

Item No 02:-

15/03546/FUL CD.9514

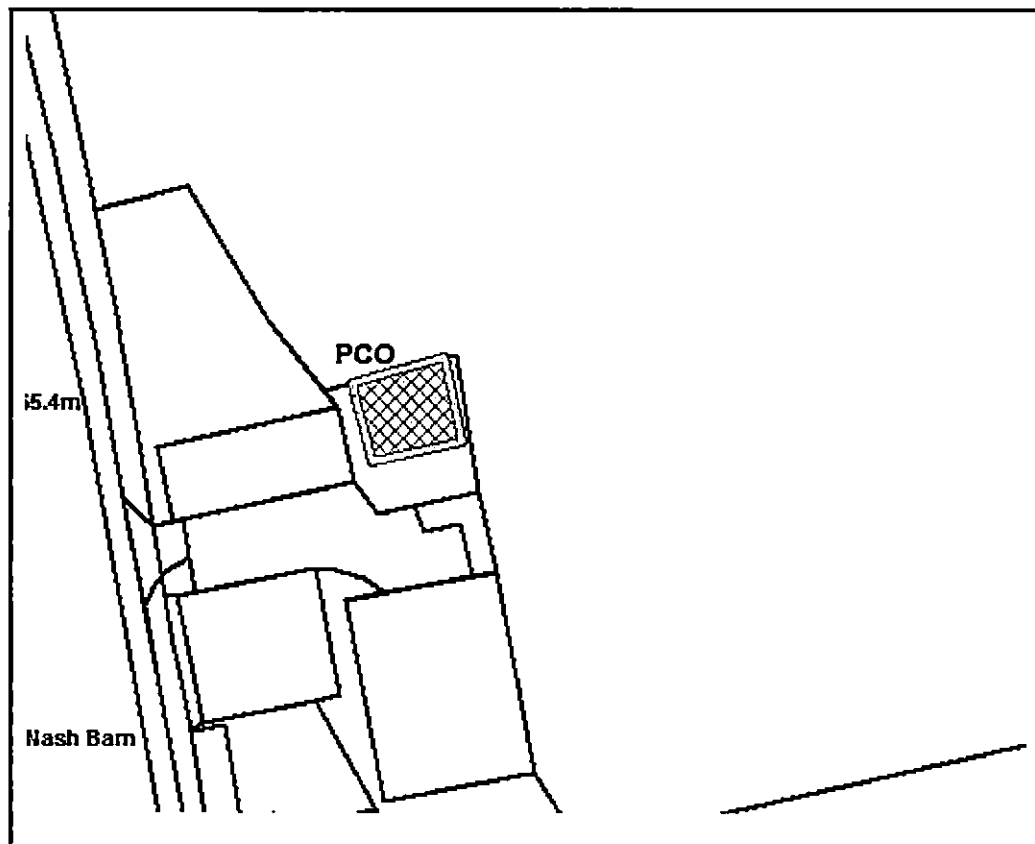
**Land Adjacent Nashs Barn
Park Lane Sevenhampton
Gloucestershire
GL54 5XH**

Item No 02:-

**Erection of a 23.0m high lattice tower with 6 antennas and 2 dishes,
installation of 6 equipment cabinets, ancillary development within 2.2m
high fencing and new access track at Land Adjacent Nashs Barn
Park Lane Sevenhampton Gloucestershire**

Full Application 15/03546/FUL (CD.9514)	
Applicant:	Darren Fradgley - Arqiva Ltd
Agent:	None
Case Officer:	Martin Perks
Ward Member(s):	Councillor Robin Hughes
Committee Date:	9th December 2015

Site Plan



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RECOMMENDATION: PERMIT

This application was deferred from the Planning and Licensing Committee Meeting held on the 11th November so that Members could undertake a Site Inspection Briefing.

Following the aforementioned Committee Meeting Officers were contacted by a representative of the Department for Culture, Media and Sport (DCMS). They advised that

the time period in which the application had to be permitted in order for the development to proceed in accordance with the current Mobile Infrastructure Project (MIP) programme expired on the 31st October. This project is therefore not programmed to go ahead as part of the MIP roll-out next year. Notwithstanding this, the representative advised that they would still like the application to be determined. As planning permission lasts for three years an approval of the application would allow the DCMS to review the project again in the future. Email correspondence from the applicant explaining the current situation is attached to this report.

The issue of alternative sites has been raised by objectors during the course of the application. For clarification Local Plan Policy 41: Telecommunications states that development will be permitted where there 'are no alternative suitable sites.' The aforementioned wording matched wording in the now revoked document Planning Practice Guidance: Telecommunications (PPG8) which was in place at the time of the adoption of the current Local Plan in 2006. However, PPG8 was revoked on the introduction of the National Planning Policy Framework (NPPF) in March 2012. The NPPF carried forward some of the wording from PPG8. However, it no longer makes specific reference to the need to consider 'suitable alternative sites.' Paragraph 43 of the NPPF states 'existing masts, buildings and other structures should be used, unless the need for a new site has been justified.' Paragraph 45 states 'for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure' should be provided.

Paragraph 215 of the NPPF states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.) In this instance it is evident that the need to consider suitable alternative sites other than existing masts, buildings or other structures is no longer consistent with the guidance in the NPPF and as such the respective requirement of Local Plan Policy 41 can now only be considered to carry very limited weight.

In this particular case the applicant has looked at a number of sites within and adjacent to the settlement as well a number of sites put forward by objectors. Their response to the proposed alternatives are attached to this report (letter dated the 9th October 2015 and an email dated the 15th October 2015). The sites that have been considered have exceeded the requirements of Paragraphs 43 and 45 of the NPPF in that sites other than masts, buildings and other structures have been considered. A number of the sites provided by one objector fall outside the technical search area which is used to define the area in which the base station needs to be located in order to address existing coverage shortfalls. On the basis of the information provided there are no other masts, buildings or other structures which could house the antennas as an alternative to this proposal. It is therefore considered that the proposal accords with the requirements of Paragraphs 43 and 45 in this respect.

Main Issues:

- (a) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Hughes so that Members can balance the environmental impact of the proposal on the Cotswolds AONB against the social and economic benefits of improved communications services.

1. Site Description:

The application site is located adjacent to a group of post war portal framed agricultural buildings which are situated approximately 1.3km to the west of the village of Brockhampton and 1.1km to the north west of the settlement of Sevenhampton. The application site is located within the Cotswolds Area of Outstanding Natural Beauty.

The application site measures approximately 8m by 8m and is currently in agricultural use. To the west and south of the site are existing farm buildings measuring approximately 8m in height. To the north and east of the site are agricultural fields.

The site is located approximately 35m to the east of a country lane. The lane runs in a north south direction to the west of the application site. Vehicular access to the proposed mast will via an existing farm access/yard onto the aforementioned lane.

The nearest residential property is located approximately 60m to the south of the application site.

A 9m high wind turbine is located approximately 45m to the north west of the proposed development.

A number of Public Rights of Way are located near the application site. Sevenhampton Footpath 14 extends in an east west direction from the lane to the west of the application site at a point approximately 140m to the north west of the application site. Sevenhampton Bridleway 22 extends eastwards from the aforementioned lane towards Sevenhampton at a point approximately 500m to the south/south east of the proposed development. Sevenhampton Restricted Byway 2 is located approximately 700m to the north west of the application site.

2. Relevant Planning History:

Application site

None

Adjacent Land

07/03260/FUL Erection of a Proven 6kW turbine on a 9m tower Granted 2008

3. Planning Policies:

NPPF National Planning Policy Framework
LPR19 Develop outside Development Boundaries
LPR41 Telecommunications
LPR42 Cotswold Design Code

4. Observations of Consultees:

Historic England: No objection

Gloucestershire County Council Archaeology: No archaeological investigation or recording is required.

5. View of Town/Parish Council:

See attached

6. Other Representations:

7 letters of objection and 9 letters of support received.

