

**TOWN AND COUNTRY PLANNING ACT 1990
DEVELOPMENT BY TELECOMMUNICATION CODE
OPERATORS**

**NOTICE OF REFUSAL OF PRIOR
APPROVAL**

Application No. 20NP0007

Harlequin Group
Rutland House
5 Allen Road
Livingston
EH54 6TQ
For the attention of Mr M Brown

Proposal **Installation of an 8 metre high smart metering radio mast and associated works**

Location **On the grass verge to the south side of A68, Rochester, Northumberland**

Applicant **Arqiva Ltd, Crawley Court, Crawley, Winchester, SO21 2QA**

The Northumberland National Park Authority as Local Planning Authority have determined that prior approval for the siting and appearance of the development proposed in the above mentioned application received on the 23rd January 2020 in accordance with the plans submitted with the application, is required and is refused for the reasons given in the attached schedule.

Schedule of Reasons for Refusal

1. The mast is located in a prominent roadside location along the A68 within the village of Rochester. By virtue of its height and location, being poorly related to existing structures within the village, the proposed mast would have a significant detrimental effect upon the landscape character, setting and views associated with the village of Rochester and for users of the A68, this road being a key transport routes through Northumberland National Park. The proposals are therefore contrary to the requirements of Core Strategy policies 1, 3, 20 and 28, policies ST1, ST2, DM1 and DM11 of the emerging Northumberland National Park Local Plan and paragraphs 113 and 172 of the NPPF.
2. The applicant has failed to provide compelling evidence of the need for the mast to be located in such a prominent, visually intrusive location, with alternative, potentially less harmful sites having been given minimal consideration prior to discounting. As there are alternative, potentially less harmful sites available for the mast, it is considered that any public benefits achieved by the scheme would not outweigh the harm to the landscape character of this part of the National Park. The proposals are therefore contrary to the requirements of Core Strategy policies 1, 3, 20 and 28, policies ST1, ST2, DM1 and DM11 of the emerging Northumberland National Park Local Plan and paragraphs 113 and 172 of the NPPF.

Dated this: 2nd March 2020



National Park Officer