

**SUPPORTING STATEMENT:
SITE SPECIFIC SUPPLEMENTARY INFORMATION INCORPORATING DESIGN & ACCESS
STATEMENT**

1. Site Details

Site Name:	Airwave mast 'Dunsop Trout Farm'	Site Address:	Airwave Radio Tower site at: Land at Dunsop Trout Farm, Dunsop Bridge Clitheroe BB7 3AX
National Grid Reference:	365548,449827		
Site Ref Number:	LNC013 EAS0059	Site Type: ¹	MACRO - GREENFIELD

2. Pre-Application Check List

Site Selection (for New Sites only)

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

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: The proposal makes use of an existing and established telecommunications site		
Were industry site databases checked for suitable sites by the operator:		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:	19 th August 2025
Name of contact:	
Summary of outcome/Main issues raised: Correspondence and supporting documentation confirmed as having been delivered electronically. No further feedback received	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: A Traffic Light Rating has been carried out to help assess the appropriate level of consultation, and using this process, the proposals have been categorised Green. In accordance with the code of best practice the following were also consulted on the 19 th of August 2025 Ribble Valley Borough Council Ward Councillors – Chipping Ward Councillor Simon Hore. Email: [REDACTED] Bowland Forest (Higher) Parish Council Clerk – Charles Stephenson. [REDACTED] Local MP N/A			

¹ Macro or Micro

Summary of outcome/main issues raised (include copies of relevant correspondence):
Correspondence and supporting documentation confirmed as having been delivered electronically and read.

Councillor Hore confirmed receipt on 26/08/2025 and commented:

'Thank you for your email as part of the prior consultation process. At this stage I have no concern over the proposal but will leave it to the planning department to comment once you submit your planning application. Thank you for keeping us updated on your proposals.'

Bowland Forest (Higher) Parish Council advised on 26/08/2025:

'The Bowland Forest Higher Division Parish Council currently has no objections to the proposals you have shared.'

No further feedback received

School/College

Location of site in relation to school/college (include name of school/college):
The following schools are all within 300m of the site:

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

Summary of outcome/main issues raised (include copies of main correspondence):
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:	04.09.2025	

3. Proposed Development

The proposed site:

Background:

The existing site was developed by Airwave Solutions Ltd (Airwave) who currently operate the UK wide emergency services network and will continue until the expiry date of its operating licence. The existing tower, which is on a site with a long-established telecommunications use, is integral to their network and will remain so for several years to come.

On 15th July 2021 planning permission was granted under application reference 3/2021/0571 for the proposed use of the site for the new Emergency Services Mobile Communications Programme (ESMCP) which is the Home Office led programme responsible for the new Emergency Services Network (ESN). It aims to provide a 4G integrated voice and broadband data communications service for the 3ES: Police, Fire & Rescue and Ambulance Services. ESN has initially been deployed by enhancing an existing commercial network configured to give the 3ES priority over other users. This component of the ESN is

for the Extended Area Services (EAS) which is to provide additional infrastructure to extend the ESN into primarily remote and commercially unviable areas where little or no mobile network coverage exists.

Background - Proposed - Shared Rural Network (SRN):

The subject application relates to a proposal for the site to be used for the 'Shared Rural Network' ('SRN'). This project was announced in 2020 as a collaboration between the Mobile Network Operators ('MNO's') and the Government for a sustainable approach to the challenge of delivering rural mobile coverage. As result of this, there was a requirement to make new masts such as the existing 15.7m tower at Dunsop Trout Farm 'future proofed' for SRN apparatus – in this case in the form of developing a four-legged tower which can then be more easily extended and SRN antennae deployed thereon to provide the public and local community with access to 4G coverage. This being without the need to erect duplicate tower infrastructure developments elsewhere, thus minimising the impact more generally in the Forest of Bowland AONB.

We have attached the following documents by way of background information and updates as to the wider progress made with the SRN in the intervening five years:

- Home Office press release dated 9th March 2020 announcing the £1bn agreement between the Government and the MNOs to roll out the SRN with the stated intention of taking '4G coverage to 95% of the UK landmass'.
- Home Office – SRN 'Explainer' document February 2025.
- SRN update February 2025.

