been refused at this roadside location. This option has therefore been discounted.
GF	Highgate Cricket and Lawn Tennis club, Shepherd's Cot, Park Rd, London, N8 8JJ	529327, 188770	This option would not effectively address the coverage need due to its location too far northwest of the target area. A bulkier and taller structure than that proposed would be required to project the radio signal to the intended area which would result in a structure that would be significantly more visually impactful on the MOL than the proposed development.
GF	Crouch End Cricket Club, Shepherds Cot, Park Road, London, N8 8JJ	529357, 188926	This option would not effectively address the coverage need due to its location too far northwest of the target area. A bulkier and taller structure than that proposed would be required to project the radio signal to the intended area which would result in a structure that would be significantly more visually impactful on the MOL than the proposed development.

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GF	Georgians Tennis Club, Crouch End Playing Fields, London, N8 8JJ	529212, 188793	This option has been discounted as it would not address the technical need as effectively as the proposed site at Hornsey cricket club owing to its location too far northwest of the target area. To provide the required coverage, a bulkier and taller structure than that proposed would be required to project the radio signal to the intended area which would result in a structure that would be significantly more visually impactful on the MOL than the proposed development.
GF	North Middlesex Cricket Club, Park Rd, London N8 8JJ	529303, 188945	This option would not effectively address the coverage need due to its location too far north of the target area. A bulkier and taller structure than that proposed would be required to project the radio signal to the intended area which would result in a structure that would be significantly more visually impactful on the MOL than the proposed development.
RT	81 Shepherds Hill, London, N6 5RG	529457, 188444	This is a four storey building in a conservation area. It would not provide the required levels of coverage due to the low height of the building. To provide the required coverage, the equipment would need to be significantly taller than the surrounding buildings resulting in a more visually intrusive structure than that proposed. This option has therefore been discounted in preference of the proposed site which would enable the technical need to be met with minimum visual impact and without impacting

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			heritage assets. In addition, this option is technically in a less optimal location to provide coverage to the required area compared with the proposed site being too close to another planned cell.
RT	Melior Court, 79 Shepherds Hill, London, N6 5RQ	529427, 188426	This option is technically in a less optimal location to provide coverage to the required area compared with the proposed site. It does not meet the operator's technical requirements being too close to another planned cell and has therefore been discounted.
RT	Highgate Heights 77 Shepherds Hill N6 5RF	529382, 188402	This option is technically in a less optimal location to provide coverage to the required area compared with the proposed site. It does not meet the operator's technical requirements being too close to another planned cell and has therefore been discounted.
RT	Altior Court, Shepherds Hill, N6 5RJ	529475, 188380	This option is technically in a less optimal location to provide coverage to the required area compared with the proposed site. It does not meet the operator's technical requirements being too close to another planned cell and has therefore been discounted.
RT	66 Shepherd's Hill, London, N6 5RN	529392, 188337	This option is technically in a less optimal location to provide coverage to the required area compared with the proposed site. It does not meet the operator's technical requirements being too close to another planned cell and has therefore been discounted.

