SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Lindley Bowling Club	Site Address:	Land at Lindley Bowling Club, Daisy Lea Lane, Lindley, Huddersfield, HD3 3LP
National Grid Reference:	E: 412081 N: 418059		
Site Ref Number:	CS 30667300	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?		No
If no explain why: No publicly accessible mast register available.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
Summary of outcome/Main issues raised: A copy of pre-application consultation letter, site plans and consultation plan were sent to the LPA on 29/07/2026. No comments have been received to date.	

[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 issues raised: Cornerstones commercial relationship with Virgin Media O2 (VMO2) has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority 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 work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	Red	~~Amber~~	~~Green~~
Outline of consultation carried out: A copy of pre-application consultation letters and site plans were sent to the local ward councillors for Lindley (A. Smith, A. Robinson and D, Ridgway) and the local MP Paul Davies via email on 29/07/2026.			
Summary of outcome/main issues raised (include copies of relevant correspondence): No comments received to date.			

School/College

Location of site in relation to school/college (include name of school/college): No schools nearby.
Outline of consultation carried out with school/college (include evidence of consultation): No schools nearby.

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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 on a civil safeguarding area or a defence safeguarding area?		No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?		No
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	Developer's Notice , covering letter and site plans were sent to the land owner on 09/09/2026, via email. Notice and proof of delivery attached as part of this application.	

3. Proposed Development

The proposed site:
Cornerstone is the UK's leading mobile infrastructure services company. They acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. They oversee works on behalf of telecommunications providers and wherever possible aim to: • promote shared infrastructure • maximise opportunities to consolidate the number of base stations • significantly reduce the environmental impact of network development As part of Cornerstone's continued network improvement programme, there is a specific requirement for a new radio base station in Lindley to provide improved 4G and new 5G coverage and capacity, ensuring that this area of Huddersfield has access to the latest Technologies.

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Proposed Development

The proposed works comprise the installation of a 22.5m monopole supporting 9 no. antennas on an open headframe, 2 no. 300mm transmission dishes, 2 no. equipment cabinets and ancillary development there to including 15 no. Remote Radio Units (RRUs) and a 1.8m high post and panel fence.

The proposal is to replace an existing radio base station, located to the west on Lindley Liberal Club. As per figure 1 below, there is an existing flap pole mounted to the wall here. These flagpole mast can no longer be upgraded to accommodate the latest technologies (4G + 5G). The heavy weight of the new 5G antennas and Remote Radio Units, along with the feeder cables are too heavy to be situated on gable ends of buildings. The increase in weight would cause significant stress on the building, causing structural issues, leading to an impact on health and safety. Therefore, the applicant is proposing to locate their replacement apparatus within Lindey Bowling Club car park.

To confirm, the existing flag pole mast will be removed once the proposed base station has been installed and is live.

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Figure 1. Existing Structure located on Lindley Liberal Club (source: google.com)

5G service provision is not just about coverage, it is about capacity through the many layers of technology the operator provides to their customers to deliver a better-quality experience, greater data speed upload and download, as opposed to waiting for a file to download or a map to get from A to B (on the network) due to congestion.

To keep up with growing demand the operators need to build new base stations to improve the capacity. Capacity is the maximum data or calls that can be processed by a base station. When capacity is exceeded, users may experience slower internet speeds, dropped calls, or difficulty connecting to the network. Upgrading or expanding infrastructure helps ensure the network can handle increasing usage demands, providing reliable service for both current and future needs.

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Figure 2. Map of Site Location

The proposed base station is located within Lindley Bowling Club car park adjacent to Daisy Lea Lane, situated within the centre of the car park. There are technical and planning reasons for the specific siting of the mast. The tree to the north, on the entrance to the car park is protected under a Tree Protection Order (TPO) (see figure 3 below), with the other trees in this area being of mature in height. The trees in this area are mature, approx. 20m in height and currently overhang onto the highway and car park, evidenced above. If a pole were to be located here substantial tree lopping down to a height of 16m would be required to all surrounding trees to provide a clear line of sight. This height would need to be maintained during the masts operation to allow for clearance of the antennas and dishes. If the trees were to be lopped repeatedly, it would not only have an adverse impact on the trees but also change the character of the area if such a substantial level of tree lopping was undertaken. This would equally be unacceptable given the tree cover is well established and options exist that would not harm trees or significantly alter the appearance of the area.

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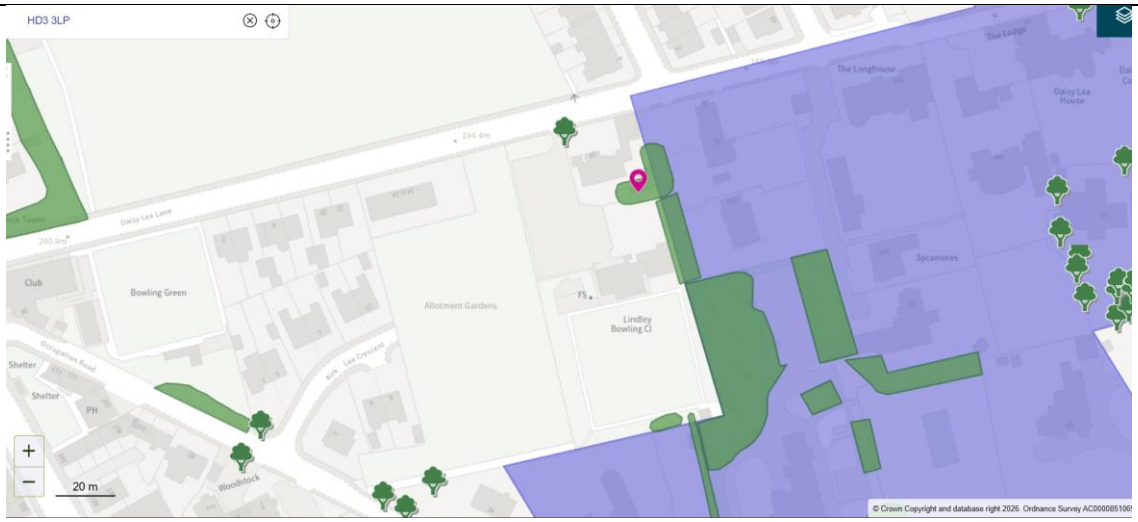


Figure 3: Map of tree preservation orders in Kirklees (Source: https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Tree%20Preservation%20Orders%20(Public)&lang=en-gb)

A similar case if the mast were to be located to the south of the car park. The trees to the south which range in heights are approx. 20m in height, again these trees would need to be lopped repeatedly during the masts lifespan. Whilst these trees are not under a protection order, the continuous lopping would not be seen as appropriate, especially when there is an alternative siting option within the car park. This has resulted in the monopole being located centrally within the car park to avoid the TPO tree and the taller trees for technical reasons.

The surrounding area is predominately residential in nature with some leisure amenities such as Lindley Bowling Club and Daisy Lea Lane Recreation Ground which is situated to the north of the site. However, as will be demonstrated below in section 5, this is the only location that avoids siting the mast in the direct line of residential properties, whilst locating it in an area that telecommunications masts are more readily expected.

There are residential properties located along Daisy Lea Lane, Kirk Lea Cresent and Stanley Road, however all of these properties face 90 degrees away from the site. The closest property will be Kensington House, located to the east, the mast will be circa 20m away from the property. There is a window located on the side of this property, however it is not a primary window and the masts specific siting results in it not being located in the direct line of sight. It will be situated at an acute angle to minimise the overall view from this property.



Figure 4: Location of mast compared to gable end window (source: Googlemaps.com)

The other property located near to the site is 24 Daisy Lea Lane located to the west. The row of terraced properties will not have any views of the mast, the gable end of 24 Daisy Lea Lane has no windows which reduces the visibility from these terraced houses. Therefore, the overall view of the mast will be localised, likewise its impact from residential windows will be limited to one property.

This location is seen as the "*least worst*" option in which the Planning Inspector's Training Manual (hereafter referred to as the 'ITM') would deduce that the prior approval should be allowed (ITM para. 60).

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

The installation of this ground based installation will enable enhanced 4G coverage and capacity to the surrounding area as well as provide new 5G service provision for Virgin Media O2 (VMO2) to ensure high quality customer experience is obtained as demands on the network increase and technologies change.

4G provision allows internet access, video calling, data downstreaming, accessing social media networks and emailing to name just a few of the benefits. Therefore, to maintain high quality indoor 4G services in to this area would promote activity in line with the general population demand as the ownership of smart devices increases.

5G will deliver unparalleled speeds and capacity, with significantly reduced latency, which will be needed to deliver numerous innovative applications from autonomous cars to Internet of Things.

