



SITE DETAIL SHEET

Site Requirement

Site Number – Nominal Name	Telecoms Planning Precon for a proposed site at Mowthorpe Lane
Site Objective	This site is to give coverage to the surrounding area and also link other sites into the Network. This is as part of a project to give mobile, data and emergency services coverage via mobile phones to more remote areas in the UK

Preferred Site

Site Name	Mowthorpe Lane
National Grid Reference	467479, 470156
Traffic Light Model Rating	Amber
Assessment	<p>In this instance equipment cabinets are being used to house the electronic radio equipment. This means that a more bulky equipment cabin is not necessary.</p> <p>The installation is looked upon as being a minimal modern telecoms installation with minimal visual impact</p>

Equipment Details:-

Please see the complete breakdown on the attached drawing

Some of the Alternative Options Considered:

- D1 – Orange NYK1105 Site Share NGR: E 497220 N 490502** – We are advised that this is already a planned Site Share.
- D2 – Vodafone 41653 Site Share NGR: E 502175 N 488457** – We are advised that this is already a planned Site share.
- D3 – Land to the South East of Mowthorpe Road** – The Land Owners here are Spikers Hill Farm, and North Stile Farm, unfortunately, both have confirmed they are not interested in proceeding.
- D4 – Land to the North and East of the proposed options** – A site to the North or East of the proposed options would put it on the very top of the hill, the road requiring coverage is in a valley near the bottom of this slope and a site located at the top would be obstructed by trees, and would likely 'overshoot' the road.
- D5 – Hawthorne Wood** – This location was submitted in the original report and has been rejected by radio.
- D6 – Land Above Hawthorne Wood** – The Landlord here expressed initial interest, but since trying to arrange to meet with him, he has not responded to several emails and telephone messages, and we take this as a lack of interest, I will continue to chase for a reply, and this does become available will advise.

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Everley Wood Telecoms Mast	Site Address:	Everley Wood Hackness Estate
NGR:	E: 496930 N: 489558		Hackness YO13 0BT
Site Ref Number:	74358/ ESN1028	Site Type:	Macro

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why: After a phone call to the LPA it was felt that the industry database was a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why: N/A		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	This information can be emailed to the LPA on request
Name of Contact:	See above
Summary of outcome/Main issues raised:	See above

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	8th April 2016
Was there pre-application contact:	Yes
Date of pre-application contact:	Numerous
Name of contact:	Planning Officer
Summary of outcome/Main issues raised: That the telecoms policy of the Council should be followed	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green		
<p>Prior to the submission of this application the applicant initiate pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.</p>			
<p>Summary of outcome/Main issues raised:</p> <p>The LPA comments have shaped this application.</p>			

School/College

<p>Location of site in relation to school/college:</p> <p>There are no schools in close proximity to the site.</p>
<p>Outline of consultation carried out with school/college:</p> <p>N/A</p>
<p>Summary of outcome/Main issues raised:</p> <p>N/A</p>

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
<p>Details of response: N/A</p>		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	16th September 2016	

3. Proposed Development

<p>The proposed site:</p> <p>Several sites have been proposed in Ryedale to improve remote coverage within the jurisdiction of Ryedale Councils area as EE strives to improve coverage. All of these sites are key to improving coverage to areas that currently have little or no adequate telecommunication service.</p>
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D1 – Orange NYK1105 Site Share NGR: E 497220 N 490502– We are advised on the DSA that this is already a planned Site Share.

D2 – Vodafone 41653 Site Share NGR: E 502175 N 488457 – We are advised on the DSA that this is already a planned Site share.

D3 – Land to the South East of Mowthorpe Road – A site on the opposite side of Mowthorpe Road would have significantly interrupted views to a large part of the required target area, unless it was low down in the valley, which would not be acceptable in Town and Country Planning terms.

D4 – Land to the North and East of the proposed options – A site to the North or East of the proposed options would put it on the very top of the hill, the road requiring coverage is in a valley near the bottom of this slope and a site located at the top would be obstructed by trees, and would likely 'overshoot' the road.

Justification

In all cases the following planning policy has been taken into consideration:-

Telecommunications Development – Supplementary Information

Planning applications and applications for prior notification by telecommunications code operators for masts and antenna development should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.