Further information can be found at: <https://srn.org.uk/>

The SRN requirement at Dunsop Trout Farm is to provide 4G coverage within the environs of and beyond Dunsop Trout Farm, including the village of Dunsop Bridge and minor roads in the area. Surrounding tracks used by tourists and walkers also require coverage. This proposal forms part of that coverage solution whereby the utilisation of the established Airwave infrastructure has been targeted and network planned in order to minimise the need for additional towers and is a self-selecting site for further telecommunications equipment.

Description of the Site:

The application site is an existing Airwave emergency services telecommunications base station tower located at:

**Airwave Radio Tower site at: Land at Dunsop Trout Farm, Dunsop Bridge Clitheroe BB7 3AX.
NGR 365548,449827**

Site Location



The Site is located to the south of the small village of Dunsop Bridge within the Forest of Bowland. Situated at the rear of the trout farm, some 260m from the nearest stretch of public highway, the site benefits from the assistance a variety of operational buildings, poles and nets over the various ponds within the farm offer in terms of minimising visual impact of the site as existing and as proposed. This is further assisted

by the land to the rear/west which has mature tree cover rising steeply from around 120m ASL up to 234m ASL. There are a number of minor roads in the area running through Dunsop Bridge. The area is predominantly rural in nature with predominant land uses being for farming purposes with a smattering of residential buildings along with a school, pub and church within the village. The site itself is set within a substantial commercial trout farm operation.

The Existing 15.7m tower Site



Site as viewed from main entrance to Dunsop Trout Farm:



Proposed Development:

For further detail see the following attachment to the application:

LNC013 – EAS0059 Drawing Nos. LNC013_GA_01, 02, 03, 04, and 05_V.2

Enclose map showing the cell centre and adjoining cells if appropriate:
Please see attached the Technical justification document pack EAS0059_VF_24163_0. Plots .pdf forming a part of this application along with coverage plots clearly demonstrating the technical need for this site

Type of Structure (e.g. tower, mast, etc):	existing 15.7m lattice tower
Description: The proposed development is as shown on attached drawings LNC013_GA__01, 02, 03, 04, and 05_V.2. This will comprise the existing 15.7m lattice being extended by 5m to create a 20.7m tower. The existing Airwave antennae and dishes with cabling will be relocated to the top of the existing, extended tower at a height of 20.7m to the underside. The existing 3 x 'ESN-EAS' antennae are to be relocated to a height of 18.3m(to the centre line) along with the 2 x 600mm transmission dishes at heights of around 16.1m and 18.3m. The installation of 3 x new 'SRN' antennae at 13.3m to the centre line. The installation of 3 x new ancillary SRN 'RRU' units below the SRN antennae at 9.3m to the centre line At ground level there will be an additional 3 x equipment cabinets housing electronic apparatus and an electricity meter cabinet for SRN uses. An existing 'ESN-EAS' VSAT dish mounted on a tripod at ground level will be slightly relocated closer to the tower. There will be additional ancillary equipment and cabling, all as shown on the drawings LNC013_GA__01, 02, 03, 04, and 05_V.2. forming a part of this application.	
Overall Height:	Existing lattice tower to be extended to 20.7m in height
Height of existing mast (where applicable):	20.7 Metres
Equipment Housings:	
The installation of 3 x SRN cabinets 1 x Ericsson 6130 cabinet 1 x Commscope PSC cabinet 1 x Commscope Linkc A/C Mk 4 cabinet	1100x650x700mm 708x787x1769mm 1532x600x500mm
Existing 1.2m VSAT dish on ground based tripod to be relocated by around 1m	
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Galvanised steel - grey
Equipment housing – type of material and external colour:	Steel cabins and cabinets – All grey in colour.
Reasons for choice of design: The applicant gives due regard in designing all sites to limit visual impact through good design. The existing 15.7m tower is not of sufficient height to support the new SRN equipment required for the deployment of the latest 4G technologies and the existing EAS and Airwave Tetra technologies. The existing tower was developed in 2021 specifically as a four-legged tower which can then be more easily extended and deployed to provide the proposed SRN 4G commercial services in the local area The proposed extended 20.7m mast is required to provide the coverage to the target roads and environs within the cell area. The lattice mast is the default structure employed in the roll out as it can accommodate the required antennae and is able to be shared by other operators or users in the future should they wish to deploy antennas to improve coverage locally. It is considered that the appearance of the new antennae and dishes on the tower and additional ground level apparatus consisting of cabinets, would not seriously impact on the visual amenity of the area; the site is located in a remote rural location of away from any settlements, with limited visual impact from most public vantage points The lattice mast is a suitable design where sites have the benefit of a backdrop or foreground screening, as the open framework sits against the existing vegetation with minimal additional visual impact. The naturally moss green finish will blend in well with the surrounding screening, as existing.	