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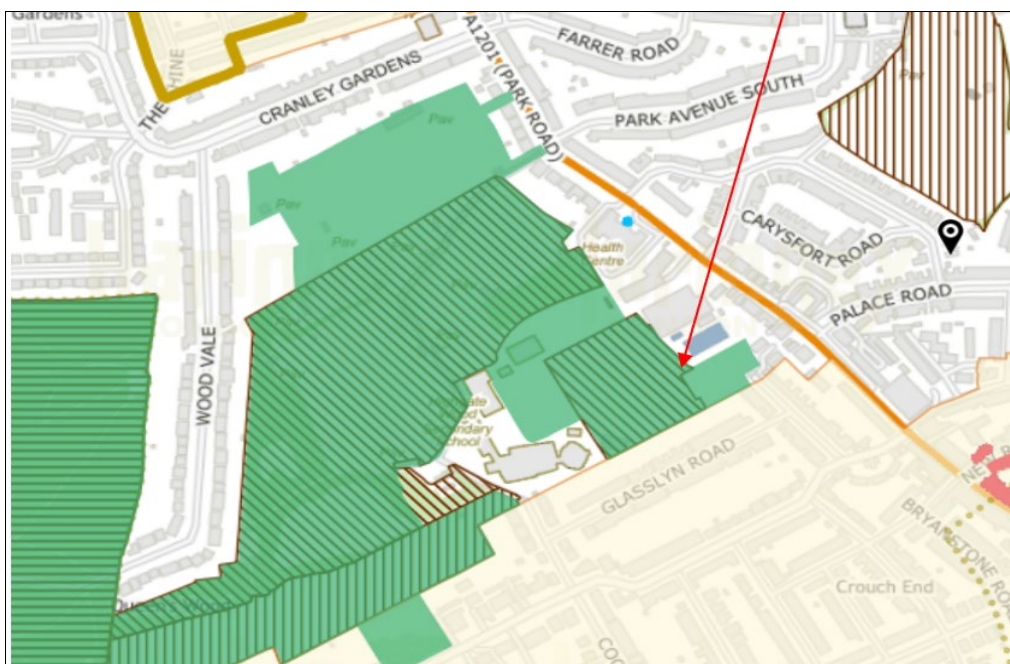
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RT	64 Shepherd's Hill, London, N6 5RN	529368, 188325	This option is technically in a less optimal location to provide coverage to the required area compared with the proposed site. It does not meet the operator's technical requirements being too close to another planned cell and has therefore been discounted.
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If no alternative site options have been investigated, please explain why:

Land use planning designations:

The map extracts below taken from Haringey Policies Map show the site is on Metropolitan Open Land. There are no designations affecting permitted development rights. The site is located approximately 57 metres from the boundary of Crouch End conservation area to the south (shown by yellow shading).



Application site (shown by red arrow) in relation to the existing land use designations.
Source: Haringey Planning Policy Maps

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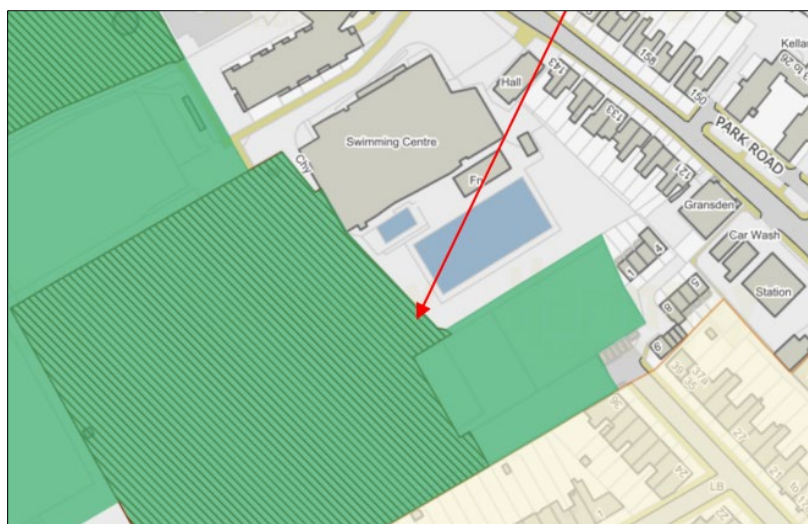
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Key

 Conservation	5/5 ☒	 Open Space and Biodiversity	7/14 ☒
Conservation Areas	☒	Metropolitan Open Land	☒
			
Archaeological Priority Areas	☒	Ecological Corridor	☐
		Heritage Land	☐
Article 4 Direction (for alterations to front facades in conservation areas)	☒	Historic Parks	☐
		Green Belt	☐
Listed Buildings	☒	Lee Valley Regional Park	☐
		Local Nature Reserve	☐
Locally Listed Buildings	☒	SINC Grade I	☒
			



 Open Space and Biodiversity	7/14 ☒
Metropolitan Open Land	☒
	
Ecological Corridor	☐
Heritage Land	☐
Historic Parks	☐
Green Belt	☐
Lee Valley Regional Park	☐
Local Nature Reserve	☐
SINC Grade I	☒
	