Applications shall also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio-frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). Further guidance on the information that may be required is set out in the Code of Best Practice on Mobile Phone Network Development(2002)

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact. Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution. On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Framework and Local Plan Policies.

Enclose map showing the cell centre and adjoining cells:

This can be emailed to the LPA on request

Type of Structure

Description:

New Site Build.

PROPOSED EQUIPMENT

CABINET DETAILS:

1No FURD CABINET

DIMENSIONS: 770X770X1800 HIGH

MATERIAL: STEEL

COLOUR: GREY

1No EXTERNAL EMERSON M35 POWER & BATTERY CABINET

DIMENSIONS: 750X750X1672 HIGH

MATERIAL: STEEL

COLOUR: GREY

1No VPER CABINET

DIMENSIONS: 600X520X1405 HIGH

MATERIAL: STEEL

COLOUR: GREY

1No METER CABINET

DIMENSIONS: 1200X415X1100 HIGH

MATERIAL: STEEL

COLOUR: GREEN

15m JOH LATTICE TOWER C/W CROWS NEST HEADFRAME ON NEW RC FOUNDATION

PROPOSED WORKS

NEW SITE BUILD.

1. INSTALLATION OF NEW EXTERNAL EQUIPMENT CABINETS ON TOWER BASE
2. 15m JOH LATTICE TOWER C/W CROWS NEST HEADFRAME ON NEW RC FOUNDATION
3. POWER SUPPLY BY REC TO NEW METER CABINET.
4. PROPOSED SITE AREA TO BE STRIPPED & BATTERED TO FORM LEVEL AREA FOR INSTALLATION OF NEW COMPOUND.
5. PROPOSED COMPOUND TO BE BUILT ON SLOPING GROUND. PROPOSED 2.0m HIGH RETAINING WALLS TO BE INSTALLED

Overall Height: 15m

Height of existing building

See Drawings

Equipment Housing:

Length:

Width:

See Drawings

Height:

Materials

Tower/mast etc – type of material and external colour:

See Drawings

Equipment housing – type of material and

See Drawings

external colour:

Reasons for choice of design:

Central Government attaches great importance to the design of the built environment and outlines this within the National Policy Framework.

The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the Planning Policy which superseded NPPG 19. EE is the new operating company which used to be T Mobile and Orange.

In keeping with the NPF. guidelines of using "high quality communications infrastructure", the proposed design has been selected to minimise visual impact upon the street scene

4. Technical Information

ICNIRP Declaration attached	Yes	
ICNIRP 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 the site are taken into account.		

Frequency:	2G: GSM 900 MHz or GSM 1800 MHz Band, 3G: 2100 MHz band – UMTS
Modulation characteristics ¹	GMSK for 2G Sites QPSK for 3G Sites
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, (EE) 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 (EE)'s network, the radio base station that is the subject	Maximum output of 32 dBW

¹ The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

of this application will be configured to operate in this way.	
Height of antenna (m above ground level)	15m AGL

5. Technical Justification

Reason(s) why site required
<p>The National Planning Framework clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network.</p> <p>Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network.</p> <p>The site is required to provide enhanced coverage for EE and H3G in order to improve coverage in the surrounding area. The cell search areas for 3G and 4G are extremely constrained with a typical cell radius of approximately 250m meaning that it would not be feasible to site the installation outside of this locale.</p>

6. Site Selection Process – alternative sites considered and not chosen

Discounted Options
<p>In accordance with the sequential approach outlined in the National Planning Framework (NPF) following search criteria have been utilised. Firstly consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground based installations are investigated.</p> <p>This sequential approach is outlined below:</p> <ul style="list-style-type: none"> a) Mast and Site Sharing b) Existing Buildings Structures c) Ground Bases Installations <p>In compliance with its licence and the sequential approach outlined in the NPF all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.</p>

If no alternative site options have been investigated, please explain why:
N/A

7. Additional Relevant Information

Background to the Proposal

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes and this means we need to position base stations in, or close to, residential areas.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However if this overlap is too great unacceptable interference is created between the two cells.

NATIONAL PLANNING POLICY

This document condenses the advice outlined previously although the broad principles of promoting the expansion of electronic communication networks remain the same:

Conclusion

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Framework and Local Plan Policies.

Tom Gallivan FRICS

Contact Details

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Signed: _____ Date: 2nd June 2017
Position: Planning Manager Company: WHP

(on behalf of above operator)