Main grounds of objection are;

- i) Inadequate consultation by the applicant with the local community
- ii) Adverse visual impact/harm to the AONB
- iii) Inadequate consideration of alternative sites. There are other sites which are less harmful.
- iv) Proposal will benefit a very small number of homes

Examples of the comments raised are as follows;

Insufficient notice given to a full review - we returned from holiday 3 days before the closing date for objections to find that we had missed the meeting to review the proposals. Notices of planning had not been adequately published in the area and residents have not had time to fully review the proposal. This feels like a last minute and rushed application which may be to the benefit of the developer but is not in the interests of a proper and full assessment by the people whose lives it will affect.

The developers state that other sites have been considered however there are better sites in the local area that would serve more properties with better mobile reception. I understand that the relevant landowners for these other sites would be happy to have a mast sited there but the developer does not want to incur the additional cost of provision of electricity.

The positioning of this mast is in an EXTREMELY visible spot and there is no screening for the site. The mast will be visible right across the valley. Other mobile phone masts have been positioned where the base and most of the mast is screened by existing trees and vegetation making the impact of the mast less obvious. I am sure that there are sites in the local area where the mast could be sited and where it would be less visible.

The whole project has been pushed through at the last minute with the threat that if this is not approved the government money will be lost. I believe this is a tactical approach to try and put the planning committee under pressure to approve. The developer should have been better prepared, reviewed more sites and submitted the application earlier but instead it feels as if this has been deliberately left till the last minute. This mast will be in position for 20+ years in an AONB - we should not act in haste and repent at leisure.

I understand that the number of houses that this will benefit is very small indeed - less than 100 homes. I am not sure if this figure is correct but we have to do a cost/benefit analysis and the intrusion on the landscape to benefit a small number of households needs to be thoroughly assessed. A different site could have less visual impact, benefit more households and be less disruptive to the people living nearby.

The mast and its associated equipment will be very unpleasant for the people living at Nash Barn and I see no reason why they should have this intrusion on their lives just to benefit a few people who would like better mobile reception. I think this is especially important because there are other sites which would give better coverage and be less intrusive to everyone.

We will not see the mast from our house but may benefit from improved mobile reception but I still object because of the reasons above. This is not a question of "Not in My Back Yard" because it will have little effect on ourselves however we are a small community, of course it is nice to have better mobile reception but it should not be at the expense of the quality of other people's lives and the beauty of the environment. I feel strongly that the argument that the money will be lost if this is not approved should prompt the question of why was this application not submitted in a more timely manner. I suspect there is no good reason for that.

We should not approve a bad application just because the money may not be available in future. This is an AONB and any application which will impact the beauty of the area must only be approved if we can be certain that this is the best solution and that the cost/benefit analysis justifies a particular solution when evaluated from everyone's perspective. This is clearly not the case for this application and therefore it should be rejected.

A full review should be carried out for the best position for a mobile mast to improve mobile phone reception for the maximum number of residents - not only in Brockhampton but also Sevenhampton, Charlton Abbots and surrounding houses. Once that has been done a further planning application can be submitted.

We urge the planning committee not to be rushed into approving this application but instead to reject it.

Visual impact

So much sympathy has been given to the visual impact on people living in the villages and the few who may use the footpath from the village. Why are we not afforded the same sympathy. We will be overlooked by this structure which is in very close proximity and seen from every aspect of our lives (out if the windows , the garden and my husband's daily place of work) There are many references in the file to visual assessments from the east and south of the villages ,from the valley and foot paths up from the valley but there are simply no documented references to assessments that consider the impact on nearby houses or the impact on the 18 people who live and work daily in close proximity In fact there is no reference to us at all it's as if we don't exist

Noise pollution

The application plays down the noise level implying it only relates to the base machines and as there is no reference to the attached houses I am concerned you may think this is of no relevance the base machines will be so close to our property. In addition the main concern is the wind noise through the lattice tower. 2/3rds of the structure is exposed to the skyline and it's on a high point meaning it is almost always windy. Documented descriptions from people who have had to suffer this includes 'it's like a high speed train constantly going past'

Light pollution

The application makes no reference to the height of the structure on a high point in an RAF low flying area I am really concerned this has not been checked out. Is there a possibility a light might be needed on the top and what happens if this was found out after planning permission was given At night this light would be seen from every window at the back of the houses at very close proximity, from the houses in close proximity and the villages in an area where there is no light pollution

New access track

The application refers to a new access track but it not clear where this will be. Our garden is in 2 parts one part is separate from the house just past the current entrance in to the farm yard How will this new access track impact upon us and where will it be. Arqiva have already been into our garden without permission to have a look

We live in an area of AONB where there is no noise or light pollution and this mast benefits so few people Those few who will benefit are the same people being afforded such sympathy regarding the level of harm which relates only to visual impact Because of the lack of consultation I don't believe the majority of the village are aware of the level of harm placed on those who live and work in such close proximity, the size of the structure on the skyline and the visual harm from their perspective or how few people will benefits

If this application is approved you will impose a significant level of harm on those of us who live in close proximity for the benefit of very few people I hope there is some way someone can consider with the same level of sympathy the harm we will experience which will be visual, noise and possibly light. If this was proposed so close to a house in the village it would have been rejected at the option appraisal stage and I don't understand why we are not afforded the same consideration.

I think the issue of 'not spots' is important there are only 85 'not spots' in the whole of Scotland. There can't possibly be 63 in the Brockhampton area !

In addition the MIP project is clear the purpose is to address 'not spots' only not partial spots. (That's being addressed through a different project)

In a number of areas across the country Arriva have misled on the number of residents benefiting by using such old data the not spots are incorrect. I'm sure this is happening here. The difference is this has been picked up pre submission of applications for planning in other areas. Unfortunately we have not been afforded the opportunity to question and check before the formal LPA stage

The area we absolutely know is a not spot (in Seven Hampton) is still not covered by this mast

We have seen improvements in the area generally that has given coverage to places that didn't get it 12 months ago

Why would providers use this mast if they have already addressed coverage? The worst scenario would be to approve planning for a mast that isn't used or to commit funding to something the government did not intend (particularly when it has been brought to the Local Authority's attention prior to a decision)

Main grounds of support are:

i) when we were offered the chance of improved mobile phone signal in this area I was very pleased. The site is adjacent to farm buildings, with buildings between it and the nearest property, behind a building from the road and in front of a building if viewed from the main village, this will hide the ancillaries although not the full height of the mast. There is also no need for additional access to the site. Checks for suitability were passed and the area covered was mapped proving that most of our villages if not all will at last have a signal. Trying to run a business on the farm is a nightmare, as well as the safety issues of working alone in an area with only patchy signal, the benefits for me, dog walkers, and horse riders will be huge.

ii) Receiving a good mobile phone network is vital for us, our business and for contacting veterinary surgeons and clients. Our daughter relies heavily on the internet and mobile phone for school work. It is a constant concern working with animals and in a farm environment if there is a lack of communication in event of an accident. We feel it is vital that the network is improved in our area.

iii) Currently there is no phone signal all through the valley. A good example occurred this spring when my neighbour broke her ankle while walking her dog and had to crawl on all fours where she should could reach somewhere her cries could be heard - because there was no phone signal.

iv) Of the possible locations for the mast I think the Nash Barn site is best because the bulk of the mast will be hidden behind farm buildings and its signal will reach virtually all the valley and it can pick up connections to Cleeve Hill and Kilkenny.

v) I am writing to express my support of the mobile phone mast erection, from a business point of view this could be invaluable as at the moment when we have clients calling we are missing a number of calls as we have no mobile reception. It is really difficult to explain to clients in this day and age that we do not have this capability. I feel it will also improve day to day workings, and enable the use of systems where by you need GPRS signal. I cannot express how important I feel this is.

vi) I would greatly value the erection of this phone mat as we have virtually no mobile signal in the village and it would be a huge help both personally and on a business footing as I run my business from home.

vii) I am hugely supporting this development, as I currently rent a nearby horse livery yard, where the signal is terrible. I get extremely worried in an emergency that I will not be able to contact a vet, ambulance, next to kin etc.

