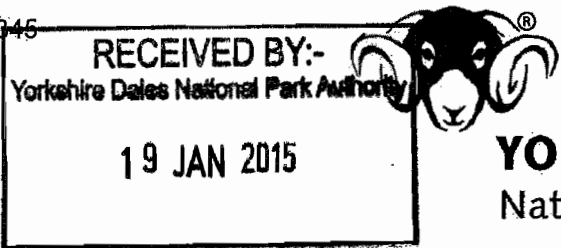


Planning Service  
 Yorkshire Dales National Park Authority  
 Yoredale  
 Bainbridge, Leyburn  
 North Yorkshire DL8 3EL



**YORKSHIRE DALES**  
 National Park Authority

Application for Planning Permission.  
 Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
 If you require any further clarification, please contact the Authority's planning department.

R/191/156

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

A 9 metre slimline column upon which will be attached 2 no. antennae and 1 no. 350mm in diameter link transmission dishes together with an associated ground based equipment cabin measuring 1000 mm by 450mm by 1000 mm in height. The development will contain ancillary apparatus including cables all as show on the attached drawings ('the development') at SPORTS FIELD, HOLL GATE, WEST WITTON, DL8 4UQ

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Sports Field		
Street address:	Holl Gate		
Town/City:	West Witton		
County:	North Yorkshire		
Postcode:	DL8 4UQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	406599		
Northing:	488439		

Land at West Witton Sports/Playing Field

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Michelle"/>	Surname:	<input type="text" value="Clowes"/>
Reference:	<input type="text" value="R/91/156/ENQ"/>				
Date (DD/MM/YYYY):	<input type="text" value="13/11/2014"/>	(Must be pre-application submission)			
Details of the pre-application advice received:					
<input type="text" value="Advice on type of installations that would be acceptable and comments on the proposed sitting and appearance"/>					

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### 9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning drawings - Ref. No's: UD103a-GA-10, UD103a-GA-11, UD103a-GA-12 & UD103a-GA-13  
Design and Access Statement - F&H Design and Access Statement

### 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

### 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit

Other

N/A

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

### 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

#### 14. Existing Use

Please describe the current use of the site:

Playing fields

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

#### 15. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

#### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

#### 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

#### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

#### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

#### 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

#### 21. Site Area

What is the site area?

30.00 sq.metres

#### 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Communications Installation

Is the proposal for a waste management development?  Yes  No

#### 23. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

#### 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person



## DESIGN AND ACCESS STATEMENT

### Airwave Solutions Limited SITE NUMBER UD103a: SPORTS FIELD, HOLL GATE, WEST WITTON, DL8 4UQ

This Design and Access Statement is provided in conjunction with the Planning Justification, drawings and supporting material that is submitted with this planning application. This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

In accordance with the Code of Best Practice on Mobile Network Development<sup>1</sup>, and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

### **SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS**

#### **Introduction**

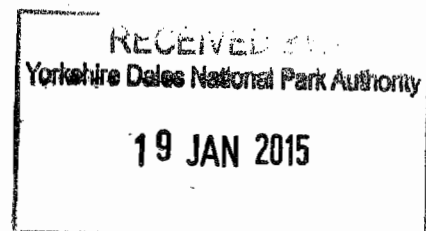
The installation requires a clear 'line of site' (LOS) to the site at the Fox and Hounds and to the site to Penhill Farm for connectivity to the Airwave Hub site at Leyton, and to as many of the rooftops within the West Witton area as possible. The antenna and dish mounting heights are critical to the performance of the installations.

#### **Pre Application Discussions and Negotiations**

Galloway Estates and Airwave held a meeting with the Senior Planning Offices from Yorkshire Dales National Parks Authority (YDNPA) on 14<sup>th</sup> November. All elements of the scheme, its background, aims and requirements were shared, along with some initial site locations identified for the installations. This was a constructive meeting and resulted in some suggestions for sites and also the review of the Planning Officers delegated powers in order to

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<sup>1</sup> Appendix B.





assist with a speedy application process to ensure that the timeframes for this pilot could be more readily met.

A formal pre-application was submitted to YDMAP on 3 sites and a response was received, dated 3<sup>rd</sup> December 2014.

Copies of all correspondence referred to above are enclosed within this application.

