SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	DRAM Sport & Community Centre	Site Address:	RIDGEWAY, GROVE PLACE, HUDDERSFIELD, WEST YORKSHIRE, HD5 9QJ.
National Grid Reference:	E: 416279 N: 417163		
Site Ref Number:	CTIL305487_TEF96407	Site Type:[1]	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

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

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	~~Yes~~	**No**
If no explain why: The LPA's online planning records have been checked for any telecom's history in the search area.		
Were industry site databases checked for suitable sites by the operator:	**Yes**	~~No~~
If no explain why: N/A		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	22.04.2026
Name of contact:	John Holmes
Summary of outcome/Main issues raised: A pre-application consultation letter, draft drawing pack and a consultation plan were sent to the LPA by email on 15/04/2026. The planning officer's initial assessment, received on 22nd of April 2026, indicated that the proposed 20m monopole and associated infrastructure at Ridgeway, Dalton, is likely to be considered visually acceptable, despite its prominent location on elevated ground. While the officer noted the site's proximity to urban green space and a residential dwelling, they acknowledged that the development is necessary to address local infrastructure demands and appears to have adequate vehicular access. However, a positive final recommendation is contingent upon the applicant providing a detailed justification for the site selection, specifically documenting the alternative locations that were considered and discounted.	

[1] Macro or Micro

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Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary of outcome/main issues raised: Cornerstone (the applicant) is the UKs largest neutral host mobile infrastructure company in which they offer the full end-to-end delivery of base station development, from the identification of new locations for telecoms infrastructure, design, acquiring sites, gaining the relevant planning consent, build and maintenance. Virgin Media O2 (VMO2) and Vodafone (now VodafoneThree as of the 1st July 2025) are its founding partners when a joint venture was formed in 2012, in which much of Cornerstone's passive estate accommodates one or both Virgin Media O2 and Vodafone as well as other Mobile Network Operators (MNOs) and radio apparatus. Cornerstone's commercial relationship with Virgin Media O2 (VMO2 and lead operator in this case) has changed, along with VMO2 relationship with VodafoneThree as part of their own sharing agreement, in which this is effectively increasing Cornerstone's independence to work with other companies in the deployment of mobile infrastructure. It means Cornerstone no longer have visibility of the VMO2 or VodafoneThree's full annual rollout plan as each MNO has its own business plan and strategy as to areas they wish to target. However, Cornerstone is fully committed to working closely with LPAs and following best practice guidance when any such detail is known as to an operator's rollout aspirations then LPA will be informed. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within the Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If the LPA would like a meeting to discuss wider Cornerstone rollout plans, then please advise. We recognise the importance of developing long term partnerships and will always look to work proactively with the Council to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	Red	**Amber**	Green
Outline of consultation carried out: Prior to the submission of this application, the applicant undertook pre-application consultations with the Councillors of Dalton Ward and the local MP. The extent of this engagement is tailored to the site-specific context, taking into account the nature of the proposed works and the presence of local community groups. This approach aligns with best practice and provides stakeholders with the opportunity to discuss the proposal and raise any site-specific concerns.			
Summary of outcome/main issues raised (include copies of relevant correspondence): No specific comments were received to date.			

School/College

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

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No schools sit within 250m of the proposed application site. Given the distances involved and the guidance outlined in the Code of Practice for Wireless Development in England, no consultation is considered appropriate.
Outline of consultation carried out with school/college: N/A
Summary of outcome/main issues raised (include copies of main correspondence): N/A

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification (only required for an application for prior approval)

Will the proposed development be in a civil safeguarding area or a defence safeguarding area?	~~Yes~~	**No**
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?	~~Yes~~	**No**
Details of response: N/A – Airfield 5km away.		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	
Date served:	30.04.2026	

Proposed Development

The proposed site:
The Government is committed to supporting investment in high-quality, reliable digital connectivity to foster accelerated economic growth and social inclusion. To meet the burgeoning demand for bandwidth and mobile data from local businesses, residents, and visitors, it is essential that digital infrastructure keeps pace with technological evolution. The local area is currently served by an established shared base station for VMO2 at Dalton Baptist Church, which provides 2G and 3G connectivity - this is captured in Figure 1. However, there is an urgent requirement to modernise this infrastructure to meet evolving technological needs. With the national 3G switch-off currently underway to repurpose the spectrum for more efficient technologies, the existing facility will become redundant and needs to be repurposed. The current base station is technically incapable of being upgraded due to the weight and wind-load requirements of modern equipment, as well as the inability to secure the increased exclusion zone for ICNIRP compliance.

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Figure 1: Streetview from the D.R.A.M. Centre showing the existing and proposed base station locations

Consequently, a replacement is essential for VMO2 to prevent a loss of service and to facilitate the deployment of vital 4G and 5G services for the community. The proposal comprises the installation of a 20m monopole, 6 no. antennas, 2 no. 0.3m dishes, and 2 no. equipment cabinets, with ancillary development, situated in the corner of a small car parking area off Ridgeway.

When taking into account the mature nature of the network and the established base stations in adjoining cell areas, it is important that the proposal remains within close proximity to the original location to ensure coverage is replicated within the target area and that no coverage gaps are created.

The proposed development is designed to comply fully with Paragraph 120 of the NPPF, which mandates that the number of radio and electronic communications masts be kept to a minimum, consistent with consumer needs and network efficiency. By prioritising the replacement of existing infrastructure, the project ensures a streamlined rollout of modern connectivity. Should this application be approved, the original mast will be removed, ensuring there is no net gain in the total number of base stations in the area and preventing the unnecessary proliferation of equipment.