viii) As a local businessman and also running a cross country course the patchy phone signal causes many problems. Modern businesses rely on mobile communications. We run fun rides and on occasions horses/riders have had accidents and have been unable to get a signal to call for help. People also try to phone for directions and cannot always get a signal. For both safety and economic reasons an improvement is vital. As a small rural population the present government initiative to cover 'not spots' is essential as it is very unlikely a commercial business will do anything to help use.

ix) The absence of a mobile signal in the village is a perpetual inconvenience. We now have adequate broadband but the one last element of connectivity that is missing is a mobile signal. Mobile coverage is crucial not just for people's personal lives but for all of the people who work in the rural economy. The mast is far less intrusive than an ordinary electricity pylon of which there are many dotted around the Cotswolds. There is no good reason for rejecting the mast and keeping the village in the Middle Ages.

x) Mobile communication is an important part of modern business communication. I work from home in the parish of Sevenhampton and the lack of mobile phone signal has a significant negative impact on my business. The trial erection of marker flags on the site of the communication masts was a useful indication of the likely visual impact on the landscape and I think this impact was minimal. If mobile communication masts have any adverse impact on people health because of radiation the site is remote enough not to be a problem. Rural Gloucestershire villages need to be much more than a dormitory for retired individuals and small business will only flourish with good communications. We now have reasonable broadband speeds locally and mobile coverage will encourage SME business to set up and grow in the area helping the long-term viability of the parish. I support the planning application.

Cotswolds Conservation Board:

The Cotswolds Conservation Board wish to make the following comments in respect of this application:

'Our initial assessment was as follows:

I have viewed the site and viewed it in the wider landscape. This site, despite being on a hilltop in an exposed location within a nationally protected AONB, does have some advantages. In the immediate area the existing farm buildings provide some context and screening. Further to this the presence of mature and tall tree and hedge planting limits views from local highway network and public rights of way to a degree. The site is however also exposed in the much wider landscape with particularly good views from the high ground to the east of Brockhampton. However, from this point the National Grid Pylons and masts on the edge of Cleeve Common are also visible and would remain as a more dominant feature than a mast at Manor Farm. The site height also appears to be around 268m datum which together with the mast will have an overall

height of around 290 metres. The land to the north rises to around 330m and to the east of Brockhampton to 287m. Therefore, in certain locations the mast will not be particularly prominent in the landscape with similar height or even higher ground as a backdrop. Therefore, overall given the context of this site and in balancing the need versus the level of harm, there will be a degree of harm from this proposal however I would personally not consider it sufficient in this case for us to recommend refusal should an application come forward.

However, it is understood that since the application has come in there may be additional more suitable sites that have not been considered within the site search process. The Council are therefore requested that if an even more suitably located site can be found, which reduces the impact even further whilst still meeting need, then any additional alternatives should be considered before forming a decision on this application.

Should the Council be minded to approve this application or a scheme on an alternative site, consideration should also be given to a planning condition ensuring the removal of the mast and site restoration, should the mast in the future ever be ceased to be required.'

Ministry of Defence: No safeguarding objection

7. Applicant's Supporting Information:

Statement in Support of an Application for Planning Permission
 Declaration of Conformity with ICNIRP Public Exposure Guidelines
 Letter from Chris Townsend OBC Chief Executive Officer Broadband Delivery UK
 Supporting Technical Justification for Site Reference GLO0057

8. Officer's Assessment:

Background and Proposed Development

The proposal forms part of the Mobile Infrastructure Project (MIP) which is a publicly funded Government initiative aimed at extending mobile phone coverage across the United Kingdom. Funding for the MIP is provided by the Department of Culture, Media and Sport. The MIP is one of 40 priority projects identified in the Government's National Infrastructure Plan. The initiative also meets European Commission State-Aid rules. In February of this year the Government announced that agreement had been reached with four Mobile Network Operators (Vodafone, 3, O2 and EE) to provide coverage to 90% of the UK's geographical area (as opposed to 90% of the UK population previously agreed) by 2017. The MIP is the means by which the additional coverage will be provided.

The MIP aims to provide improved mobile connectivity and coverage to areas of the country which currently receive no coverage from a mobile network. The aforementioned areas, known as 'not spots', are 100m by 100m areas containing one or more premises without coverage from any mobile network operator. The current proposal is intended to provide coverage by the four Mobile Network Operators to the not spot areas as well as providing improved coverage to the wider area. The not spot areas primarily exist because it is uneconomic for the mobile operators to provide coverage to the area in question. As part of the MIP initiative the Government has agreed to finance the construction of the base stations and the mobile operators have agreed to meet the day to day operational costs of siting and maintaining their equipment on the mast for a period of 20 years. All four operators will site their operating equipment on the mast/site.

In order for sites to be brought forward the Government and mobile network operators must be satisfied that a base station is required to provide coverage to a not spot area. In this instance all of the aforementioned parties are satisfied that there is a requirement to address the coverage shortfall in the Brockhampton/Sevenhampton area. Simulation plots undertaken by the applicant indicate that the proposed development will provide coverage to 18 not spots containing a total of

63 premises. The proposal also has the potential to provide benefits for people who are passing through, working in or visiting the area.

This application is seeking permission for the erection of a 23m high lattice telecommunications mast and associated development including six equipment cabinets and 2.2m high security fencing. The mast will house six antennas and two dishes. The mast and ancillary equipment will be located in a 2.2m high fenced compound measuring approximately 8m by 8m. Vehicular access to the development will be via an existing farmyard access onto a lane located approximately 35m to the west of the application site.

Telecommunications Policy and Guidance

Section 5 'Supporting high quality communications infrastructure' of the National Planning Policy Framework (NPPF) provides guidance on telecommunications related development.

Paragraph 42 of Section 5 states 'Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.'

Paragraph 43 states 'In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.'

Paragraph 46 states 'Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.'

At a local level Cotswold District Local Plan Policy 41: Telecommunications states that proposals for the provision of telecommunications equipment will be permitted where the following criteria have been met;

- a) That there are no alternative sites, particularly for proposals within or affecting the Cotswolds AONB
- b) It has been demonstrated that there is not a reasonable possibility of sharing existing facilities or, in the case of radio masts, using existing buildings or structures.
- c) Certification has been provided that the proposed development meets the ICNIRP guidelines on the limitation of exposure of the general public to electro-magnetic fields.
- d) Suitable protection is given to adjoining trees that are used to help screen a mast; and
- e) An undertaking is given or condition applied that the mast and all associated apparatus and structures will be removed once becoming redundant for telecommunications purposes, and the site restored to its former use and condition.

It is evident from the above that national and local policy and guidance recognises the importance that the provision of high quality communications infrastructure can have in supporting sustainable economic growth.

(a) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape.

Paragraph 17 of the NPPF states that planning should recognise 'the intrinsic character and beauty of the countryside'

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.'

Local Plan Policy 42 advises that ' Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship'

The application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment as falling just within Landscape Character Area 7C Cotswolds High Wold Plateau. This in turn falls within Landscape Character Type High Wold. Some characteristics of the High Wold landscape are ;

- Broad, elevated, gently undulating plateau dissected by a network of dry valleys with distinctive convex profile valley sides.
- Expansive long distance views across the open plateau and to distant hills beyond the Severn Vale.
- Elevated areas of plateau surrounded by deeply incised valleys perceived as part of the High Wold, due to inter-visibility of neighbouring elevated landscapes.
- Predominantly arable land use with some improved pasture/grass leys, and very limited permanent pasture mainly confined to valley bottoms provides seasonal variations in colour and texture.
- Large scale, regular fields mainly enclosed by dry stone walls, together with hedgerows with very occasional hedgerow trees, and post and wire fencing create a patchwork effect across wide areas of the landscape.
- Small to moderate size geometric farm woodlands, many comprising small coniferous and broadleaved plantations and shelterbelts, and plantations bordering roads provide shelter across areas of otherwise open landscape.
- Settlement limited to small villages and hamlets, generally within valleys, and isolated farmsteads and individual dwellings gives many areas a remote character.
- Network of mainly linear roads following ridge tops, and linking settlements give the landscape a distinct grain.
- Prominent telecommunication masts and power lines gain visual prominence as vertical elements in otherwise vast sweeping landscapes.