#### **Documentation Submitted with Application**

- Plans and elevations
- Planning justification (inc coverage plots)
- Copy correspondence of pre-consultation

#### **Design Component**

- **Use proposed:** Communications base station for wireless broadband using various technologies, for the benefit of the West Witton community
- **Amount:** 2 omni antenna and 1 dish mounted on a single 'street works' style column, with a single cabinet adjacent.
- **Layout:** Please refer to the drawings with the application which indicate how the structures will be arranged on the site. It will be noted that the proposed column is to be screened with newly planted trees as agreed
- **Scale:** The height of the pole is 9 metres. It is the smallest size tower that can provide adequate LOS to the other sites in West Witton and to as many individual properties as possible within the village.
- **Landscaping:** None required
- **Appearance:** The use of a timber pole and the clean vertical lines of the proposed column are intended to minimise any impact on the surroundings along with its location close to existing large trees. The location with a backdrop of trees will ensure that the site is not prominent within the locality when viewed from any aspect within the village or on the surrounding hills.

#### **Access**

Access to the development is directly from Holl Gate then across the field.



**AIRWAVE SOLUTIONS LTD PLANNING JUSTIFICATION FOR PROPOSED AIRWAVE SOLUTIONS LTD SUPERFAST RURAL BROADBAND - SPORTS FIELD, HOLL GATE, WEST WITTON, N. YORKSHIRE, DL8 4UQ:**

Galloway Estates Ltd act on behalf of Airwave Solutions Ltd, whom were the successful bidders to BDUK (a department within the Department for Culture Media & Sport 'DCMS' )to trial a number of wireless technologies in the North Yorkshire area.  
**See URL:**

**<https://www.gov.uk/government/organisations/department-for-culture-media-sport>**

BDUK have made funds available to trial a number of alternate technologies to assess viability and cost as an alternative to fibre installed by BT Openreach. The funding and project are centred on the need to provide high speed internet access for rural communities to prevent a further widening of the 'Digital Divide' which is a term that refers to the gap between demographics and regions that have access to modern information and communications technology, and those that either don't or have only restricted access. Central Government now has a department called the Government Digital Service (GDS) which has been created to transform the way people access government information by using digital technology to deliver services that put the user first and provide the smartest and most cost-effective service possible. This service will rely on people from all walks of life *actually* having access to high speed internet for the purpose of using not only statutory services online but in obtaining other important services and information enjoyed already by the majority of the UK population.

Airwave is responsible for delivering a pilot wireless broadband service to West Witton and has partnered with The Technology Partnership (TTP) who provide the radio planning expertise to deliver the trial.

This pilot area has been narrowed down with the assistance of Nynet, a public and private sector commercial venture set up by North Yorkshire County Council in order to facilitate the provision of a communications network that is capable of delivering multiple high quality services to citizens, business and public sector bodies.

***Airwave Services Limited***

Airwave Solutions Limited already operates a state of the art communications service that is being utilised by organisations including the Yorkshire Police Force, Fire & Ambulance services.

Galloway Estates Limited, Oakwood, Woolton Hill, RG20 9UZ

email [cfranklin@gallowayestates.co.uk](mailto:cfranklin@gallowayestates.co.uk)

Regulated by RICS





- Airwave provides 'Mission Critical Communications' nationwide to the UK's Emergency Service and Public safety organisations.
- Airwaves Emergency Services Network covers over 99% of the UK landmass, including remote areas.
- The Network consisting of nearly 4000 base sites was complete by 2005, delivered on time and to budget.
- Airwave also has a nationwide engineer presence.
- Airwave's ambition is to use the existing network assets and their experience of building networks in difficult and remote area's to deliver Super fast broadband to the last 5% of the UK population currently without access to such facilities. This equates to approximately 1,300,000 households nationwide

#### ***West Witton - pilot area project delivery method:***

Airwave will need to construct a number of small repeater and concentrator sites to deliver service into the village of West Witton. This will require the construction of new mast or columns to support the necessary antenna and dishes needed to provide the wireless technologies to the pilot area.

The installation of the sites is 'Line of Sight' (LOS) critical both from the Airwave Hub location (in this case at the BT Exchange in Leyburn) and from the repeater sites the other local sites within the village. Visibility of rooftops of the residential or business dwellings from the Airwave installations within the trial area then allows each customer to access the service via a small receiver directed towards their nearest site.

Airwave is partnering with a National ISP to deliver service for the trial.

The objective is to have the network live with the first consumers connected by March 2015 and with the trial running until March 2016.

