

## **DESIGN AND ACCESS STATEMENT**

### **WESSEX SELF DRIVE DEPOT CELL REFERENCE 55905**

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting 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).

In accordance with the Code of Best Practice on Mobile Phone Network Development<sup>1</sup>, and published Government guidance, this proposal was drawn up having regard to the need for good design.

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 telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

### **SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS**

#### **Introduction**

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

#### **Pre Application Discussions and Negotiations**

Letters providing details of the proposal were issued to the local authority and to the elected representatives of Warren Park Ward on 02/08/12. In light of the separation distance from the nearest schools and housing, coupled with the low TLR score, additional community consultation was not undertaken.

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<sup>1</sup> Paragraphs 120-126.

No feedback was received from the ward representatives. The LPA replied via letter dated 16/08/12, advising that the location and design were appropriate in principle.

The design has not, therefore, altered as a result of pre-application consultation.

### **Documentation Submitted with Application**

- Drawings: 55905/101 C, 55905/103 D, 55905/105 C;
- Application Forms; &
- Coverage Plots.

### **Design Component**

- Use proposed: The proposal is for a joint development by mobile operators Everything Everywhere and 3.

The site is required in order to replace 3G coverage from an existing site at the Southern Electric building on Bartons Road PO0 5JB, where notice to vacate the site was issued by the site owner as the building is due to be demolished, and also to provide 2G coverage to the surrounding area. It will form an integral part of the operators' national networks.

In order to avoid major disruption to the 3G network while a replacement site is secured, a temporary installation, comprising a 20m high movable mast and equipment housing, was deployed at the Wessex Self Drive Depot, to the east of the current application site, under emergency powers (notice of which was duly served on the local authority). Planning legislation dictates that this temporary installation may remain in place for only a limited time. The application proposal is sought as a permanent solution to the very specific coverage requirement in this area of Havant.

Coverage plots are included as evidence of the technical requirement. They provide a visual representation of coverage levels with and without the proposed installation at the Wessex Self Drive site (coverage from the temporary installation is not included on the plots), from which it is clear that there is a very real need for the proposal, with existing coverage levels on both the 3G and 2G networks falling far short of acceptable levels.

It is also stressed that, as a replacement for the Southern Electric site, the proposed site would be maintaining a vital part of the established network in the area and preventing serious disruption, rather than simply introducing new and improved coverage to the area.

- Amount: The proposed development comprises the installation of a 17.5m high monopole, with a shrouded antenna section and supporting 1no. 30mm diameter dish and 1no. 600mm diameter dish, along with 3no. equipment cabinets, 2no. Link AC cabinets, 1no. small scale lockable electrical cabinet and development ancillary thereto within a 2.3m high fenced compound. The amount of necessary equipment has been restricted to that necessary to meet the technical requirement and, resultantly the proposed development would have a narrow footprint.

- Layout: The equipment has been sited along the south-eastern boundary of a well established vehicle hire depot and would be contained within a fenced off compound area, allowing sufficient space for safe access during times of construction and maintenance. The proposal in its entirety would occupy a narrow footprint and would not impede pedestrian or vehicular movement.
- Scale: The proposed 17.5m height of the monopole is required in order that the antenna heights calculated by the network radio planners can be achieved (2no. sets of antennas are stacked within the shroud, reducing bulk, with mid points of 14.75m and 16.55m above ground level), ensuring that the signal is able to clear all surrounding building and tree clutter and to propagate throughout the whole of the target coverage area. This is the minimum height at which the site can operate effectively. The equipment housing is small in scale, comprising the smallest practicable internal components, and would not protrude above the fence line.
- Landscaping: The lower section of the proposal will be partially screened by the proposed fencing. In light of the nature and appearance of the site additional landscaping measures were not considered appropriate.
- Appearance: The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements of the operators. The selected structure, narrow footprint and simple, unfussy profile which results in a structure which is appropriate within the selected setting and will have a limited impact on the area. The proposal would additionally benefit from the backdrop / screening provided by the existing bank of trees to the south and east of the depot. On balance, the selected site and design are considered to offer the best solution to the very specific coverage requirement in this area of Havant, achieving as they do an equilibrium between achieving the technical objective and minimising visual impact.

## **Access**

Access to the development is by definition limited to the operator and its authorised agents. The equipment would be contained within a secure fenced compound. Those who access the equipment in regard to both construction and maintenance visits will be industry workers who have been trained to access the site safely and will be wearing appropriate PPE. Appropriate warning signage will be displayed.

Access arrangements will not change following construction. 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 and dictates where parking is to be undertaken.