

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Novotel Reading Central	Site Address:	NOVOTEL, 25B FRIAR STREET, BERKSHIRE, RG1 1DP
National Grid Reference:	E 471462, N 173645		
Site Ref Number:	78167	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	No
If no explain why: Database not available. Other sources checked.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: N/A		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	30/09/2020
Name of contact:	N/A
Summary of outcome/Main issues raised: A consultation letter, associated plans and proposed consultation plan was sent to Reading Borough Council on 30/09/2020. A consultation response had not been received at the time of writing. Lines of communication will remain open throughout the application process.	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: The proposal was rated Amber in accordance with the traffic light consultation model in the Code of Best Practice on Mobile Network Development (published 2016). The pre-application consultation plan adhered to this best practice guidance. Pre-application consultation was undertaken with the Council Members for the Ward in which site is located. A consultation letter and supporting information was posted or emailed to the recipients.			

¹ Macro or Micro

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

No responses had not been received at the time of writing and any comments received post-submission of this application will be forwarded to the local authority. Lines of communication will remain open throughout the application process.

School/College

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

The following educational facility was consulted on the proposals:

- Greyfriars Day Nursery Greyfriars Centre, 64 Friar Street, Reading, RG1 1EH

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

A consultation letter and supporting information was posted or emailed to the recipient.

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

No consultation responses had not been received at the time of writing and any comments received post-submission of this application will be forwarded to the local authority. Lines of communication will remain open throughout the application process.

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

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	12/10/2020	

3. Proposed Development

The proposed site:

- 3.1 The application site is located on the rooftop of 25B Friar Street, Reading. The multi-storey and detached building, in use as a hotel, is approximately 43m high and has a modern external design which features red-brick and cladding, amongst other materials. The building has a stepped roof-level design with corrugated sheets forming the highest level.
- 3.2 Development in the surrounding area is dense and high-level, in mainly office and retail use. The site is in the commercial district of Reading city centre where there are a high number of businesses, shoppers and commuters. Reading Train Station is approximately 160m north of the site and Friar Street passes to the south.