The Landscape Character Assessment states that the Cotswold High Wold Plateau 'embraces all the characteristics of the High Wold' and that 'the sense of scale and openness is particularly apparent, as well as the effects of an intensive managed agricultural landscape.' It also states 'Telecommunication masts dominate some sections of the High Wold close to the escarpment edge. The cluster of towers south of Cleeve Hill is particularly prominent, and similarly at Shab Hill north-east of Birdlip. The tall structures affect the perceived scale of the escarpment. Pylon

lines are also intrusive features across this part of the High Wold, notably on the plateau to the east and south of Cheltenham.'

The Landscape Character Assessment identifies the 'Introduction of vertical elements such as communication masts, wind turbines, electricity pylons and large road signs particularly on prominent hill top, valley rim and escarpment edge locations' in its Local Forces for Change section. The Potential Landscape Implications of such development are stated as being;

- Introduction of visually intrusive 'urban' features to rural landscapes
- Loss of open character
- Introduction of unnatural movement and loss of tranquillity
- Breaking up of the Cotswold skyline

The Outline Strategies and Guidelines section of the Landscape Character Assessment make the following recommendations in relation to development such as that proposed;

- Conserve the open, remote character by objecting to the development of vertical elements on the skyline or where these would adversely affect views across and to the High Wold. Ensure the development of vertical elements in neighbouring LCTs and areas beyond the AONB do not adversely affect views to, from and across the High Wold.
- Ensure alternative options have been fully considered
- Minimise impact by locating new communication masts on existing structures or by using existing masts.
- Set masts etc against trees
- Bury cables underground
- Consider other renewable energy technologies

The proposed development will be located adjacent to a group of existing farm buildings which measure approximately 8m in height. The existing buildings will largely screen the base station compound from views from the lane to the west and south west. The northern boundary of the compound will be partly visible from the lane to the north west. However, it will also be seen against a backdrop of existing farm buildings. The compound will largely be screened from the public footpath to the south/south east by an existing barn. It is considered that the base station compound will not appear as an obtrusive or prominent feature within the landscape and will be seen in context with existing development. The Landscape Officer has recommended the addition of some landscaping around the compound to help to soften the impact of the fencing. Subject to the addition of a landscaping condition it is considered that the proposed compound will not have an adverse impact on the character and appearance of the AONB.

In contrast to the site compound the proposed mast will appear as a more visible feature within the landscape. The mast will extend above existing buildings and will be approximately 14m higher than the existing wind turbine. Existing buildings, topography and vegetation will limit public views of the mast from the lane to the south/south west of the application site and from the lane that leads to Brockhampton to the north east. The mast will be more visible from Sevenhampton Bridleway 22 to the south east. However, the mast will be seen in context with existing farm buildings and not as an isolated feature within the landscape. The mast will also be evident from the more open exposed landscape to the north/north west of the site from where it will be seen against the skyline. The visual impact of the mast will be mitigated to a certain extent

by its open lattice design which will allow a degree of visual permeability through the structure thereby reducing its overall mass. Notwithstanding this, the mast will still appear as a visible feature within the landscape when viewed from the north/north west.

The existing farm buildings adjacent to the application site are partially visible from the lane that leads from the centre of Brockhampton to Sevenhampton approximately 1.5km to the east of the site. The proposed mast will therefore be visible from sections of the aforementioned lane. Notwithstanding this, existing vegetation provides some screening of the site and a number of buildings also lie between the lane and the site with the result that the proposed mast will not appear as the only built structure within the landscape when seen from this vantage point. The views that are available are also relatively distant and as such the mast will appear as a small component of a wider landscape view.

The site and its surrounding area are also visible from the higher land to the east of Brockhampton approximately 2.4km from the proposed development. However, the distance involved means that the overall impact of the mast is considered to be very small. It will be seen as part of a wider landscape view. Moreover, as identified in the Cotswolds Landscape Character Assessment the area is characterised by prominent telecommunications masts and power lines. The proposed development is considered not to have an adverse impact on the character or appearance of the AONB when viewed from this location.

The Council's Landscape Officer and the Cotswolds Conservation Board have both assessed the application. Both parties consider that the impact of the proposed development is limited and is outweighed by the public benefits of providing the development.

In response to objectors' concerns the applicant has examined alternative sites (including a number put forward by the objectors) and has set out reasons why they are not suitable. The responses from the applicant are considered acceptable and to address the requirements of criteria a) and b) of Local Plan Policy 41. With regard to comments about existing mobile phone coverage and numbers of not spot areas it must be noted that Paragraph 46 of the NPPF states that Council's cannot question the need for the telecommunications system when considering such applications.

The proposal is considered not to represent major development in the context of Paragraph 116 of the NPPF. The siting, scale, size and form of the development are considered to have a localised impact on the AONB and to be mitigated by the position of existing buildings, topography and vegetation. It is considered that the level of impact of the proposal on the character, appearance or distinctiveness of the AONB is not such that it would constitute major development having regard to Paragraph 116.

On balance it is considered that the proposed mast will have an impact on the character and appearance of the AONB. It is acknowledged that the Council has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the AONB and that great weight should be given to conserving landscape and scenic beauty in AONBs. These requirements carry significant weight when considering the application. However, in considering the application it is also necessary to weigh the landscape and visual impact of the proposal against the potential social and economic benefits arising from the scheme. The proposed development forms part of a Government led national infrastructure project that aims to provide improved communications coverage across the whole country. The proposal will therefore have strong public benefits that also carry significant weight. Paragraphs 7 and 8 of the NPPF state that there are three dimensions to sustainable development (economic, social and environmental) and that these roles 'should not be taken in isolation, because they are mutually dependent.' Taking all matters into consideration it is considered that the impact of the development on the character and appearance of the AONB will be mitigated by existing buildings, topography and vegetation. In addition, more distant views will place the mast in a wider landscape context which will in turn lessen its overall impact. Overall, it is considered that the landscape and visual impacts of the proposed development are limited and outweighed by the social and economic benefits of providing improved mobile communications coverage to the area.

Other Matters

The proposed development will be located approximately 60m to the north of an existing dwelling. Existing farm buildings will provide a degree of screening between the proposal and the nearest residential property. The compound and lower part of the mast will not be visible from the dwelling. However, the upper part of the mast will be apparent from the property. Notwithstanding this, the impact of the mast will be mitigated to a certain extent by its open lattice design. In combination with the distance of the mast from the dwelling it is considered that the proposed development will not have a significant adverse overbearing impact on the occupiers of the nearby dwelling or have an otherwise unacceptable adverse impact on the amenities of the occupiers of the aforementioned property. The applicant has also submitted the relevant certificate (ICNIRP) confirming that the proposed mast will not exceed international guidelines relating to public exposure to electromagnetic fields.

The application site is located approximately 360m to the north west of a Scheduled Ancient Monument (Sennington Ancient Village). The impact on the setting of the SAM has been assessed by Historic England who, following a visit to the site, consider that the proposal would not result in a substantial change in the setting of the SAM or upon its significance. Historic England also advised that they did not consider that the proposal would impact on the significance of Listed Buildings or Conservation Areas in Brockhampton or Sevenhampton by virtue of the distance of the site from the heritage assets and the existing natural and topographic screening that currently exists. Officers concur with this view and consider that the proposed development will not have an adverse impact on the setting, character or appearance of Listed Buildings or Conservation Areas and accords with guidance in Local Plan Policy 15 and guidance in Section 12 of the NPPF.

9. Conclusions:

Overall, it is considered that the social and economic benefits arising from the proposal outweigh the more limited landscape and visual impacts of the proposal. It is therefore recommended that the application be granted.

10. Conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be carried out in accordance with the following drawing number(s): 301924-00-004-ML001 1, 301924-00-006-MD001 1, 301924-20-150-MD001 1, 301924-20-151-MD001 1, 301924 MD002 2.A

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Within 3 months of the cessation of the use of the development hereby approved for telecommunications purposes the entire development including mast, cabinets, fencing, foundations and cabling shall be permanently removed from the site and the land restored to agricultural use or to a condition to first be agreed in writing by the Local Planning Authority.