#### **Superfast Wireless Broadband Technology**

Airwave's tender approved by BDUK provides for four different fixed wireless access technologies to be tested in the field, these are:

- Microwave PMP (point-to-multipoint) and PTP (point-to-point)
  - the main "workhorse" technology that we expect to use with most subscribers
  -
- TVWS (TV White Space) PMP
  - emerging technology using favourable low-frequency spectrum
  - Good performance in heavily wooded area's





- Wi-Fi at 2.4GHz
  - at 1-2 community hotspots and for in-home networks
  -
- LTE (Long Term Evolution) small cell (4G)
  - located at 2 of the hub/spur sites to illustrate how this could also work

***The application proposals for West Witton:***

***Site number UD103a:***

***SPORTS FIELD, HOLL GATE, WEST WITTON, N. YORKSHIRE, DL8 4UQ***

A 9 metre slimline timber column upon which will be attached 2 no. antennae and 1 no. 350mm in diameter link transmission dishes together with an associated ground based equipment cabin measuring 1000 mm by 450mm by 1000 mm in height. The development will contain ancillary apparatus including cables all as show on the attached drawings ('the development')

***Background to the Proposal***

The proposed installation is required to act as a key site in the village to provide a link between the repeater at Penhill Farm and the other sites in the village, as well as providing coverage to as many individual properties as possible.

Careful consideration has been given to the location of the site to provide as much backdrop as is possible from existing structures/trees and also addition of new natural vegetation to further provide an environmentally sensitive solution to the design issues.

***Yorkshire Dales Planning Policy***

The following were identified as the most relevant policies to the proposal:

2.1 The National Park Management Plan sets out the overarching aims and objectives for the period 2013 – 2018. The most relevant objective to the proposal is;

*E3; "By no later than 2015, bring access to broadband of at least 2mbps across the whole National Park and Superfast Broadband (24mbps+) to the significant centres of population in the National Park."*

2.2 The guidance in the National Planning Policy Framework (NPPF) that is most relevant to the proposal is:

*Para.42; "Advanced high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of*



*local community facilities and services.”*

2.3 The policies of the adopted Yorkshire Dales Local Plan (2006) that are most relevant to the proposal are:

*Saved Policy U4 - Telecommunications*

*“Telecommunications development, including masts, structures and associated development will only be permitted if:*

*i) the applicant can demonstrate that the proposal is part of a telecommunication code operator’s network strategy for the provision of telecommunications within the National Park.*

*ii) the applicant can demonstrate that the needs of network coverage and capacity cannot be provided through solutions which are less environmentally harmful including locations outside the National Park, sharing existing telecommunications masts or sites, or by using existing buildings or structures.*

*iii) the siting, size and design of all elements of the proposal are such as to minimise the impact on the landscape and the wider environment of the National Park.*

*Where the National Park Authority considers that the future sharing of a mast or site is desirable the applicant must demonstrate that the proposed mast or site is capable of accommodating other operator’s apparatus or structures. Where appropriate a planning obligation will be sought to ensure that the mast or site would be available for sharing. When permission is granted it will be subject to a condition requiring the removal of the apparatus or structure as soon as reasonably practical after it is no longer required for telecommunications purposes.*

*The National Park Authority supports the precautionary principle in relation to health effects of mobile phone base stations. In considering proposals that include the development of base stations, applicants will be required to include with their application a statement confirming that the apparatus when operational will meet the International Commission on Non-Ionising Radiation Protection (ICNIPR) guidelines for public exposure.”*

*Saved policy GP2 – General Design Policy*

*“Development will only be permitted if all the following criteria are met.*

*i) It is of a kind, scale, siting, density and detailed design which is sympathetic to or enhances the landscape character, special qualities and local distinctiveness of the surrounding area.*

*ii) It uses materials that are appropriate to the local character and distinctiveness of the surrounding buildings and wider landscape.*

*iii) It does not have an unacceptable impact on neighbouring amenity and ensures an adequate level of amenity for the future occupants of the development in relation to nearby uses.*

*iv) It respects the existing natural, built and historical features in and around the site.*

*v) It accords with the National Park Authority’s Design Guide and Policy B7 (Building Design).*

*Subject to the above, the National Park Authority will encourage development which minimises the use of energy and other natural resources, uses sustainable materials and is designed for a long life span.”*

*Saved Policy NE10 – Protecting Trees at Risk from Development*



*“Development in close proximity to existing healthy trees will only be permitted if both the following criteria are met.*

*i) Adequate space has been left around existing healthy trees so as not to lead to future loss or damage.*

*ii) The developer has specified how the trees will be protected in the course of development.*

*Where necessary, the National Park Authority will require a detailed tree survey to be submitted with a planning application.”*

### **Pre-Application**

The pre-application advice received from the Authority included the following queries

5.2 It is suggested that the proposed mast be sited as close as possible to the corner of the playing fields so that it can be read against the backdrop of the existing mature tree(s) and nearby electricity pole (bearing in mind any separation distance required for safety purposes). The equipment cabinet may therefore be better placed on the left hand side of the mast.