As illustrated in Figure 2, the search area is predominantly residential, characterized by low-rise buildings with pitched roofs, interspersed with open green spaces and protected heritage assets. The equipment must be sited in close proximity to the source of demand because 4G and 5G technologies utilise higher radio frequencies; by their very nature, these signals have a shorter propagation range, typically necessitating placement within dense residential hubs. Pressure on the network from increasing user demand must be recognised as a key material consideration, as the Applicant aims to significantly enhance service provision through this installation. The Applicant acknowledges that deploying new 5G infrastructure in such a setting requires a well-measured balance, weighing the critical need to extend practical coverage against the necessity of minimising visual intrusion within the local environment.

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Figure 2: Aerial view of the proposed application site in the context of the surrounding area

The proposed application site was strategically identified by a multi-disciplinary team following a comprehensive analysis of the search area, with a specific focus on transitioning infrastructure away from dense residential zones toward a mixed-use context. Positioned at the rear of a small car park, the site is bound by allotments to the south, the D.R.A.M. sports centre to the west, and a library, church, and further parking to the north. These surrounding land uses function as essential buffer zones. By increasing separation distances, these non-residential uses are thought to insulate the wider residential grain from the development. This specific setting, defined by its mixed-use character, is considered to establish a robust and appropriate context for the scheme.

Figure 3: Streetview showing the proposed application site along Harpe Inge, facing south

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The proposed development is sited entirely upon previously developed (brownfield) land, ensuring that no existing recreational space is lost. By clustering the equipment adjacent to the established built-up area, it is considered that the design successfully preserves the visual openness of the surrounding sports grounds and maintains the site's primary character.

Although residential properties are located to the north and east, this site was selected through a rigorous balancing of technical necessity against visual impact. Compared to the broader search area, this location is considered the most appropriate as the density and frequency of potential views are at their lowest, thereby safeguarding residential amenity as far as possible.

The Applicant has strategically sited the equipment to ensure that direct and front-facing views from nearby residential properties are significantly mitigated. While a terrace of bungalows at 42–46 Ridgeway is situated closest to the application site, the specific orientation of these buildings should ensure that no direct visibility is encountered. This mitigation is further reinforced by the absence of windows on the gable wall, which effectively screens the proposed development from the primary living areas of these residents.

This principle of offset views and windowless gable walls also applies to 38–40A Ridgeway. Due to the strategic positioning of the infrastructure, off to the southeast, the primary outlook of these properties is directed toward 42–46 Ridgeway and away from the site, with only the quoin of the building facing the proposed application area. This orientation should ensure the development remains peripheral to the residents' main field of vision, preventing the mast from becoming a dominant or intrusive feature within their primary living environment.

The Applicant also identified a break in the development line to the southwest of these properties (38–40A Ridgeway). Two blocks of linear flats typically occur in the local area, whereas a single block of flats fronts onto the development with prevailing green space. This serves as a key mitigation measure specifically intended to reduce the number of residential properties with direct, short-range views of the installation.

Separation distances of 50m are maintained between the development and further away dwellings. This siting measure is specifically designed to mitigate concerns regarding overbearing or overshadowing effects, preventing the perception of undue visual clutter. Furthermore, the open nature of the immediate context ensures that visual attention is distributed across a wider field, preventing the equipment from becoming a singular focal point. This location represents a preferable alternative to the constrained streetscapes previously considered and subsequently discounted within this report; in those instances, tight building lines were thought to disproportionately amplify the vertical scale of the infrastructure, increasing its perceived massing.

To soften the scheme's visibility even more, the presence of foliage is another helpful element of this mitigation strategy. Each tree has a dense canopy, some reaching heights of approximately 8m AGL, which helps to provide a robust and natural visual buffer. This vegetation can help the lower-lying equipment remain visually contained within its

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immediate landscaped context, whilst allowing the slimline monopole to assimilate with existing vertical elements on the local skyline.

Huddersfield features a high density of pylons largely due to its historic role in industrial development and its strategic location within the UK's National Grid infrastructure. The area acts as a crucial corridor for transmitting electricity from power generation areas to major surrounding industrial centres in Yorkshire and Lancashire. These structures typically measure approximately 34m AGL and create an industrial feel across the town, establishing a strong precedent for vertical infrastructure.

This established utility context is thought to provide a significant visual screening by association, as the existing pylons should reduce the contrast of new equipment against the skyline. By placing a 20m monopole within an environment already covered with 34m structures, the new installation is viewed as complementary rather than a discordant feature. This existing vertical context ensures the new visual change can assimilate positively, as the monopole's profile is softened by the surrounding hardware and the area's established industrial-utility character.

The Applicant has played further into this opportunity by siting it adjacent to a sport complex whereby floodlights, streetlights and power lines are plotted across the local street scene. The design of the proposed monopole has been specifically engineered to mirror the verticality and slender profile of the existing columns found within this area. By adopting this established architectural form, the installation avoids the introduction of a discordant object into the landscape. When viewed in the context of these established structures, the proposal is thought to create a cohesive visual relationship that allows the equipment to assimilate and integrate well into the street scene. Overall, the area's character is distinctly urban and developed, offering a setting that is considered to be both appropriate and consistent with infrastructure of this nature.