Reason: The development has been permitted on the grounds that the social and economic benefits of the proposal outweigh the landscape and visual impacts of the scheme. There is no justification for the retention of the development following the cessation of its use for telecommunications purposes and as such it is appropriate that the development is removed in order to conserve the natural beauty of the Cotswolds AONB in accordance with Local Plan Policy 42 and guidance in Paragraphs 17, 109 and 115 of the NPPF.

The entire landscaping scheme shall be completed by the end of the first planting season following the first use of the development hereby approved.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

From: Darren Fradgley
Sent: 15 October 2015 15:04
To: Martin Perks
Subject: RE: Remaining site options for consideration

Martin

Thank you for your email and for taking the time to clarify the landscape officer's comments.

I'll need to discuss the landscaping requirement further with the landowner before coming back to you with an amended site plan and species mix, but I don't envisage any difficulties and note you intend to impose a condition to control this should planning permission be granted.

It's difficult to be precise about the locations referred to by Mrs Allen from the information provided but she does recognise that these are all at increasing distances from Brockhampton and Sevenhampton from the previous locations she has provided to you. This is understandable, as the attempt has been made to identify sites that simply have the benefit of tree, copse or woodland planting in the interests of minimising visual impact. We are fully aware from our extensive experience of developing base station sites for the Mobile Infrastructure Project, and similar telecommunications and broadcast projects, across the UK that positioning the mast (often the most visible component of a base station) within or against the back drop of woodland or built development has clear town planning and landscape benefits and is likely to strengthen the likelihood of obtaining planning permission.

We aim to achieve this where possible and the desirability of siting the base station within or next to woodland, or against the backdrop of existing built development, is properly considered at site identification stage, albeit that they are just two of a number of other factors when selecting a suitable location for the base station, not least the critically important technical requirements to provide radio coverage to the not spots and the 'line of sight' transmission links back to a suitable base station within the Mobile Network Operators' networks. These factors, all of which have to be met, are covered fully in my previous letter to you and hence I will not repeat them here. In our view, the proposed siting of the base station next to agricultural barns strikes an acceptable and appropriate balance between technical and landscape considerations, as reflected in the Cotswolds Conservation Board's consultation response.

Mrs Allen's reference to the 'Belt of Trees above Brockhampton' appears to be Breakneck Plantation, in the vicinity of our discounted options 1 and 18 listed in the submitted planning statement. Our options 1 and 18 were discounted due to concerns over the proximity to listed buildings and the potential impact on residential amenity. The only other areas of woodland near to Brockhampton not specifically listed in Mrs Allen's email are at Brockhampton Park (our discounted site 6), which is on much lower lying land than the application site and was ruled out on technical grounds, and in the vicinity of Hank's Gorse to the northwest that was not considered as it falls outside of the area of search. All the other locations suggested by Mrs Allen are also located outside our area of search, and hence were not considered at site search stage. It may assist you to know that the area of search is defined by our radio planning team as a guide to the area in which the base station needs to be located in order to provide radio coverage to the not spots. Locations just beyond this are also considered when undertaking the search so as to include, for example, candidates that might offer obvious town and country planning benefits, e.g. farm buildings. Notwithstanding these points, I have to stress that there is now no time available for us to consider alternative locations for the base station due to the impending end date of the MIP in March next year.

Finally, I can confirm that the lattice mast is of untreated galvanised steel that will weather to a dull grey colour. The equipment cabinets are supplied in RAL7035 Light Grey and the support brackets/poles for the antennas and dishes are also of galvanised steel/aluminium construction that will weather to a grey colour. The cabinets will, of course, be screened from public views by the timber close-boarding fence forming the boundary of the compound. The dishes are white/off white colour, as dark colours result in too much solar gain (heating) which results in distortion and/or failure of components. We consider these are appropriate finishes given that the predominant colour of the

British sky is grey, a position reflected in the colour of other utility structures such as electricity transmission towers and wind turbines that are often visible against the skyline.

Darren Fradgley BA(Hons) DipTP MRTPI
Town Planning Manager
Arqiva

Arqiva, Farley Lane, Romsley Hill, Romsley, Halesowen B62 0LG

-----Original Message-----

From: Martin Perks
Sent: 12 October 2015 11:49
To: Darren Fradgley
Subject: FW: Remaining site options for consideration

This mail originated from OUTSIDE the Arqiva Corporate Network. Treat hyperlinks and attachments in this email with caution.

Darren,

Thank you for your previous letter. Do you have any comments on the sites listed below?

Please could you also clarify the colour of the mast? Will it just be a galvanised metal finish?

regards

Martin Perks
Senior Planning Officer

Planning Service Customer Feedback Questionnaire - Have we responded to your enquiry or determined your application? - Please take a few minutes to complete our short tick-box questionnaire at the link below to assist us in our continuous programme to improve standards of service to our customers and service users. Thank you.

<http://www.cotswold.gov.uk/residents/planning-building/planning/customer-feedback/>

-----Original Message-----

From: Claire Allen
Sent: 12 October 2015 11:48
To: Martin Perks
Subject: Remaining site options for consideration

Dear Mr Perks

I have now completed gathering the information regarding the site options for consideration As with the previously submitted options these are based on local knowledge and every effort has been made to take into consideration the requirements specified.

Most importantly the priority aim has been to minimise visual impact and maximise the number who will benefit. Minimising visual impact has inevitably meant the focus has been on camouflaging through use of established woodland. (A practice frequently used by the main providers across the UK) Maximum benefits has focused upon sight into the residential areas All the sites proposed increase the distance between the new site and existing masts (but remain within the technical limitations) therefore creating opportunities to extend coverage to a wider area What is questionable is the accuracy of residents that benefit as stated within the application Local knowledge appears to suggest there are a number of spots that are now partial coverage not 'not spots' due to improvements

made by the main providers over the last couple of years The government guidance states this project is specifically to address not spots (partial coverage is being addressed through a separate approach directly with the main providers)

Site options

Site 1-3 already submitted

4 Belt of Trees above Brockhampton - OS sheet number 163 coordinates 22.5/04.7

5 Whitehill wood - OS sheet number 163 coordinates 23.5/04.3

6 Trees above Bakers Wood Brockhampton -OS sheet number 163 coordinates 22.6/04.5

7 The Grove Whitehall Farm OS sheet number 163 coordinates 23.2/02.3

8 Woodland above Sevenhampton -OS sheet number 163 coordinates 21.2/03.8

Thank you giving us the opportunity to put forward sites omitted from the initial options appraisal

Regards

Claire Allen

Sent from my iPad

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From: Darren Fradgley
Sent: 19 November 2015 12:19
To: Martin Perks
Subject: RE: Please see attached response to Arqiva Letter

Dear Martin

It was good to talk to you earlier.

The person you spoke to was Lionel Spencer, the Local Body Delivery Lead for the Mobile Infrastructure Project, at the Department for Culture Media and Sport.

You will be aware from our previous discussions of the timescales associated with the Mobile Infrastructure Project (MIP). In particular the Secretary of State has confirmed that the MIP will not be extended beyond the end of March 2016 and that all sites relying on the public funds available must be complete by then. I regret that the delay in determining this planning application means that even if the Council's Planning Committee does grant planning permission on 9 December it will be too late to complete this particular site by the MIP deadline, which I understand Lionel also explained to you during his call.

The Government nonetheless wishes the application to run its course in the hope that planning permission will be granted. This is because it is conceivable that the Mobile Network Operators (MNOs) might still wish to implement the permission using their own funds in order to assist meeting their revised coverage obligations to provide service over 90% of the UK geographical landmass. Should planning permission be refused that option will be removed.

