

Our ref: MIP-GLO2286
Contact: Nick Allan
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The Clerk to Chedworth Parish Council
Brookvale
Chedworth
Cheltenham
Gloucestershire
GL54 4AB

Via Email

06.02.2015

Dear Chedworth Parish Council and Councillor Broad,

**Re: The Mobile Infrastructure Project
Pre application Consultation with Cotswold District Council:**

Proposed installation of 30m High Lattice Tower Mobile Phone Base at Denfurlong Farm, Fields Road, Chedworth, Cheltenham, Gloucestershire, GL54 4NQ.

NGR: 406281 210487

I write on behalf of Arqiva Services Ltd who propose to develop a shared electronic communications base station at the above site as part of the Government's Mobile Infrastructure Project (MIP), a publicly funded initiative that seeks to remove 'not-spots' in rural areas where no mobile phone coverage is currently non-existent. The MIP project is state funded as it is to correct a market failure in the supply of mobile coverage.

The purpose of this letter is to invite your comments on this proposal so that they can be taken into account in finalising the detailed design of the development. The alternative site discounted options considered in our site selection process are also briefly discussed, including an explanation of the reasons why they are not being progressed. The Traffic Light Rating assessment for this site is discussed and the associated consultation strategy proposed is set out, I would like your view on this.

The Proposal

You may recall from the information previously sent to the Parish Council that Arqiva has been selected by the Government's Department for Culture, Media and Sport to deliver the MIP. The MIP, which forms part of the Government's National Infrastructure Plan, provides £150 million to build base station infrastructure that will deliver coverage improvements to selected not spots. This funding has to be spent by the end of March 2015, providing a one-off opportunity to address the disadvantages affecting communities without access to mobile coverage. If this opportunity is missed, the ability to eradicate the not-spot in this area will be lost, in all probability forever, further compounding the rural economy and divide.

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In this case, the proposal involves the development of a shared base station which would remove a number of not-spot areas in and around the area. The structure must be located within a specific area in order to provide an acceptable level of coverage and remove these not-spots. It is proposed to develop a shared base station comprising:

- A 30m high lattice tower
- Six antennas and two 0.6m diameter dishes attached to the tower
- Six equipment cabinets at ground level
- A compound secured by fencing
- A small new access track