This proposal would allow multiple mobile operators to install their transmission equipment to provide coverage in remote areas where building a mast is not commercially viable.

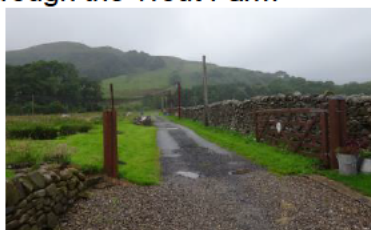
It is considered that the appearance of the existing but increased in height tower and equipment cabinets would not seriously impact on the visual amenity nor have a material additional visual impact. The site has been carefully chosen and identified as being less sensitive than others to meet the coverage requirements in this cell area following extensive work on the project over a number of years. The scheme has been designed as sensitively as possible to overcome landscape impact concerns setting the site some distance away from publicly accessible/viewable areas adjacent to a variety of trees and hedges.

Site Access:

The access route to the site will remain as existing.

The design has been prepared to take into full account relevant National and Local planning policies referred to in detail later in this report.

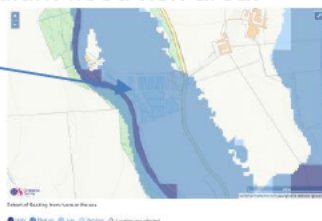
Part of existing access track to site through the Trout Farm



The design has been prepared to take into full account relevant National and Local planning policies referred to in detail later in this report.

Flood risk Assessment.

The site is noted to be just within a medium flood risk area:



The existing Airwave site which has been on site for many years is also within the medium risk area and has safely operated during this period without adding to the risk of flooding elsewhere. The site has been designed to similarly factor in the potential flood risks and effects.

Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)	Yes	
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 their own networks and others, they are optimised and operate in such a way that the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision. The radio base station equipment 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

Shared Rural Network (SRN)

Reference is made above to the importance of the SRN and is stated Government policy. By including the necessary infrastructure in the form of an extendable mast tower which would be capable of supporting an SRN service, this proposal enables SRN to provide improved network services to the surrounding area and would assist in achieving these objectives.

Mobile telecommunications are vital for the UK's economic competitiveness and in promoting social inclusion. The very high level of mobile phone use and ownership within the UK population is a very clear indication of the public's overwhelming acceptance of the benefits of mobile communications, which requires the installation and maintenance of base stations to provide the necessary connection between the mobile phones and the UK telecommunications network.

One of numerous benefits of this, on a wider scale, is that this would allow for an increase in home working, by providing the opportunity to create a "virtual office", reducing the need to travel for work as a consequence, which is helpful in supporting the sustainable development agenda.

It is therefore important for 'mobile only' households and any businesses that operate in this part of Exmoor National Park, together with visitors and others who are staying in or travelling through the area, benefit from the necessary indoor and outdoor RF coverage to enable them to have satisfactory mobile telephone and internet access, and thereby help achieve the Government's objectives for inclusive development and the rollout of modern high-speed communications networks.