Modern telecommunications infrastructure is an essential and common feature of any contemporary urban landscape, commonly grouped with essential utilities like gas, electricity and water. In this context, the proposed installation has been designed to integrate with the existing street furniture, ensuring that while the mast may be visible, it should not be discordant or obtrusive. The Applicant maintains that the visual presence of the equipment is entirely consistent with the functional, mixed-use character of the area and, as such, does not equate to the level of harm required to justify a refusal of planning permission.

To further attenuate visibility from surrounding public vantage points, the proposed installation has been deliberately set back approximately 40m from the main throughway of Ridgeway. This setback is another siting measure designed to minimise the prominence of the mast within the primary transport corridor. By positioning the structure at this setback location, the equipment should appear somewhat removed from the immediate foreground of the street scene, thereby reducing its perceived scale and allowing it to recede into the background of the natural environment.

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Highway safety is considered to be fully maintained in the proposed location, as visibility splays and pedestrian pathways will remain unaffected by the development. Indeed, the proposal is set in the corner of a brownfield parking area, with ample space in front of the proposed mast to allow for construction and maintenance without impacting on existing public vehicle and pedestrian movements. It will not block access to the allotments.

The proposal has been carefully designed to ensure respect for the historic environment. The nearest designated heritage assets include the New Church approximately 160m south of the proposed application site. Given the generous separation distances and the intervening landscape features, no harm is anticipated. In this context, the combination of substantial physical separation and the presence of dense, mature tree canopies is thought to provide a robust visual buffer.

To achieve successful visual assimilation with the surrounding environment, the Applicant proposes a galvanised finish for the equipment. This colour palette has been specifically selected to harmonise with the commonly grey sky, floodlights and pylons, thereby reducing the prominence of the monopole. Notwithstanding this preference, the Applicant is committed to a collaborative approach; should the Local Planning Authority (LPA) deem an alternative colour treatment or finish more appropriate for the specific local context, the Applicant remains open to further discussion and design refinements (where possible) to ensure the most sensitive outcome.

The Applicant acknowledges that any new development will inevitably result in a degree of visual change for regular passers-by and local residents. However, it is fundamentally contended that a clear distinction must be maintained between 'visibility' and 'material harm'. In planning terms, the mere fact that a structure is visible does not, in itself, infer that it is inappropriate to the street scene or that it results in a detrimental impact on local amenity. Indeed, it is often only found when actively seeking out its presence, but it is considered that the overall character of the area will not be detrimentally affected by the development and over time should become an acceptable feature of the street scene.

Enclose map showing the cell centre and adjoining cells if appropriate:	
Available upon request.	
Type of Structure:	
Description: The proposed development comprises the installation of a 20m monopole and an associated compound, which will support 6no. antennas, 2no. 0.3m dishes, 2no. equipment cabinets and all necessary ancillary works required for the operation of the site.	
Overall Height:	20m
Height of existing building:	N/A
Equipment Housing:	

In the first instance, all correspondence should be directed to the agent.

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Length:	Please refer to the enclosed drawings
Width:	Please refer to the enclosed drawings
Height:	Please refer to the enclosed drawings
Materials:	
Tower/mast etc – type of material and external colour:	Galvanised Steel, unless otherwise agreed.
Equipment housing – type of material and external colour:	Steel (RAL7035), unless otherwise agreed.

Reasons for choice of design, making reference to pre-application responses:

The physics of Radio Frequencies (RF) creates technical constraints that must be overcome and this directly dictates the siting and design of infrastructure. Higher RF means significantly more data can be transmitted, but it cannot propagate as far or through material as well. It is a necessity that sites are sited directly within or as close to practicably possible to the target service area (search area will be smaller) and are sufficiently tall to see over trees/buildings/topography that will impact propagation. These technical requirements associated with deploying 5G technology are widely recognised within the Code of Practice for Wireless Development in England.

Pole Height

The proposed height of the installation is a fundamental requirement to achieve comprehensive coverage across the entire target cell area. As determined by network radio planners, the antennas must be mounted at a specific elevation to maintain high-quality service; any reduction in height would lead to a significantly degraded user experience and a failure to meet coverage obligations. Furthermore, maintaining this height is a matter of environmental efficiency as a lower structure would necessitate the installation of more masts, as additional structures would be required to fill the coverage gaps created by a shorter, less effective pole.

A critical factor in this height requirement is the need to surmount surrounding "clutter," which includes nearby buildings and mature vegetation. To prevent signal interference and blockage, the antenna must have a clear line of sight over these obstructions. Consequently, the mounting height is calculated to ensure the base of the antenna remains above the current treeline while allowing for two vital variables: the specific down-tilt of the antennas required for network optimisation, and the inevitable future growth of surrounding trees. Additionally, this elevation is essential to ensure the site remains fully compliant with site-specific ICNIRP public exposure certifications, maintaining safety standards for the local community.

The transition to 5G technology further drives the necessity for increased height. 5G operates at higher frequency bands where radio signal attenuation is naturally greater and the impact of physical clutter is more pronounced. To achieve a coverage footprint comparable to legacy systems, a higher structure is required. This is compounded by the use of beamforming techniques—which provide the high data speeds and capacity expected of 5G—as these antennas generally require higher mounting positions than conventional hardware. Finally,

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the physical deployment of 5G requires the installation of three new antennas which must maintain a strict vertical separation from legacy equipment to prevent interference. This increased spatial requirement on the pole necessitates a taller structure to accommodate all technologies safely and efficiently.