*Response – The pole is to be located as close to the corner as possible given the location of overhead power lines and line of sight requirements.*

5.3 It is also recommended that a wooden mono – pole mast should be considered over and above a metal pole. This is due to the fact that there are a number of existing wooden telegraph and electricity poles within the vicinity of the site and this material is much more appropriate for a rural location within a National Park. Antenna should preferably have a matt appearance. The equipment cabinet should be of an appropriate matt colour to help it to assimilate with its surrounding for example a dark grey, brown or green colouration.

*Response – Due to the provision of a long range link not being required from this site it is possible to use a wooden pole and the design drawings have been updated to reflect this.*

5.4 It is queried whether a satellite system is the best long – term solution for the delivery of superfast broadband to this village and whether there are less intrusive alternatives (such as fibre) for the delivery of superfast broadband? Given the potential for a satellite system to require significant infrastructure to facilitate the scheme which could be detrimental to the special qualities of the area it is recommended that you consider and discuss any other alternative options as part of any forthcoming applications.

*Response – satellite is a very expensive solution and would require properties receiving the service to have a dish of around 0.6 meter in diameter to receive the signal. Fibre digs of the length required for delivery of super-fast broadband to the village is prohibitively expensive.*

Taking the above into account, the proposed sites are the subject of a full planning application due to the Article 1(5) status of the National Park. Careful consideration has been given to the proposed location of the installation after extensive searches for suitable site locations were conducted along with TTP.



It should be noted that the permission sought is for a permanent installation, not for temporary consent for a limited period. The funding requirement of BDUK is that consent is not time limited.

More generally it should be noted that the installation need to have clear 'line of site to the other installations in West Witton and also to as many of the rooftops within the village as possible, thus the antenna and dish mounting heights are critical.

We have endeavoured to ensure that our client's requirements meet with national and local planning guidance and where the needs of the operator can be met 'without necessary harm to the environment'.

**Planning Guidance - National Planning Policy Framework (previously Policy Guidance Note 8) – Telecommunications**

We would confirm that we have read and are familiar with the national planning policies as relating to telecommunications installations contained within paragraph 5 (42-46) of the National Planning Policy Framework (effective from 27/03/2012 and replacing Planning Policy Guidance Note 8) and would like to ensure that our client's requirements meet with the policies and guidance therein. Many aspects of this guidance are relevant to this proposal. In particular policies are supportive of modern telecommunications and acknowledge that they are an essential and beneficial element in the life of the local community and the national economy which is also reflected within the YDNPA LDF 10.21

The guidance further recognises the technical problems associated with telecommunications development and urges Local Authorities to respond positively to such development, by having regard to such difficulties. The Government's general policy on telecommunications is therefore to facilitate the growth of new and existing systems.

The sites for the installations have been identified having regard to technical, environmental and site availability considerations. YDNPA and Government policy was considered in the siting of all the proposed telecommunications equipment.

**Alternative sites**

A number of alternative sites were investigated as part of the initial search for site locations

The alternative identified options for the proposed site are as follows and:-

<b>SITE NAME</b>	<b>NGR</b>	<b>REASON FOR DISCOUNTING</b>
Roadside, close to Sports Field	406584,488451	Site location exposed and open to public views
Land, NE corner of Sports Field	406631,488526	Discussed with YDNAPA Senior Planning Officer who was not happy with location





### **Conclusion**

In conclusion, the proposed sites contained within this application forms part of a network with all sites required to meet the technical criteria of Airwave Solutions Ltd to reach a very high percentage of the dwellings and business premises in West Witton. All sites are needed if the trial project is to be a success.

The application sites also comply to the best degree possible with YDNPA Telecommunications Development Policy 10. The pilot trial in West Witton is an essential step to ensure that rural communities can finally bridge the Digital Divide and enjoy access to 'Superfast Broadband' (25Mbps+) by 2015 in line with the Secretary of State for Culture Media & Sports demands. There are many existing wireless systems already in existence but the aforementioned 'Superfast' definition of 25Mbps+ is only capable of delivery to the target area with the use of the installations and technology proposed within this application.

