



SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Junc 11 Streetworks	Site Address:	Junction 11 South Side Of M4 Reading RG7 1NR
National Grid Reference:	E: 471522 N: 168504		
Site Ref:	25739/RDG049 (B)	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: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option. The proposal represents part of a combined solution to upgrade an existing site.		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why: No suitable alternatives were identified. Re-use of an existing telecommunications site is the preferred option. The proposal represents part of a combined solution to upgrade an existing site.		

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	Information not available
Name of Contact:	
Summary of any issues raised:	

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	18/04/2019
Was there pre-application contact:	Yes
Date of pre-application contact:	24/04/2019
Name of contact:	Grahame Jones



Summary of outcome/Main issues raised:

No formal response received, just an acknowledgement requesting the payment of a pre-application fee.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green
The site was rated as green due to its proximity to the M4 and the A33. Pre-application consultation letters were sent to the following people on 18th April 2019; Councillor Rachel Eden Councillor Emmett McKenna Councillor Kelly Edwards MP Alok Sharma No response received to date. During the initial site survey, site notices were erected on the existing pole to notify the public to the proposed works.	

School/College

Location of site in relation to school/college (<i>include name of school/college</i>):
There are no schools within close proximity.
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
N/a
Summary of outcome/Main issues raised:
N/a

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No



Details of response:

N/A

Developer's Notice

Copy of Developer's Notice enclosed?	Yes
Date served:	13/05/2019

3.0 Proposed Development

The proposed site:

The site is located upon the grass verge at Junction 11, off the M4. Three Mile Cross Interchange lies adjacent, with Reading International Business Park some 344m to the North West and the M4 145m to the North. Worton Grange Industrial Estate is situated slightly more further afield, some 1.01km to the North West, with Madejski Stadium 1.33Km in the same direction.

The site is located at a very busy junction of the M4 and the A33 and may thus be described as an area of high activity. Three Mile Cross Interchange is used to connect South Reading to the M4, connecting into London to the East and Bristol to the West and the surrounding towns. Three Mile Cross Interchange is also the key access route for football fans heading to Madejski Stadium, the home of Reading Football Club, along with, London Irish Rugby Club. This high level of activity in the vicinity of the site therefore requires good connectivity.

The installation is situated in between three roadways, Northbound, Southbound and West bound from the Three Mile Cross Interchange. Being in the middle of these three carriageways the installation is seen in conjunction with an abundance of existing street furniture within the immediate area. A large overhead footbridge runs within 42m of the installation to the North East. The footbridge stretches for approx. 415m over the roundabout allowing pedestrians to cross the roundabout with ease. Further to the North of the site is a surveillance unit, overlooking the South Side of the roundabout, accompanied by ground based cabinets. Traffic light systems dominate the lanes and entrances onto the roundabout, with street lighting columns being equally plentifully present. There is also a proliferation of street signage in the area, with some large signs supported by overhead gantries.

The site is not located within any national designation and the nearest listed building is The Milestone at Three Mile Cross, 286m to the South. Being a small scale, low level feature, adjacent to a residential unit and high level trees, its setting will not be unduly affected. The nearest residential properties to the installation are situated some 90m to the South West at East Sussex Mobile Home Park, which accommodates permanent mobile homes. There are further residential properties, approx. 200m to the North West of the installation along Hartley Road and 245m to the South along Silchester Place. All these properties are sufficiently far away and/or orientated such that their amenities will not be unduly harmed.

Full consideration has been given to alternative sites and existing masts in the vicinity. However, the proposed location and design were considered to provide the optimum solution in this instance. The proposed combined technical solution to upgrading the existing site which is located approximately 30m to the North is to be in the form of a replacement mast sited

immediately adjacent to the existing mast, which is to be removed, together with an additional remote mast sited to the South East which forms the subject of this application. The replacement mast is the subject of a separate application for full planning permission.

View of existing mast to the North of Three Mile Cross Interchange.



View of existing mast to the South of Three Mile Cross Interchange.



Planning History

161217 (MBNL)

Installation of 17.5 metre high 'Phase 5' monopole telecommunications mast and ground level equipment cabinet, and associated development. Removal of existing 15 metre high monopole.