Application site (shown by red arrow) in relation to existing land use designations
Source: Haringey Planning Policy Maps

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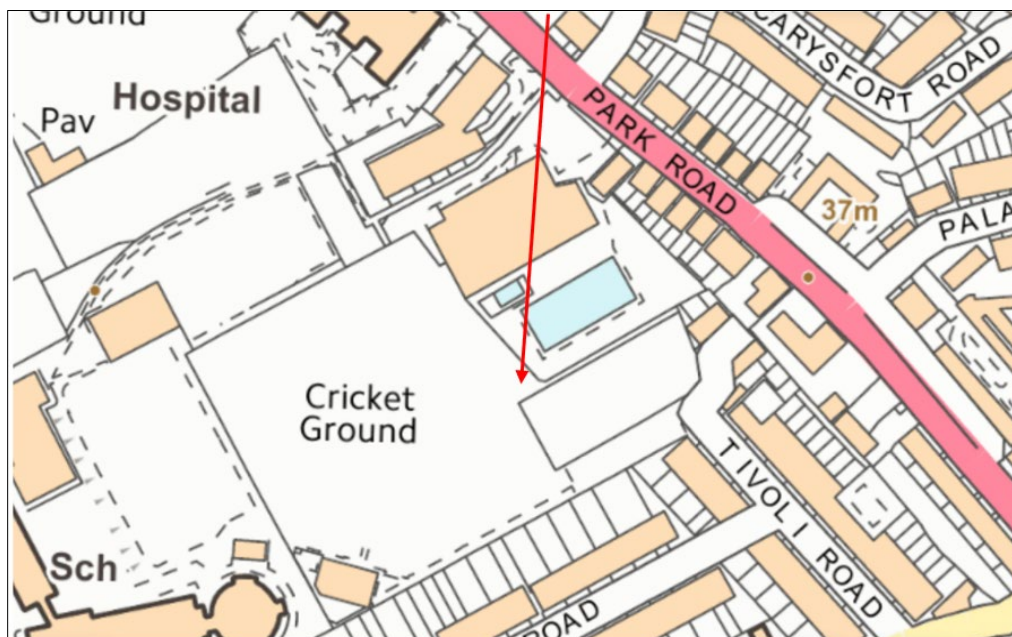
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The map extract below from Historic England confirms there are no listed buildings near the application site.



Application site (shown by a red arrow) and the surrounding environment.

Source: Historic England Maps

Additional relevant information (include planning policy and material considerations):

Planning Policy

National Planning Policy Framework (2021) (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states *"The purpose of the planning system is to contribute to the achievement of sustainable development"*, and in paragraph 10 that *"at the heart of the Framework is a presumption in favour of sustainable development"*. In order to achieve the sustainable development objective, the NPPF has identified 3 overarching objectives (paragraph 8):

*"a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

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*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

The proposed development would provide the latest 5G technology, additional capacity on the network and enhance mobile communications services for users in this area, bringing about substantial social and economic public benefits as previously highlighted. It is by investing in essential digital infrastructure such as the proposed development that the above sustainable development goals would be realised.

The NPPF directly addresses the need for enhanced wireless communication services, first mentioned in paragraph 20, which states that an LPA's strategic policies must make sufficient provision for:

*"b) infrastructure for transport, **telecommunications**, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)"*

Leading on from this, paragraph 114 states that "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".

While supported, the number of base stations is encouraged to be kept to a minimum in which the efficient operation of the network can be provided. Paragraph 115 states that "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".

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The proposed site is required to improve mobile services on the VMO2 network. The proposal would provide the full range of technologies (2G, 3G, 4G) including the latest 5G technology via a single mast minimising the number of mast sites in the area.

It should be noted that paragraph 118 states that "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".

The need for the development has been highlighted in part 4 of this report. The proposal has been designed to be fully compliant with the precautionary ICNIRP guidelines.

The proposed development is fully in accordance with the guidance as set out in the National Planning Policy Framework.