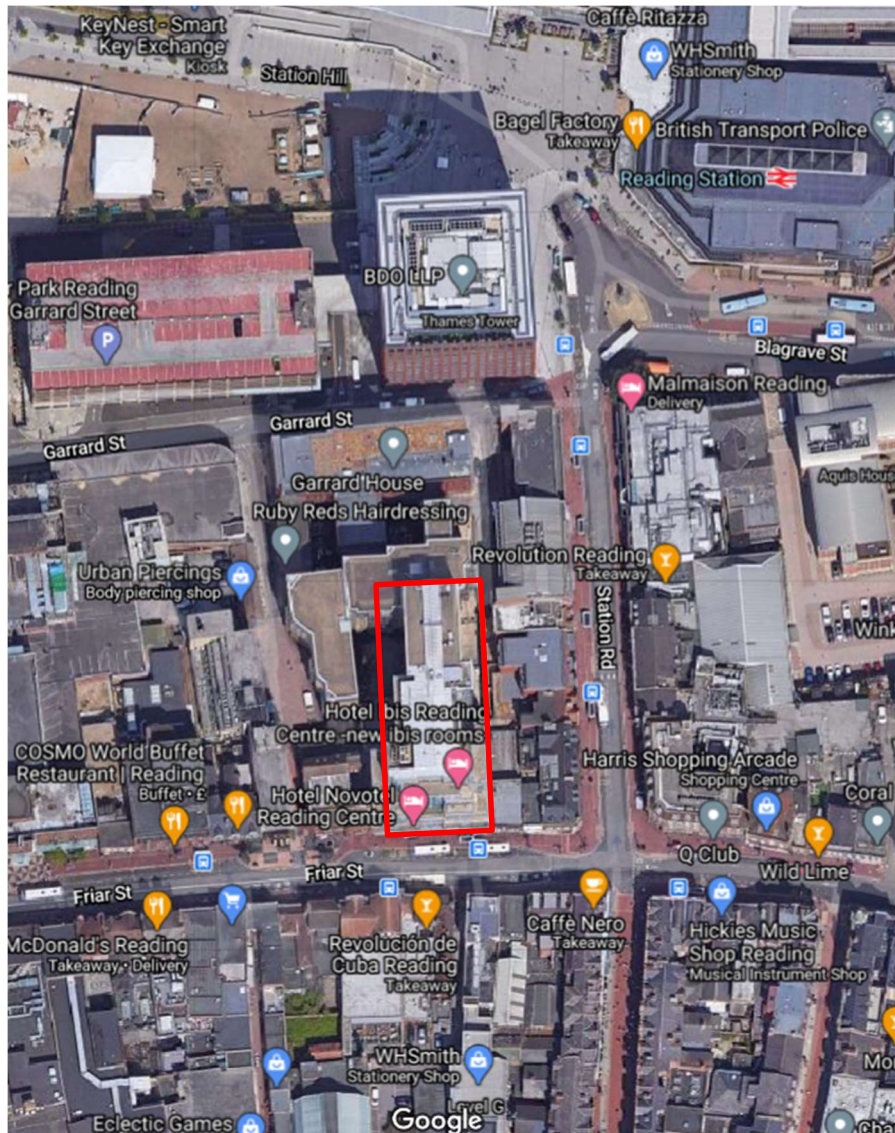


Figure 1. Aerial view of application site and local context. Map source: Google.

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

Network information is provided separately within this application.

Type of Structure (e.g. tower, mast, etc):	
Description: Installation of 6No. antenna apertures across 3No. 6.5m high steel support structures (approx. 48.25m AGL height to top), 4No. 600mm diameter dishes, 8No. equipment cabinets all at roof-level & ancillary works thereto. Ancillary apparatus includes steelwork, fixings and supporting electrical equipment. Please refer to submitted plans for full details. <u>Equipment housing cabinets</u> 3No. Outdoor cabinets (770x770x2100mm) 1No. H3G AMP5930 cabinets (640x600x2165mm) 1No. EE AMP5930 cabinets (640x480x1200mm) 1No. Link AC MK 5 cabinet (1200x600x1600mm) 1No. Furo cabinet (775x600x2100mm) 1No. 3900A (600X480X1600mm)	
Overall Height:	Approx. 48.25m
Height of existing building (where applicable):	Approx. 43m
Equipment Housing:	See above
Length:	
Width:	
Height:	
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Antennas & dishes – white plastic/steel Support structures – galvanised-steel
Equipment housing – type of material and external colour:	Cabinets to be coloured light grey or dark green

Reasons for choice of design, making reference to pre-application responses:
<u>Antennas, dishes & supports</u> 3.3 The equipment layout and design are based on the principle of meeting operational requirements of the mobile operators Everything Everywhere (EE) and Three, whilst minimising impact on the appearance of the host building and its surroundings, as far as technical constraints allow. 3.4 The base-station has been designed to accommodate replacement apparatus, allowing provision of 2G, 3G and 4G mobile connections to the surrounding area to continue. It has also been designed to accommodate new 5G technology, introducing ultra-fast mobile connectivity capable of operating the 'Internet of Things'. This upgraded and replacement infrastructure will provide higher mobile down-load speeds and more reliable, quicker phone connections. There would be increased capacity to provide services to a higher number of people at the same time. 3.5 The number and scale of proposed antennas/dishes is informed by the number of communication services being provided (4G, 5G etc.); the fact that the base-station will be multi-operator meaning that both EE and Three require apparatus; and because of the high technical capability of 5G services. 3.6 The antennas must be allowed to unrestrictedly emit a radio signal, meaning they need to be sited at an elevated position at the edge of the rooftop to enable the radio signal to clear surrounding structures, such as buildings and trees, with the aim of avoiding interference. The radio frequencies that 5G operates at is particularly sensitive to interference from solid objects, which necessitates securing the antennas to elevated steel support frames at the height proposed.

- 3.7 The layout of the antennas is informed by physical constraints of the rooftop and local area, and the outcome of software modelling which positions the antennas in such a way that they collectively provide 360-degree coverage to the surrounding area. Similarly, the dishes must connect to other base-stations in the wider network by microwave link. As such, they require 'line of sight' which an unobstructed path to neighbouring base-stations.
- 3.8 The aforementioned factors have informed the design of the proposed equipment which is of the minimum amount and scale possible, while still meeting structural and radio planning requirements.

Equipment cabinets

- 3.9 The antennas must connect to the proposed equipment housing cabinets by electrical cable feeders. The equipment cabinets, an essential component of the base-station, must be located as close to the antennas as possible in order to minimise electrical power losses during operation.
- 3.10 The location and scale of the cabinets in the context of the scale of the host building, ensures that they would not be highly visible from ground-level, nor greatly affect its appearance. The cabinets would be set back from the edge of the building.



Figure 2. Photograph of host building taken from NCP carpark building, Garrard St



Figure 3. 3D image of application site – antenna clusters layout approximately denoted.
Map source: Google.



Figure 4. Photo of host building's rooftop to accommodate antennas nearest Garrard St

Technical Information

	Yes	No
International Commission on Non-Ionizing Radiation Protection Declaration attached (see below). International Commission on Non-Ionizing Radiation Protection 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 or near to the site are taken into account. In order to minimise interference within its own network and with other radio networks, EE and Three operate their network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of EE and Three's networks, the radio base station that is the subject of this application will be configured to operate in this way. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure which is the subject of this application, accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.		

