



Design, Access and
Supporting Statement in
respect of

GPDO application

On behalf of EE

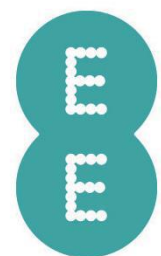
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Table of contents

1.0	Proposed Development	2
2.0	Access	3
7.0	Planning Policy	5
11.0	Alternative Site Assessment	8
13.0	Conclusions	10

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0	Name	Name	Day/Month/Year
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Introduction

This statement forms part of an application submitted on behalf of EE (formerly Everything Everywhere Ltd and Orange PCS Ltd). It has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 which requires the submission of a Design and Access Statement to accompany planning applications.

1.0 Proposed Development

1.1 Site

The proposed development is for a 15m high telecommunications lamp post with 1 no. tri-sector antenna and one equipment cabinet and ancillary equipment thereto. The application site is located on grass verge on Eagle Avenue.

The proposed development is required in order to provide coverage to this part of Waterlooville which will suffer from poor coverage levels once the existing mast at Woodcroft Farm, Woodcroft Lane is removed. The existing mast is located approximately 0.1 miles north-west of Eagle Avenue and reasons for the removal are explained in paragraph 13.

The proposed site does not lie within any land designations. It is our understanding that the proposed 15m height would not be detrimental to the visual amenity of the surrounding area, as such, this replacement site will not significantly detract from the visual amenity of the locality.

Maintenance is only required every 6 months and only one small vehicle is proposed. Consequently it is not envisaged that access will present a problem in the area.



Ariel photograph of the proposed location

1.2 The Proposal

Consideration has been given with regard to technical, engineering, environmental and land use planning considerations 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 elevation (Drawing Number HAM0535/01/A).

The proposal is to replace the existing 25m high, heavy duty lattice mast at Woodcroft Farm with a 15m high slimline telecommunications lamp post comprising of 1 no. tri-sectored antenna located at the top of the lamp post and 1 no. equipment cabinet at ground level adjacent and ancillary equipment thereto.

The proposal has been sited and designed to be able to give the required level of coverage to this part of Waterloooville which will suffer from poor coverage levels once the existing site is removed. There are no available masts in this area that could be utilised in order to achieve the coverage into the required area. A full alternative site assessment was carried out before the site at Eagle Avenue was identified as the optimum location in both planning and technical terms. Details of the alternatives are documented below in paragraph 13.

The proposed site does not lie within a land designation and as such, the new site will not significantly detract from the visual amenity of the locality. It is appreciated that the uppermost part of the installation may be visible from some view points, but every effort has been undertaken to reduce the visual impact of the proposal and the installation has been sited to utilise as much of the available screening as possible.

EE is aware of local feelings towards telecommunications and has made every effort to allow for local concern with this application, by utilising a lamp post design and minimising the amount of equipment, the effect of the installation will be much reduced.

From the outset, when the option in this location was first considered, the decision was made by EE to try and assimilate any proposal to be in keeping with the surrounding area. As such, by utilising a lamp post design and minimising the amount of equipment, we feel that this is the best location to minimise any visual effects of the surrounding area.

2.0 Access

2.1 Construction and Maintenance

Access to the site will be taken from Eagle Avenue and maintenance is only required every 6 months and only one small vehicle is proposed. Consequently it is not envisaged that access will present a problem to the on-going working of the area. During the construction process all build and maintenance regulations will be complied with and this can be confirmed closer to the time of construction if required.

2.2 Public Access

Radio base stations are not designed to be accessible by the public. Therefore no specific public access provisions are required to be incorporated into the design of the proposal.

3.0 Regulatory Statement

EE is authorised to operate a public electronic communications network and supply public electronic communications services under the provisions of the Telecommunications Act 1984, the Communications Act 2003 and the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 and aims to meet all reasonable customer demand for that service.

Despite the already high level of penetration the total number of reported mobile customers in the UK continues to grow. At the end of March 2004 the five UK Network operators reported a combined customer base of 54.7 million compared to 49.7 million a year previously¹.

In 2003, average household expenditure on mobile telecoms services (calls and text messaging) was greater than expenditure on fixed voice services (calls and access) for the first time.

4.0 How the System Works

I enclose a self-explanatory document entitled 'Network and 3G information'. This has been produced by EE and explains how mobile phones work, the technical issues behind the siting of base stations and also introduces the new system commonly referred to as 3G or Third Generation.