Development Plan Policy

Haringey's development plan is currently made up of the Strategic Policies 2013-2026, Development Management Development Plan Document (DPD) 2017, Site Allocations and Tottenham Area Action Plan and the London Plan.

The relevant policies are noted below:

Policy DM3: Public Realm

Telecommunications equipment

D Proposals for the installation of telecommunications equipment will be permitted where:

a It is demonstrated the equipment is limited to the minimum operational requirement, which should include any future-proofing requirements to accommodate anticipated improvements in infrastructure;

It has been demonstrated in part 3 of this report that the number and scale of the proposed apparatus and height of the monopole has been limited to the minimum required for operational efficiency. As previously noted, the proposed development would support a full range of technologies including the latest 5G technology via a single installation eliminating the need for additional mast sites in the area.

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b Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and taken advantage of;

As previously noted, the use of existing masts, buildings and other structures as been considered, however there are no existing masts or viable buildings or other structures in the target area upon which the required apparatus can be installed as discussed in part 5 of this report.

c There is no significant adverse impact on the visual amenity of neighbouring occupiers;

The nearest residential properties are sited in Glasslyn Road approximately 57 metres away. They are separated from the proposed site by a playing field. Some of these properties may have views of the proposal from their rear windows and gardens however, most views of the proposal will be distant and at oblique angles. Nevertheless, the proposal is of a modest scale, and it would not appear unduly prominent in views from the nearest houses. There are some trees at the rear of the area adjacent the site that currently accommodates the cricket nets and at the border of some of the properties at the rear of this netted area. These trees would provide some screening for the proposal from the dwellings concerned. In some views, the lower section of the proposal would be viewed against the backdrop of the nearby trees and fence. It is considered that the proposal would not have a significant impact on the visual amenity of occupiers of the nearest residential properties given the scale of the development, the screening from intervening vegetation/trees, the backdrop of the adjacent trees and fence and the separation between the site and the houses concerned.

d There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located;

The proposed site is sited at the edge of the playing field and would occupy a small area of this open space. It is located adjacent a leisure centre and near a built up area with other buildings/structures. The open space features other vertical features for example the floodlights on the adjacent football pitch to the west of the cricket ground. All these features provide a context for the development. It is not considered the proposal would have a significant impact on the appearance of this area particularly given the moderate size of the equipment proposed and siting adjacent a leisure centre in an area with other commercial uses.

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e The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures);

Expect for the north end of Tivoli Road close to the entrance to the cricket club car park, the proposal would be barely visible from the surrounding streets. From Glasslyn Road, Park Road, Montenotte Road and for the largest section of Tivoli Road, views would be obscured by existing development. Where the proposal is visible from the street, only the upper section of the monopole would be seen which would not appear unduly prominent due to its slim nature. The monopole is the smallest that can effectively accommodate the required equipment.

f They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area (see Policy DM9);

The nearest conservation area is Crouch End. The proposed site is located approximately 57 metres from the boundary of this conservation area. Whilst the proposal may be visible from the conservation area, views from within the conservation area would be distant and into areas of little or no historic value therefore the overall impact on the conservation would be limited. However, as noted previously, the proposal is of a modest scale and any impacts on the conservation area would not be significant given the separation from the conservation area.

g They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure;

The design of the proposal has been carefully considered as noted in part 3 of this report. The apparatus is appropriately designed and coloured to minimise visual impact.

h A minimum residual footway width on main pedestrian roads is preserved, in line with the Manual for Streets.

This criterion is not relevant to the proposal.

E All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.

The proposed apparatus will be removed as soon as reasonably practicable when no longer required and the land restored to its condition before the development took place.

The proposal complies with the above policy.