As the DCMS has confirmed that there is no prospect of extending MIP deadline we have little choice other than to stop work on this site in order to avoid risking public funding on a project that could not be completed in time. For this reason we are unable to provide the photomontage requested in your previous email. You also questioned whether it would be possible to provide additional information to deal with the queries raised by Ms Allen in relation to her alternative sites. We have considered this, but you'll aware that I previously provided a simulation plot that benched marked the closest of the suggested alternative locations to the not spots with the explanation that it would not provide the required level of coverage. There is therefore no point in preparing additional technical information for all of the suggested alternatives locations suggested. In addition, these suggested alternatives are not supported by any evidence to demonstrate that they would meet the other criteria that have to be achieved when selecting a site for a Mobile Infrastructure Project base station, including a willing landowner, an available power supply that can be provided at an acceptable cost, access for construction and maintenance, and 'line of sight' links to the MNOs networks.

I hope this assists, but please let me know if you require any further information.

Best wishes.

Darren Fradgley BA(Hons) DipTP MRTPI
Town Planning Manager
Arqiva

Arqiva, Farley Lane, Romsley Hill, Romsley, Halesowen B62 0LG

From: Martin Perk
Sent: 18 November 2015 17:17



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O.S. LANDRANGER MAP No. 163

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PROJ No 1			
PROJ No			
PROJ No			
PROJ No			
PROJ No 150658			
1 PLANNING ISSUE	23/07/15	HAR	HF
ISS	REVISION	DATE	DRN APP

arqiva

Crawley Court, Winchester, Hampshire, SO21 2QA
 Tel. 01962 823434, Fax. 01962 822378

SITE No 301924
 MIP_GLO0057
 NASH BARN, LAND AT MANOR FARM SEVENHAMPTON
 CHELTENHAM
 GLOUCESTERSHIRE
 GL54 5XH

NGR SP 02083 22189
 OS GRID 402083 222189

TITLE
 LOCATION PLAN

SCALE SEE DRAWING		
DRAWN	HAR	21/07/15
APPROVED	HF	23/07/15

DRG No.	Sheet 1 of 1	Rev
301924-00-004 - ML001		1

155

15/03/16/PLC

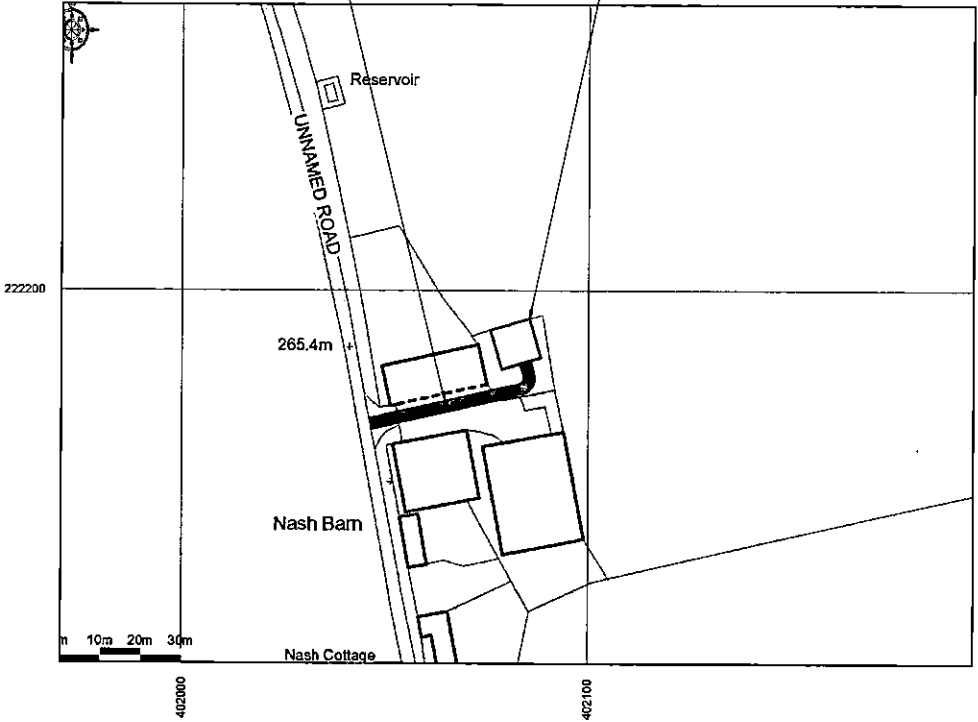
THE SITE



LOCATION PLAN
 SCALE 1:50,000

SITE ACCESS

THE SITE

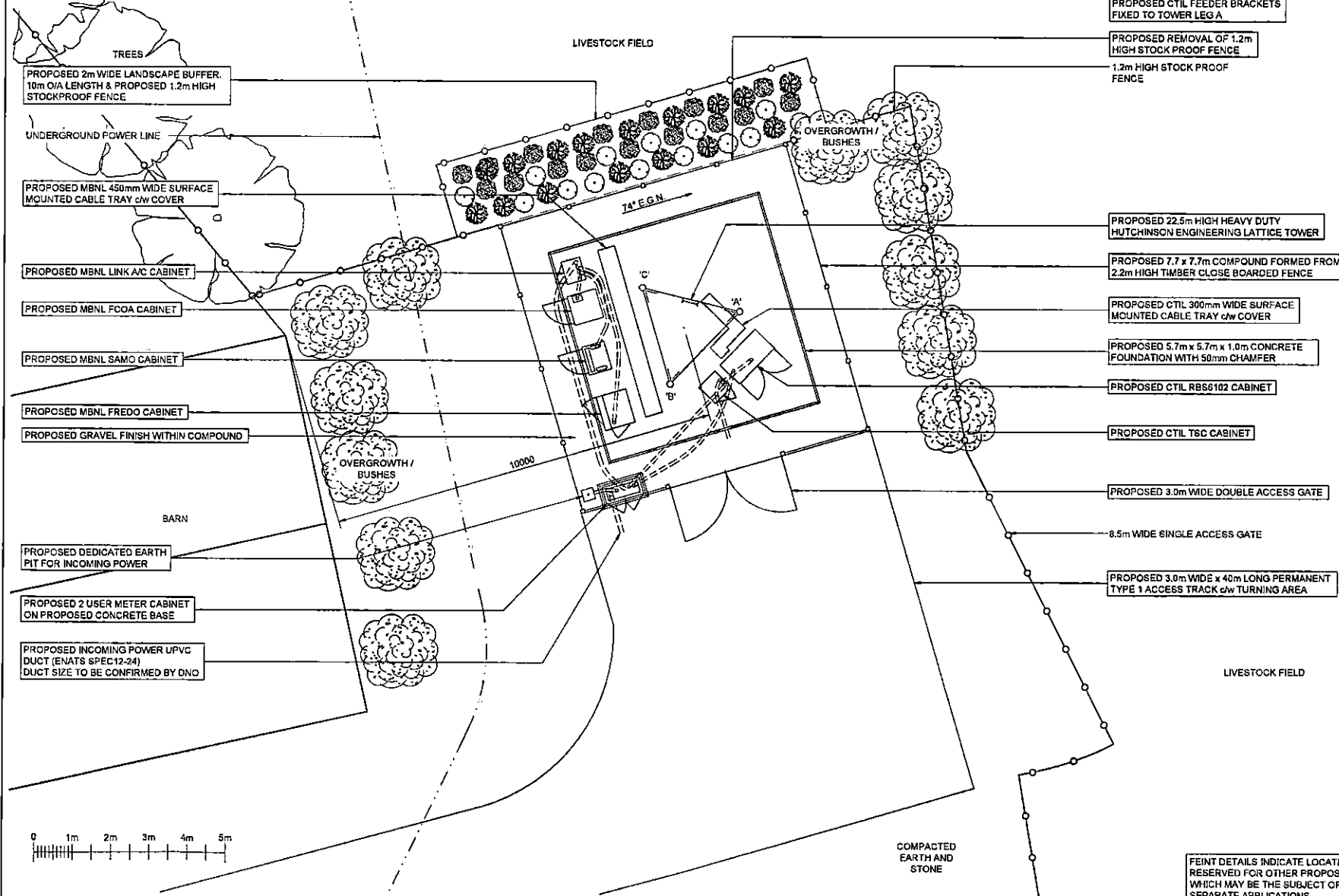


LOCATION PLAN
 SCALE 1:1250

PROPOSED LANDSCAPE BUFFER SPECIFICATION		
MIXED NATIVE SPECIES		
HEDGEROW SPECIES	% MIX	SPECIFICATION
HAWTHORN - CRATAEGUS MONOGYNA	50	TRANSPLANT OR WHIP 1+1, 60-80cm BARE ROOT
HAZEL - CORYLUS AVELLANA	30	TRANSPLANT OR WHIP 1+1, 60-80cm BARE ROOT
BLACKTHORN - PRUNUS SPINOSA	20	TRANSPLANT OR WHIP 1+1, 60-80cm BARE ROOT

NOTE: PROPOSED 10x10m TEMPORARY TRACKWAY WORKING AREA REQUIRED FOR CONSTRUCTION WORKS EXACT LOCATION T.B.C. AT PRESTART MEETING

NOTE: ALL TRANSPLANTS TO BE PLANTED IN A DOUBLE STAGGERED ROW, 450mm APART, WITH 7 PLANTS PER LINEAR METRE AND TO BE PROTECTED WITH RABBIT GUARDS SUPPORTED BY A 750mm STAKE OR CANE. STOCK PROOF FENCING TO BE ERECTED TO PROTECT THE EDGING FROM GRAZING.