4. Technical Justification

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

Replacement coverage

- 4.1 The principle aim of the proposal is to replace communications coverage from an operational base-station which must be decommissioned because the host building is to be demolished. Everything Everywhere (EE) and Three – two of the major licenced mobile operators in the UK – presently provides communications services from the rooftop of NCP Car Park, Garrard St, Reading, RG1 1NR (E 471404, N 173726). See Figure 5 (p 9).
- 4.2 The proposal is required in order to allow the continued provision of 2G, 3G and 4G mobile connections to the surrounding area. The consequence of not doing so is that users of the network would find that the services they previously had access to are either limited or removed. The provision of poor communication services has well recognised economic and social impacts on communities and businesses. Please see enclosed coverage plots showing the predicted overage gap that would appear should the operational base-station not be replaced before it is decommissioned.

Enhanced services

- 4.3 The base-station would also provide new 5G services, introducing ultra-fast mobile connectivity capable of operating the 'Internet of Things'. This upgraded and replacement infrastructure will provide higher mobile download speeds and more reliable, quicker phone connections.
- 4.4 Importantly, the base-station would provide increased network capacity, allowing quality service provision to a higher number of people at the same time. Improving cellular connectivity is led largely by demand. The very high level of mobile phone use in the UK requires the installation of additional/upgraded base stations to provide the necessary connections.
- 4.5 Ofcom's 2018 Communications Market Research Report shows that smartphones are owned by four of every five UK consumers. While take-up of fixed broadband has plateaued at 80%, accessing the internet on a mobile phone continues to grow, from 66% in 2017 to 72% in 2018. Demand for data continues to grow rapidly for UK consumers, with 1.9GB consumed by an average mobile subscription per month in 2017, (up from 1.3 GB the previous year). The report found that more than seven in ten now use their mobile to access the internet.
- 4.6 The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel. In addition, EE (UK) Ltd will be supporting the communications requirements of Emergency Services where further rollout and improvements in the 4G signal is currently being progressed.