Type of Structure *(e.g. tower, mast, etc): Monopole*		
Description: The proposed works comprise the installation of a 22.5m monopole supporting 9 no. antennas on an open headframe, 2 no. 300mm transmission dishes, 2 no. equipment cabinets and ancillary development there to including 15 no. Remote Radio Units (RRUs) and a 1.8m high post and panel fence.		
Overall Height: 22.5		
Height of existing building *(where applicable):*		Metres
Equipment Housing: EFF1		
Length:		0.850 Metres
Width:		0.725 Metres
Height:		2.100 Metres
Equipment Housing: GFMC140 Meter		
Length:		0.470 Metres
Width:		1.000 Metres
Height:		1.000 Metres
Materials (as applicable):		
Tower/mast etc – type of material and external colour:	Steel – Galvanised	
Equipment housing – type of material and external colour:	EFF1 - Steel – Fir Green GFMC140 Meter – Steel – Light Grey	

Reasons for choice of design, making reference to pre-application responses:
The applicant has adopted a sequential approach to site selection, however no existing base stations or structures were suitable, available and deliverable as detailed in Section 5. The design of the proposed equipment is considered to be the least visually intrusive option available given the level of equipment required for 5G (see additional supporting statement–5G Explanatory Note). The design of any communications infrastructure is dictated primarily by operational requirements and secondly by the development's setting. From an operational perspective, the operators must ensure the following when devising a final design solution for any site: • antennas are specifically orientated to transmit effectively and efficiently without signal being impeded; • dish links (if required) achieve a direct line of site connection with other base station sites within the network; and • GPS modules achieve a direct satellite link

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To achieve this the operator undertakes panoramic assessment to determine what is the minimum height for transmission equipment to be located in a context of local topography and clutter, such as manmade or natural features, and in all cases the operator is committed to limiting the size and amount of apparatus to an operational minimum.

VMO2 require improved coverage and capacity, and to ensure new 5G service provision in their networks in this cell area. The site is currently being utilised by VMO2 to provide 2G service provision. Due to the large data that is carried by this new technology, a monopole with an open headframe is seen as the most suitable design in this car parking area. It will allow for all the required technologies to be supported on one mast, whilst providing the optimum output for the operators customers to use their devices for the purposes in which they purchased their devices for, whether that is indoors or outdoors.

The operator has carefully considered the design of the new proposed column. The operator is proposing the optimum design currently available to provide the necessary coverage and capacity to the surrounding area. Due to all the technologies at this location, the antennas are supported by an open head frame at a height of 22.5m AGL. If the column were to be any lower the antennas would not be able to clear the trees and buildings, therefore not work effectively.

This is the slimmest design possible which will enable all the multi technologies to be supported from this site. If the column and shroud width were to be any slimmer than the technology would not fit in the one column and another radio base station would be required, which would lead to the proliferation of masts contrary to national Government guidance set out in the NPPF and The Code of Practice. Similarly, if the column were to be a uniform width throughout then the overall width would have to increase which would appear more visually prominent in the area than the proposed design.

The antennas are all unshrouded for technical reasons. The higher the radio frequency the more signal attenuation there is. The higher frequency 5G antennas are unable to operate effectively through the Glass Reinforced Plastic that a shroud is made up of and as such if these antennas were to be shielded then they would not be able to provide the necessary coverage to the target coverage area. An additional installation would be needed elsewhere within the cell area, leading to the proliferation of masts.

The proposed design is commonplace for recreational land / car parks such as this. The headframe allows for the antennas to be specifically positioned to ensure that coverage to the area, along with being easily upgradeable for future technologies

with minimal design amends. It is considered that the installation will not appear out of place, nor will it detrimentally affect the character or appearance of the area.

The transmission dishes are required in order to provide a link into the network. A clear line of sight is required in order for the site to meet its design brief. As such, a centre line height of 18.5m. If the proposed mast were to be any lower in height, or if the dishes were to be located any lower on the proposed mast, they would not be able to achieve a clear line of sight to other dishes in the network over the tall buildings in the area, which would fail the technical brief for the operator.

It is also proposed to install Remote Radio Units (RRU). These aspects of the proposal fall within the remit of 'ancillary development' and do not require permission in their own right. They are small for telecommunications apparatus, approximately the size of a shoe box. They are designed to act like a booster to make the antennas more efficient and reduce the amount and size of equipment cabinets at ground level. They further reduce the overall amount of apparatus required at this radio base station minimising the visual impact on the area. Given this site's location set well within the car park, away from the residential road, coupled with the position of the RRUs behind the antennas it ensures that this ancillary development to the existing installation will not appear over prominent in the surrounding area.

The cabinets are similar to other statutory undertakers' equipment cabinets and are proposed to be coloured fir green and light grey but, like the pole, can be changed to any other colour the LPA consider appropriate. They have been placed alongside the proposed mast to minimise their appearance.

It is therefore considered that the proposal before you strike a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the multi technical requirements for the site. Taking all matters into account, it is considered that this proposal, to provide the latest of 4G service provision and new 5G coverage to the surrounding area, would not appear out of place within its surroundings and would provide enhanced high quality, reliable and secure coverage and capacity, delivering the capability for a multi hi tech service.

Health and Safety - including ICNIRP compliance
International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)

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International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Telefonica UK Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.

As part of Telefonica's network, the radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitters 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 system. 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 included investigation and remedy of any reported significant interference.

4. 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

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

The National Planning Policy Framework states that local planning authorities should not question the need for telecommunications systems, which the proposed

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development is to support. However, for the avoidance of doubt as set out below the proposed installation is needed for VMO2, via Cornerstone to enhance the existing 4G coverage and capacity whilst also providing new 5G services to this area of Lindley.

The term 'capacity' refers to the fact that each base station can only provide services to a certain number of users at any one time. When this is exceeded, coverage may remain present, the base station cannot provide service to any further users and calls/text/data usage would be unavailable. This is contrary to the purposes in which the operator's customers purchased their handheld devices as well as the Government's latest thinking that everyone should have access to the information superhighway wherever they are. Capacity is the maximum data or calls that can be processed by a base station.

Therefore, without this installation, the area would continue to be detrimentally affected as they continue to try to serve a much larger demand. The result would be constant buffering and dropped calls to the surrounding area, to the detriment of locals, businesses, students and visitors to the area.

Further details regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. In addition, fact sheets on Radio Planning and Propagation and 5G services have been attached to this application for reference. This information is provided to assist the local authority in understanding any technical constraints on the location of the proposed development.

There is a specific requirement for a new radio base station at this location to allow VMO2 to provide increased digital connectivity to the Lindley area whilst also providing new 5G services.

5. 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)

In accordance with the licence obligations and advice in the National Planning Policy Framework and the Code of Practice in England the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations.

- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location.
- Installations on existing high buildings or structures including National Grid pylons.
- Using small scale equipment; and finally.
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Utilising existing masts is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New sites are only developed where there are no viable or accessible alternatives, or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

In accordance with the above sequential approach, the proposal is to install a new radio base station in this location to replace and enhance the 4G coverage and provide new 5G service provision.

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
D1 – Rooftop	Lindley Liberal Club, 36 Occupation Road, Kirklees, Huddersfield, HD3 3EQ	E: 411922 N: 418038	This existing site cannot be upgraded due to the heavy weight of the new 5G antennas, RRU's and feeder cables not being able to be supported by a flag pole. Upgrading this site would cause significant stress on the gable end of the building, causing structural issues, leading to an impact on health and safety. Therefore, the applicant is proposing to locate their replacement apparatus within Lindey Bowling Club car park.
D2 – Greenfield	Lindley Crown Green Bowls Club, adjacent to Lindley Liberal Club, Daisy Lea Lane, Lindley, HD3 3EQ	E: 411942 N: 418015	A site here is considered to be much more exposed and visible to the wider surrounding area compared to the chosen site. There would be minimal screening for the majority of views, a radio base station would be viewed

			from the residential properties situated on Occupation Road and those travelling along Daisy Lea Lane. In comparison, the chosen site benefits from being set back from the highway, in a location whereby there are mature trees to the north and south of the mast to screen long range views. It is sited in a more readily expected location, compared to this exposed location. Therefore, a site here has been discounted.
D3 - Greenfield	Lindley Libs Crown Green Bowls Club, Occupation Road, Oakes, Lindley, HD3 3BD	E: 412138 N: 417996	Given the height and maturity of the trees found next to this site, this natural clutter would prevent the effective propagation of radio signals towards the target area. As per figure 3 above, the trees are subject to a tree protection order, therefore lopping for coverage and maintenance would not be appropriate in this location. The identified site has no permanent access, nor can a viable route to site be identified. Therefore, even if this site obtained planning it has to be discounted as it can not be accessed for build, any major upgrade works and maintenance purposes. Neither a solid monopole which comes as one fully deployable structure or a lattice tower that can be delivered in sections would be able to be brought to site due to the lack of access. Therefore, a site here has been discounted.
D4 – Rooftop	Lindley Clock Tower, Lidget Street Lindley	E: 411882 N: 418054	The clock tower is a grade II* listed building in which given its status Section 66(1) of the Planning