Planning Approved – 12/09/2016

160640 (H3G)

Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1 no. additional equipment cabinet.

Planning Approved – 25/05/2016

150742 (CTIL Mast)

Replacement of the existing 12m telecommunications monopole with a new 20m monopole. Installation of 1 no. new 300mm dish antenna & 1 no. equipment cabinet, and ancillary works.



Planning Approved – 25/06/2015

101627 (Vodafone)

Installation of a 13.8m high street furniture column supporting antennas; 2 equipment cabinets and ancillary development

Planning Approved – 29/09/2010

081179 (Vodafone)

Installation of a slimline streetworks monopole supporting a shrouded radio antenna with an overall height of 14m, equipment cabinet and ancillary development on highway land at junction 11 of the M4

Planning Approved – 09/12/2008

051361 (H3G)

Installation of a 15m slimline monopole mast, three mobile phone antennas housed within a glass reinforced plastic shroud, a 0.2m dish, two equipment cabinets and an electric meter cabinet

Planning Approved – 21/12/2005

Current Telecommunications Use/ The Future

Since the date of the above decisions, mobile operator networks have been under increased pressure to provide up-to-date telecommunications functionality, as mobile phones and mobile broadband use have become increasingly essential to our daily lives. 5G is the next generation of technology to enable increased connectivity with increased data speeds. The growth of digital connectivity over the last decade and the expectations of users have advanced at an unprecedented level. The NPPF recognises that “Advanced high quality and reliable telecommunications infrastructure is essential to economic growth...”, as will be considered in more detail below. The current proposal will provide positive benefits to the community which will far outweigh any perceived negative impacts. MBNL have produced an advisory note entitled 5G and Future Technology- Delivering the UK’s Telecoms Future and this is enclosed as part of the application.

Enclose map showing the cell centre and adjoining cells:

The proposed development represents part of a combined solution to upgrade the existing site. The existing coverage will be maintained and the technology will be upgraded to provide 5G. It is therefore not considered necessary to provide coverage plots in this instance.

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

Description: - A telecommunications base station located at Junction 11, South Side Of M4, Reading, RG7 1NR.

The installation of a 20m Monopole, supporting 6 no. antennas, 3 no. equipment cabinets and a meter cabinet and development ancillary thereto.

Overall Height: 20m



Height of existing building (<i>where applicable</i>):	N/A
Equipment Housing:	
Length:	As per attached drawings
Width:	
Height:	
Materials (<i>as applicable</i>):	
Tower/mast etc – type of material and external colour:	As per attached drawings
Equipment housing – type of material and external colour:	As per attached drawings

Reasons for choice of design:

A combined technical solution to upgrading the existing site 30m to the North is proposed. The proposed development will be in the form of a replacement mast sited immediately adjacent to the existing mast, which is to be removed, together with an additional remote mast sited to the South East which forms the subject of this application.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements required by the operator. It is necessary for the height of the structure to ensure that the topography of the landscape does not have an unacceptable impact upon mobile signal quality and that the structure is able to support the 5G antenna and other apparatus.

The mast has been specifically designed for the site in question, taking into account the existing street scene. The proposed mast is the minimum height required in order to introduce 5G technologies to the area. The existing mast to the North and associated equipment has been in situ for a considerable length of time without causing any undue harm to its setting. Furthermore, there is an existing 20m monopole sited to the North West of the site, granted in 2015 as highlighted above. As such, it is believed that the proposed installation will not have an adverse impact upon the surrounding area and will be easily assimilated into the street scene.

Ground based equipment has been sited to keep visual impacts to a minimum. The roundabout to the North has extensive vegetation and the application site itself will provide a green backdrop for the ground based apparatus. The entire area has an extensive range of existing vertical features, which provide context and a backdrop to the proposal.

Full views of the installation will be restricted to road users only, in the context of existing vertical features, and as such it is likely that views will be limited to fleeting glimpses. As a result of this, it is considered that the appearance of the installation will not form an obtrusive feature within the landscape.