5.0 Pre Application Consultation

5.1 Local Planning Authority

The National Planning Policy Framework (NPPF) guiding principle is a presumption in favour of sustainable development - development that is sustainable should go ahead without delay. Paragraph 43 of the NPPF states that LPAs should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum, consistent with the efficient operation of the network. The document states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified.

Paragraph 45 of the NPPF states that applications for telecoms development should be supported by the necessary evidence to justify the proposed development, including the outcome of consultations with organisations with an interest in the proposed development.

Enclosed with this application are a set of coverage plots detailing the coverage provided by the existing and proposed installations.

A pre-consultation letter was sent to the LPA on the 4th September 2012. A response was received on the 18th September 2012 from Richard Nash acknowledging receipt of our letter and requesting us to investigate two further options prior to the submission of an application which has been carried out and discounted as metnited in paragraph 13. We were also requested to undertake consultation with the Waterloo Community Board, Councillor Paul Buckley, the Acorn Community Centre and the residents adjacent to the site location in Curlew Gardens, which has been done.

The Council have confirmed that the chosen location is on a publicly maintained area of the Highway.

In line with the ten Commitments of the Federation of Electronic Industries (FEI) the site was rated according to the Traffic Light Model.

5.2 Public Consultation

The site was rated red as it is located close to residential properties and a school. As such, consultation was undertaken with the local Ward Councillors, the Head Teacher and Chair of Governors at Woodcroft Primary School, the Waterloo Community Board, Councillor Paul Buckley, the Acorn Community Centre and the residents adjacent to the site location in Curlew Gardens. Also, two consultation notices were displayed close to the proposed site location. As at application submission, no response have been received.

¹ The Communications Market 2004 – Telecommunications August 2004 (Ofcom)

5.3 Schools and Colleges

Consultation letters were sent to the Head Teacher and Chair of Governors of Woodcroft Primary School, which is located approximately 100m north of the proposed site location. No responses were received in regard to the location of the proposed site.

6.0 Civil Aviation Authority/Secretary of State for the Defence/Aerodrome Operator

The proposed site is not located near an airport, as such, no consultation was conducted.

7.0 Planning Policy

7.1 National Policy

National guidance on telecommunications in England is contained in the National Planning Policy Framework (NPPF).

An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Telecoms section of the NPPF: 'Advanced, high quality communications infrastructure is essential for sustainable economic growth.' (Paragraph 42, NPPF).

7.2 Specific Policies

Existing building or structure

There are no available buildings within the locality that would be able to support an installation to provide the required level of coverage to the area.

Site Share and Co-location (i.e. 2nd mast near to existing mast)

Paragraph 43 of the NPPF states that LPAs should aim to keep the number of radio and telecommunications masts and the sites for such installations to a minimum, consistent with the efficient operation of the network. The document states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. As demonstrated from the alternative sites assessments, there are no suitable masts or other structures in the area that would be capable of providing the level of coverage needed. It is re-iterated that this proposal is a replacement for a previously approved site which is to be removed, thereby not increasing the number of base stations in the immediate locale.

Innovative Design Solutions

NPPF encourages authorities and operators to work together and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennas but also the materials and colouring.

In order to maintain the required coverage, and comply with the above, the proposal is to install a 15m high telecommunications lamp post design, coloured goose grey – BS4800 00A05. Given the general appearance of this area, the proposal would not appear out of keeping with a busy roadside area.

8.0 GDPO Applications

It is important to recognise that the proposed development is permitted, in principle, by Part 24 of the GPDO. Thus the legal and policy context for the proposed development (through the NPPF and the GPDO) weighs in favour despite its possible visual impact, the NPPF therefore provides general support for the proposal.

9.0 Local Planning Policies

General:

In considering the design and siting of the proposal full regard has been made to local planning policy and guidance.