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	Huddersfield, HD3 3JB		(Listed Buildings and Conservation Areas) Act 1990 emphasises that special regard should be had to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest. It is considered that a proposal on this listed building could compromise this heritage asset. The only option to locate antennas on this clock tower would be face mounted antennas. However, there is not enough room on the clock tower to accommodate antennas. The antennas would need to be located underneath the clocks to avoid causing structural issues on the corner pillars of the clock tower but due to the other architectural features on the building, there is no space to accommodate them for ICNIRP reasons. Therefore, this option has not been pursued further.
D5 – Greenfield	Allotment Gardens Lying To The East Of Kirk Lea Crescent, Huddersfield, HD3 3HF	E: 412050 N: 417979	This site is not viable due to the Allotments Act 1925. This is because under section 8, if a local authority formally purchased or appropriated the land for allotments it is classified as a "Statutory Allotment". This means the land cannot be sold or repurposed without explicit consent from the secretary of state. Consent is only given if the council can prove the plots are no longer needed or that an equal or better replacement site is being provided nearby. Given there are locations that exist that do not

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			require the consent from the Secretary of State that can accommodate the radio base station, this is not an appropriate option. Therefore, it has been discounted for this reason.
D6 – Streetworks	Footway along Daisy Lea Lane, Kirklees, Huddersfield, HD3 3JA	Various	There is insufficient space available on this stretch of pavement as the siting and dimensions of a streetworks style mast and its associated equipment cabinets, would restrict pedestrian movements to unacceptable levels and may result in them stepping into the carriageway. Therefore a site here was discounted as it would lead to highway safety concerns.
D7 – Streetworks	Footway Stanley Road, Kirklees, Huddersfield, HD3 3LU Footway Lea Street, Kirklees, Huddersfield, HD3 3LS	Various	There are houses fronting both sides of these roads and the pavements are narrow. Given the purely residential setting there are no opportunities to site a streetworks style proposal on Stanley Road and Lea Street as on balance any scheme would compromise pedestrian movements, impacting on highway safety and have a higher degree of harm on the visual amenity of these residential properties.
D8 – Streetworks	Footway Kirk Lea Crescent, Kirklees, Huddersfield, HD3 3HF	Various	There are houses fronting both sides of this road, the pavements are narrow and there are regular driveways and pathways for some of the properties. Given the purely residential setting there are no opportunities to site a streetworks style proposal on Kirk Lea Crescent as on balance any scheme would compromise pedestrian

			movements, access arrangements to properties and impact on highway safety. It would introduce telecommunications infrastructure into a predominantly residential streetscene. As a result, the proposal would be experienced in close proximity to neighbouring dwellings and would be viewed against the backdrop of residential frontages, increasing its perceived visual prominence and sensitivity. In contrast, the selected site benefits from a more mixed use setting, with surrounding built form and land uses that are better able to accommodate telecommunications infrastructure without appearing incongruous. Given the greater sensitivity of the residential environment associated with this option, it has been discounted in favour of the selected site.
D9 – Streetworks	Footway of Plover Road, near to the junction of Acre Street, Lindley, Kirklees, HD3 3HU	E: 411869 N: 418017	A streetworks style column could not be accommodated on this stretch of land due to the presence of underground services and the clearances that the utility company requires to be retained in order to access and maintain them. There is scarring along the footway as per the image below, evidencing the underground services here.

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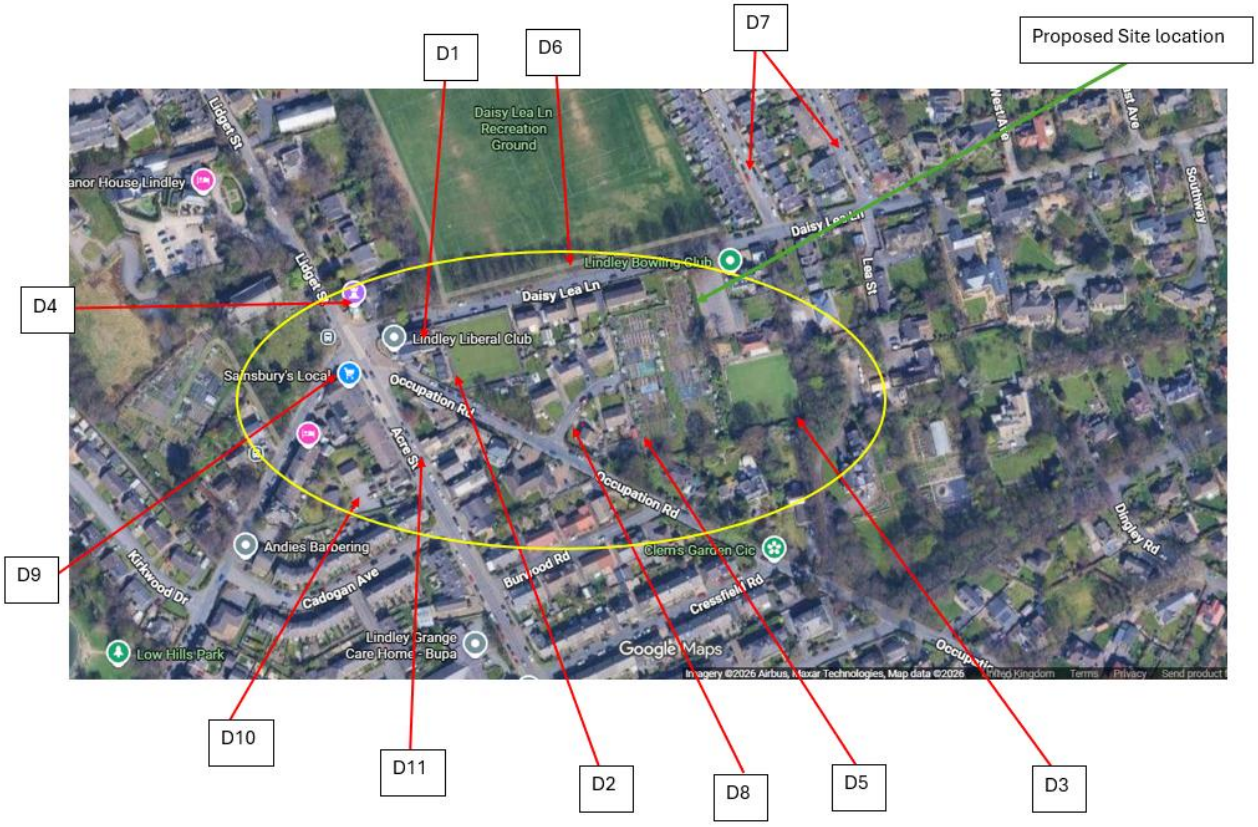
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			 **Image 1: Scarring along Plover Road** A site in this location could therefore not be built and has to be discounted for this reason.
D10 - Greenfield	Car park of Acre Street, Lindley, Kirklees, West Yorkshire, England, HD3 3HY	E: 411881 N: 417940	A site here would introduce telecommunications infrastructure into a predominantly residential area. There would be at least 13 residential properties that have direct views from a very close proximity. As a result, the proposal would be experienced in close proximity to neighbouring dwellings and would be viewed against the backdrop of residential frontages and rears, increasing its perceived visual prominence and sensitivity. In contrast, the selected site benefits from a more mixed use setting, with surrounding built form and land uses that are better able to accommodate telecommunications infrastructure without appearing incongruous. Given the greater sensitivity of the residential environment associated with this option, it has been discounted in favour of the selected site.
D11 – Streetworks	Footway of Acre Street, Lindley, Kirklees, West Yorkshire, England, HD3 3ED	Various	There is insufficient space available on this stretch of pavement as the siting and dimensions of a streetworks style mast and its associated

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			equipment cabinets, would restrict pedestrian movements to unacceptable levels and may result in them stepping into the carriageway. Therefore a site here was discounted as it would lead to highway safety concerns.