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London Plan 2021

The London Plan is generally supportive of the essential infrastructure proposed in this application. It is the Mayor's ambition to continue building a 'smarter' city that works for all Londoners. And as specified in the Foreword of the London Plan 2021, the Mayor notes that *"it's about making London a city with clean air for our children to breathe, and a pioneering smart city with world-class digital connectivity supporting more digital devices to improve the lives of Londoners and enable businesses to thrive."* *"Planning for a 'smarter' city, with world-class digital connectivity will enable secure data to be better used to improve the lives of Londoners."* (paragraph 1.0.10)

At paragraph 1.5.4, it is recognised that *"The right infrastructure is also required to help businesses succeed across London. The digital economy, underpinned by world-class digital connectivity, data and digital services is of ever-increasing importance, improving processes, opening up new markets and allowing more flexible working."*

In paragraph 11.1.45, the Mayor recognises the need to invest in high quality digital infrastructure to meet increasing demand as *"business activities and people's lifestyles become more dependent on faster broadband."* In paragraph 9.6.1, it is noted that the *"provision of digital infrastructure is as important for the proper functioning of development as energy, water and waste management services and should be treated with the same importance."*

All the above reinforce the importance of reliable mobile digital connectivity in making a real difference to London residents and businesses including those who would benefit from the infrastructure proposed in this application.

Policy SI 6: Digital connectivity infrastructure

Policy SI 6 is specifically aimed at supporting the development of digital infrastructure to ensure London's global competitiveness. It states:

A To ensure London's global competitiveness now and in the future, development proposals should:

- 1) ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users*
- 2) meet expected demand for mobile connectivity generated by the development*
- 3) take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation*

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4) support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

B Development Plans should support the delivery of full-fibre or equivalent digital infrastructure, with particular focus on areas with gaps in connectivity and barriers to digital access.

The London Plan generally supports the provision of high quality digital infrastructure such as the proposed development. The economic and social benefits of the proposed infrastructure resulting from the introduction of new 5G services and improvements in the overall quality of the operator's network has been previously highlighted. It is this type of development that the Mayor is seeking to promote to ensure London's global competitiveness and improve the lives of residents. The proposal complies with the above policy.

Policy G3: Metropolitan Open Land

Criterion A of Policy G3 states that Metropolitan Open Land (MOL) is afforded the same status and level of protection as the Green Belt and that MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.

The proposed site is on Metropolitan Open Land (MOL). The relevant policy is contained in Chapter 13 of the National Planning Policy Framework (NPPF). Paragraphs 147 to 151 provide the relevant guidance. Telecommunications infrastructure is not mentioned as one of the appropriate forms of development hence in principle it could be regarded as inappropriate development by its lack of definition.

However, as the proposed development is permitted development under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the principle of development is established and therefore there is no scope to consider whether the proposal is inappropriate development and the requirement to demonstrate 'very special circumstances' does not apply. The assessment of the development should therefore concentrate on the impact of the proposal on the area resulting from its siting and appearance.

This view is supported by the appeal made by Vodafone Ltd/Telefonica O2 UK Ltd against the decision of South Staffordshire District Council (Appeal ref: APP/C3430/A/12/2172974) relating to the proposal to install a 12m mast in the Green Belt. In assessing the appeal, the Inspector states that "The permission granted under

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the GPDO is equivalent to an outline planning permission and the Council's considerations of the matter are limited to the effects of the development arising from its siting or external appearance, not the principle of the development. Although the site is within the Green Belt, it seems to me, therefore, that there is no scope to consider whether the scheme represents inappropriate development in the Green Belt, or whether very special circumstances need to be demonstrated to justify the granting of approval for it. On that basis, the Council's first reason for refusal is outside the scope of the matters they were able to consider and should therefore be disregarded."

In the appeal by Cornerstone, Telefónica UK Ltd and Vodafone Ltd against the decision of the Council of the London Borough of Havering (Appeal ref: APP/B5480/W/20/3251086) relating to the proposal to install a 25m lattice mast, 12 antennas, two GPS antennas, four 0.6m dishes, 7 cabinets, one electrical meter cabinet, and compound in the Green Belt, the Inspector states that *"Although the appeal site is in the Green Belt, the Council has accepted that the proposal benefits from permitted development rights, subject only to matters of appearance and siting, and that consequently the principle of the development is not relevant."*