PROPOSED MBNL FEEDER BRACKETS FIXED TO TOWER LEGS B & C

PROPOSED CTIL FEEDER BRACKETS FIXED TO TOWER LEG A

PROPOSED REMOVAL OF 1.2m HIGH STOCK PROOF FENCE
1.2m HIGH STOCK PROOF FENCE

PROPOSED 22.5m HIGH HEAVY DUTY HUTCHINSON ENGINEERING LATTICE TOWER

PROPOSED 7.7 x 7.7m COMPOUND FORMED FROM 2.2m HIGH TIMBER CLOSE BOARDED FENCE

PROPOSED CTIL 300mm WIDE SURFACE MOUNTED CABLE TRAY c/w COVER

PROPOSED 5.7m x 5.7m x 1.0m CONCRETE FOUNDATION WITH 50mm CHAMFER

PROPOSED CTIL RBS6102 CABINET

PROPOSED CTIL T8C CABINET

PROPOSED 3.0m WIDE DOUBLE ACCESS GATE

8.5m WIDE SINGLE ACCESS GATE

PROPOSED 3.0m WIDE x 40m LONG PERMANENT TYPE 1 ACCESS TRACK c/w TURNING AREA

N

NOTES

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PROJ No	REV	DATE	DRN	APP
150658	2.0	20/10/15	HAR	
150658	2	28/09/15	HAR	HF
150658	1	23/07/15	HAR	HF

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Tel: 01962 823434 Fax: 01962 822378

SITE No 301924
MIP_GLO0057
NASH BARN
LAND AT MANOR FARM
SEVENHAMPTON, CHELTENHAM
GLOUCESTERSHIRE
GL54 5TN
NGR SP 02083 22189
OS GRID 402083 222189

TITLE
SITE PLAN
PROPOSED
DCMS

SCALE 1:100

DRAWN	HAR	21/07/15
APPROVED	HF	28/09/15

DRG No. 301924-20-100-MD002 2.A
Sheet 1 of 1 Rev

156

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

PROPOSED CTIL 1 No. 0.6m DISH AT 23.0m
BEARING 314° E.T.N. I.D. No. 301902

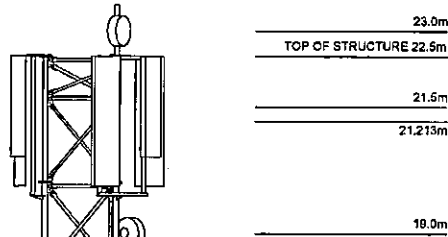
PROPOSED MBNL 3 No. ANTENNAS AT 21.5m BEARINGS
80°, 180° & 300° E.T.N. I.D. No.'s 301895 TO 301897

PROPOSED CTIL 3 No. ANTENNAS AT 21.213m BEARINGS
90°, 210° & 330° E.T.N. I.D. No.'s 301896 TO 301900

PROPOSED MBNL 9 No. MHA'S TO BE
FIXED TO ANTENNA SUPPORT POLES

PROPOSED MBNL 1 No. 0.6m DISH AT 19.0m
BEARING 205° E.T.N. I.D. No. 301903

NOTE: PROPOSED 6 No. EQUIPMENT
CABINETS WITHIN COMPOUND. REFER TO
PROPOSED PLAN FOR DETAILS.



PROPOSED 22.5m HIGH HEAVY DUTY
HUTCHINSON ENGINEERING LATTICE TOWER

PROPOSED 7.7 x 7.7m COMPOUND FORMED FROM
2.2m HIGH TIMBER CLOSE BOARDED FENCE

PROPOSED 2 USER METER CABINET

1.2m HIGH STOCK PROOF
FENCE

LEG A LEG C

G.L. 0.0m

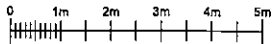
OVERGROWTH /
BUSHES

OVERGROWTH /
BUSHES

TREES

BARN

NORTH ELEVATION



FEINT DETAILS INDICATE LOCATIONS
RESERVED FOR OTHER PROPOSALS
WHICH MAY BE THE SUBJECT OF
SEPARATE APPLICATIONS

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NOTES

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PROJ No			
PROJ No			
PROJ No			
PROJ No			
PROJ No	150658		
1	PLANNING ISSUE	23/07/15	HAR HF
ISS	REVISION	DATE	DRN APP

arqiva

Crawley Court, Winchester, Hampshire, SO21 2DA
Tel. 01982 823434, Fax. 01982 822378

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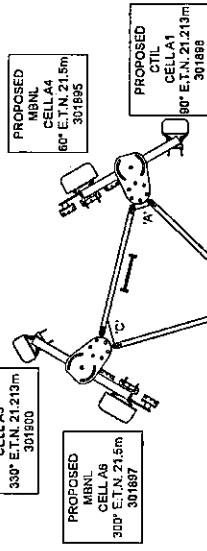
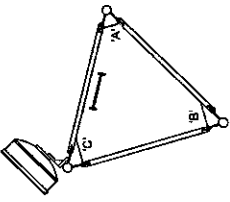
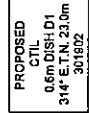
TITLE
ELEVATION
PROPOSED
DCMS

SCALE 1:100
DRAWN HAR 21/07/15
APPROVED HF 23/07/15

DRG No. Sheet 1 of 1 Rev
301924-20-150-MD001 1

157

NOTES
 1. PROPOSED ANTENNAS TO BE MOUNTED ON HEADFRAME ANTENNA MOUNTS.
 2. PROPOSED DISHES TO BE MOUNTED ON TOWER LEG AND PROPOSED TOWER LEG EXTENSION SUPPORT POLE.
 3. PROPOSED MBNL 9 No. MHAs TO BE FITTED TO ANTENNA SUPPORT POLES.



TOWER PLAN AT 23.0m

TOWER PLAN AT 22.5m

TOWER PLAN AT 19.0m

PROPOSED ANTENNA SCHEDULE

ANTENNA REF.	OPERATOR	ANTENNA PART No.	BEARING	HEIGHT TO TOP	HEIGHT TO US	HEIGHT TO CL	FUNCTION	LENGTH	TYPE	SIZE	No FEEDERS (DC/FIBRES)	COMBINER (MHA/RRU/SBT/RET)			COMMENTS
												MHA	RRU	SBT/RET	
A1	CTL	80010860	90°	22.5m	19.925m	21.213m	800	32m	COAX	78°	2	-	-	-	
A2	CTL	80010860	210°	22.5m	19.925m	21.213m	800	32m	COAX	78°	2	-	-	-	SBT - 1 PER ANTENNA INSTALLED ON THE + LEG OF THE UMO
A3	CTL	80010860	330°	22.5m	19.925m	21.213m	800	32m	COAX	78°	2	-	-	-	SBT - 1 PER ANTENNA INSTALLED ON THE + LEG OF THE UMO
A4	MBNL	ATR4518R4	60°	22.5m	20.5m	21.5m	800	31m	COAX	78°	2	-	-	-	SBT - 1 PER ANTENNA INSTALLED ON THE + LEG OF THE UMO
A5	MBNL	ATR4518R4	180°	22.5m	20.5m	21.5m	800	31m	COAX	78°	2	-	-	-	SBT - 1 PER ANTENNA INSTALLED ON THE + LEG OF THE UMO
A6	MBNL	ATR4518R4	300°	22.5m	20.5m	21.5m	800	31m	COAX	78°	2	-	-	-	SBT - 1 PER ANTENNA INSTALLED ON THE + LEG OF THE UMO