Map 1: Map of discounted options and search area

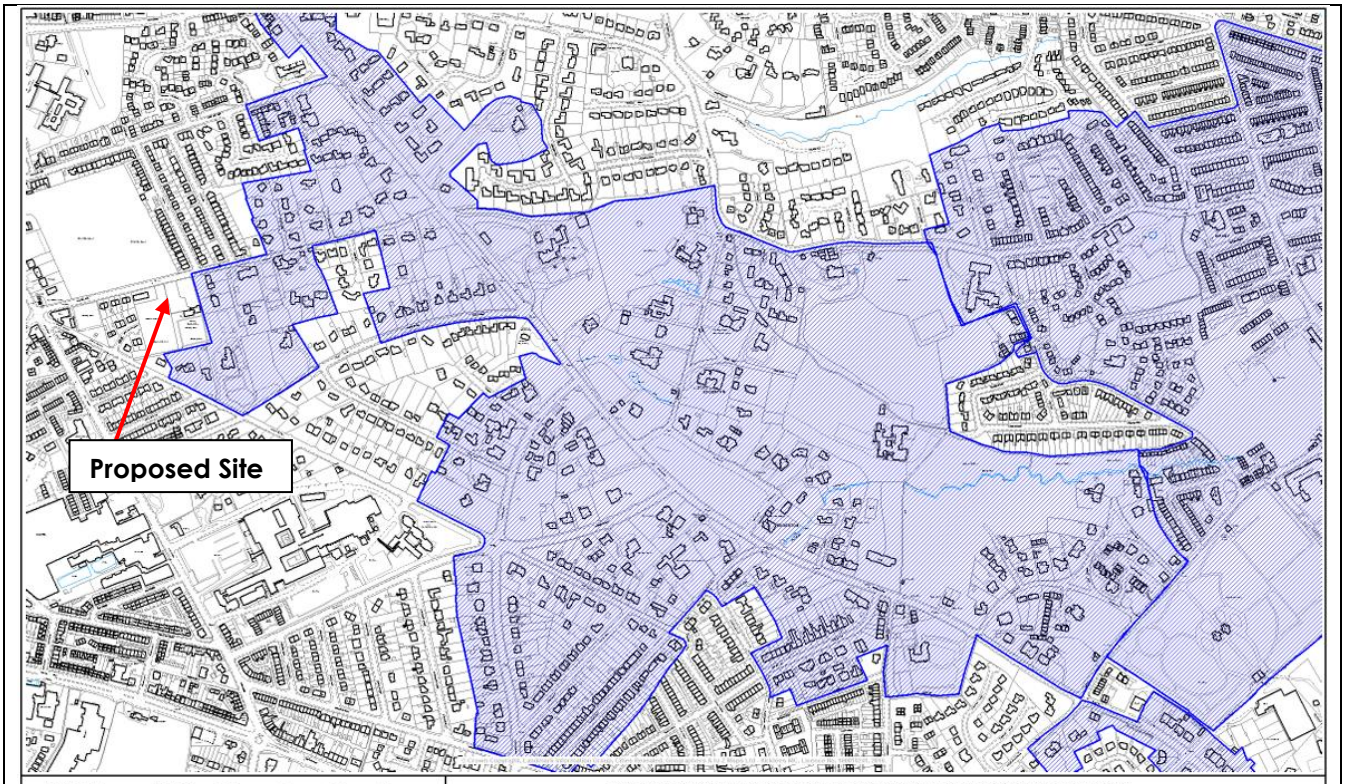
As per the above map the search area is defined by the yellow polygon which is provided by the operator. It takes into account the areas where there is currently demand for their network, a lack of coverage and the existing sites in the network to avoid overlapping. The search area is naturally smaller as the site is replacing an existing site. Anywhere outside of this search area simply would not work, it would not provide the required technologies, it would move the existing coverage away from the area, leaving a hole in coverage. This has primarily dictated the extent of the search area, resulting in it being naturally smaller.

The discount map embedded in this statement shows the sites that were investigated for their potential to accommodate a telecommunications base station installation,

however, for the reasons detailed in the table above the locations that have been identified were subsequently discounted in favour of the proposed site. With regards the matter of alternative sites, the attached High Court judgement and quotes below from the Justice Lang case in Birmingham has relevance when reviewing possible options and the reason given for discounting them. "*41. There is no general principle of law that the existence of alternative schemes is inevitably a mandatory material consideration in any case, even where the proposed development would cause adverse effects, but these are held to be outweighed by its beneficial effects: see R(CPRE) v Secretary of State for Transport [2023] EWHC 2917 (Admin) at [65]. 42. Even where alternatives might be relevant, "vague or inchoate schemes, or which have no real possibility of coming about, are either irrelevant or, where relevant should be given little or no weight": see R (Save Stonehenge) v Secretary of State for Transport [2022] PGSR 74, at [270].*"

It is recognised that the origin of the chosen site subject to a Prior Approval application derives from the applicant's site search investigations within the defined search area, however, it should be at the forefront of the LPA's mind when making an assessment that the scheme is permitted development, hence the main focus should be on the proposal's siting and appearance itself (see planning portal guidance referenced above). As a result, the Justice Lang caselaw is a material consideration in the assessment of alternative sites, these caselaw findings should be taken on board when assessing whether an option is truly realistic to be brought forward. Therefore, when taking into account the technical constraints that implicate on a proposal's siting, height and design, together with the need to locate a new base station within the defined search area, should the LPA believe there to be a different location that has its planning merits and is a superior option to the proposal advanced, they should discuss the site-specifics with the agent during the life of this application.

If no alternative site options have been investigated, please explain why: N/A
Land use planning designations: Edgerton Conservation Area – Approx 40m east



Edgerton Conservation Area Map and location of proposed base station

Grade II Listed Briar Court – Approx 113m south east

Grade II Listed Ridgemount – Approx 180m south east

Grade II* Listed Lindley Clock Tower – Approx 200m west

Grade II Listed Church of St Stephen – Approx 225m west

Tree Preservation Order 16/08/t1 – North side of car park

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

National Planning Guidance

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

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It is not necessary to quote extensively from this document, but the following points are highlighted.

National Planning Policy Framework – NPPF (Adopted August 2026)

The NPPF was updated in August 2026, with further emphasis on the improvement of digital infrastructure and classified as being critical infrastructure.

The national decision-making policies contained within the Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.

Sustainable development is identified as a key enabler to growth, there are three overarching objectives the Government has set out in order to achieve sustainable development and growth:

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 community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

S4: Principle of development within settlements

1. Development proposals within settlements ***should be approved*** unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include

(but are not restricted to) situations where the development proposal would: a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming 24 forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

As per the above, the development proposals do not meet the general criteria of adverse effects in accordance with national decision-making policies.

The Government has placed further importance on the need to expand and upgrade telecommunications infrastructure, deeming it ***essential*** to meet changing technological, social, business and security requirements (including through delivering coverage of higher quality standalone 5G in all populated areas by 2030, and nationwide gigabit-capable broadband by 2032).

CO1: Proposals for telecommunications infrastructure

1. In considering proposals for the expansion or upgrading of electronic telecommunications networks, ***substantial weight should be given to the benefits*** of maintaining or improving network coverage, capacity, reliability and resilience, including where significant improvements are required such as along rail corridors.

a. Use existing masts, buildings and other structures already employed for this purpose, upgrade, or replace existing infrastructure, ***unless there is no reasonable opportunity to do so*** (taking into consideration meeting consumer needs, the efficient operation of the network and providing reasonable capacity for future expansion);

b. Be sited and designed to minimise the visual impact of the proposals, especially in situations where a new site or structure is proposed, ***so far as practical taking into account its operational requirements;***

A key determination point for this proposal is whether the proposal would afford substantial weight against the harm, in which the Government attributes substantial weight in favour of improved digital connectivity, especially when all options to use

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existing masts, buildings and other structures already employed for this purpose, upgrade, or replace existing infrastructure have been exhausted, in this case they have.

CO2: Supporting information for telecommunications infrastructure proposals

Development proposals for electronic telecommunications infrastructure (including applications for prior approval under the General Permitted Development Order, as amended) should be supported by the following, where relevant:

a. Information on the outcome of pre-submission consultation 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;

Pre-application consultation has been undertook with the relevant stakeholders and can be found in the document, pre-application consultation letters sent to local stakeholders, submitted with this application.

b. Where a new site is proposed, evidence that the applicant has sought to keep the number of these to a minimum in accordance with policy CO1(1)(a). This should include evidence that the possibility of erecting any antennas on an existing building, mast or other structure has been explored; and

The applicant has investigated all possible alternatives including existing sites and rooftops before progressing with a ground based mast. It is confirmed and evidenced in section 5 there are no suitable alternatives for the applicant to locate their mast.

c. Evidence demonstrating compliance with policy CO1(1)(c) and (d), including a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection.

An ICNIRP certificate is submitted as part of this application confirming the site is ICNIRP compliant.

Code of Practice for Wireless Network Development in England (March 2022)

The CoP strengthens national support for delivering high-quality mobile connectivity. It confirms that reliable digital infrastructure is essential for economic growth, social

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inclusion and access to public services, and that the planning system must actively facilitate new mobile sites and upgrades.

The CoP aligns with the NPPF, requiring planning decisions to support the expansion of electronic communications networks, including 5G. Local Planning Authorities are expected to work positively with operators, engage early, make timely decisions, and ensure Local Plans enable digital infrastructure.

The Code emphasises good siting and design, but also recognises the technical constraints of mobile networks coverage, capacity and backhaul which often require elevated antennas and, for 5G, a denser network of base stations. It notes that some previous camouflage solutions may not be suitable for modern equipment.

A balanced approach is sought between the technical needs and constraints of the proposed site and the potential impact of the development (para 26 of the Code of Practice). There are three technical and operational considerations for the installation of sites:

- **Coverage** – wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.

- **Capacity** – where existing network infrastructure can no longer meet demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand.