In the appeal brought forward by CK Hutchison Networks (UK) Ltd against the Council of the Royal Borough of Kingston Upon Thames (Appeal ref: APP/Z5630/W/21/3287342) relating to the proposal to install a 20m high monopole supporting 6 no. antennas with 4 no. ground equipment cabinets on Metropolitan Open Land, the Inspector states that *"Article 3(1) and Schedule 2, Part 16, Class A, Paragraph A.3(4) of the GPDO require the local planning authority to assess the proposed development solely on the basis of its siting and appearance, taking into account any representations received. Accordingly, the principle of development is not a consideration and the question of whether or not the proposal represents inappropriate development on Metropolitan Open Land does not arise."*

The above appeal decisions clarify that the assessment of the proposed development should be limited to matters relating to siting and appearance only as the proposal benefits from permitted development rights.

Siting and Appearance

As previously mentioned, the amount and scale of the proposed equipment is the least required for operational efficiency. The height of the monopole is the lowest that would deliver the required coverage. The monopole and cabinets would be coloured grey and green respectively to minimise their visual effect.

It should be highlighted that due to the peculiar nature of telecommunications infrastructure it is unlikely to be perceived as attractive and not a great deal can be

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done to disguise its appearance particularly in the case of ground based masts such as the proposal. And especially as these structures need to stand clear of obstructions due to their function as communication apparatus to transmit and receive radio signals. As previously discussed, the design is determined by specific technical requirements however every effort is made to minimise visual impact. The proposed design is the most visually appealing that can be achieved as demonstrated in part 3 of this report.

Views of the cabinets and lower section of the monopole would be limited to the immediate area and these views would be against the backdrop of the nearby fence and trees which would also obscure views of the lower part of the development from the east. The trees bordering the cricket ground to the west would filter views of the proposal (which would be viewed against a backdrop of trees and adjacent leisure centre) when seen from this direction. As noted previously, except the north end of Tivoli Road at the entrance of the cricket club car park, views from this road and other surrounding roads i.e. Glasslyn Road, Park Road and Montenotte Road would be restricted by existing development. The limited street views available would be limited to the upper section of the monopole which would not appear unduly prominent due to its slim nature and inconspicuous colour.

In relation to siting, the proposed site is in a secluded location with limited views. The site would occupy a small area at the edge of the cricket ground bordering MOL and it would be sited close to a built up area which features buildings and other structures. The proposal would be seen in this context and would not detract from the character of this area. The siting at the edge of the MOL in an urban area should be given some weight as the impact on the MOL would be less than if the proposal was sited central to the MOL away from other buildings or structures.

Overall, it is not considered that the proposal would have a detrimental impact on this open space/area given the modest scale of the development and siting at the edge of the MOL near a built up area. Considering the above factors, on balance the limited impact to the area would be outweighed by the benefits of improved mobile services that will positively enhance the experiences of the public in and out of the MOL.

As demonstrated above, the proposed development complies with the relevant local plan policies and no conflict with any other aspect of the plan has been identified.

The benefits of advanced communications infrastructure in terms of boosting economic growth, promoting social inclusion, and enhancing the provision of local community facilities and services are widely known and these have been highlighted in this report. As noted previously, there is overwhelming support for high quality

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telecommunications infrastructure like the proposed development in the NPPF in recognition of the benefits this infrastructure can deliver.

The Planning Inspectorate has in recent years continually recognised the importance of connectivity and found, that on balance, public benefits of telecommunications infrastructure in many cases outweigh the harm to an area resulting from development of this nature.

In the appeal by CK Hutchison Networks (UK) Ltd against the Council of the Royal Borough of Kingston Upon Thames (Appeal ref: APP/Z5630/W/21/3287342) relating to the proposal to install a 20m pole on Metropolitan Open Land, the Inspector notes that *"the proposed development would cause some harm to the character and appearance of the area"* but gives it moderate weight. In assessing the appeal proposal, the Inspector highlights the importance of digital connectivity and notes that the need for electronic communication systems should not be questioned when determining applications. In allowing the appeal, the Inspector concludes that the *"proposed development's public benefits, through enhanced digital communications networks attract substantial weight that outweighs the moderate degree of harm to the character and appearance of the area that I have identified."*

In assessing the appeal by Cornerstone, Telefónica and Vodafone vs the London Borough of Islington (Appeal reference: APP/V5570/W/20/3246770) relating to a rooftop proposal in a Conservation Area near a Grade I listed building and several Grade II listed buildings, the Inspector noted at paragraphs 20, 21, 26 and 27:

"20. As set out in the National Planning Policy Framework (February 2019) (the Framework), any less than substantial harm to designated heritage assets should be weighed against the public benefits of the proposal.