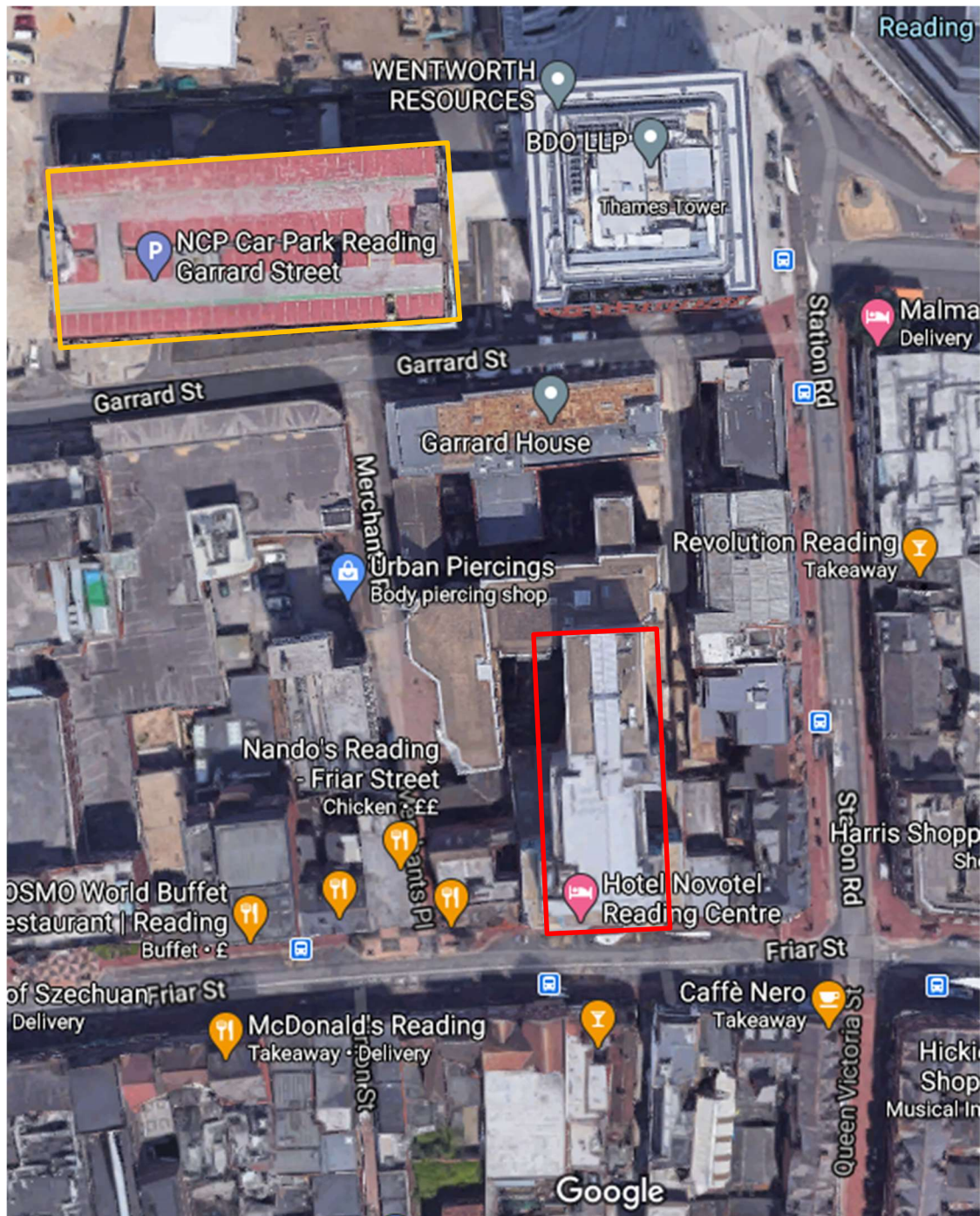


Figure 5. Application site (red) in relation to base-station to be replaced (yellow).
Image source: Google.

5. Site Selection Process

- 5.1 In accordance with planning policy, a sequential approach to site selection was adopted. The opportunity to site apparatus onto an existing structure was given preference over installation of a ground-based mast. The need to replace an operational cell within the network means that coverage could not be replaced by installing apparatus at an existing communications site.
- 5.2 The application site was selected following a thorough search and detailed investigations. The decision factored multiple considerations, including:
- distance from the base-station it will replace
 - future redevelopment plans in the local area;
 - design of the building, including height and roof-design;
 - ability to acquire roof-space;
 - physical access to build/maintain the base-station;
 - potential for neighbouring buildings & trees to obstruct radio signal;
 - minimising environmental impact, including protecting heritage assets.
- 5.3 Site location is critical in network planning and becomes even more so when there is need to replace an existing base station already operating within the established cellular pattern. When an existing site is lost, it leaves a very specific and unique gap in the network. This gap needs to be re-filled if users living and working within in area are to be able to continue to use their mobile phones and other wireless devices. This places even greater limitations on the potential siting opportunities, as many locations will not enable this specific gap to be adequately filled. The application site is a short distance to the site it will replace (see Figure 5, p9), enabling the present coverage gap to be filled.
- 5.4 The design of a host building is also key. The building serves as an elevated platform from which radio coverage is provided to the surrounding area, as such the building must be sufficiently high to enable the radio waves to clear surrounding structures and reach the targeted areas. Likewise, the roof-top of the building must meet design parameters with respect to having the available space to accommodate the equipment, a flat roof design, and the structural strength. The application site is suitable with consideration to these criteria.
- 5.5 Figure 6 demonstrates that the host building provides a suitable height from which the radio signal can clear surrounding structures and provide communications coverage for the high number of mobile users in the area, including businesses, commuters and shoppers.



Figure 6. Photo from application site showing local context.

Alternative sites considered and not chosen:

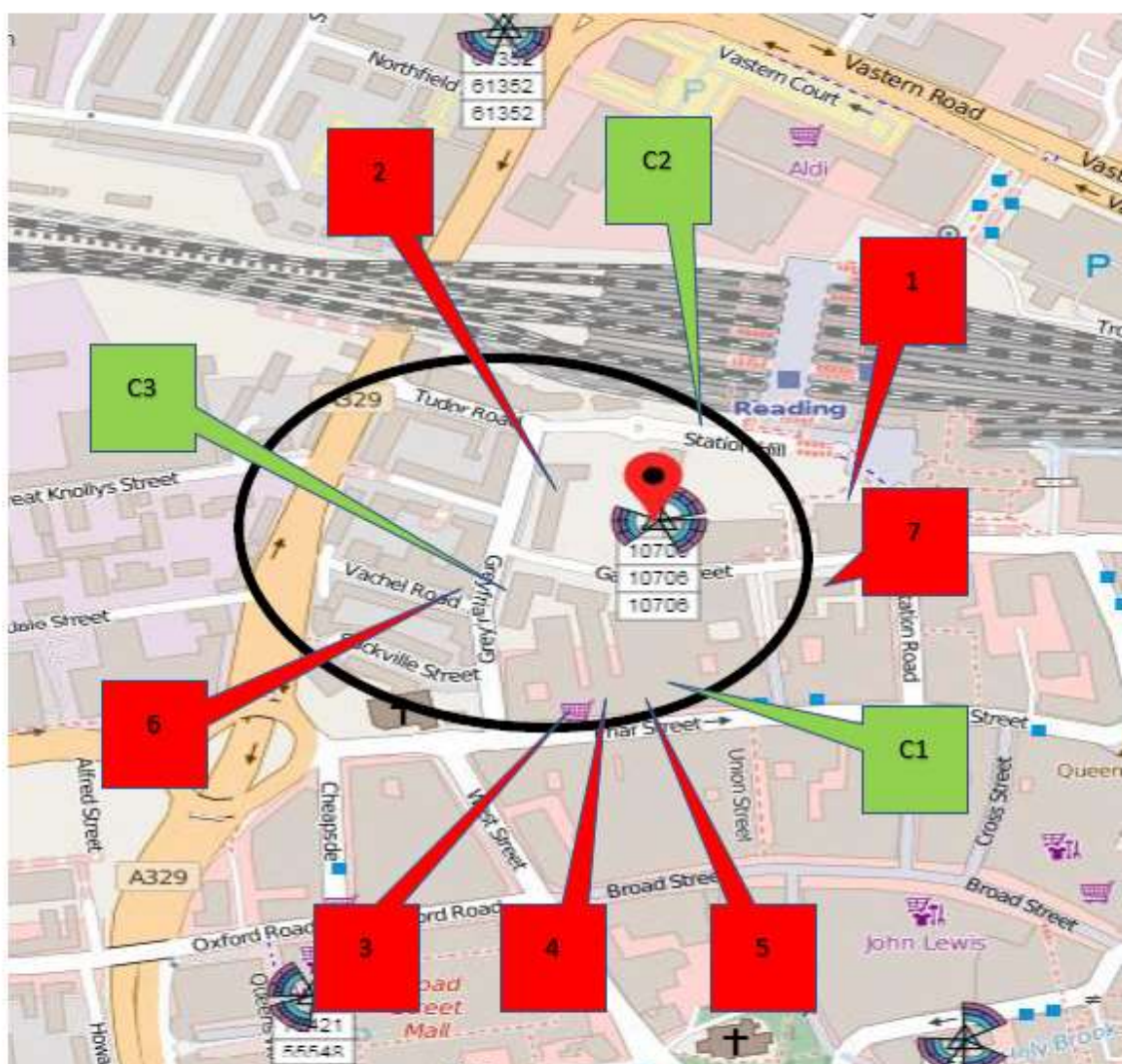


Figure 7. Application site (C1) in relation to alternative sites considered and site search area (black circle).

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
Rooftop	(C1) 25B Friar Street, Reading, RG1 1DP	471465 173613	This is the application site.
Street-works	(C2) Pavement at Station Hill, Reading, RG1 1PT	471366 173797	Installation of a 20m high monopole structure onto the highway network may be feasible, subject to detailed assessment; however, the NPPF advise that communications apparatus should be sited onto existing structures, such as building, where possible. In this regard, the site option would be sequentially less preferable than siting apparatus at the application site which is an existing building.
Rooftop	(C3) Greyfriars House, 30 Greyfriars Road, Reading RG1 1PE	471274 173690	This building was found to be unsuitable with respect to meeting radio planning requirements. Specifically, the building is <i>too low</i> in height to allow the radio signal to clear surrounding

			buildings and reach all of the area which is being targeted for replacement coverage.
Rooftop	(1) Thames Tower, Station Road, Reading RG1 1LX	471475 173731	This building was found to be unsuitable with respect to meeting radio planning requirements. Specifically, the building is <i>too high</i> with respect to the need for the antenna's radio signal to reach the area which is surrounding and below the building. The antennas have a limited downward tilt function.
Rooftop	(2) Hogg Robinson House, 42-62 Greyfriars Road, Reading RG1 1NN	471292 173740	These buildings were found to be unsuitable with respect to meeting radio planning requirements. Specifically, the buildings are too low in height to allow the radio signal to clear surrounding buildings and reach all of the area which is being targeted for replacement coverage.
Rooftop	(3) 48-51 Friar Street, Reading RG1 1DX	471318 173592	
Rooftop	(4) Friars Walk, Reading RG1 1BX	471410 173600	This building is to be demolished making it an unsuitable long-term solution for replacing coverage.
Rooftop	(5) 35-38 Friar Street, Reading RG1 1DX	471382 173599	These buildings were found to be unsuitable with respect to meeting radio planning requirements. Specifically, the buildings are too low in height to allow the radio signal to clear surrounding structures and reach the targeted areas.
Rooftop	(6) 9 Greyfriars Road, Reading RG1 1NU	471249 173726	
Rooftop	(7) Garrard House, 30 Garrard Street, Reading RG1 1NR	471446 173687	
If no alternative site options have been investigated, please explain why: Several alternative siting options were considered before selecting the application site. In summary, the site must be located within a short distance to the operational base-station it will replace in order to replace the existing coverage pattern; and out of the building options in the search area, the application site is preferable because of its suitable rooftop space and design, the antenna height that it would provide and due to confidence that it is not the subject of future redevelopment plans, meaning that it offers a long-term solution for replacing radio coverage.			