Provided this application and the applications for the associated sites are approved, then following their successful deployment and testing over a 12 month pilot period through to March 2016, the installation of the same technology will likely be used in other parts of North Yorkshire (and the UK) with assistance in the form of further funding by BDUK, so that Superfast Broadband can be delivered to the wider rural community.

**Prepared by Chris Franklin, Galloway Estates Ltd**

**-12<sup>th</sup> January 2015**

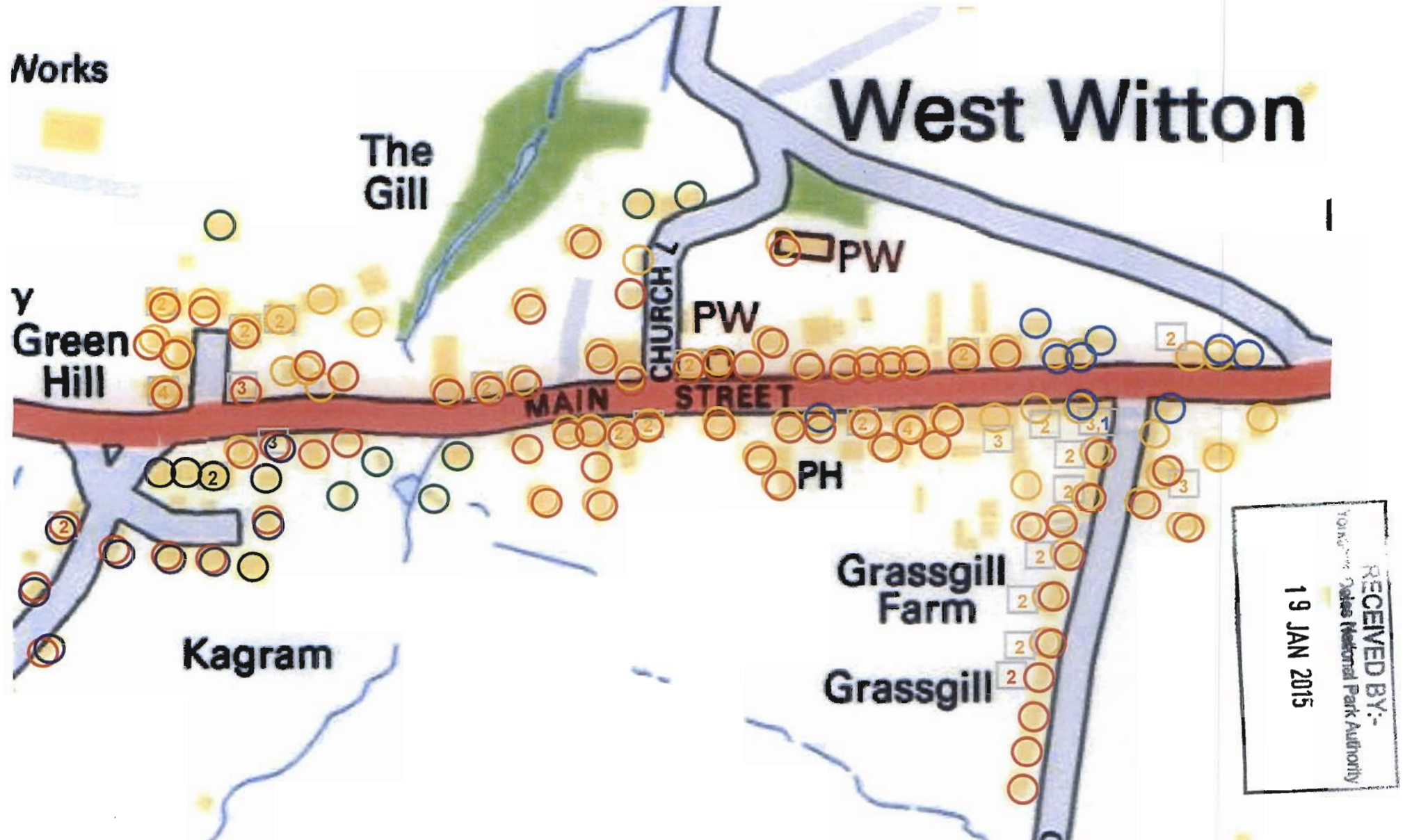


**West Witton (wide area)**



Contains Ordnance Survey data © Crown copyright & database right 2010  
 West Witton 20cm = 1km

**West Witton (central)**



Contains Ordnance Survey data © Crown copyright & database right 2010  
 West Witton 40cm = 1km