- **Backhaul** – the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

The Code of Practice states that planning authorities should consider these issues and consider the need for a site within a limited search area alongside the public benefit of improved connectivity. In general, it should not, therefore, be appropriate for planning authorities to seek wider evidence of alternative sites (beyond that required by the NPPF), unless they consider the proposed development is unacceptable having regard to the relevant material planning considerations.

The Code of Practice notes there are factors which affect the type of infrastructure that will be deployed including location and the coverage and capacity requirements. Planning authorities should be aware of these constraints when considering proposals

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Overall, the Code makes clear that digital infrastructure is critical national infrastructure and must be delivered efficiently, collaboratively and in a way that balances connectivity needs with environmental considerations.

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

Kirklees Local Plan (Adopted February 2019)

This document is the Kirklees Local Plan. The Local Plan is the statutory development plan, and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The Plan covers the period 2013– 2031.

Policy LP1 – Presumption in favour of sustainable development

The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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

Policy LP4 – Providing Infrastructure

The council will work with partners to bring forward the necessary and proportionate essential and desirable infrastructure that is required in order to deliver the spatial strategy as set out in the Local Plan.

Essential infrastructure is defined as infrastructure that is required to make development acceptable in planning terms. Desirable infrastructure is described as infrastructure which would improve the capacity and deliver place making benefits.

Employment strategy

The Local Plan will assist in the creation of new jobs in a variety of ways, most obviously through the allocation of new prime land for employment uses, the safeguarding of existing employment sites but also by less direct means, for example, by promoting town centre regeneration, supporting local services in rural areas, enhancing visitor facilities, supporting expansion of education and training, and facilitating improvements to transport and telecommunications.

Policy LP24 – Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Development proposals should give full prior consideration to how infrastructure and utilities are provided within the site, and how these can be serviced with the least disruption, with provision made for ducting for cables. All telecommunications infrastructure should be capable of accommodating changes in technological requirements, without having a negative impact on the streetscene.

Edgerton Conservation Area Appraisal

Edgerton was designated as a Conservation Area in 1976 as it was recognised as an *'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance'* now and for future generations.

The character of the Conservation Area is predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds. The mature trees, shrubs and hedges in the private gardens, partially screen the buildings and create a sense of open space and area separated from the public highways by stone walls. However, towards the outer edges of the area, the character and urban grain of the area changes to reflect that of the early twentieth century developments.

Within the designated area there are five areas of public open space, the most substantial being the open ground situated around Clayton Dyke. The former bowling ground along Kaffir Road is also a relatively large space which is now a heavily wooded. The other public spaces relate to triangular areas associated with the road layout of Bryan and Queens Road estates. The streetscene in the designated area is defined by stone boundary walls, with the private entrances defined by substantial stone gate piers. Some of the historic floorscape, including the stone setted vehicular cross-overs, remains in situ but in the majority of instances it throughout has been replaced with tarmac.

The proposed site is closest to character area 6 of the Edgerton Area. The use of this character is predomianlty residential in nature, there are no listed building but some buildings within the western edges of the boundary that are recognised as making a positive contribution. The majority of the character area is focused on the properties situated on Talbot Avenue, along with properties located on Daisy Lea Lane but those located to the east of the site.

Kirklees Inclusive Economy Strategy[2]

We will ensure we support thriving rural areas served by gigabit connectivity and high-quality public transport services.

Supporting a mixed economy including agriculture but also cultural businesses and others taking advantage of high-quality digital connectivity.

Kirklees contains many small rural communities. Each of these has a role to play in the wider productivity of Kirklees. Physical and digital connectivity supports this.

Rural communities are often more car-reliant than urban ones. Providing high quality bus services will reduce this while world class digital connectivity will reduce the need for journeys to the office or to meet with clients in person whether close by or far afield.

While our rural areas are generally more affluent than our major towns, maintaining good connectivity contributes to older people and those with limited mobility being able to take advantage of all Kirklees has to offer.

Connected Nations Report (November 2025)

Connected Nations is an annual report on progress in the availability of broadband and mobile services in the UK, including the roll out of mobile 5G networks. The 2025

[2] https://www.kirklees.gov.uk/beta/inclusive-economy-strategy/investing-in-our-places.aspx

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report was published in November 2025. These reports support Ofcom's objective of making communications work for everyone, including to promote reliable, widely available, and high-quality networks. The latest report found that the availability of 5G services is continuing to grow rapidly. The level of 5G coverage provided outside of premises by at least one mobile network operator (MNO) is now between 94% and 97%. 4G coverage now reaches 96% of the UK landmass outdoors from at least one MNO.

For the first time the Connected Nations report supplied information on 5G standalone coverage (5G SA) which is now available across 83% of areas outside of premises in the UK for at least one MNO.

Two MNOs have completed their 3G switch-off and all operators have committed to retiring their 2G networks by 2033 at the latest.

Whilst 4G coverage now reaches 96% of geographic landmass, 4G is in a slow user decline. It still remains the most used mobile technology, however the report notes its down by 6 percentage points from 2024, indicating a shift towards 5G.

Figure 3.1: Overview of voice and data coverage across the UK and UK nations [37]

	5G outside premises (MNO range)	5G SA outside premises (MNO range)	4G outside premises (MNO range)	4G geographic (MNO range)	4G total not spots	Voice and text total not spots
UK	64-89%	47-65%	99-99%+	89-90%	4%	3%
Scotland	59-84%	40-64%	99-99%+	79-81%	10%	6%
Northern Ireland	38-95%	20-91%	98-99%	90-96%	2%	1%
Wales	23-89%	12-57%	99%	84-90%	3%	2%
England	67-91%	47-67%	99%+	95-96%	1%	1%



Source: Ofcom analysis of MNO data (July 2025)

The footprint where all MNOs provide 5G coverage remains considerably lower. However, the Connected Nations 2025 report notes the shift towards 5G standalone, with 5G SA coverage from at least one MNO reaching 83% at the High Confidence

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level and 74% at the Very High Confidence level in areas outside of premises and reported 5G SA deployments accounting for approximately 41% of all 5G sites.

The rollout of full 5G (SA) is important because it enables more advanced features (lower latency, higher capacity) beyond the "non-standalone" 5G that uses 4G core networks. The report highlights this as a key infrastructure step.

There is gradual progress in geographic 5G coverage, however the report notes this is at a moderate pace. As of 2025, overall 5G coverage across the UK geography stands at 65% at the High Confidence level and 54% at the Very High Confidence level - up from 60% and 48%, respectively, in the previous year.

Indoor coverage continues to be widely available, there are certain factors that impact the level of indoor coverage people are able to access, including: wall thickness, building materials used in construction and where in a building people are using their phone. Indoor coverage in notably lower in rural areas, compared to urban areas.

Although coverage figures are high, coverage is only one part of service quality. The report and commentary note that the rollout of advanced 5G (SA) is still ongoing and that some areas (especially rural) still rely on older infrastructure.

The Connected Nations 2025 report also contains an updated interactive map which shows mobile coverage for the local authorities throughout the UK. The below figures show the coverage of landmass, premises and roads by mobile networks for voice, data for 5G (with a High Confidence, and Very High Confidence). The line charts below show coverage over time since May 2022 in relation to 5G coverage at both high confidence and very high confidence levels in Kirklees.