Every effort has been made in relation to the equipment associated with the installation, to keep visual intrusion to a minimum. Consideration has been taken in order to reduce the cumulative impact that a telecommunications installation in this location may have upon the vicinity. Full consideration has been given to alternative sites and other existing masts in the vicinity. However, the proposed location and design were considered to provide the optimum solution in this instance.



The height of the proposed apparatus is the minimum capable of providing the technological improvements sought and satisfying ICNIRP requirements. The new technologies to be introduced to the area will provide advanced high quality communications infrastructure essential for economic growth as sought by the NPPF.

4.0 Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*		Yes	No
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.			
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 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.			
Frequency	To be provided on request		
Modulation characteristics ²	To be provided on request		

² The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.



Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way that radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way.	To be provided on request
Height of antenna (m above ground level)	20m

5.0 Technical Justification

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

The proposed development represents part of a combined solution to upgrade the existing site. The existing coverage will be maintained and the technology will be upgraded to provide 5G. It is therefore not considered necessary to provide coverage plots in this instance.

Background:

As part of EE Ltd's and H3G Ltd's continued network improvement program they wish to upgrade the existing site to facilitate additional coverage and capacity requirements, incorporating new technologies. Section 10 of the NPPF sets out the Government's general overview regarding supporting high quality communications infrastructure, recognising that advanced, high quality communications infrastructure is essential for sustainable economic growth. In order to keep the number of base stations to a minimum, the use of existing sites is considered to provide the optimum solution and accordingly the proposed site upgrade should be viewed positively. As such, no alternative locations were sought in this instance.

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive; calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles devices and phones will not work.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchange buildings by cables or wireless technology such as microwave dishes, to create the network. The area each base station covers is called a "cell". Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as



buildings, trees and hills which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular, more base stations are needed to ensure continuous coverage.

It is imperative that support is given to the introduction of new infrastructure to allow new technology which will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in telecommunications technologies and development. Bath being a historic city with a large student population represents a vibrant hub and attracts many visitors. Whilst it is acknowledged that there is a significant increase in the scale of telecommunications development on the site, it should be noted that the new technologies will provide advanced high quality communications infrastructure essential for economic growth as sought by the NPPF. Any perceived negative impacts will be far outweighed by the overall benefits of the scheme and the location of the apparatus on a building which already supports extensive telecommunications equipment will minimise its potential impact on the immediate environment.

All EE installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

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).

Site ³	Site Name and address	National Grid Reference	Reason for not choosing ⁴
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If no alternative site options have been investigated, please explain why

The site is an existing telecommunications site which is to be replaced and upgraded.

³ *ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield*

⁴ SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning
O – Other



Additional relevant information

Planning Policy Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the adopted Statutory Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework (2018)

The National Planning Policy Framework (NPPF) was published in July 2018 and supersedes previous versions of the document and national planning guidance contained in the various Planning Policy Guidance notes and planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and how these are to be applied in relation to all planning applications.

Under Section 6 paragraph 80 the NPPF advises...." *Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*" The proposal seeks the upgrade of an existing telecommunications site, rather than utilising land which has not previously been developed. This approach provides a sustainable solution to the need to upgrade telecommunications services in the area which will benefit not only the local community, but also visitors to the area and potentially reducing the need to travel.

In section 10 of the new NPPF, the document seeks to support "Advanced, high quality and reliable communications infrastructure" ensuring that it is "essential to economic growth and social wellbeing". It advises that "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." Paragraph 113 states "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate." The proposal allows for the re-use of an existing telecommunications site which will be upgraded to allow for the introduction of 5G technologies.

Paragraph 114 continues "Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other



electrical equipment, air traffic services or instrumentation operated in the national interest; and

b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

The application site is located in an area of intense activity where connectivity is essential to support the economic growth of surrounding areas. The proposal will form part of the upgrade of an existing telecommunications site serving the local community and visitors to and through the area. A combined scheme is proposed to replace the existing mast 30m to the North and this application forms part of that combined technical solution.

The scheme will not cause any undue impact on the services outlined above and fully complies with ICNIRP standards. An ICNIRP certificate is enclosed with the application. The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd and H3G (UK) Ltd to enhance telecommunications services in the area to the benefit of the local community and visitors to the area. It will make effective use of the land as set out under Section 11 of the NPPF.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for EE Ltd and H3G (UK) Ltd.