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

Environmental Information

6.1 The application site does not fall within any environmental or heritage designation. The host building is not listed. The proposal would, however, enable improved communication services to be provided to the shoppers, commuters and businesses in the surrounding area, whilst ensuring that historic and environmentally sensitive areas are protected.

6.2 It is noted that the proposed host building is located near to a grade II listed building: 13 and 15 Station Road (Ref. 1113590). The Historic England list entry describes the significance of the asset:

“Probably circa 1903 and by Joseph Morris. Similar exuberant mixture of Baroque Art Nouveau and Flemish styles as Nos 17-27 (odd) qv. Very elaborate. 3 storeys and attic. Red and yellow glazed brick with terracotta enrichment to front only. Tiled roofs. 2 bays, tripartite sash windows. Bracketed oriel on 2nd floor to left. Enriched crows step gables of differing heights. Modern shop front.”

6.3 With respect to the setting of the listed building: the layout, scale and separation distance of the proposed apparatus, sited over 40m above the listed building, would ensure that views towards and from the building are not greatly affected. The scale of the proposed apparatus is small relative to the large scale of the host building as a whole. The proposal would not directly impact any of the listed building's features as identified in the Historic England list entry.

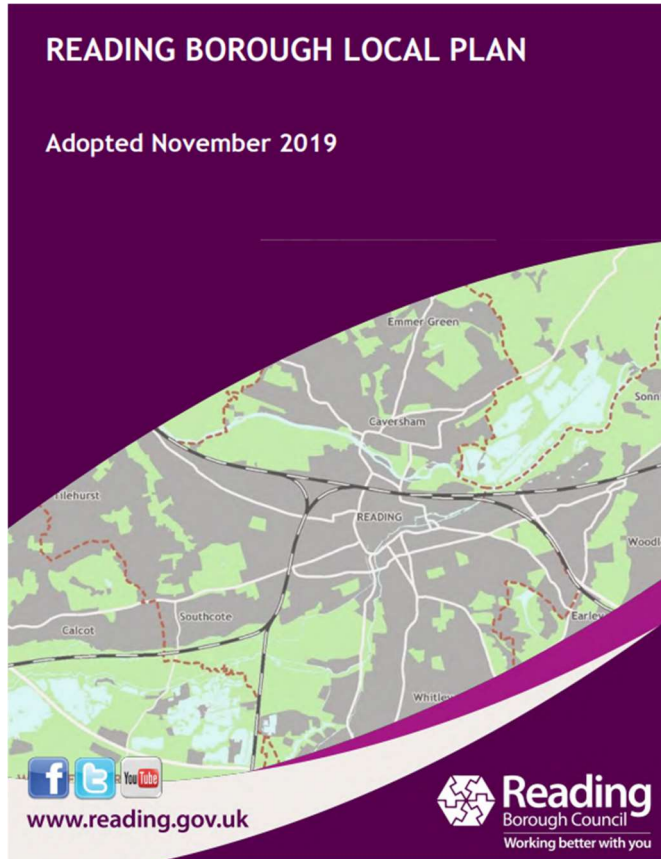
6.4 The proposed apparatus would be viewed in the context of a large-scale multi-storey building located in an urban context. The equipment should not appear alien, nor dominate the building and its surroundings. The building's existing roofline would be respected. The white colour of the antennas would complement the external finish of the host building and also assimilate into the background setting of the sky. It is assessed that the resulting magnitude of visual change would be moderate.

6.5 The proposal amounts to a change to the appearance of the host building which should be weighed against the far reaching environmental, economic and social benefits of the upgraded base-station, which would serve a high number of people in the surrounding area. It could reasonably be concluded that the proposal would lead to “less than substantial harm” (NPPF, para 196) to the setting of the identified heritage asset. As such, and in accordance with the NPPF, the less than substantial harm must be weighed against the public benefits to the surrounding area which are considerable.

