

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application¹.

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^[3], 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;

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^[3] Paragraphs 120-126.

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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

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	31 st March 2011
Was there pre-application contact:	Yes
Date of pre-application contact:	6 th April 2011
Name of contact:	Mrs Hilary Saunders
Summary of outcome/Main issues raised:	
<p>The officer's main comments, dated 6th April 2011, are reproduced below.</p> <p>"I have studied the attached plans and would advise you that in my opinion, the proposed upgrade to the mast would not be visually intrusive in the immediate or wider landscape and therefore would not be detrimental to the character of the area. In view of this an application for the proposal outlined would be likely to receive favourable consideration.</p> <p>You have noted others that you have consulted at this stage, and this would seem to be appropriate at this stage. I am unable to suggest who else you might consult."</p>	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:			Green
Outline Consultation carried out:			
<p>The following parties were sent consultation letters and scheme drawings on 8th March 2011, and were invited to comment.</p> <p>Fylingdales District Ward Councillor – Cllr Jane Mortimer; Scalby and Coast County Councillor – Cllr Helen Swiers; Fylingdales Parish Council Clerk – Mr Patrick Newton; Local MP – Mr Robert Goodwill</p>			
Summary of outcome/Main issues raised:			
There have been no responses at the date of the application			

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Documentation Submitted with Application

- Plans and elevations
- Supporting statement
- Coverage plots
- ICNIRP certification

Design Component

Use

The proposed development at this location relates to the removal of 2no existing 2G only antennas at the top of the existing slim-line lattice tower, and the replacement thereof with 2no 2G/3G antennas at the top of the lattice tower, together with the installation of 1no internal equipment cabinet housed inside the existing ground based equipment cabin, and ancillary development thereto all located at Grouse Hill Caravan Park, Blacksmith Hill, Whitby, North Yorkshire, YO22 4QH.

Amount

The proposed development will allow the applicant, Vodafone Ltd, to use the existing telecommunications site to provide enhanced services by way of 3G coverage in this area, overlaying and complementing the existing 2G services.

The proposal involves the use of an existing structure in accordance with national planning guidance in PPG8 and will minimise the amount of telecoms infrastructure. The proposal is also fully compliant with local policy DP25 Telecommunications.

Layout

The site is located at Grouse Hill Caravan Park, within the boundaries of the North York Moors National Park. The existing site comprises a 15 metre high slim-line lightweight lattice tower with 2no 2G only antennas located at the top of the tower, with antenna heights at 15.75 metres to the top of the antennas. There is also an existing ground based equipment cabinet which houses the radio equipment.

The proposed development comprises the removal of the existing 2no 2G only antennas and replacing these with 2no 2G/3G antennas, in the same positions at the top of the lattice mast. The new antennas will remain at 15.75 metres to the top of the antennas. In addition, a new radio equipment cabinet will be installed internally within the existing ground based equipment cabinet.



The proposed development has been designed to be minimal in nature, so as not to create any adverse visual impact to the immediate or wider landscape, nor to create any detrimental effect to the character of the area.

Scale

The scale of the proposal is very similar to the scale of the existing approved and well established radio base station at this location within the National Park. As described above, the works are minimal in nature and will not be visually intrusive in the immediate or wider landscape and therefore would not be detrimental to the character of the area.

The applicant has also opted to retain connection of the site into the national network via an underground link rather than rely on a transmission dish, thus minimising its prominence in the landscape, and preserving the character of this area of the National Park. The scale of the replacement antennas is therefore considered to be appropriate.

The works to add a new equipment cabinet will be internal and will not be visible to the public. The works would not require permission if taken in isolation but have been included within the scheme submitted for approval, for transparency. It is therefore considered that the scale of the equipment installation is appropriate.

Landscaping

Given the minor nature of the antenna changes at the top of the lattice tower, it is not considered that any additional landscaping is required.

Appearance

The proposed 2G/3G antennas are slightly longer than the existing 2G only antennas, but will be sited so that the additional length is located at the bottom, with no overall height increase. As such, the base of the antennas will slightly overlap with the top of the lattice structure, but it is considered that to the naked eye there will be no material difference in the appearance of the overall structure.

In light of the operator's efforts to design the best solution for this particular site so as to minimise the impact of development on the environment, it is considered that the appearance of the replacement antennas would not seriously impact upon the visual amenity of the area, nor would it form an obtrusive feature.

Access

Access to the site will remain unchanged and will be gained via Grouse Hill Caravan Park. Access to the development is by definition limited to the operator and its authorised agents and the site is set away from the main areas of occupation within the Caravan Park.

In light of the siting of the antennas in a non public area on top of an existing lattice tower, and the intended use to provide mobile phone coverage, the public should have no

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interest or need to access the installation. The installation is set well away from recognised public rights of way and is remote from pedestrian and vehicular movements within the public realm.

As with the existing 2G only installation, the site will be visited infrequently for maintenance purposes only by the applicant's engineers. Access to the site will be primarily by light private vehicle.

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