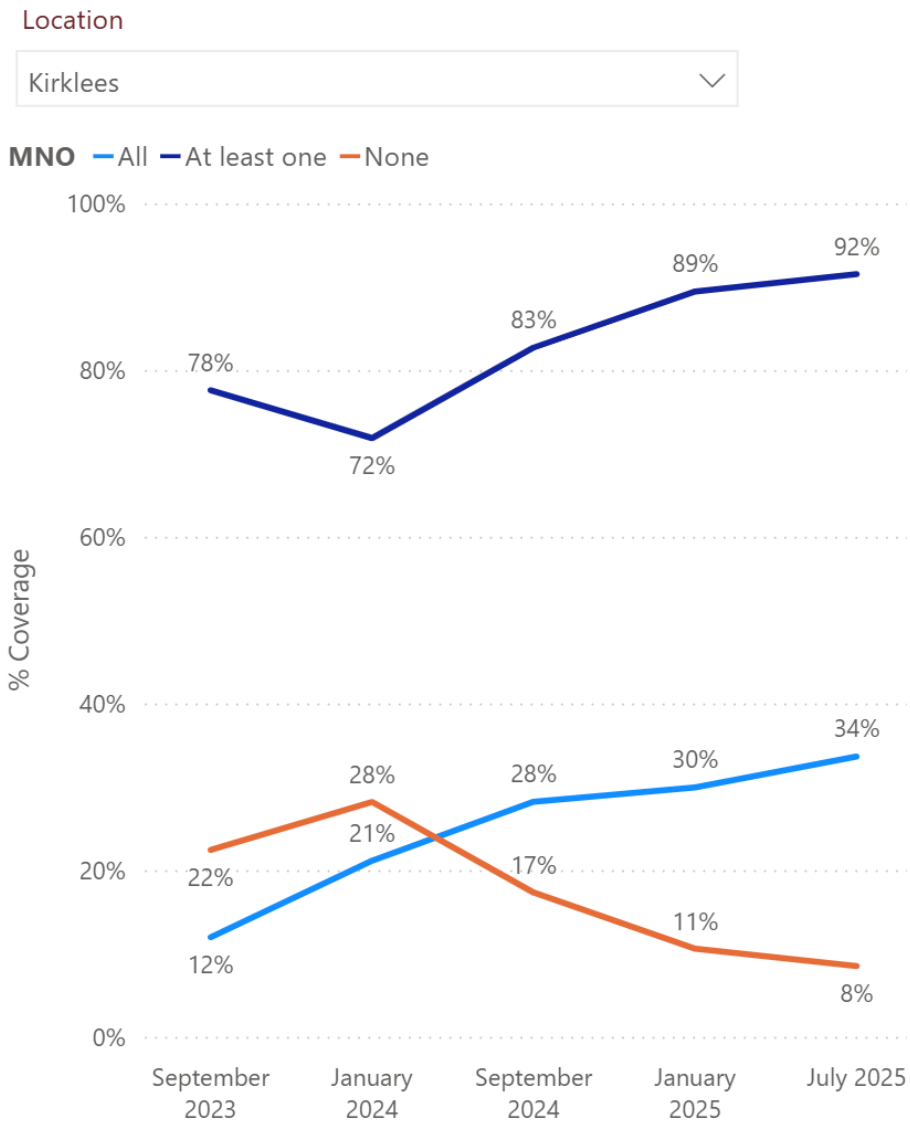


Figure . Chart showing 5G at a high confidence level in Kirklees

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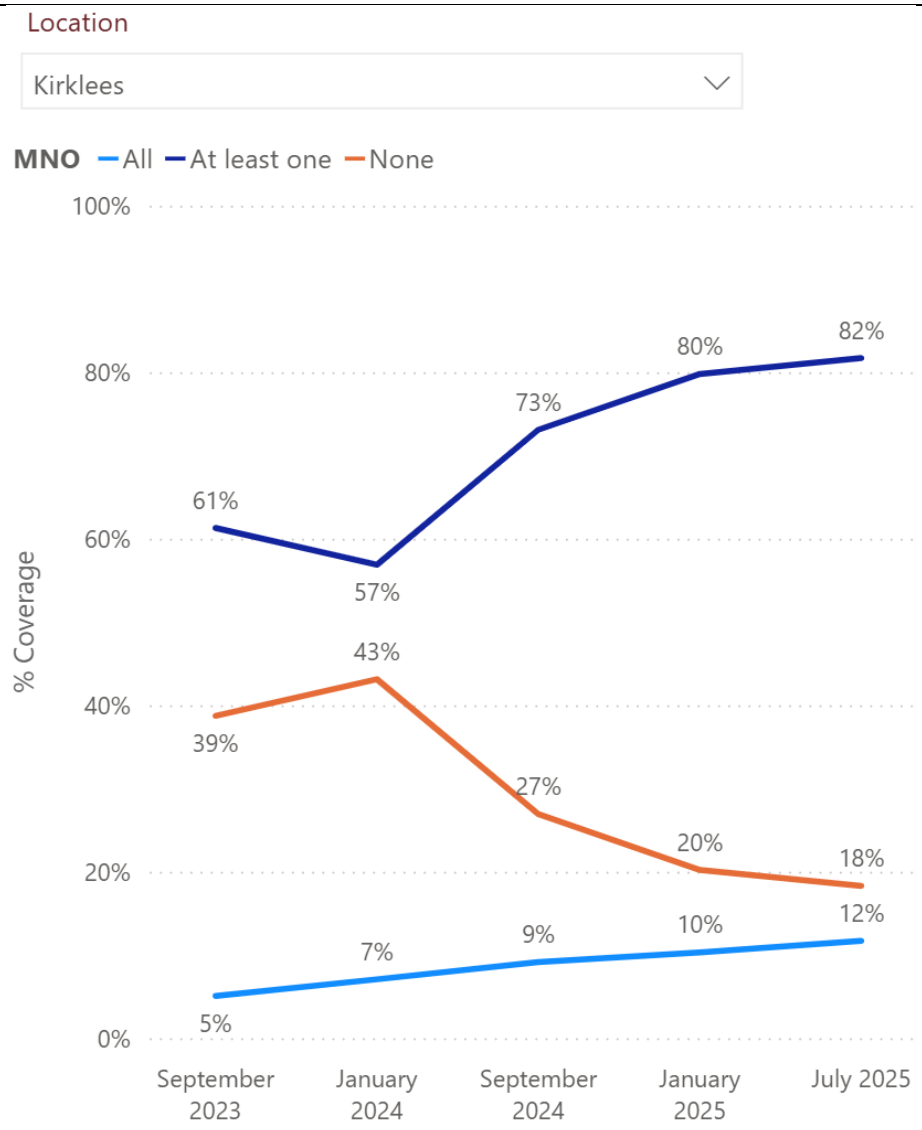


Figure . Chart showing 5G at a very high confidence level in Kirklees

As shown in the figures above, 92% of the Kirklees area has access to 5G at a high confidence level from at least one operator, and 82% has access at a very high confidence level. However, these figures drop significantly to 34% and 12% respectively when considering 5G provision from all four main mobile operators. The proposed radio base station will help improve digital connectivity in the surrounding area by providing new 4G coverage and capacity, along with new 5G coverage.

UK Wireless Infrastructure Strategy (April 2023)

The UK Wireless Infrastructure Strategy (April 2023) sets out the Government's vision for delivering world-class wireless connectivity and ensuring the UK captures the significant economic, social and environmental benefits of advanced digital

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infrastructure. The strategy recognises that technologies such as 5G will play a critical role in supporting economic growth, improving public services, driving innovation and enabling the transition to a low-carbon economy.

The Government has already made substantial progress in improving mobile connectivity, including supporting 4G coverage across 95% of the UK's landmass by 2025 and achieving its target for the majority of the population to access a 5G signal five years earlier than planned. However, the Government considers current non-standalone 5G networks to be only the first stage of deployment and is now seeking to unlock the full potential of advanced standalone 5G technology.

A key ambition of the strategy is to achieve **nationwide standalone 5G coverage across all populated areas by 2030**, including rural communities and villages. Standalone 5G will provide significantly faster speeds, lower latency, greater reliability and the ability to connect far more devices than existing networks, supporting a wide range of new applications and services.

The Government identifies 5G as a key enabler of future technologies and economic growth. Benefits include:

- Supporting emerging technologies such as artificial intelligence (AI), autonomous vehicles and digital twins.
- Improving public services through smarter healthcare, education and local authority services.
- Enabling smart cities with improved traffic management, reduced congestion and lower emissions.
- Increasing productivity across sectors such as manufacturing, logistics, agriculture and transport.
- Attracting investment, creating jobs and strengthening the UK's international competitiveness.

The strategy estimates that widespread adoption of advanced 5G could generate **up to £159 billion in cumulative productivity benefits by 2035**, helping to drive economic growth and improve quality of life across the country.

To achieve these ambitions, the Government is focused on removing barriers to network deployment, encouraging private sector investment, supporting local authorities in digital infrastructure planning, and promoting the adoption of 5G-enabled technologies by businesses and public services. The strategy recognises the important role of local authorities in facilitating deployment and attracting investment, including through strong local leadership and proactive digital infrastructure strategies.

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Overall, the strategy establishes a clear national policy framework that promotes the rollout of advanced wireless infrastructure, supports economic growth and levelling up, and seeks to ensure that both urban and rural communities can benefit from next-generation digital connectivity.

Planning Assessment

The main issues arising are whether the mast and equipment cabinets, due to their scale and siting, would be a visually obtrusive feature which would be detrimental to the character and appearance of the area and whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined in the NPPF, which fully supports the roll out of 5G and the next generation connectivity to accelerate business opportunities and growth to ensure the economy is resilient and competitive, the Code of Practice, and also the relevant objectives and policies within the Kirklees Local Plan.

The site complies with the NPPF, Kirklees Local Plan and UK Wireless Infrastructure Strategy as it will improve capacity and provide new 5G services to this area of Lindley. Access to a high quality, reliable superfast mobile network is not just 'a nice to have' but an essential part of everyday life. In the latest UK Infrastructure 10 year Strategy (June 2025), the Government identifies digital connectivity being part of the long term future of the UK. The Strategy states:

> *"Digital infrastructure for growth and innovation*
>
> *Para - 3.37 Digital infrastructure supports productivity growth through lowering costs for firms, underpinning technological change, widening access to labour markets across the country and enabling new and innovative services to be provided*
>
> *Para - 3.38 Digital infrastructure also increasingly underpins the provision of services critical for the functioning of society, business, and government – including the operation of other infrastructure sectors. In particular, demand for data centre services is projected to surge over the next decade including for AI development and deployment.120 The government is committed to facilitating the development and expansion of cutting-edge, secure, and sustainable digital infrastructure that meets the needs of both the private and public sectors"*

The principle of development has been established by the Government when the new permitted development rights came in to force in April 2022, which enabled sites such as this one to be built under the operators permitted development rights, with

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prior approval for siting and appearance being the only matters that the local planning authority can take in to consideration.