Planning Policy

Development Plan

6.1 Relevant policies from the authority's development plan come from the Reading Borough Local Plan (adopted 2019). The proposal is for installation of communications infrastructure, making the following policies particularly relevant:



VISION

*'the Council has a Corporate Plan 2016 to 2019. This clearly covers a much shorter time period than both the Local Plan and the Reading 2050 project, but it is nevertheless important to understand current wider priorities. The priorities are as follows: **Providing infrastructure to support the economy**' (para. 2.1.7)*

SPATIAL STRATEGY

*'Within the Framework, there is also an identification of the major items of **infrastructure needed in the housing market area to support growth**... Other infrastructure needs include community and leisure provision, green infrastructure and green spaces, waste, **utilities** and flood alleviation.*

POU3: TELECOMMUNICATIONS DEVELOPMENT

'Proposals for telecommunications development will be permitted provided that:

- ☐ *They do not have an adverse impact on the visual amenity of the surrounding area or on the significance of a heritage asset;*
- ☐ *The apparatus will be **sited and designed so as to minimise its visual impact** by the use of innovative design solutions such as lamp column 'swap-outs' or concealment/ camouflage options; and*
- ☐ ***Alternative sites and site-sharing options have been fully investigated** and it has been demonstrated that no preferable alternative sites are potentially available which would result in a development that would be less visually intrusive.'*

National Policy

National Planning Policy Framework



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

6.6 The government sets out its national policy objectives for electronic communications in Section 10 'Supporting high quality communications' of the National Planning Policy Framework (February 2019) (NPPF):

*'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.**' (para. 112)*

*'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.*

UK Digital Strategy



Department for
Digital, Culture,
Media & Sport

Policy paper

UK Digital Strategy 2017

Published 1 March 2017

6.7 The UK Digital Strategy, published by the Department for Digital, Culture, Media & Sport in March 2017, provides evidence of the public benefits of communication services:

*'**Broadband and mobile must be treated as the fourth utility**, with everyone benefiting from improved connectivity. This will play a crucial role in ensuring that everyone, wherever they live and however they connect, can make full use of digital services and benefit from participation in the digital economy. Improved connectivity also increases innovation and productivity across the economy, bringing **significant economic rewards**'*

*'**5G** is the next generation of mobile connectivity, and is currently in development. It is expected to represent a significant upgrade: providing **ultrafast, low latency, and more reliable mobile connectivity, able to handle our ever-increasing data requirements**. This should present huge opportunities to boost productivity and grow the economy. In addition to giving consumers and business users high quality connectivity, it will also support the development of the **Internet of Things: the rapidly-increasing number of connected devices, from connected cars to digital health applications.**'*

Future Telecoms Infrastructure Review



6.8 The Department for Digital, Culture, Media & Sport published its findings of the Government's Future Telecoms Infrastructure Review in 2018. The review highlights the important and far reaching role of 5G infrastructure:

'Alongside finishing the roll out of 4G networks to meet existing mobile demand, we want the UK to be a world leader in 5G to take early advantage of this new technology. We have set a target that the majority of the population will have 5G coverage by 2027.'

*'The technical capabilities and performance characteristics of 5G are clear. 5G is expected to deliver faster and better mobile broadband services to consumers and businesses, and to **enable innovative new services for industry sectors, including manufacturing, transport, immersive technologies and healthcare.***

(p 10)

Ofcom reports



Communications Market Report 2019

6.9 Ofcom's annual Communications Market Reports identified trends which demonstrate reliance on reliable mobile connections:

*'We all need high-quality communications. In the modern world, a huge amount of our time is spent using communications services: for work, to stay in touch with family and friends, and in order to go about our daily lives. **Our ability to access and use reliable mobile and broadband connections has become fundamental to the way we work and live, and to the ability of businesses of all sizes to thrive.** For many people, internet connectivity is now as essential as gas or electricity, and access to traditional television, radio, fixed phone lines and postal services continue to remain important.'*

(2016 report)

Policy Appraisal

- 6.10 The Development Plan sets out aspirations for economic and housing growth; all of which must be served by essential utilities infrastructure including access to reliable, resilient and high-speed electronic communications. Such development will sustain the high-level of demand for mobile data, calls and other services, causing need to replace and upgrade the base-station.
- 6.11 The proposal would increase the capacity of the base-station to enable it to more effectively serve a higher number of people, providing new infrastructure capacity to underpin new development. This principle is recognised in the Local Plan within the Vision and Spatial Strategy for the borough, in particular (see p14 of this report).
- 6.12 The Operators EE and Three would share the replacement rooftop masts, thereby minimising the number of structures required and associated sites. The proposal therefore adheres to para. 133 of the NPPF. The proposal is considered to be compliant with Policy OU3 of the Local Plan, particularly with respect to the proposed structures being shared by two operators, and by minimising visual impact by siting apparatus onto the rooftop of a high-level building, out of the eyeline of visual receptors at ground-level.
- 6.13 It is material that there is strong support from the NPPF which recognises that the latest communications capability is essential to support the growth of service-based economies and promote social wellbeing; and that *'decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)'* (para. 112). The role of communications in facilitating practices which promote sustainability, such as the operation of autonomous vehicles and home working, is also important.