Pole Design

The design utilises a slimline monopole featuring an integrated antenna configuration, where equipment is mounted directly to the pole rather than employing a bulky, traditional headframe. Through this approach, the structure's profile is significantly simplified, reducing the overall silhouette and perceived mass of the installation. By eliminating the need for a wide headframe, the design ensures a much cleaner, more modern vertical line that integrates more discreetly into the existing urban fabric and surrounding infrastructure.

The proposed pole is the slimmest currently available to the Operator which can support all the required technologies. If the columns width were to be any slimmer the technology would not fit in the one column and another radio base station would be required.

The pole is currently proposed as galvanised to assimilate with the natural backdrop of the proposed application site.

The proposed monopole has been meticulously designed to maintain visual consistency with the existing street lighting columns and trees in the immediate vicinity. In accordance with the National Planning Policy Framework (NPPF), this design has been specifically selected to minimise visual impact by integrating seamlessly with the established vertical structures within the local area. The column features a simple, functional, and vertical profile intended to ensure it does not appear incongruous within its setting. By adopting this streamlined approach, the visual impact of the development has been mitigated as far as possible, ensuring the equipment remains a discreet addition to the local environment.

The installation's design is purposefully utilitarian and regular in appearance, reflecting its essential functional role. Once established, it is intended to become an accepted part of the local landscape, a structure that residents become accustomed to as part of the everyday environment, much like roads, railways, and other standard elements of public infrastructure.

Site Sharing

The proposed pole is specifically designed for a single operator (VMO2) to maintain the slimmest possible profile. Modern 5G antennas are approximately three times heavier than previous generations, and the associated Remote Radio Units (RRUs) must now be located at the top of the structure to ensure technical efficiency. Consequently, many existing urban streetwork designs are no longer structurally capable of supporting the combined equipment of multiple operators. While an alternative greenfield tower could potentially accommodate two operators, such a structure is significantly more industrial in appearance. This would be out of character with the local area and far more visually intrusive for residents.

Radio Housing Equipment Cabinets

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Two equipment cabinets are required to house the equipment used to generate radio signals for 4G and 5G technologies, as well as power and data cables. The cabinets are located inside the fenced compound and are to be galvanised to match its background. These cabinets can be installed under the Operator's permitted development rights, but they have been included into the overall planning submission for full transparency.

It is therefore considered that the proposed design strikes a good balance between the visual impact of the proposal on the surrounding area and meeting the operator's technical and operational requirements for the site to provide high-quality and high-speed communication infrastructure. Taking all matters into account, it is considered that this proposal, to boost the capacity of the network in this location and improved 4G & 5G coverage would not appear out of place or result in an adverse impact on residential amenity. It is considered that the proposed design and associated visibility of the scheme do not outweigh the overall public benefits of the scheme. The applicant would like to stress that the proposal is seen in the context of the Operator's license requirement and customer obligation to provide and maintain a continued network service.

Health and Safety - including ICNIRP compliance
ICNIRP Declaration and Compliance Letter enclosed within application pack.

Technical Justification

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

Reason(s) why site required e.g. coverage, upgrade, capacity
As established, the requirement for a replacement facility is driven by the technical limitations of the existing infrastructure, which cannot support the necessary upgrades. The proposed site is essential for VMO2 to enhance 4G capacity and deploy transformative 5G services within Huddersfield. This proposal will significantly bolster VMO2's 4G and 5G network provision, ensuring high-quality connectivity across this part of Huddersfield—a critical requirement for the local community and economy in light of the imminent 3G decommissioning. Ultimately the technical justification for a new mast here is essential to: • Replace an existing VMO2 base station site that cannot be upgraded to meet the technical requirements for 4G and 5G provision. • Meet the current and growing demand for mobile data and voice services from residents, businesses, and visitors. • Ensure the efficient operation of the network, avoiding coverage gaps and performance degradation. • Provide reasonable capacity for future expansion, particularly as digital connectivity becomes increasingly critical to everyday life and economic activity.

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- Fulfil the MNOs license obligations to rollout improved 4G and new 5G coverage and capacity.

Mobile connectivity is required wherever customers live, work and play. Given the level of recent uptake in the UK, it is expected that demand for 5G coverage and capacity will continue to increase exponentially with the introduction of IoT (Internet of Things), machine-to-machine connectivity, automated transport/industry and other 'smart' applications. To this end, the existing shared infrastructure within the built environment has had to be reviewed and adapted as appropriate. These upgrades are essential for the modern world to continue to grow. Mobile phone base stations operate on low power and accordingly, base stations need to be located in the areas they are required to serve.

The case for 5G is compelling as it will bring faster, more responsive and more reliable connections than ever before. In the UK, rollout is now commencing. The main benefits of 5G are that it will be much faster and have higher capacity than 4G, with download speeds in excess of 1 Gbps. To place this in context, customers will be able to download - not merely stream - a full HD movie in less than 10 seconds on a 5G network. The same task would take closer to 10 minutes on 4G.

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)

The operator's acquisition and survey agents endeavoured to identify a site location which would minimise the impact on the character of the area. However, given the shorter range associated with 4G and 5G technology, the equipment needs to be located as close to the customer demand as possible. Furthermore, an installation must be environmentally suitable, safe and capable of being developed (e.g., ground conditions, power source).