There is no specific Telecommunications Policy in the Local Plan, however, guidance on the design is to be taken from the Design Policy CS16 of the Havant Borough Council Core Strategy 2011. This policy states:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high

- quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
 5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
 6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
 7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

Assessment against Policy

It is our belief that this proposal meets with the requirements of the local plan policy for the following reasons:-

1. a) The proposal is for a 15m high telecommunications lamp post design which will be coloured goose grey. As such, given the general appearance of this area, the proposal would not appear out of keeping with a busy roadside area.
 b) The proposal is for a 15m high telecommunications lamp post design which will be coloured goose grey. As such, given the general appearance of this area, the proposal would not appear out of keeping with a busy roadside area.
 c) The height of the proposed installation is 15m which is required in order to be able to maintain the current level of coverage to this area of Waterloooville once the existing site at Woodcroft Farm is removed.
 d) n/a
 e) The proposal will not cause neighbours any unacceptable harm by way of smell, loss of privacy, outlook, noise or overlooking.
2. a) n/a
 b) n/a
 c) The proposed development will be located on highways maintained land and will not inflict on pedestrians walking past the site.
3. The proposal is required in order to maintain the level of coverage provided to this area of Waterloooville that is currently provided by the existing site at Woodcroft Farm.
4. n/a
5. n/a
6. The design of the proposal has been chosen to help the site to blend in with existing street furniture within the locality easing any environmental impact that any installation will have at this location.
7. The proposal will be able to accommodate any equipment modifications that may take place over the lifespan of the site.

The application site and design was chosen in an effort to keep the visual impact to an acceptable level, whilst still providing the necessary required coverage over the required area.

No other suitable sites were found which would have a lesser impact on visual amenity on the surrounding area, due to the lack of existing rooftop or greenfield options. Thus the application has

been compiled in accordance with EE's licence requirements and having proper regard to both environmental and operational considerations.

It is re-iterated that this proposal is not an addition to the EE Network, but a replacement for an existing site that is to be removed in the near future. I hasten to add that the existing site that is being removed is a 25m high, heavy duty lattice mast and is being replaced by a 15m high slimline pole.

10.0 Technical Justification

This site is required is to provide coverage to this part of Waterlooville which will suffer from poor coverage levels once the existing site has been removed. There are no available masts in this area that could be utilised in order to achieve the coverage into the required area.

11.0 Consideration of Alternatives

I attach a street map extract showing the existing and proposed site locations and all discounted options referred to below.

