

OUR REF: CTIL_150303



DESIGN AND ACCESS STATEMENT

**On behalf of Cornerstone Telecommunications Infrastructure Limited
And Telefonica Limited**

*Planning application relating to the proposed installation of 6 no antenna,
housed within GRP dormers and equipment cabinets contained internally within
pitched roof space and ancillary development thereto.*

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1. INTRODUCTION

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting technical material that was submitted with this planning application.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

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

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In particular:

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

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

- A proper assessment of the character of the area concerned
 - That the design shows an appreciation of context
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2. SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a communications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

A pre-application consultation email was sent to the LPA on 09.12.2016 which included site-specific draft drawings and outlined the need for the new telecommunications base station and the sequential approach taken to site selection.

Pre application discussion was undertaken with local Ward Councillors and MP as outlined in the Supplementary Information form.

No response was received at the time of making the application.

Documentation Submitted with Application

- Drawings Ref. No's: Planning drawings - Ref. No's: 100B_Site Location Maps, 200E_Existing Site Plan, 201C_Proposed Site Plan, 300 Existing Site Elevation 301B_Proposed Site Elevation, 302A_Proposed Site Elevation,
- Site Specific Supplementary Information;
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Stations document;
- ICNIRP declaration and clarification statement.

Design Component

Due consideration has been given with regard to technical, engineering, environmental and land use planning within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined on the Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations.

Use proposed

The proposal is the installation of a telecommunications facility that will provide replacement and upgraded 2G/3G/4G coverage for Vodafone and Telefonica.

The proposal will bring improved services and capabilities to the local community, creating better connections that will have social and economic benefits for the area.

Commercially companies of all size, from sole traders to multi-nationals will benefit from improved business efficiency that mobile telecommunications will bring.

Amount

- The installation of 6 no antenna
- Cabinets within pitched roof space

Layout

The layout of the proposed development is illustrated on the plans attached to the application. The proposal is confined to the useable areas of the roof of the building. The layout is considered satisfactory for this site and the surrounds.

Scale

The development would allow for the provision of network services for the Telefonica network, with only a modest impact on the visual amenities of the area. The scale of the proposed development is relative to the height of the building, in which the antennas are mounted at 17.30m u/s and 18.80m u/s).

Landscaping

N/A as it is a rooftop installation.

Appearance:

The antenna will be housed within GRP dormers and the equipment cabinets contained internally within the pitched roof space. Accordingly, the appearance of building will not change.

Access

Telefonica operates electronic communications networks providing an electronic communications service in accordance with the Communications Act 2003. The Communications Act 2003 contains the electronic communications code ("the Code") and replaces the Telecommunications Act 1984. Access to the development is by definition limited to the operator and their authorised agents. Users of the site will be trained telecommunications industry workers, in regard to both construction and maintenance visits. Access to the antennas will be severely restricted. Those who access the site will have been trained to access the site safely and will be wearing appropriate PPE. No access arrangements for the public are required to be in place due to the nature of the proposed development. Access arrangements will not change following completion of the development. All operators have a site database, which is accessed prior to construction and prior to site maintenance visits. In terms of access, the database gives directions to the site, dictates where parking is to be undertaken, and outlines procedures to access the equipment.

Community Safety

The transmission station will be operated in accordance with the radio frequency or electromagnetic field exposure guidelines suggested by the European Union. This recommendation is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for limiting public exposure to electromagnetic fields. This means that in areas where the general public may spend time, exposure levels will be fully within guidelines which the UK Government and the European Union have recommended and has formal backing of the World Health Organisation. A declaration of ICNIRP compliance is provided as part of this planning submission.