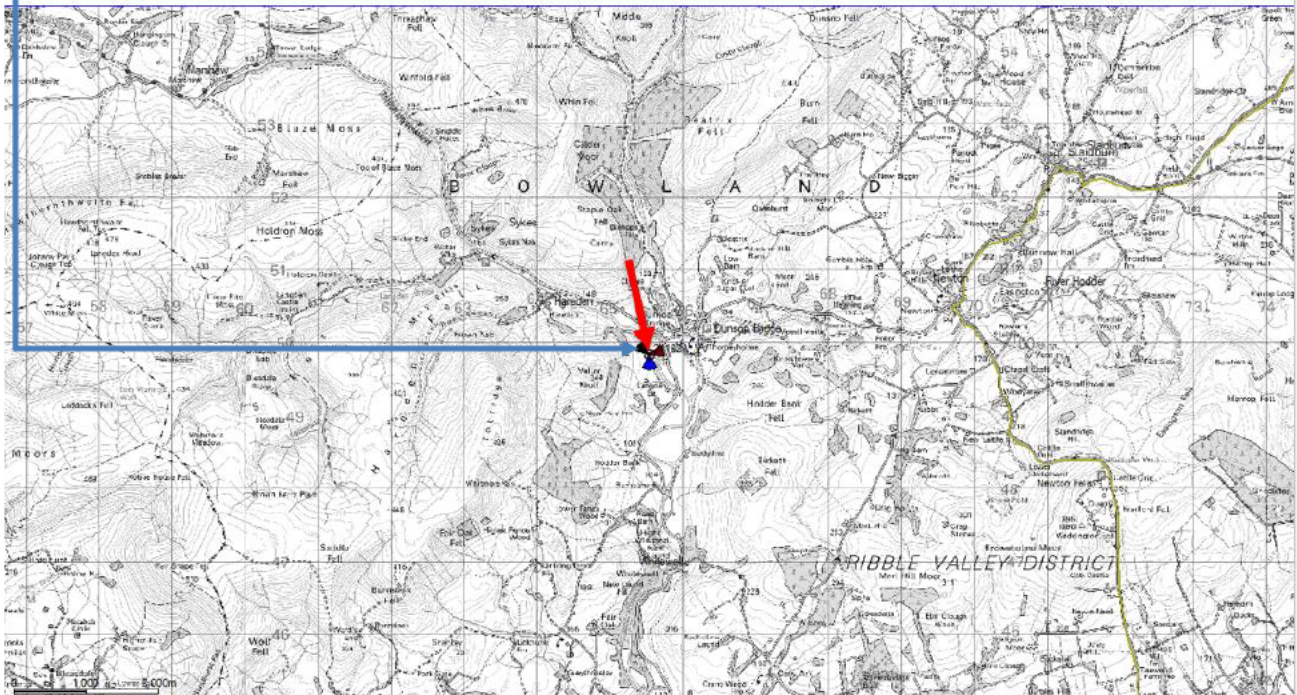
It is for these reasons that the National Planning Policy Framework places such emphasis on encouraging the continued rollout of high-speed digital infrastructure networks, of which the proposed redevelopment and future inclusion of SRN at this location might form a key part.

The National Planning Policy Framework clearly states that planning authorities should not question the need for the service, nonetheless and forming a part of this application is a technical justification prepared by the network radio planner for Vodafone who are one of the licensed operators looking to deploy 4G services from this site. In simple terms, the justification, in the form of existing and forecasted 4G coverage is clearly shown on the plot maps:

Existing 4G coverage – demonstrating there is no coverage at present

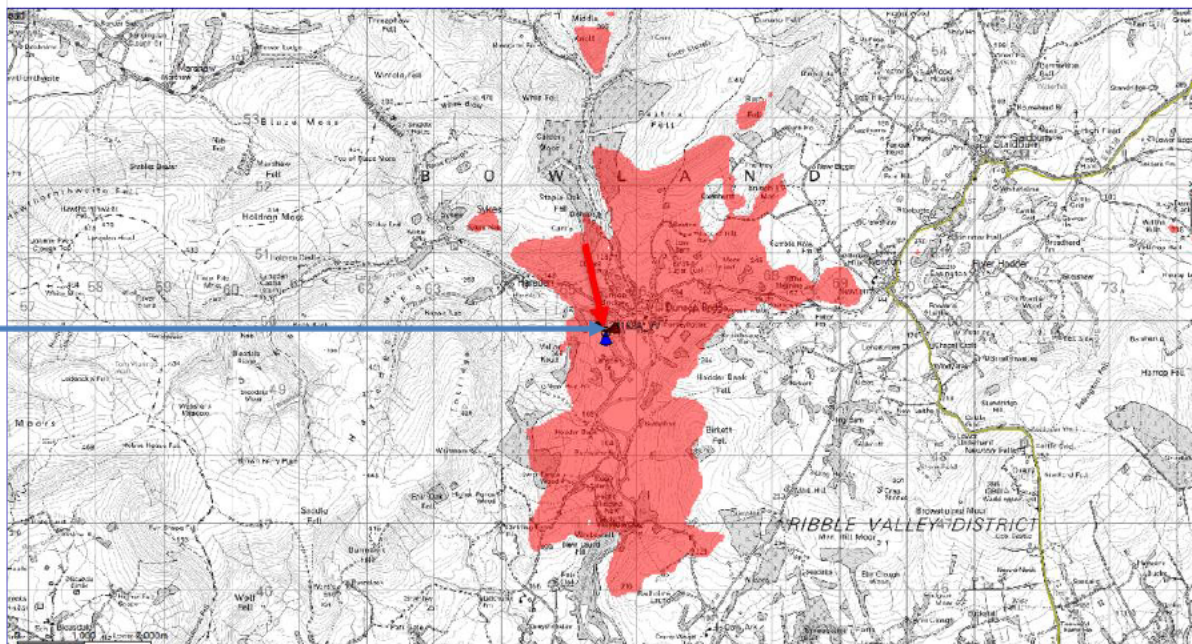
Site:

Existing 4G Coverage



Predicted Vodafone 4G additional coverage, coloured in red once the SRN installation is switched on
 Site

Proposed 4G Coverage



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As regards the potential wider use of the site for (SRN) purposes, the development as proposed could very easily be deployed by Vodafone for commercial 4G services. In addition, the other MNOs will also be able to make use of the SRN installation for their own commercial 4G services.

Site Selection Process

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

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
N/A			<i>Please refer to supporting comments below.</i>

The proposal makes use of an existing, established Airwave and EAS telecommunications site at this location and provides coverage to the surrounding countryside, roads.

Due to the aforementioned topography issues, the SRN network roll-out has met with very similar coverage issues in the area as Airwave before them. This was successfully addressed with the original site installation by Airwave in this evidently key location that was expertly identified, acquired, and deployed in the optimal position for radio network improvement. As topography and landscapes remain static (bar tree growth) and radio signals of the other MNO's behave similarly to each other, the SRN installation has been drawn to this ideal established communications site.

The proposed siting of the SRN apparatus was decided upon after analysing both the existing Vodafone network coverage and the other new network planned sites in this rural area. The main aim being to keep the need for any new radio towers to an absolute minimum.

Once the network plan has been devised (taking in to account the characteristics below) all cell search areas are carefully assessed, and any site options invariably need to be within a very short radius of the coverage holes / 'not spots'.

Sites need to have the following characteristics:

- They must be environmentally suitable i.e. where any inevitable and associated impacts are within acceptable parameters.
- They must be available on reasonable commercial terms
- They must be capable of being developed, e.g. without unstable ground conditions
- They must have safe and satisfactory vehicular access for construction and future maintenance and servicing;
- They must afford a reasonable degree of security;
- They must be supplied with power or capable of having an economic supply connected.

The methodology employed in the site identification process is conducted in accordance with the sequential approach outlined in the National Planning Framework (NPF 3) and is as follows:

- a) Mast and Site Sharing
- b) Existing Buildings/Structures
- c) Ground Based installations

The sharing of masts and sites is generally strongly encouraged where that represents the optimum environmental solution in a particular case, including for example in designated or sensitive landscape areas. Siting should allow for the greatest possible coverage while, so far as is practicable, minimising the impact on amenity.

In this instance there is no need for further proliferation of structures and subject to the scheme proposed being approved, the network coverage and transmission link needs can be met for the operators. The proposal is effectively the last piece of the technical coverage solution in the local environs so is self-selecting and complies with LDP and National planning policies.

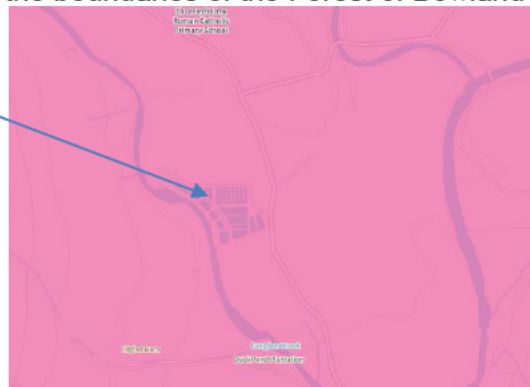
Paragraph 43 of the NPPF states that LPAs should aim to keep the number of radio and telecommunications masts sites to a minimum consistent with the efficient operation of the network.