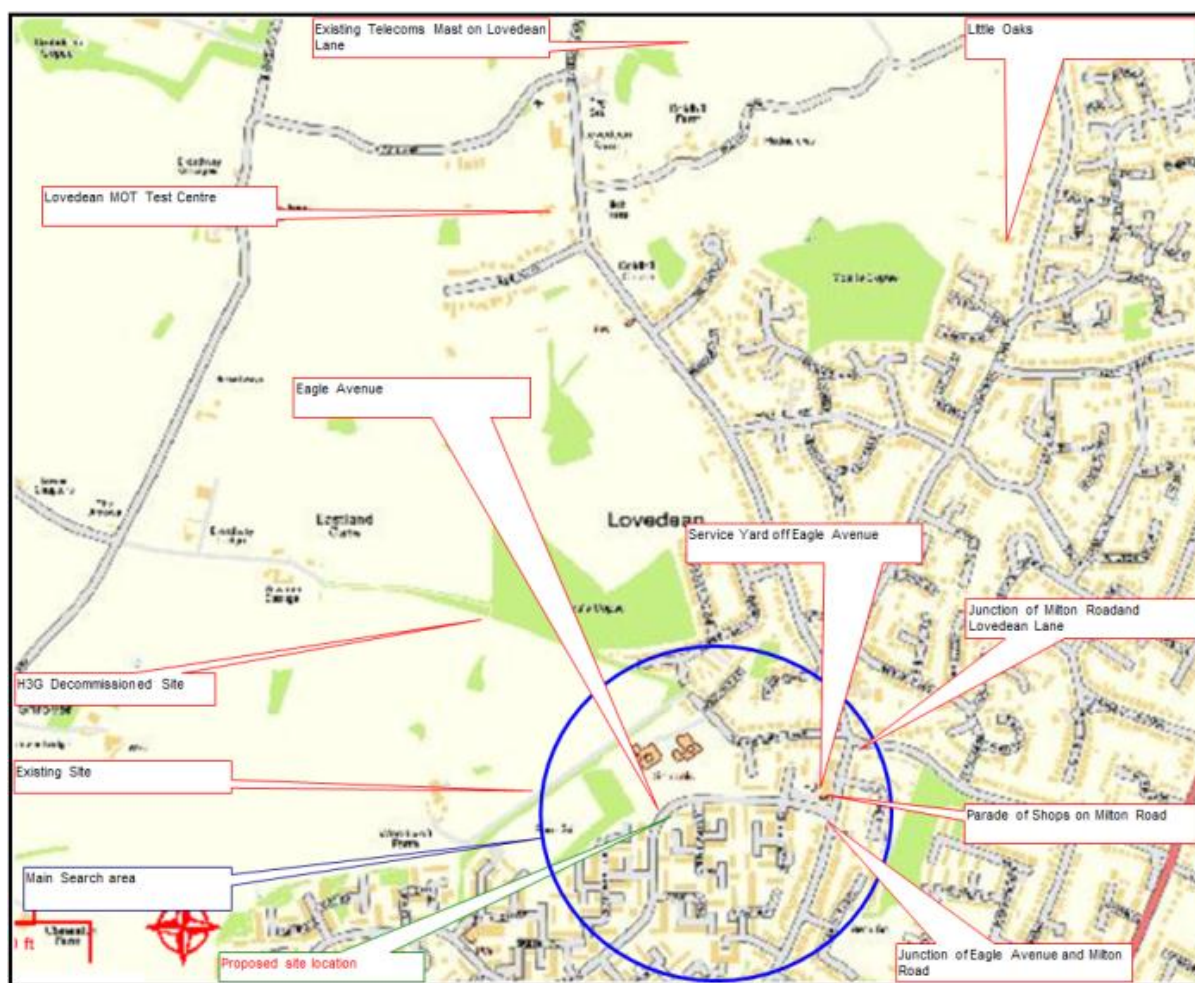
Site	Reason for not choosing
Junction of Eagle Avenue and Milton Road, Cowplain, Waterlooville	This option is located adjacent to a roundabout which is overlooked by residential properties. As this site is more prominent than the proposed location, it has been discounted for use.
Junction of Milton Road and Lovedean Lane, Cowplain, Waterlooville	This option is overlooked by houses and will have a direct view of the site, as such this option was discounted due to siting and appearance issues; as this location is more prominent than the proposed site.
Decommissioned H3G structure at Woodcroft Farm, Woodcroft Lane, Waterlooville	Despite chasers to the Landowners agent to request approval to utilise this existing (decommissioned) mast, a response has not been received. As such and due to the imminent removal of the existing Orange/EE structure, we have no option but to progress the proposed option.
Grass Verge off Eagle Avenue, Cowplain, Waterlooville	This option is opposite the proposed location and is overlooked by residential properties, as such, was discounted as being more visually intrusive than the proposed location.
Lovedean MOT Test Centre, 231 Lovedean Lane, Waterlooville	There was no response from the site provider about placing telecommunications equipment on their premises.
Existing Telecoms Mast on Lovedean Lane, Waterlooville	This site may potentially be used in the future to provide coverage to the area north of Cowplain, however, is unable to provide coverage to the required area.
Little Oaks, Frogmore Lane, Waterlooville	There was no response from the site provider about placing telecommunications equipment on their premises.
Parade of Shops on Milton Road, Waterlooville	There was no response from the site provider about placing telecommunications equipment on their premises. However, this option is located at the bottom of a hill, as such, a large stub mast installation would be required on the roof of these properties and so this option was discounted as being too visually intrusive.

Service Yard off Eagle Avenue,
Waterlooville

There was no response from the site provider about placing telecommunications equipment on their premises. However, this option is located at the bottom of a hill, as such, a large installation in the region of 25m in height would be required at this location and so this option was discounted as being too visually intrusive in comparison to the proposed site.

There are no other available options within the search area capable of providing the required level of coverage

Map showing the location of discounted options



12.0 Health and Safety

Telecommunications planning guidance states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive. The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure, then it should not be necessary for the local planning authority to consider the impacts of health concerns.

It is confirmed that the proposed equipment and installation complies with ICNIRP guidelines and a Certificate of Compliance has been submitted in support of the application.

However, I am aware over perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement with a question and answer sheet that can be used for public consultation.

13.0 Conclusions

The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations in order to minimise its impact on the local environment. The installation has also been designed to have a minimal impact upon local residents and as such it is felt that the proposal is acceptable in all aspects.

It is considered that the development does not have a significant detrimental visual impact on the surrounding area, and technical justification for the facility has been given. In relation to planning policy, whilst there is no local policy on telecommunications to evaluate, national policy clearly states that any development which seeks to improve the telecommunications infrastructure should be supported in principle.

I would like to re-iterate that this proposal is not an addition to the existing network, but a replacement for the previously approved site which due to redevelopment plans, needs to be removed. Accordingly, the proposed development is considered to conform to national and local planning policies.