Siting and Appearance

- 6.14 The proposal is permitted development subject to applying for a determination as to whether the prior approval of the authority will be required, as to the siting and appearance of the development.
- 6.15 In determining an appeal for a telecom's prior approval application, an Inspector clarified that:
- 'The permission granted under 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.'*** (Ref. APP/C3430/A/12/2172974)
- 6.16 This report has provided information on siting and appearance. See 'Site Selection Process' (p 10), 'Reasons for choice of design' & 'Environmental Information' in particular.

Other Material Considerations

6.17 The following are examples of appeal decisions by the Planning Inspectorate where the Inspector awarded considerable weight to the public need for communications infrastructure, with respect to maintaining and improving network coverage/capacity. The proposal at the application site is required in order to meet the same objectives.

6.18 The first two cases below relate to installation of ground-based masts within conservation areas, sited near to listed buildings. The application proposal is for building-based apparatus that would not be inside a conservation area, making the proposal sequentially preferable over the cases listed. These factors provide greater weight in favour of approval. The following appeals were all allowed.

1) APP/Q3305/W/18/3206555 – Vodafone Vs. Mendip District Council

'In considering the need for the proposal, Government policy, as set out in the Framework states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. In this respect, I have found that there is a need for the proposal which therefore weighs strongly in its favour.... I conclude on this issue that despite the less than substantial harm that would be caused, the public benefits of the proposal would outweigh that harm.'

2) APP/M5450/W/17/3180345 - CTIL and Telefónica (O2) Vs. the London Borough of Hillingdon

'The Framework sets out the importance of an advanced high quality communications infrastructure for sustainable growth and makes specific reference to the development of high speed broadband technology. This is reflected in the London Plan and the public benefit arising from the improvement of the telecommunications infrastructure is a material planning consideration that weighs in favour of the proposal.'

*Taking account of all matters I have concluded that **the limited harm caused to the significance of the heritage asset (the CA) would be outweighed by the public benefit** that would arise from improving the communications infrastructure'.*

3) APP/L1765/W/18/31975 - CTIL and Vodafone Vs Winchester City Council

*'I attach significant weight to the public benefit arising from the continuation of local service provision.....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.*

Summary

7.1 The application seeks the authority's approval for the siting and appearance of proposed communications equipment to be installed at 25B Friar Street. The principle aim of the proposal is to replace communications coverage from an operational base-station which is to be decommissioned. In addition to replacing coverage, the proposal will also result in improved communication services including by increasing the capacity of the network and by introducing 5G services.

7.2 Everything Everywhere (EE) and Three – two of the major licenced mobile operators in the UK – presently provides communications services from the rooftop of NCP Car Park, Garrard St, Reading, RG1 1NR. The apparatus must now be removed from the rooftop because the building is to be demolished and consequently communications services from the site will cease.

7.3 The application site was found to be suitable replacement building. The site must be located within a short distance from the operational base-station it will replace in order to replace the existing coverage pattern; and out of the building options in the immediate area, the application site is preferable because of its suitable rooftop design, the antenna height that it would provide and due to the ability to protect historic assets and their settings.

7.4 The equipment layout and design are based on the principle of meeting operational requirements of the mobile operators, whilst minimising landscape and visual impact as far as technical constraints allow. The proposal amounts to a change to the appearance of the host building to enable far reaching public benefits for the surrounding area. The Operators EE and Three would share the site, thereby minimising the number of structures required and associated sites.

7.5 The proposal would not only ensure that a high number of businesses, shoppers and commuters do not experience a loss, or poorer connectivity for their mobile devices, it would also provide upgraded services. Modern communication services have evident social, economic and environmental implications. This includes the mobile's role in providing social and digital inclusion to communities; economic competitiveness by serving businesses in the area; and supporting sustainability objectives such as enabling homeworking, reducing transport congestion and greenhouse gas emissions.

Contact

Name: (Agent)	<u>Mark Flaherty MRTPI, Waldon Telecom</u>	Telephone:	<u>01932 411011</u>
Operator:	<u>EE (UK) Ltd and Three (UK) Ltd</u>		
Address:	<u>C/o Agent</u>	Email Address:	<u>Mark.flaherty@waldontelecom.com</u>
		Date:	<u>14/10/2020</u>
Signed:	<u><i>M. Flaherty</i></u>	Company:	<u>Waldon Telecom</u>
Position:	<u>Senior Planner</u>	(on behalf of MBNL (EE Ltd and H3G UK Ltd) and above operator)	<u>Waldon Telecom (Agent) 101 Phoenix House Pyford Rd West Byfleet KT14 6RA</u>