In addition, and as a part of the planning pre-application consultation and advice stage, no alternative buildings, structures or masts were suggested by the planning officer which could have been considered.

The site requirement to cover certain roads nearby, coupled with the undulating topography of the village, means that the site location is relatively specific, and in this case needs to be on higher ground to provide coverage in all directions.

Land Use Designation

The site is located well within the boundaries of the Forest of Bowland AONB



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

Environmental Information:

National Planning Policy Framework (2024) (NPPF)

The new National Planning Policy Framework, which came into force in 2024 replaces the previous National Planning Policy Framework first published in March 2012. The NPPF sets out the Government's planning policies for England and how these should be applied.

10. Supporting high quality communications

119. 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. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

120. 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.

121. 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.

122. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include: a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

123. Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

Paragraph 2 – 8 of the NPPF states ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy’.

For decision-taking this means at 2.11:

‘c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole...’

Throughout the NPPF there is strong support for sustainable development which is summed up in paragraph 11.

The NPPF at 10:119-123 that local planning authorities should support the expansion of electronic communications networks, including telecommunications.

Compliance with Planning Policy

The NPPF clearly highlights the government's positive stance regarding telecommunications and broadband development and notes the environmental and social benefits telecommunications can provide.

The proposed telecommunications redevelopment fully complies with the objectives of the NPPF, making use as it does of an existing and established communications site and avoiding the risk of the further proliferation of masts in the area. The proposal complies with Local Policy whereby the proposal has been designed to minimise the effect on the Forest of Bowland AONB whilst contributing to essential infrastructure improvements for commercial services in the area.

The NPPF states that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband. It acknowledges that high quality communications infrastructure is essential for sustainable economic growth. The NPPF also highlights that the development of high-speed broadband technology also plays a vital role in enhancing the provision of local community facilities and services.

Code of Best Practice on Mobile Phone Network Development in England (November 2016)

The Code of Best Practice provides guidance primarily to mobile network operators, their agents and contractors and to local planning authorities in England.

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure is achieved in a timely manner, but in a way that also minimises the potential impact that can be associated with such development. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and residents.

The Code highlights that the mobile telecommunications network is a key element of national infrastructure in both economic and social terms and a crucial component of everyday life. It states that "*coverage in rural area is recognised as a vital component for maintaining economic activity and social inclusion*". It acknowledges that the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the ever-increasing demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity.

Concerning the erection of new ground-based masts; The Code provides examples of where the environmental and visual impact of the mast can be greatly reduced.

- *Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;*
- *Placing a mast within or adjacent to an existing group of trees*
- *Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and*
- *Appropriate colouring. Masts seen against the sky, for example, are best left in their galvanised state or painted pale grey. Against a wooded backdrop a matt green or brown colour scheme would be more applicable.*

It acknowledges that Operators should bear in mind that there are certain locations where sensitive siting and design are of increased importance. These include National Parks; AONBs and Sites of Special Scientific Interest. It states that in these areas, attention will need to be paid to the nature of the proposals, the significance of the location, the impact that the proposals could have and the need to reduce any adverse impact. It goes on that operators may sometimes be able to avoid a specific site (e.g. a Listed Building) but not an entire protected area (e.g. a National Park) in which case they should seek to minimise the impact through sensitive design and appropriate siting of the proposals.

Regarding telecommunications in rural areas the Code indicates that the conservation of wildlife and cultural heritage are important considerations in all protected areas, and should be given great weight in National Parks whilst acknowledging that those who represent rural areas recognise that a modern telecommunications infrastructure network is vital for a modern economy and society, and is particularly important in preventing a rural/urban digital divide; while operators recognise the need to respect the environment, particularly in sensitive areas such as National Parks or AONBs and in siting development in rural areas, operators will take these principles into account.

Relevant Local Planning Policies:

Careful consideration has been given to the Core Strategy Local Plan 2008-2028 adopted in December 2014. We have noted that the Telecommunications Policy EN23 within the 1998 Ribble Valley Local Plan has not been replaced as it is 'no longer applicable'. We have assumed

therefore a reliance on NPPF policies and overarching policies contained within the Core Strategy including:

Key Statement EN2: Landscape with specific reference to development within the AONB.