21. As set out in the Framework, advanced, high quality and reliable communications infrastructure is essential for economic growth and social wellbeing and planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. The scheme would support high quality communications and digital connectivity by providing 2G, 3G and 4G connectivity for two different nationwide networks that have a high market share in cumulative terms, as well as the future ability/opportunity to upgrade to 5G services.

26. I am mindful of the statutory duties that require special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas and of preserving or enhancing listed buildings, their settings or any special architectural or historic interest which they possess. I am also conscious that the Framework indicates that, when considering the impact of a proposal upon the

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significance of designated heritage assets, great weight should be given to the assets' conservation. This is irrespective of whether any identified harm to its significance is at a substantial or less than substantial level.

27. Nevertheless, I am content that the minor level of less than substantial harm that I have identified to multiple designated heritage assets, even when considered in a cumulative sense, would be outweighed by the significant public benefits that would be achieved by the proposal."

In another appeal brought forward by CTIL and Vodafone Ltd against the decision of Winchester City Council (Appeal Reference APP/L1765/W/18/3197522), in assessing the appeal proposal (comprising of a 17.5m monopole and equipment cabinets), the Inspector concludes that "Having regard to all relevant considerations, including national planning policy and the potential availability of alternative sites, my findings are that the proposal's public benefit in maintaining and enhancing local telecommunication coverage and capacity would outweigh the limited harm arising to the character and appearance of the area."

In assessing the impact of the appeal proposal (comprising of a 20m monopole supporting 2no. 300mm dishes and associated cabinets located near three listed buildings) in the appeal made by MBNL (EE UK Ltd & H3G UK Ltd) against the decision of London Borough of Hillingdon (Appeal reference: APP/R5510/W/21/3269903), the Inspector concludes that "Accordingly, although the siting and appearance of the proposed development would cause some limited harm to the setting of the nearby listed buildings, I am satisfied that the economic and social benefits of the proposal, would outweigh this harm. I am also satisfied that the appellant has suitably considered the availability of alternative sites and discounted them for appropriate reasons. Consequently, having regard to the potential availability of alternative sites, as well as the requirements of national policy, I conclude that the harm caused by the proposal would be outweighed by the need to site the installation in the location proposed."

The above appeal decisions generally weigh in favour of the proposed development given the similar nature of the proposed apparatus even more so as some of the proposals are in more sensitive settings than the application site which would not affect heritage assets. These appeal decisions reinforce the view that the limited harm to the area resulting from the proposed development would be outweighed by the significant public benefits of the development.

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Summary and Conclusion

The proposal has been designed and sited to keep the impact on the area to a minimum whilst ensuring that the technical objective is achieved. The impact on the surrounding area would not be significant given the modest scale of the development and siting close to a leisure facility, away from residential properties and if the public benefits of the proposal are considered, these weigh in favour of the proposal.

The need for the development has been highlighted. The installation would support the new 5G technology and enhance existing 2G, 3G and 4G mobile services in this area. The social and economic benefits of advanced communications infrastructure are widely known, and these have been highlighted in this report.

The proposed site was selected as the most viable option that would sufficiently address the technical need with minimum impact on the area. There are no feasible alternative sites in the target area with greater planning merit.

The proposal is fully compliant with ICNIRP guidelines and declaration of compliance is provided with the application.

The development complies with the relevant local plan policies and national planning guidance as outlined in this report.

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Confirmation that submitted drawings have been checked for accuracy

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Signed:	<i>f. kadama</i>	Date:	24 March 2023
Position:	Planner	(on behalf of Cornerstone)	Waldon Telecom Ltd

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