Planning Practice Guidance explains how a prior approval application differs from a planning application at paragraph 28. It states that:

> *'The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a* ***light-touch process which applies where the principle of the development has already been established (emphasis added).*** *Where no specific procedure is provided in the General Permitted Development Order, local planning authorities have discretion on what processes they put in place. It is important that a local planning authority does not impose unnecessarily onerous requirements on developers and* ***does not seek to replicate the planning application system' (emphasis added).***

Siting

The siting of the proposed radio base station has been carefully considered. The radio base station will be located centrally within Lindley Bowling Club car park within a predominately residential setting with a recreational ground to the north. It is surrounded by semi mature / mature trees which reduces the visual impact of the base station on the surrounding area. The specific location of the mast has been dictated by the large mature trees in the car park, these would require extensive lopping in order for the mast to reach the target coverage area, explained at paragraph 39 of the Code of Practice notes:

> "*Placing a mast within or adjacent to an existing group of trees, vegetation and other natural features can reduce visual impact. Care should be taken to minimise the unnecessary loss of existing trees,* ***though antennas will need to be sufficiently elevated to clear the treeline and the trees may need to be maintained to prevent growth above a certain level***".

Therefore, the site has been positioned to be far enough away from the trees to avoid lopping, at the same time positioned to benefit from significant screening to the north and south of the site.

It is accepted the site is situated near to a Conservation Area and the proposal will introduce a new 22.5m monopole in this area. The site is to be situated outside of the Conservation Area, whereby its located within a readily expected location, a car park of a recreational ground. The proposal will be visible from within the Conservation Area, however visibility does not automatically equate to harm. It needs to be factored in the Conservation Area covers a large area, whereby the western part is

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not identified within the appraisal, nor are there any buildings of merit / that make a positive contribution visible from the site.

There are a number of existing vertical elements such as semi mature / mature trees and light columns on the road adjacent. Consequently, the visual impact of the proposed radio base station will be minimised within the streetscene as the proposed monopole will assimilate well with the existing vertical structures already in situ in the immediate locale. This is in full accordance with the aspirations of the NPPF, Code of Practice and the design aspirations of the Kirklees Local Plan.

The proposed telecommunications mast and new equipment cabinets fully complies with the objectives of the NPPF. Government guidance states that in order to limit visual intrusion the number of radio and telecommunication masts and the sites should be kept to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used unless the need of a new site has been justified. The applicant has reviewed all available existing radio base stations, buildings and other structures contained within the search area, see section 5.

This radio base station will fill the gap in coverage that this area of Kirklees is experiencing in line with the NPPF. The operators' license obligations requires them to meet customers "*reasonable demand*". Reasonable demand would be to provide indoor coverage as customers expect to be able to use their handsets indoors. The operators also have a competitive market driven "*requirement*" to provide a high-quality service. The monopole is essentially required to enhance the existing 4G coverage and capacity but will also provide new 5G services to the area. The new site will reduce the overall number of radio base stations required which is fully in line with national guidance and The Code of Practice.

Technical requirements have dictated the siting of the proposed equipment. The operator has spent a considerable amount of time identifying a potential site and the proposed location is considered to present the best balance between operational/technical requirements and environmental impact.

This site will replace the current flag pole which is situated on the rooftop of Lindley Liberal Club. This could not be upgraded due to the heavier, bulkier 5G antennas being unable to be supported by the flag pole and there are no other buildings which are suitable and available that the operator could utilise to operate their equipment.

Therefore, a new ground based installation is required. The discounted options are set out above and their reasons for being discounted are fully explained with a search area map to show the limited area the operator is working within to fill this hole in coverage and provide 5G coverage to the Lindley Area.

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It is considered this is the most suitable location for the radio base station. It is screened by the surrounding trees and is situated off the road in land on the car park. The surrounding trees provide screening to the lower half of the mast. Moving the site anywhere else within the search area would result in the monopole being overly visible, with less screening.

When viewing the proposed radio base station from Daisy Lea Lane it will not be overly visible. The are trees separating the car park form Daisy Lea Lane which provide screening for those approaching the site, showing how the site can be restricted from long range views for those travelling along the road. Views will be localised and assimilate with the other elements of street furniture situated along this road, including lighting columns and mature/semi mature trees. These other elements of street furniture enable to monopole to continually assimilate within the streetscene. This is in line with the NPPF.

4G signals by their very nature (as they carry high data rates) do not penetrate over long distances, (5G even less so), just a few hundred metres, depending on the topography of the land, building clutter and vegetation including trees in the area which can reduce their effectiveness. Therefore 4G and 5G radio base stations need to be close to their customer demand. In this case the area experiences high amounts of footfall during busy shopping periods. Therefore, a new site is required to provide new 5G service provision as well as enhance their 4G coverage to this cell area. The operator's search area is naturally smaller, than would otherwise be the case if the operator wasn't already providing service provision from this location. This severely limits the options for siting an installation in the area.

In line with NPPF, the proposed installation is an item of essential infrastructure and therefore will not cause any loss of privacy as it is well away from any residential properties. The column and antennas do not emit any noise, odour, vibration, artificial light or disturbance from air. The only noise emitted is from a cooling fan within the equipment cabinets, which only operate during hot weather conditions. However, within a few metres the noise is inaudible, particularly when taking into account the ambient noise levels of the area which include passing traffic. The proposed installation will not cause any traffic generation as it is not a visitor destination. Maintenance of the equipment cabinets is usually once a year, where the engineer can walk to site with handheld tools.

Appearance

The appearance and design of the installation has been selected to balance both the technical requirements and constraints associated with telecommunications development and to minimise harm by considering planning, environmental and

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visual considerations. To this end, it is a simple, functional monopole. The column width is essential in order to safely support the antennas at the top of the column. The column is proposed to be galvanised to match the surrounding elements of street furniture. However, the street pole can be painted any colour should the Local Planning Authority consider that an alternative colour would be more appropriate.

The height of 22.5m is essential. If the column were to be any lower, the antennas would not be able to clear the surrounding urban clutter as such would not be able to operate effectively. A lower height would lead to a poor user experience for a large part of the target coverage area. As such, this would fail the operators design brief, and an additional installation would have to be found leading to the proliferation of masts contrary to national planning guidance contained in the NPPF. This would have a greater impact on the wider surrounding area, as there would be multiple masts required in order to reach the target coverage area of Lindley. The proposed monopole benefits from being in line with other vertical elements in the area such as light columns and mature/semi mature trees.

It is essential that the 5G antennas are unshrouded. As the radio frequencies get higher, required for data carrying, the antennas are less able to propagate through immediate blockages including Glass Reinforced Plastic, which is what the shroud is made from. This affects the 5G antennas more so than any other technology. The result being they cannot operate effectively close to Glass Reinforced Plastic or any other blocking material. Therefore, there is a technical reason why the 5G antennas need to be unshrouded. The latest 4G technology are also affected more so than older technologies by propagation and are therefore less efficient if they are shrouded. As such, the other antennas also need to be unshrouded to ensure that the latest technologies are provided to the surrounding area maximising their propagation.

If the column and headframe were to be any slimmer, then the multi technologies would not be able to fit in the installation and an additional radio base station would be required which would be contrary to national planning guidance. It would also not be structurally capable of supporting all the technologies including the latest 4G coverage as well as 5G service provision. As per policy CO1 of the NPPF, the site has been minimised so far as practically possible, taking into account the operational requirements of the site.

The proposed monopole will allow the antennas and dishes to be orientated in a way which maximises the 5G provision to the area. A thinner monopole design or narrower headframe would not be able to host all of the required antennas and would restrict the orientation of the antennas it could hold, which would not adequately serve the operator's target coverage area and would therefore fail the design brief.

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The only element of the proposal which requires prior approval is the monopole. The cabinets are designed to appear like other statutory undertakers' equipment cabinets, including in the immediate locale. The equipment cabinets measure below 2.5m2 so can be installed under the operators permitted development rights. However, they have been included on the plans and in the description in order to remain fully transparent. Their colour is proposed to be light grey and fir green to match other statutory operators' equipment cabinets commonly found in urban areas.

The proposal has been designed to respond appropriately to its surroundings. Modern utility and communications infrastructure are now considered as important elements within an evolving streetscape, that provide vital connectivity to under-connected areas. The proposed telecommunications equipment would be read as a functional element within this established and evolving urban environment. Due to its modest footprint, relationship with existing street furniture and utility infrastructure, and the contemporary character of the immediate area, the proposal would not detract from the significance of the Headingly Conservation Area, interrupt important views, or harm the appreciation of nearby heritage assets.