Local Plan Policy

The statutory development plan for the area is comprised of Reading Borough Local Development Framework Core Strategy, Adopted January 2008, Reading Action Area plan and Central Action Area Plan, January 2009 and Sites and Detailed Policies Document Adopted October 2012. Not all documents are relevant to this proposal.

READING BOROUGH LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, JANUARY 2008

"Improving Quality of Life and Creating Sustainable Communities

2.14 Improving quality of life and creating sustainable communities is an inherent part of sustainable development. Sustainable Communities means putting sustainable development into practice. "Sustainable Communities must combine social inclusion, homes, jobs, services, infrastructure and respect for the environment to create places where people will want to live and work now and in the future".

2.15 The Reading Community Strategy sets out the themes and priorities for creating sustainable communities and improving the quality of life in the Borough. The Reading LDF will be seeking to implement the physical development aspects of the Community Strategy"

The above guidance within the Core Strategy promotes a presumption in favour of sustainable communities. The proposal forms part of a combined solution to



upgrade an existing telecommunications site. The introduction of 5G technologies to the area will demonstrably improve the economic and social conditions of the area, without unduly compromising the environmental context.

Whilst the proposed equipment is slightly larger than that which already exists to the North, it needs to be in order to allow for the required technological network improvements sought in the area which will benefit the local economy and provide enhanced telecommunications facilities to the benefit of local residents and visitors to the area. The future of the local economy depends on being able to remain competitive.

Policy CS1: Sustainable Construction and Design

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

To meet these requirements:

- All new housing is required to meet the most up to date Eco-Homes 'Very Good' as a minimum standard, and all new commercial developments are required to meet the most up to date BREEAM 'Very Good' as a minimum standard;*
- On larger developments of more than 10 dwellings or 1,000 m² of floorspace, ensure that 50% of the provision meets the most up to date Eco-Homes and BREEAM 'Excellent' standards;*
- All new developments maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand;*
- All developments of more than 10 dwellings or 1000m² floorspace incorporate on-site generation of energy from renewable sources and energy efficient design measures (including the use of CHP where appropriate) to off-set at least 20% of predicted carbon dioxide emissions from the estimated energy usage of the completed and occupied development;*
- All developments reduce mains water use and demonstrate that water conservation measures are incorporated so that predicted per capita consumption does not exceed the appropriate levels set out in the Code for Sustainable Homes or BREEAM Standards*
- Developments incorporate sustainable urban drainage facilities and techniques as part of the layout of a development as appropriate and as advised by the Environment Agency, including minimising the size of impermeable areas so that peak run-off and annual water run-off is reduced where possible and in any case is no greater than the original conditions of the site. Particular care will be needed in areas of flood risk where different solutions may be required.*



The proposal forms part of a combined solution to upgrade an existing telecommunications site, located within an area of intense activity, adjacent to the M4 and the A33 Basingstoke Road, known as the Three Mile Cross interchange. The upgrading of an existing site and intensification of the use of land for telecommunications purposes in this location represents the most sustainable and efficient approach. The proposal will sit in an area with existing telecommunications masts at an important transport interchange. The proposed combined technical solution to upgrading the site is to be in the form of a replacement mast sited immediately adjacent to the existing mast, which is to be removed forming the subject of a separate application, together with an additional remote mast sited to the South East which forms the subject of this application. The most up to date equipment will be introduced and the proposed development has been specifically designed for the site in question, taking into account the site context and the general appearance of the area. Other aspects of the policy are not directly relevant in this instance.