In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) the following search criteria have been utilised:

a) replace an existing mast and/or site sharing,
b) erect antennas on an existing building, mast or other structure,
c) install a ground-based mast.

a. Mast Upgrades and Site Sharing

In compliance with its licence and the sequential approach outlined in NPPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. There are no existing sites in the search area capable of being shared or upgraded. For reasons already outlined, the existing installation cannot be upgraded to provide the latest high-quality service provision for VMO2. Utilising the existing telecommunications base stations present in

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the wider area would simply result in an overlap of coverage in adjacent cells and not to the desired target area. This would cause interference, being too far removed from the intended target area where the specific network coverage is required. Therefore, mast and site sharing are not possible and a new replacement site within the search area is required to ensure that there are no coverage holes in the network.

b. Buildings and other Structures

For a rooftop installation the roof must be flat of sufficient height with clear lines of site to neighbouring base stations, be structurally able to accommodate the heavy equipment, and have the space to house the equipment. There are no large commercial buildings or tall built structures which could be utilised to host the required communications apparatus in the search area. Therefore, a new ground-based site within the area is required.

c. Ground Based Mast

The following sites were investigated for their potential to accommodate a telecommunications base station installation, however for the reasons detailed below, the locations sought were subsequently discounted.

Details of the alternative locations considered and their reason for discount are detailed below in Figure 4 and in the following table. In accordance with policy guidance, the proposed mast has been sensitively designed to minimise visual impact, and its location has been selected to ensure optimal coverage while balancing environmental and community considerations. The proposal represents a proportionate and necessary response to local network requirements, and it supports the delivery of next-generation digital infrastructure in line with strategic connectivity goals.

Figure 4: Aerial map showing the designated search area in yellow with discounted options

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Site Type	Site name and address	NGRs	Reason for not choosing site
D1	Dalton Baptist Church, Harpe Inge, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RD, United Kingdom	416348 , 417221	As previously noted, the existing structure is technically incapable of supporting 4G and 5G upgrades. Consequently, a total replacement is required to maintain VMO2's current service standards. To ensure seamless coverage without creating new signal dead zones or overlapping into adjacent cells, the new site must be situated in the immediate vicinity of the original location.
D2	Netherhall Learning Campus, Dalton Clowes, Grove Place, Huddersfield, Kirklees, England, HD5 9PG	416153 , 417735	The existing tower at D2 is situated too far from the Dalton Baptist Church site to effectively serve the cell area, resulting in degraded signal quality. Furthermore, as the D2 monopole is already occupied by EE equipment, it would require a significant increase in height to accommodate additional site sharing for VMO2.
D3	Netherhall Learning Campus, Dalton Clowes, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9PG, United Kingdom	415970 , 417446	While electricity pylons may appear to be ideal structures for mounting telecommunications equipment, they present significant technical and safety challenges that often make them unsuitable. The primary obstacle is Electromagnetic Interference (EMI). The high-voltage lines generate powerful electromagnetic fields that can disrupt sensitive radio signals and degrade the performance of mobile networks. Additionally, as the pylons are designed specifically for the weight and tension of power lines rather than the wind loading and surface area of large antennas and cabinets, structural complications arise. Access for maintenance also poses a major risk, as any work on the telecommunications kit would require stringent safety clearances or planned outages of the electrical grid, which are highly disruptive for the local community.
D4	25 Holays, Rawthorpe, Huddersfield, Kirklees, England, HD5 9QU	416348 , 417421	D4 was discounted for the same reasons as D3; electromagnetic interference, structural constraints and disruption to essential services.
D5	69 Coule Royd Dalton, Huddersfield, Kirklees, HD5 9RN	416707 , 417405	D5 was discounted for the same reasons as D3; electromagnetic interference, structural constraints and disruption to essential services.

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D6	Ridgeway Close, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RP, United Kingdom	416177 , 417210	The floodlights at the DRAM Sport and Community Centre were discounted as a viable solution because they lack the structural integrity to support the additional weight of telecommunications equipment. Furthermore, the existing height is insufficient to provide the necessary coverage, which would trigger the need for additional base stations. Any extension in height would result in greater structural concerns. Consequently, there is no feasible design solution that allows for a safe or effective deployment at this specific location.
D7	D.R.A.M Centre, Ridgeway, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9QJ, United Kingdom	416154 , 417197	Rooftop telecommunications deployments typically require a flat surface for safe and secure installation. In this instance, the sloping roof geometry provides no suitable attachment points for the apparatus, and securing the equipment would necessitate extensive internal steelwork and bracing to manage the load. Additionally, the building's height is inadequate for achieving the required signal coverage across the cell area. While a taller stub mast could theoretically address the height deficit, the roof's pitch makes such an installation physically impossible and introduces further prohibitive structural complications.
D8	Netherhall Learning Campus, Dalton Clowes, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9PG	416113 , 417662	Although D8 features the necessary flat roof, its low building height and its distance from the original base station renders it unsuitable. These factors combined would result in inadequate signal quality for the operator, leading to the site being discounted as a viable option.
D9	St James' Church & Parish Centre, St James Way, Rawthorpe, Huddersfield, HD5 9NG	416374 , 417592	Despite featuring a flat roof, D9 was rejected due to its insufficient building height and close proximity to residential properties, which would result in intrusive, direct views from a short distance. Additionally, its location is too far from the original site, creating a coverage gap to the southeast and redundant signal to the northwest.
D10	Brown Royd Avenue, Rawthorpe, Huddersfield, Kirklees, West Yorkshire, England, HD5 9QD, United Kingdom	416062 , 417814	This location is too far removed from the search area to provide the required level of coverage and capacity in the target coverage area. Thus, an additional base station would be required which would lead to the proliferation of masts contrary to NPPF. Therefore, this site has to be