The proposed new site accords with NPPF because the equipment will resemble other linear structures within the area and will expand the network, ensure high quality communications infrastructure is maintained whilst minimising the number of radio base stations in the area. Placing masts near similar structures such as light columns and tall trees, utilising simple and unfussy designs is acknowledged in the Code of Practice on Mobile Network Development in England to be less likely to dominate and be in discord with the rural scene and as a result less likely to have a detrimental impact on the visual amenity of the surrounding area.

Lack of Coverage – Material Consideration

Whilst there will be a degree of harm to the setting of the Conservation Area due to its visibility from within, this harm needs to be weighed against the significant public benefits that are attributed with improved digital connectivity. The Government attributes "***substantial weight***" to improving digital communications.

The Government published the UK Government Resilience Action Plan on July 2025. At paragraph 57 - Improving the resilience of Critical National Infrastructure, it states:

> "The resilience of the UK's CNI is of central importance to ensuring that the essential services the public rely on continue to operate. Given the fundamental and connected nature of these services, failure has the potential to cause cascading and catastrophic consequences. This could be, for example, power outages impacting other essential functions, like transport or

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> water provision, or a failure in the telecoms or data infrastructure sectors impacting the energy sector - across all four nations" (emphasis added)

And para 109d –

> "further invest in resilient telecommunications capabilities for crisis management response. The UK government has undertaken a strategic overhaul of its approach to resilient telecommunications, which are paramount to respond to a National Power Outage and other national security risks. This has included a recent investment in ensuring our resilient voice capability, situated across the UK to enable a means of information flow across the local and national level, is fit for purpose and is now exploring opportunities to augment our capabilities with the addition of resilient data provision".

These Government publications weigh heavily in favour of the application in regard to the social and economic benefits of telecommunications installations, more specifically 5G can bring.

The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with the National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place. By providing the latest 4G technology and new 5G service provision the proposals will support the aspirations of Central Government for everyone to have access to the superfast highway network wherever they are and that the majority of the population have access to a 5G service by 2030.

In accordance with the NPPF and Polies LP4 and LP24 of the Kirklees Local Plan which supports telecommunications, the proposed installation is significant to enable continuous coverage of the telecommunications network, ensuring this area of Kirklees continues to get the mobile coverage it needs for VMO2 customers as well as 5G coverage.

This radio base station will enable Cornerstone on behalf of VMO2 to provide new services to the Lindley area, in line with the NPPF. The operators' license obligations require them to meet customers "reasonable demand". Reasonable demand would be to provide indoor coverage as customers expect to be able to use their handsets indoors. The operators also have a competitive market driven "requirement" to provide a high-quality service.

There is an identified need for this installation to ensure that the latest technology in the form of 5G can be brought to this area of Kirklees, and which is currently non-existent for VMO2. Filling this lack of 5G service provision is fully in line with the requirements of the Kirklees local plan including policies LP4 and LP24.

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Economic and Social Benefits

The NPPF strongly supports sustainable development, as does the Kirklees Local Plan. Mobile communication plays a significant role in sustainable development, being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF and the Kirklees Local Plan, to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area. Enhancing the 4G coverage and capacity in this area and providing new 5G services will fully meet this national policy objective.

Providing the latest digital infrastructure to enable improvements in digital technology empowers and enables residents to have the highest quality of life, supports the creation of high quality jobs and achieves the maximum productivity levels. It also helps the economy to be resilient and competitive. It will help Lindley be a world-leading digital city and one which its businesses, public service providers and citizens are using digital technology by default and to the fullest to grow their businesses and improve productivity to access skills, training and employment opportunities to address global challenges that have a local impact such as ill health, social isolation, and pollution; to improve living standards and well-being, helping people to lead prosperous and rewarding lives; and to improve the quality and value for money of public services.

The vast public benefits associated with digital connectivity referenced throughout this application, of which the Government now attributes "*substantial weight*" too, needs to be weighed against the relatively small degree of harm when taking into account the vast area the Conservation Area covers and its localised harm.

Sequential Test and Lack of Alternative Options

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This is a very defined search area. This is due to the limitations of 5G discussed throughout this document and the fact that the new site must be near to the existing site to avoid moving the existing coverage away. Simply put, the higher frequency cannot travel far or through material as well and so sites must be directly where the demand is.

The search area is made up of Lindley Bowling Club, Lindley Liberal Club recreational grounds, commercial and dense residential streets, including local heritage assets such as the Clock Tower. Great effort was made to identify a location that could still deliver the necessary service while minimising impact on these sensitive receivers.

There were 11 alternative options discounted in this very small and defined search area. These were discounted due to impacts on visual/residential amenity, pedestrian obstruction, impacts on heritage assets, and ICNIRP challenges.

The proposal is the least impactful, technically viable, location in the area – it is sited in a discrete setting with significant existing street furniture with which it will assimilate and natural vegetation for screening/backdrop.

The robust sequential test with numerous discounts, and through design consideration, confirm proposal is certainly the least impactful, viable, siting and design capable to delivering the necessary service uplift. With that in mind it the proposal meets the NPPF policy test related to 'minimising harm (while taking account of the technical considerations)'. This principle also aligns with the appeal decisions referenced above.

The proposal is permitted development (albeit 'with prior approval') so the principle of the development is established in law via Part 16 of the GPDO. This is an important distinction as under permitted development a solution must be found as consideration cannot be given to the principle, only that the proposal is acceptable or the most suitable option in terms of siting and appearance.

This is significant in an area as constrained as this, especially when such careful consideration has been given to siting and design to minimise impact while remaining functional and addressing the technical constraints.

Given the robust sequential test applied, and the relevant principles, this proposal is acceptable in planning terms.

Practical Applications of 5G Connectivity as Example of Material Socio-Economic Benefit: -

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Providing improved 4G coverage and capacity and new 5G service provision in this area will fully meet Policy CO1 of the NPPF and the Wireless Infrastructure Strategy which supports strengthening digital and data infrastructure (including 5G), and using data to help address challenges.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology. The proposed installation will fully support these national and regional aspirations.

This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their digital strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

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The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology. The proposed installation will fully support these national aspirations.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

Summary

The proposed base station is located within Lindley Bowling Club car park adjacent to Daisy Lea Lane. There are trees to the north which are under a Tree Protection Order (TPO) and there are trees to the south which range in heights from 15-20m. This has resulted in the monopole being located centrally within the car park to avoid the TPO tree and the taller trees for technical reasons.

An installation located outside of this search area would not allow the operators to provide their desired level of new 5G coverage, enhanced 4G service provision or coverage and therefore would not adequately fill the current 5G coverage gap. It would fail to reach the target area. Continuous coverage is also required in order to ensure that calls are not 'dropped' within the operators target coverage area.

As this is a prior approval application, the Government confirms that this is permitted development, akin to outline planning permission, with just the finer details of siting and appearance to be considered by the local planning authority. The vertical structures help the proposed installation assimilate with the street scene and not appear alien in the immediate area.

As part of VMO2's continued network improvement program, there is a specific requirement for a new installation at this location to provide improved 4G coverage and capacity, and new 5G coverage, ensuring that this area of Kirklees has access to the latest technologies.

The proposed height at 22.5m is essential in order for the antennas to clear the surrounding urban clutter, trees and ensure the antennas are able to reach the target

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coverage area, to provide new high quality 4G coverage and capacity and new 5G service provision to Lindley.

Whilst the proposal will inevitably be visible within the public realm, visibility does not equate to unacceptable harm. The installation would be experienced within an existing urban environment characterised by commercial development and numerous existing vertical features. Consequently, the proposal would integrate appropriately into the established character of the area and would not result in unacceptable impacts upon visual amenity, local character or townscape quality.

In planning balance terms, any limited and localised visual effects associated with the proposal are significantly outweighed by the substantial public benefits arising from improved network resilience, enhanced 4G services, new 5G connectivity, support for businesses, improved access to digital services and the continued operation of essential communications infrastructure within the area. Furthermore, the submitted site selection assessment demonstrates that no alternative site would deliver these benefits with a lower overall level of planning impact.

When weighing the balance between the harm and benefits and the alternative sites (or the lack thereof), it is evident there is nowhere else that can provide the required technologies without having a lesser degree of harm to the area. Therefore, it can be considered to be the "*least worst*" option, and the benefits do indeed outweigh the harm.

Therefore, the proposal represents a well-considered, balanced and policy compliant form of development. The sited and designed to be in line with National and local policy, minimising its visual outlook on the area, including the setting of the conservation area, whilst delivering essential digital connectivity to the area. Improved digital connectivity is a key enabler to economic growth, not only is this recognised by national Government in the latest NPPF (August 2026), as well as the Kirklees Inclusive Economy Strategy. As such, it is respectfully requested the site is recommended for approval under the prior approval regime.

Confirmation that submitted drawings have been checked for accuracy

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