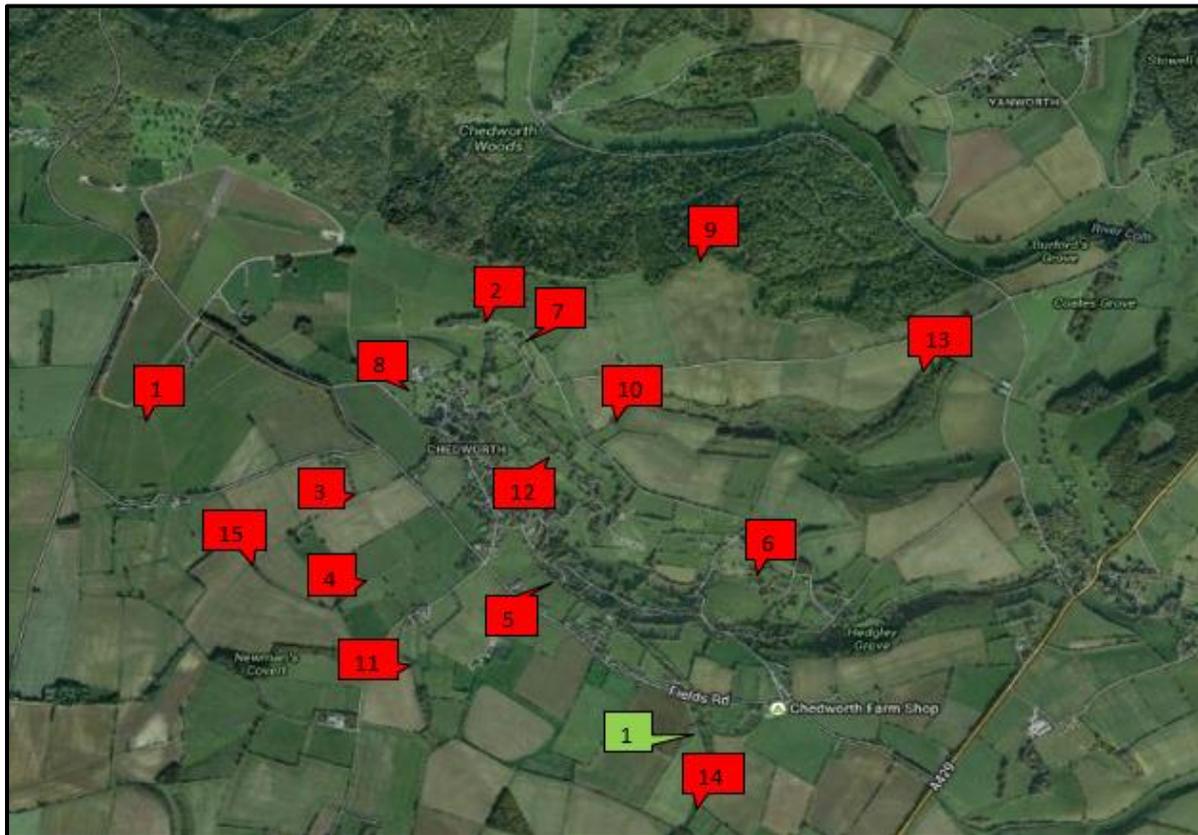
The line of site transmission link has been proven to link the site back into both MBNL (EE (T-Mobile and Orange) and 3) and CTIL (Vodafone and O2) phone networks. The line of sight trials indicate that the lowest height the structure could be at this location would be 30m in order to gain point to point transmission links and whilst providing the desired level of coverage to the 'Not Spots'.

Alternative Sites Considered

The proposal site has been selected following a comprehensive search of a number of locations for the development of a base station to provide coverage to the local area. A full summary of the sites considered and the reasons for discounting is given below.

In brief, due to limited nature of the search area and the target to cover the maximum amount of 'not spot' areas, the proposed site provides the most suitable location taking into consideration the available screening and with the lowest height structure.

Other alternative sites were assessed as not being preferable or as an available location for the base station. This was due various factors such as the failure of a site to provide an acceptable level of coverage to remove the not-spots, landownership restrictions, town and country planning constraints (higher structures, more intrusive, less available screening etc), or technical and operational factors. Discounted options can be seen on the map below:



- 1) Newport Farm (NGR 403907, 212028) – The site provider at this location was not interested in accommodating a MIP installation on their land.
- 2) Hartshill Farm (NGR 405380, 212515) – Although a viable site was identified at this location, the site provider later confirmed that they were not interested in accommodating a MIP installation on their land.
- 3) The Leines Estate (NGR 404800, 211638) – This location, and the surrounding area, was discounted from a planning perspective as it was considered that any 30m+ installation here would be too visually intrusive. As there is little screening at this location, any installation would be prominent on the landscape, and visible from the Estate.
- 4) Little Farm House (NGR 404846, 211227) – A viable site was initially identified at this location, however, it was deemed to be too close to Little Farm House, and the lack of suitable tree screening would result in a very prominent installation, in close proximity to a residential property. Consequently, this option was discounted.
- 5) Cloud Cottage (NGR: 405617, 211272) – Any MIP installation at this location has been discounted due to the close proximity to residential properties, as well as it being considered that any 30m installation here would be too visually intrusive and create a prominent feature on the landscape.

