DEVELOPMENT
SERVICES

17 APR 2008

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Design, Access and Supporting Statement

in respect of GPDO application

On behalf of Orange PCS Ltd
in respect of a proposed site share for O2

Proposed site share on radio base station at: Denbar Lodge

Cell ref: LEC0050

Date: 16 April 2008

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1.0 Introduction

This statement forms part of an application submitted on behalf of Orange PCS Limited. In the case of site sharing, it is common industry practice for the tower owner (in this case Orange) to submit the application for permission to the Local Planning Authority, although the proposal involves a site share to accommodate another operator, in this case O2. 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.

2.0 Proposed Development

2.1 The Site

The application site is located to the west of Markfield, a small sized town in the District. Access is currently gained off "Hillside" Road.

The site is currently used as an Orange Personal Services Communications telecoms base station.

The application site comprises the land required for the proposed telecommunications installation including the equipment housing. Provision has also been allowed for vehicular access.

2.2 The Proposal

Consideration has had 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 elevations (Drawing Numbers 10/LEC0050/02/01 REV 1, 10/LEC0050/02/02 REV 1, 10/LEC0050/02/03 REV 1, 10/LEC0050/02/04 REV 1, 10/LEC0050/02/05 REV 1 AND 10/LEC0050/02/06 REV 1).

The proposal consists of 3no O2 antenna and 2no 600mm O2 dishes being located on the existing tower at 10.5m and 8.9m respectively and 3no O2 cabinets to be located within the existing OPCS compound.

3.0 Access

3.1 Construction and Maintenance Access

Access to the site is via the existing entrance and trackway installed when the Orange site was built. 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. Details of the access route are indicated in the drawings submitted in the application.

3.2 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.

4.0 Regulatory Statements

Orange and O2 are authorised to operate public electronic communications networks 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 previously[1].

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 this first time.

5.0 How the System Works

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

6.0 Pre-application Consultation

6.1 Local Planning Authority

Paragraph 8 of the Appendix to PPG8 states that the aim should for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.

A letter was sent to the Chief Planning Officer on 26 March 2008 on behalf of Orange providing details of the proposed mast share. Regrettably no response was received. Therefore, in the absence of any comments concerning the proposed mast share, the subject of this application is deemed to be the most suitable location.

7.0 Planning Policy

7.1 General Policies

National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 'Telecommunications' (PPG8).

An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix 'Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy (Paragraph 1, Appendix, PPG8).

7.2 Specific Policies

Site sharing

PPG8 attaches considerable importance to keeping the numbers of masts to a minimum in order to limit visual intrusion (Paragraph 19 - PPG8).

Also in Paragraph 20 states that 'the sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in particular case'.

In accordance with this policy our proposal involves utilising the existing Orange mast.

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

Whilst it involves redevelopment and increasing the height we consider that the environmental impact is minimal and would avoid the need for a new mast (Paragraphs 19 and 20 - PPG8).

Existing building or structure
In accordance with PPG8 the proposal utilises an existing building or structure to site new antennas (Paragraph 21 - PPG8).

8.0 GPDO 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 PPG8 and the GPDO) weighs in favour despite its adverse visual impact PPG8 therefore provides general support for the proposal.

9.0 Technical Justification

Please find attached plots for the proposed O2 installation.

10.0 Consideration of alternatives

The alternatives were as follows:

1	Vodafone Site share Field Head Hotel Markfield Lane LE67 9PS	449688E, 310140N	Site would require significant redevelopment in order to share. In addition to this, the site is on the edge of the cell and would not address the issue of coverage deficiency as well as the proposed option. For these reasons the site has been discounted in the first instance.
2	Industrial Estate Hill Lane Markfield Leicester	448524E, 310610N	The buildings are all low and not suitable for the installation of telecoms equipment. A free standing solution would be required in this location. Given that there is an existing structure available that is suitable, this option has been discounted in the first instance.

11.0 Health and Safety

PPG8 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 health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

12.0 Conclusion

The proposed application from O2 to share the existing Orange mast as set out in this application has been selected, paying great regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with national and local planning policies.