"Policy CS7: Design and the Public Realm"

All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials.*

Will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives:

- *Character - a place with its own identity and sense of place*
- *Continuity and enclosure*
- *Quality of the public realm*
- *Ease of movement and permeability*
- *Legibility - clear image and easy to understand*
- *Adaptability – capable of adaptation over time*
- *Diversity – meets a wide range of needs.*

Developments will also be assessed to ensure that they:

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to understand by them; and*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping."*

The site is located at Junction 11 off the M4. Three Mile Cross Interchange has



extensive existing infrastructure, including existing telecommunications equipment. Due care has been taken to devise a scheme which relates well to the local context to ensure that it will be easily assimilated into the existing street scene. The height of the proposed installation will equal the height of the existing installation to the North West, at 20m. The proposed mast will be seen in the context of the nearby masts to the North and North West and the existing lighting columns and street furniture and as such it will not be an obtrusive feature within the area.

The proposed development has been specifically designed for the site in question, taking into account its location adjacent to a major transport interchange and the proliferation of existing street furniture and signage in the vicinity. In all these circumstances it is contended that the design and appearance of the proposed tower, will be easily assimilated into the existing environment without causing any undue harm to the overall character and appearance of the area.

The proposed equipment is the minimum height and girth capable of accommodating these new technologies and has been sited and designed to minimise its impact on the area. The most up to date equipment available is to be installed and the design is considered to be acceptable in this setting adjacent to a major transport interchange. It is contended that the character and appearance of the area will not be unduly harmed and the development responds positively to its context. The scale of the proposed structure is the minimum capable of introducing the required technologies and the mast is considered to be appropriate to the scale of the expansive road network in the vicinity. In all these circumstances it is contended that the proposal will adhere to the aims and objectives of Policy CS7.

“Policy CS9: Infrastructure, Services, Resources and Amenities

Proposals for development will not be permitted unless the local planning authority is satisfied that infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided or re-provided at the appropriate time, in order to ensure that the development is both sustainable and contributes to the proper planning of an area in accordance with relevant planning policies. Such contributions may be pooled, in order to allow necessary infrastructure to be secured in a fair and equitable way.

The local planning authority will require planning obligations entered into by agreement or other means to secure the replacement and enhancement of additional physical and social infrastructure, services, resources, amenities or other assets. A Supplementary Planning Document will be prepared that will detail:

- *The scale and form of obligation;*
- *The financial contribution sought;*
- *The role of pooled payments;*
- *Maintenance payments; and*
- *Charges for preparing agreements”*

The proposal will enhance the existing telecommunications facilities available in the locality and will therefore have a positive impact on the area's economy. The NPPF supports high quality and reliable communications infrastructure. It advises that planning policies and decisions should support the expansion of electronic



communications networks, including next generation mobile technology. Up to date telecommunications are considered to be vital to securing future economic growth, whilst at the same time enhancing facilities available for the community and visitors to the area.

The proposal is also likely to support the aims and objectives of **Policy CS20** Implementation of Reading Transport Strategy (Local Transport Plan 2006-2011) in improving digital connectivity in the area thereby potentially reducing the need to travel and allowing people to work from home.

“Policy CS33: Protection and Enhancement of the Historic Environment

Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.”

The installation is not situated within a conservation area and the nearest listed building is The Milestone at Three Mile Cross, 286m to the South. Notwithstanding the distance from the listed building, the views towards the installation from The Milestone will be seen in conjunction with the existing vertical features dominating Three Mile Cross Interchange. Furthermore, The Milestone is a low level structure, adjacent to nearby high level trees and vegetation and sufficiently far away to be unaffected by the proposal. It is therefore concluded that the proposal will not compromise the historic character and local distinctiveness of the area and accordingly complies with the aims and objectives of Policy CS33.

READING BOROUGH LOCAL DEVELOPMENT FRAMEWORK, SITES AND DETAILED POLICIES DOCUMENT, OCTOBER 2012

“SD1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be



approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.”*

The proposal adheres to sustainable development principles. The proposal forms part of a combined technical solution to upgrading an existing telecommunications site, in accordance with the advice set out in the NPPF thereby adhering to sustainable development principles. Every effort has been made to devise a scheme which meets the objectives of the service provider whilst also respecting the environmental context. Up to date, high quality telecommunications will be secured for the area, enabling it to remain competitive .Any perceived negative impacts of the proposal are far outweighed by the positive benefits of the scheme.