- 6) Greenhill Farm (NGR: 406555, 211290) – This site is located out-with the designated search area but was still considered as a possible option. However, the location offered little in the way of screening and would be too visually intrusive. The lack of elevation (approximately 150m AOD) would require a taller structure to achieve the parameters of the project and provide localised coverage to the target areas.
- 7) Land at Hartshill Farm (NGR: 405539, 21244) – Although a viable location was initially identified here, the site provider confirmed that they were not interested in accommodating a MIP installation on their land.
- 8) Manor Farm (NGR: 405055, 212195) – The site provider was not interested in accommodating a MIP installation on their land
- 9) Chedworth Woods (NGR: 406334, 212817) – As this is a large area of dense woodland, accessing this area for installation and build would prove challenging and, given the height of the existing tree cover, a tall installation would be required to ensure that the necessary coverage was achieved to the target areas.
- 10) Land South of Queen Street (NGR: 405939, 212025) – This area is mainly open with little in the way of screening, and a large structure here would be visually intrusive to the residential area of Chedworth. Due to the installation overlooking the Conservation Area, this option was considered unsuitable from a planning perspective and consequently discounted.
- 11) New Barn Farm (NGR: 405070, 210791) – The land at this location has little in the way of screening and would be visually intrusive from a planning perspective. As such, this potential location has been discounted.
- 12) Land North of Cheap Street (NGR: 405707, 211804) – A potential option was identified in this location, however, as the area sits approximately 174m AOD, a large installation would be required to provide the necessary coverage. As this location is relatively close to the residential area of Chedworth, it has been discounted as being unsuitable from a planning perspective.
- 13) Land South of Chedworth Woods (NGR: 407314, 212290) – As this land lies approximately 167m AOD, a large installation would be required to meet the parameters of the project. This site is also situated out-with the nominal search area which would provide the best coverage to the target properties.
- 14) Land South of Fields Road (NGR: 406263, 209980) – A potential option was identified at this location, however, as this land lies approximately 179m AOD, a large installation would be required to provide localised coverage to the target properties.
- 15) Setts Farm (NGR: 404359, 211304) – A potential option was identified at this location, however, the site provider was not interested in accommodating a MIP installation on their land.

The proposal site is therefore considered the most suitable location for the development covering the maximum number of not spot areas whilst minimising any environmental impact, as far as practicable.

Other Consultations

In accordance with best practice guidelines and the advice contained in the National Planning Policy Framework, Arqiva and Harlequin Group are committed to undertaking consultation with a range of organisations who may be interested in the MIP. Consultations undertaken to date include the information circulated following the MIP stakeholder conference held in June 2013. A further information letter was sent on 10 October 2013 setting out progress on the project.

To assist further, approved drawings of the proposed MIP base station are attached. Unfortunately, in most instances, installations such as the one illustrated cannot be screened entirely. However, the existing tree cover within the area, as well as the existing farm buildings, should provide a reasonable degree of visual protection and amelioration, with medium and long distance views in particular being mainly glimpsed and within the context of other features in the landscape.

In view of the tight timescales associated with the delivery of this major infrastructure project and the engagement already undertaken with you and the local planning authority, we plan to submit the planning application 14 days after the date of this letter, or shortly thereafter. We appreciate your Parish Council may not have frequent meetings, so it might be helpful to publicise and circulate this information to local residents and perhaps key representatives, such as the Parish Council Chairman and any town planning representative you may have.

We would also like to take this opportunity to extend an invitation to organise a community consultation event to give the community an opportunity to ask questions about the proposed development and its location, to make suggestions, to view plans and see photographs of similar installations. Should you consider this to be beneficial, then please let me know at your earliest convenience.

Having read the details of this proposal and the accompanying information, if you wish to comment I ask that you do so within 14 days of the date of this letter. This will enable your comments to be considered prior to making a formal submission.

It is requested that should you have any comments, they be sent by e-mail rather than letter to: planning@harlequin-group.com. In the meanwhile if you have any queries please call at your earliest opportunity to discuss.

We should add that when we make the planning application, your Parish Council will be formally consulted by the Local Planning Authority as with any other application.

Finally, we very much hope that this installation, which is targeted to bring the benefits of mobile coverage to your area will be supported.

We hope this assists, but if you have any queries, or require any clarification, please do not hesitate to contact us.

Yours faithfully

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(for and on behalf of Arqiva Services Ltd as a duly authorised agent)