Key Statement EN4: Biodiversity and Geodiversity

Policy DMG1 – General considerations.

Policies DME1-3 - Environment

Assessment received following pre-application advice:

No response was received to our request for pre-application advice. We have however determined that the site is located within the Forest of Bowland AONB and a SSSI impact zone with a few listed buildings with the village of Dunsop Bridge:

The Site:



This has been fully considered in addition to the relevant National Planning Policy Framework ('NPPF') policies.

Compliance with Planning Policy

In accordance with the NPPF and Ribble Valley Council policies, care was taken with regards to the design of the proposed altered structure needed in order to accommodate the SRN services. The NPPF states at paragraph 43 that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband. It acknowledges that high quality communications infrastructure is essential for sustainable economic growth. The NPPF also highlights that the development of high speed broadband technology also plays a vital role in enhancing the provision of local community facilities and services. As has been discussed the proposal has been sited and designed to minimise any adverse effect upon the AONB.

The proposal has been located and designed as sensitively as possible whilst also meeting operational requirements, whilst complying with policies relating to telecommunications

There are no existing structures in the local area and as such a new installation is required. As stated above, the selected site is positioned to take advantage of natural screening from vegetation and landform whilst providing the required coverage.

Summary

Taking into consideration all the relevant factors set out above, it is considered that this proposal is the optimum solution in terms of providing the required technology coverage for SRN 4G commercial services, minimising any adverse impacts on local amenity and the Forest of Bowland AONB. Please be aware that the height of the proposed extension to the height of the existing mast from 15.7m to 20.7m is the absolute operational minimum to clear the immediate environment and provide adequate, coverage and capacity for the SRN as demonstrated within the technical justification.

To summarise the case in favour of the proposal the following points are of relevance:

- With specific regard to telecommunications development, the proposal is fully compliant with the NPPF, the Code of Best Practise on Mobile Phone Development, and local policy.
- The Proposal is a Permitted Development albeit requiring the prior approval of the planning Authority under the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2022.
- Site selection and design was progressed in accordance with advice in NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option -

making use as it does of a site with an existing and established communications use which is fully in line with National and Local policies.

- The operator's site design strategy is to keep the overall environmental impact to a minimum where the operator will choose a site with the least impact upon the character of the area whilst still being technically feasible in terms of providing signal coverage for the essential infrastructure improvement.
- The extended 20.7m tower is the minimum height required in order to see above surrounding clutter (trees) i.e. to provide coverage, as detailed in the technical specification.
- In this instance, this site is considered to have the least visual impact upon the character of the local area, bearing in mind the site restrictions the operator is working under and the lack of other suitable possible locations and /or buildings or structures.
- Weight has to be attached to the purpose of the development and the limitations this by definition presents in terms of siting and appearance.
- In order to provide SRN 4G services in the area, alternative options are not deliverable, certainly not without the need for further mast installations and by definition such sites, if they exist, offer no objective advantages in terms of siting and appearance over the subject application site.
- The additional visual impact of the proposal is minimal, from most public vantage points and any perceived harm is far outweighed by the wider public benefit the proposed installation will bring to residents, workers and visitors in and to the area. It is the applicant's opinion that the visual impact as a result of the proposed installation would not outweigh the other material merits of this case and wider public benefits to be gained from the provision of this essential service for residents, visitors and workers in the area.
- Full consideration has to be given to the resulting public benefits of the proposed development in terms of coverage for commercial 'Shared Rural Network' (SRN) use. The availability of a mast for this use complies with Government policy and reduces the risk of the further proliferation of masts in the area.

Taking into account the context in which the proposed development would be read, it is considered that this is an appropriate location for a communications site, We believe that the public benefit of the provision of SRN coverage in this area is both obvious and significant, and more significantly outweighs the potential or perceived harm caused by way of any visual impact of the proposed development which as demonstrated within this statement and supporting documentation is not significant in any event

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	<u>[REDACTED]</u>	Date:	<u>04/09/2025</u>
Signed:	<u>[REDACTED]</u>	Company:	<u>Galloway Estates Ltd</u>
Position:	<u>Director</u>	(on behalf of the above Operator(s))	<u></u>