It is imperative that support is given to the introduction of 5G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology. This will enable places to remain competitive in and will support the Government’s ambition for the UK to become a world leader in 5G. In accordance with the aims and objectives of Policy SD1, the introduction of new technologies to the area will help support the local economy and will provide important facilities for the local community and visitors to the area. The combined upgrade will bring 5G to the area, providing economic and social benefits for local businesses, residents and visitors to the area.

“DM4 SAFEGUARDING AMENITY

Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- Privacy and overlooking;*
- Access to sunlight and daylight;*
- Visual dominance and overbearing effects of a development;*
- Noise and disturbance;*
- Artificial lighting;*
- Vibration;*
- Dust and fumes;*
- Smell; or*
- Crime and safety.*

The position of habitable rooms, windows and outdoor living spaces will be



particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes."

The site in question lies adjacent to a major transport interchange. The nearest residential properties to the installation are situated some 90m to the South West at East Sussex Mobile Home Park, which accommodates permanent mobile homes. There are further residential properties, approx. 200m to the North West of the installation along Hartley Road and 245m to the South along Colchester Place. All these properties are sufficiently far away and/or orientated such that their amenities will not be unduly harmed. There will be no significant detrimental impact to the living environment of any of these properties. Indeed it is contended that the proposed development will provide significant benefits for the local community in introducing new technologies to the area, thereby enabling the area to remain competitive.

"DM21: 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;*
- 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."*

Network planners have identified the need to upgrade this existing telecommunications site and it is proposed to introduce up to date technologies to the area. It is imperative that support is given to the introduction of 5G technology as this will allow networks to be able to handle more data and connect more devices simultaneously at much faster speeds than is possible using the existing technology. This will enable places to remain competitive and will support the Government's ambition for the UK to become a world leader in 5G.

The proposed development is part of a combined technical solution to the upgrade an existing telecommunications site, at this important transport interchange to enable use by more than one operator. The use of an existing site represents the



preferred option promoted by government guidance in the form of the NPPF. Whilst a two part solution is proposed, involving a replacement mast and a new mast located slightly further away, this solution is considered to provide the optimum means of minimising environmental impact in this instance. There is a proliferation of signage and other vertical elements in the area and two smaller, rather than one larger mast presents the best solution in this context. The proposal involves the introduction of equipment to the area which will allow for 5G technologies to be provided which will benefit local residents, visitors to the area and the local economy more generally, thereby allowing the area to remain competitive.

As highlighted above, the area is dominated by the road infrastructure in the vicinity, being a major transport interchange. The roads accommodate a significant level of street furniture, signage, bridges, and lighting columns. The area therefore has poor levels of visual amenity.

In this context it is considered that an additional telecommunications mast, sitting close to the proposed replacement mast the subject of a separate application will; provide the optimum technical solution and one that will be easily assimilated into the street scene. The alternative to the combined solution proposed would be the introduction of a much larger mast and it is suggested that this would be potentially less well assimilated into the site context.

The proposed equipment is the minimum height and girth capable of accommodating these new technologies and has been sited and designed to minimise its impact on the area. It is believed that this is the most suitable location for the new 5G mast to be erected. Accordingly, it is contended that the visual amenity of the area will not be unduly harmed and the design is the most up to date available and appropriate to the context and function which the proposed mast will perform. The installation also satisfies ICNIRP regulations. Therefore health considerations are fully addressed.

CONCLUSION

There is a requirement for EE and H3G to provide advanced telecommunications technologies to this site adjacent to the M4/A33 interchange. Network planners have identified a need for an upgraded installation and the proposed development in conjunction with a replacement mast the subject of a separate application will address this identified need and continued customer demands.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This application explains the technical need for the installation to provide improved customer service.

In terms of siting and design, it is considered that the proposal responds well to the character and appearance of the local environment and will not have an unacceptable adverse impact on the application site or the surrounding area. The design is of a high standard, and will not detract significantly from the existing visual and environmental character of the area. The benefits to residents and visitors to



the area, by the introduction of 5G technologies to the area, far outweigh any potential perceived negative impacts. In all these circumstances it is concluded that there no policy or other objections that would warrant the refusal of planning permission and accordingly permission should be granted for the proposed development.

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