

**DESIGN AND ACCESS STATEMENT****Airwave Solutions Limited SITE NUMBER EV002b: LAND AT COWBANK WOOD,  
EGTON CLIFF, EGTON BRIDGE, WHITBY, N. YORKSHIRE YO21 1UU**

This Design and Access Statement is provided in conjunction with the Planning Justification, 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 most recent issue dated 24/7/2013 The Code of Best Practice on Mobile 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**

The installation requires a clear 'line of site' (LOS) to the Airwave Hub site for connectivity (at Limber Hill) and to as many of the rooftops within the village of Egton Bridge as possible, thus the antenna and dish mounting heights are critical to the performance of the installations. Egton Bridge is located at the bottom of the Esk Valley within a heavily wooded area and steep sided hills to both the north and south. The topography and trees are a significant factor affecting coverage. Due to the trees in particular, coverage from this proposed site at Cowbank Wood is limited to coverage of properties predominantly to the north side of the railway line and to the east of the village thus the need for a further installation within the centre of Egton Bridge.

---

<sup>1</sup> Appendix B

**Pre Application Discussions and Negotiations**

Galloway Estates, NYNET, Scarborough Borough Councils Regeneration Team Leader, The Esk Valley Broadband Community Champions, local stakeholders and the Head of Planning from N. York Moors National Park Authority held a meeting in Egton on 13<sup>th</sup> November to attend a presentation by Airwave and TTP (The Radio Planners) relating to the pilot project for the Esk Valley. All elements of the scheme, its background, aims and requirements were shared, along with some initial site locations identified for the installations. This was a constructive meeting and resulted in some alternative suggestions for sites and also the review of the Planning Officers delegated powers in order to assist with a speedy application process to ensure that the timeframes for this pilot could be more readily met.

Further to the meeting on 13<sup>th</sup> November 2014, a day of surveys and site inspections was arranged for 24<sup>th</sup> November 2014 which was attended by the Team Leader Planning (north), Peter Jones, from NYMNP as well as the radio planner from TTP, Galloway Estates, an aerial photography team and designers. Both sites within this application were inspected and commented upon from all disciplines attending the surveys. As a result, the locations were carefully assessed, as well as indicating the likely equipment height and antenna / dish requirements for each site.

Following the survey day, formal pre-consultation correspondence was issued to NYMNP on 27<sup>th</sup> November 2014 with confirmed address locations NGR's and equipment specifications following further desktop analysis by the radio planners at TTP.

In response to the pre-consultation of 27<sup>th</sup> November 2014 the Team leader of Planning (North) at NYMNP responded on 5<sup>th</sup> December 2014 with comments on each site, including preferred paint / colour finishes for the installations, as well as confirmation that multiple sites could be included within the application for the installations proposed in Egton Bridge.

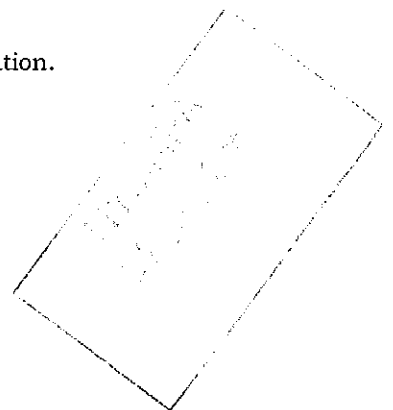
Copies of all correspondence referred to above are enclosed within this application.

**Documentation Submitted with Application**

- Plans and elevations
- Planning justification (inc coverage plots)
- Copy correspondence of pre-consultation

**Design Component**

- **Use proposed:** Communications base station for wireless broadband using various technologies, for the benefit of the Egton Bridge community
- **Amount:** 1 No antenna, 1 No Yagi antenna and 1 dish mounted on a single 'street works' style column, with a single cabinet adjacent.



- **Layout:** Please refer to the drawings with the application which indicate how the structures will be arranged on the site. It will be noted that the proposed column is located in order to maximise the backdrop of the adjacent woodland.
- **Scale:** The height of the tower is 9 metres (to the top of the antenna). It is the smallest size tower that can provide adequate coverage to the target area consisting of the northern and eastern part of Egton Village and to also achieve the necessary link in to the Airwave network based at Limber Hill. In addition LOS can be achieved to more of the remote dwellings to the east and south east of Egton Bridge.
- **Landscaping:** It is not considered necessary for any further planting in the locality of the site.
- **Appearance:** The clean vertical lines of the proposed column are intended to minimise any impact on the surroundings. The location benefits from mature woodland, providing an significant backdrop to the north. This ensures that the site is not prominent within the locality when viewed from any aspect within the village.

#### **Access**

Access to the development is via the fields to the south running parallel with the railway line and then up the bank level with the woodland. The equipment cabinet at ground level is secure and the installation is within a stock proof post and rail compound.