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			discounted as it does not meet the operator's technical requirements.
D11	Netherhall Learning Campus, Dalton Clowes, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9PG, United Kingdom	415857 , 417313	The building is too low to host a sensitively designed base station, when taking into account its roof shape, overall height, as well as its surrounding context. A rooftop proposal of significant height, weight and massing would be required to meet the operator's technical requirements, in which it is considered that should any such proposal come forward here it will be out of keeping with the host building. This additional weight would put significant stress on the host building which it was not designed to take.
D12	23, Cow Heys, Fenay Bridge, Dalton, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RG, United Kingdom	416475 , 417130	This location was discounted as the purely residential setting, characterised by narrow pavements and frequent residential driveways, offers no viable space for installation. The presence of existing overhead lines creates further technical and construction constraints. Additionally, while the site features a large grass verge, its position on the outer curve of a bend would result in excessive long-range visibility and visual intrusion along Cow Heys.
D13	1, Annottes Croft, Dalton, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RJ, United Kingdom	416575 , 417260	D13 was discounted due to its location within a residential green amenity space that serves as a central focal point for the surrounding homes. An installation here would be visually exposed and out of character with the neighbourhood's layout. Furthermore, the presence of existing overhead lines poses significant construction complications, while the lower ground elevation renders the site technically unsuitable for the required coverage.
D14	Bradley Mills Road, Rawthorpe, Kirkheaton, Kirklees, West Yorkshire, England, HD5 9PD, United Kingdom	416522 , 417972	While D14 offers the advantage of being well-screened by existing woodland and obscured from most public views, it was discounted due to its location within both a Strategic Green Infrastructure Network and a Wildlife Habitat Network. Developing this site would pose significant environmental risks compared to the current brownfield proposal, particularly given the extensive access track required for construction and maintenance. Additionally, the location is technically suboptimal, as its position outside of the search area and its lower ground elevation would compromise signal performance.

D15	Bradley Mills Road, Rawthorpe, Kirkheaton, Kirklees, West Yorkshire, England, HD5 9PD, United Kingdom	416401 , 417739	D15 was discounted due to its location on a steep embankment, which would require extensive "cut and fill" engineering that carries a heavy visual and environmental toll. As the site sits within the Fenay Beck Corridor Strategic Green Infrastructure Network, such works would conflict with core objectives regarding biodiversity, flood management, and environmental protection. From a technical standpoint, the lower elevation would require a larger stub mast, which would subsequently obstruct pedestrian movement on the public footpath and become a highly intrusive feature for nearby residents due to a lack of screening.
D16	Bradley Mills Road, Rawthorpe, Kirkheaton, Kirklees, West Yorkshire, England, HD5 9PD, United Kingdom	416432 , 417690	D16 was discounted due to its proximity to the Nether Hall Barn, a listed building and scheduled monument. Although existing tree cover offers some natural screening, it was determined that the installation would negatively impact the character and setting of these heritage assets.
D17	Netherhall Learning Campus, Dalton Clowes, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9PG, United Kingdom	416198 , 417632	D17 was rejected primarily due to restricted access, which fails to meet the operational requirement for 24/7 emergency entry. Additionally, the surrounding trees would require some lopping to ensure clear signal transmission; however, removing this foliage would be counterproductive, as it would eliminate natural screening and expose the installation to direct, intrusive views from neighbouring residential properties, whilst impose greater environmental impacts.
D18	Harpe Inge, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RA, United Kingdom	416605 , 417519	D18 was rejected because it is located on land designated as both Urban Green Space and part of the Strategic Green Infrastructure Network. Although the proposed installation would be sited near a cluster of plant rooms, the surrounding area is primarily undeveloped and intended for recreation, play, and environmental conservation. Consequently, the proposal was deemed inappropriate for this sensitive setting, particularly as it failed to provide the optimal technical solution for the required coverage area.
D19	Harpe Inge, Grove Place, Huddersfield, Kirklees, West Yorkshire, England,	416775 , 417663	While D19 offers several benefits, including excellent screening, a brownfield location outside of protected land, and no impact on the adjacent business operations, it was ultimately

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	HD5 9RA, United Kingdom		discounted for failing to meet essential technical requirements. Located too far from the primary search area, it cannot provide the necessary coverage or capacity for the target location. Utilising this site would necessitate the installation of an additional base station elsewhere, leading to an unnecessary proliferation of masts in direct conflict with NPPF guidelines.
D20	8, North Carr Croft, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9QS, United Kingdom	416242 , 417411	Although the presence of an existing electricity pylon in the background offers a vertical element for the proposal to potentially assimilate with, this site remains unsuitable for a base station. The installation would be positioned on a sensitive area of open amenity space, directly activating intrusive, front-facing residential views across a clear line of sight. The sloping topography of the land would necessitate complex engineering works, including the potential reinforcement of the existing retaining wall to ensure structural stability, which would further increase the development's visual mass.
D21	99, Rawthorpe Lane, Grove Place, Huddersfield, Kirklees, West Yorkshire, England, HD5 9NT, United Kingdom	416032 , 417342	Siting a base station along Rawthorpe Lane is unfeasible due to the high-density residential character of the road and the lack of available highway land. The narrow pavements are frequently interrupted by private driveways and pedestrian pathways, leaving insufficient space to install a monopole and its associated cabinets without obstructing pedestrian movement. Furthermore, the extensive network of existing overhead lines creates significant technical and safety complications for the construction and operation of a high-power mast. Visually, the lack of any significant tree cover means a 20m structure would be entirely exposed, creating intrusive, front-facing views for residents and appearing as a highly discordant feature within the street scene.
D22	Longfield Avenue, Grove Place, Almondbury, Kirklees, West Yorkshire, England, HD5 9LF, United Kingdom	415960 , 417186	This area features mostly bungalow properties in a relatively low-density manner. Importantly, these bungalows do not have designated park bays and there is no option for on-street parking, therefore the removal of valuable parking bays in this location would have a negative impact upon residential amenity whilst also having the potential to impact vehicle movement.

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D23	79, Harpe Inge, Fenay Bridge, Rawthorpe, Huddersfield, Kirklees, West Yorkshire, England, HD5 9RA, United Kingdom	416457 , 417383	Siting a base station at this location on Harpe Inge was discounted primarily due to its position within a sensitive residential setting characterized by open, green amenity verges. Although the grassed area offers physical space, an installation here would be highly prominent and visually intrusive, as it lacks any significant vertical infrastructure or mature treeline to provide screening or assimilation. From a technical standpoint, the topography of this site is restrictive from a radio perspective, meaning it would be incapable of replicating existing coverage. This would result in frequent buffering and a poor user experience for the target area. To compensate for these technical deficiencies, a second site would be required, which would lead to an unnecessary proliferation of masts—a strategy directly contrary to the requirements of the NPPF.

The opinion of PINS has also been made known within a relevant appeal case with the reference number APP/C5690/W/23/3334595. The Inspector assessed the matter of alternative sites as outlined below;

> *'Whilst there may be sites which are better sited in respect of character and appearance as well as amenity considerations,* ***there is little point in assessing those sites if they do not meet operational requirements to support high quality communications****. On the basis of the evidence before me, the appellant's site selection process is robust, and the Council has provided no substantive evidence to demonstrate otherwise.'*

The Applicant considers that a robust search of the cell area has been undertaken and the best solution which meets the operational requirements in this area has been put forward.

If no alternative site options have been investigated, please explain why:

N/A

Land use planning designations:

N/A

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

It is of material planning importance to note that this application is submitted under the prior approval process established by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). In particular, Paragraph A.2(3)

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of Schedule 2, Part 16 requires the applicant to seek the LPA's determination as to whether prior approval will be required in relation to siting and appearance only. It is critical to emphasise that a prior approval determination is not an application for planning permission, but instead a light-touch process, recognising that the principle of the development has already been established at a national level by the GPDO. The scope of assessment is therefore narrow and limited, focusing only on siting and appearance.

National Planning Policy Framework

Planning policy is established at the national level through the National Planning Policy Framework (NPPF), which serves as a material consideration in all planning decisions. While extensive quotation of the document is unnecessary for this statement, the following key principles are highlighted as particularly relevant to this proposal:

At the core of the NPPF is the presumption in favour of sustainable development (Para 11). This requires Local Planning Authorities to approach development in a positive and proactive manner, seeking to approve applications that improve the economic and social conditions of an area. Paragraph 85 further reinforces this by stating that significant weight should be placed on the need to support economic growth and innovation—objectives that are directly facilitated by the proposed high-speed connectivity.

In accordance with Paragraph 119, advanced digital infrastructure is viewed as essential rather than optional. The Framework explicitly directs planning decisions to support the expansion of electronic communications networks, specifically highlighting next-generation technologies such as 5G. This forward-thinking approach ensures that data networks can evolve to meet increasing consumer demand and provide the capacity required for future technological expansion (Para 120).

The Framework is clear in its guidance that applications must be determined solely on planning grounds (Para 123). It explicitly states that Local Planning Authorities should not:

- Question the underlying need for the electronic communications system;
- Seek to prevent competition between operators; or
- Set health safeguards that deviate from the International Commission (ICNIRP) guidelines.

By addressing previous technical complications while maintaining a slimline profile and utilising natural screening, this proposal aligns with the NPPF's dual objectives of supporting essential infrastructure while protecting the local environment. Given the substantial economic and social benefits, the proposal constitutes sustainable development that should be supported without delay.

The Code of Practice for Wireless Network Development in England

The Code of Practice for Wireless Network Development in England provides the essential framework for the delivery of high-quality digital infrastructure, emphasising a presumption in

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favour of facilitating sustainable network development. The Code also acknowledges that fast, reliable connectivity is vital for businesses and residents alike, particularly as 5G technology supports the advancement of the Internet of Things (IoT) and Smart City applications.

The guidance is clear that the siting and design of 5G infrastructure are primarily dictated by technical and operational constraints, such as the necessity for increased antenna height to maintain clear lines of sight and the requirement for proximity to user devices. The Code recognises that while operators must make every effort to minimise visual impacts (through appropriate colouration and the use of existing screening) traditional camouflage solutions may not always be practicable for the scale of 5G equipment. Consequently, the Code encourages Local Planning Authorities to take a proactive and 'joined up' approach, recognising the limited geographical search areas available to operators and the significant public benefit that improved connectivity brings to the local economy and social well-being.

Local Policy

Under the provisions of Schedule 2, Part 16, Class A of the GPDO, this prior approval application is assessed specifically on the basis of the siting and appearance of the development. The policies of the Development Plan are, therefore, material considerations only insofar as they pertain to these two criteria.

The Kirklees Local Plan (adopted 2019)

Kirklees Council does not have a specific telecoms policy, therefore, the NPPF is of relevance.

Planning Balance and Conclusion

In assessing the proposed visual change, the significant public benefit to this part of Huddersfield must be recognised as a primary material planning consideration. The provision of 5G services will deliver faster, more responsive, and more reliable connectivity than previous generations of mobile networks. Unlike predecessor technologies, 5G possesses the capacity to transform how residents live, work, and travel by supporting a vastly increased density of connected devices simultaneously, thereby enabling the advancement of the Internet of Things (IoT). These enhancements offer wide-ranging societal and economic advantages, including optimised traffic management, improved energy efficiency, and increased productivity across the commercial sector—all facilitated through real-time data management.

Furthermore, telecommunications infrastructure is a critical enabler of modern economic activity. This proposal supports the surrounding land uses by providing high-speed connectivity that facilitates mobile working and enhances the area's appeal to commercial tenants. The installation features a minimal physical footprint and has been strategically sited to ensure it does not inhibit or conflict with the existing or future operational requirements of the site. Its passive design ensures that the equipment remains a functional addition to the

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landscape without resulting in an adverse impact on the amenity or the prevailing character of the area.

A comparable proposal within the Birmingham City Council authority (LPA Ref: 2020/06510/PA & PINS Ref: APP/P4605/W/21/3271840) was for a streetworks style proposal at the junction of Dogpool Lane and Pershore Road, where the proposed 20m pole would sit amongst tall trees and vertical street furniture, in close proximity to a locally listed building, commercial and residential land uses. It was allowed at appeal. The Inspector acknowledged the infrastructure's visibility in Paragraph 5 but ultimately determined its acceptability in Paragraphs 6 & 8, stating:

5. *'the column would be tall and so it would be readily visible when approaching the site along Dogpool Lane, Pershore Road and St Stephens Road.'*

6. *'As it would be seen amongst trees and near to buildings, the pole would not stand out as an isolated or unduly exposed structure, even though it would be on a corner. The upper part of the column including the antennas and dishes would protrude above the trees and so would stand out in the skyline. However, there are several nearby lamp posts that are tall, in prominent roadside locations and which also stand out against the sky. The pole would be taller and slightly wider than these lamp posts, but nevertheless it would be sited where vertical structures form part of the street scene. As such, it would be compatible with its surroundings.'*

8. *'I conclude the siting and appearance of the proposal would not harm the character or appearance of the area.'*

In Paragraphs 12 through 15, the Inspector addresses the potential impact on the living conditions of nearby residents that exist approximately 11m from the appeal site with direct and front-facing views activated. The following extracts are of particular relevance to this proposal, as they establish the acceptable threshold for visual impact in a residential context:

10. *'Windows in the flat would directly face the development. However, trees on the verge lie close to the windows and already partly restrict outlook from the flat. These trees would lie between the windows and the proposed column and so, to a degree, they would screen views of the development. Also, while it would extend a significant height above No 1052, the column would be a relatively narrow structure in comparison to the width of the tree canopies. Therefore, it would cause no meaningful obstruction to views from the windows and would have no significant overbearing effect on the flat.'*

14. 'Saved paragraph 8.55A of the UDP and the Council's Telecommunications Development: Mobile Phone Infrastructure Supplementary Planning Document 2008 (SPD) encourages the location of telecommunications equipment away from residential areas wherever possible. While the area around the site includes some dwellings, it also includes commercial and community buildings. Therefore, the

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development would not be in a predominantly residential area and so it would not be contrary to the Council's policy in this regard.'

The Applicant maintains that there are significant parallels between the aforementioned appeal and the current proposal; as such, it establishes a clear and material precedent that should be afforded substantial weight.

Regarding site selection and the search for alternatives, the Inspectorate clarifies that the planning test is not to prove a site is the 'least damaging' option in existence, but rather to assess whether the chosen site causes any significant harm. In Paragraph 9 of the Appeal Decision (Ref: Appeal Decision APP/B5480/W/20/3251086), the Inspector dismissed the requirement for an exhaustive comparison of alternatives once the suitability of the primary site was established, stating:

9. *'I note the Council's reservations regarding the appellants' list of alternative sites, and to that extent I accept that the appeal site has not been shown conclusively to be the least environmentally damaging option possible. But the National Planning Policy Framework (NPPF) does not support that approach. Given that I have found no significant harm, it is unnecessary to consider other alternatives in any more detail.'*

Drawing all these matters together, it is contended the benefits of the proposal outweighs the minimal impact on the character and appearance of the area. The proposal will enable VMO2 to provide enhanced 4G and new 5G services for this area in Huddersfield which is in line with the Government's aspirations to be a world leader in 5G and for communities to benefit from the investments in the new technology.

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

Confirmation that submitted drawings have been checked for accuracy

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Signed:	Niamh Mullan	Date:	6th May 2026
Position:	Town Planner	(on behalf of Cornerstone)	

In the first instance, all correspondence should be directed to the agent.

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