CTL EQUIPMENT KEY

OPERATOR	MANUFACTURER	TYPE	SIZE (WxDxH)	COLOUR	COMMENTS
CTL	ERICSSON	TSC	800 x 600 x 1670	GREY	C/W STEP UP PLINTH
MBNL	ERICSSON	RRS11R2	1300 x 700 x 1770	GREY	C/W STEP UP PLINTH

DISH KEY

OPERATOR	DISH REF	DISH DIA	BEARING	HEIGHT TO CENTRE (AGL)	A END SITE No.
CTL	D1	800mm	314°	25m	1260 VE
MBNL	D2	800mm	205°	16m	CMD508

MBNL EQUIPMENT KEY

OPERATOR	MANUFACTURER	TYPE	SIZE (WxDxH)	COLOUR	COMMENTS
MBNL	SALISUNG	SA10	750 x 800 x 1800	GREY	
MBNL	INDICA	FC0A	770 x 770 x 1550	GREY	C/W 30mm W/WR 1000mm (C/W) VERTICAL CABLE TRAY TO RISK
MBNL	ALIFABS	FREDO	800 x 800 x 1440	GREY	C/W STEP UP PLINTH
MBNL	ALIFABS	LNK AC	800 x 800 x 1520	GREY	C/W STEP UP PLINTH

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

NOTES
 Multiple copies of this drawing shall be held by the client and the contractor. A drawing shall be provided to the contractor at the start of the project. The contractor shall be responsible for ensuring that all drawings are up to date and correct. The contractor shall be responsible for ensuring that all drawings are up to date and correct.

CONTRACTOR - HF COMM
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 NASH BARN, LAND AT MANOR FAR
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 DCMS

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Martin Perks
Senior Planning Officer
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Our ref: DF/MIP/GLO057

9 October 2015

By Email

Dear Mr Perks

Mobile Infrastructure Project

Planning Application Reference 15/03546/FUL, Nash Barn, Land at Manor Farm, Sevenhampton, Gloucestershire, GL54 5XH

I'm writing further to our recent discussions and your subsequent your emails of 8th and 9th October requesting additional information in response to local resident objections and the consultation response from Sevenhampton Parish Council.

The comments and objections submitted cover a range of issues and I've therefore set out my response under a number of topic headings in the interests of providing a structured response to them.

The Mobile Infrastructure Project

It may assist if I start by summarising the objectives of the Mobile Infrastructure Project (MIP), as some of the objections submitted to the Council effectively challenge the basis for the proposed base station as part of this nationally important initiative and the extent and value of the coverage that will be provided from it.

The MIP forms part of a package of Government and telecommunications industry measures that seek to extend and improve mobile coverage in rural areas. The national importance of the MIP is reflected by its inclusion in the National Infrastructure Plan and by the European Commission State-Aid clearance granted to the Government for the use of public funding to tackle market failure in the provision of mobile network coverage in and around Brockhampton and Sevenhampton, and elsewhere in the UK.

The aim of the MIP is to provide mobile phone coverage to 'complete not spots', which are 100x100m areas containing one or more premises without coverage from any mobile network operator (MNO) at present. These not spots exist because it is either uneconomic for the Mobile Network Operators to provide coverage to these areas or they have been unable to obtain planning permission in the past to develop base stations that would extend network coverage to these areas.

The initiative is supported by the UK's four MNOs, i.e. Vodafone, 3 and EE (the brands Orange and T-Mobile), who have accepted the need to develop new base stations to provide coverage to local communities in complete not spot areas. The MNOs are committed to meeting the day-to-day operational costs of the MIP base stations for a planned period of 20 years, once they have been built by Arqiva using funds supplied by Government through the Department for Culture, Media and Sport (DCMS).

The MNOs are part of the decision making process for the MIP and they have to be satisfied that there is a need to develop a base station to provide coverage to not spots before Arqiva is instructed to submit a planning application. The DCMS and MNO acceptance of the need to develop a base station at the application site to provide coverage to the not spots in and around Sevenhampton and Brockhampton is reflected in their approval of the following:

- Our radio plan, which included this area (our project reference GLO0057) as one of the locations due to benefit from coverage through the MIP, as confirmed in our letters to the Council in October 2013 and 2014, and the subsequent presentations provided to the joint meetings of the Gloucestershire Authorities in January and October 2014
- The results of the search undertaken by our consultant Harlequin to identify to a suitable location for the base station that resulted in the selection of the application site
- Approval to submit the planning application now before the Council.

In this case, the simulation plot submitted with the planning application shows that we expect coverage to be provided to 18 of the 100x100m not spots containing a total of 63 premises presently without coverage from any of the MNOs. These not spots are located in different locations within the green shading on the coverage plot.

It may assist you to know that I provided the presentation to Sevenhampton Parish Council a few weeks ago when, in response to a question, I explained that I was unable to provide further information on the location of the not spots. This is because this information is the subject of non-disclosure agreements between the Mobile Network Operators, Ofcom (the independent regulator of the UK's communications industries), the Government, and Arqiva. I highlight this because some of the objectors make claims about the extent of not spot coverage, including Scotland, and the relative performance of alternative sites in providing better coverage to these not spots. The claims made should therefore be viewed as unsubstantiated conjecture simply because the not spot data is not publicly available due to the non-disclosure agreements that govern it.

While the focus of the MIP is on coverage to premises within the not spots, this is to provide the MNOs with a degree of economic surety, which is necessary if they are to hold onto the operational costs for a long period. In that sense, the number of premises cross subsidises the delivery of coverage, and the many associated benefits, over a much wider area: for example, by providing coverage to local roads, to farmland or to public rights of way. The key benefits of mobile coverage for the wider local area includes the ability to contact the emergency or breakdown services, for the ambulance service to send and receive life-saving



data ahead of their journey to the hospital, and the socio-economic benefits to tourists, farmers, local tradesmen, doctors, vets and others often on the move in rural areas. A secondary benefit of the MIP is that it may also extend coverage to partial not spots, i.e. to locations where some, but not all, MNOs currently provide a service.

The clear public benefits of this important strand of the Government's National Infrastructure Plan, and the requirement for the MIP to meet European Commission State-Aid rules to facilitate coverage by all four MNOs, therefore provide the touchstones against which the objectors' comments need to be considered.

Other Initiatives

Some of the objections highlight that the MNOs themselves have improved coverage to the local area in the recent years and also make reference to the Government's move towards 100% UK geographical coverage. The implication is that the proposed base station may not be required due to these initiatives.

The most obvious point to be made in relation to the first point is that the MNOs' coverage, even with the continual improvements made to their networks, still does not reach parts of Brockhampton and Sevenhampton, hence the presence of the not spots. As explained earlier, the MNOs are part of the decision making process of the MIP and have accepted the need to provide coverage from the proposed base station.

The objector's reference to '100% coverage' is a misunderstanding of the agreement reached by the Government with the MNOs. The Culture Secretary Sajid Javid MP announced on 3 February this year that agreement had been reached with the MNOs to vary their licences that currently require them to provide coverage to 90% of the UK population to a new requirement to provide coverage to 90% of the UK's geographical area. I've reproduced below an extract of the announcement posted on the Department for Culture, Media and Sport's website that summarises this agreement and I have taken the opportunity to highlight in bold the section of most relevance to the relationship between this initiative and the MIP:

'...Under the agreement – a first ever – all four of the mobile networks have collectively agreed to: £5bn investment programme to improve mobile infrastructure by 2017 - potentially creating jobs and a boost for the UK economy; guaranteed voice and text coverage from each operator across 90 per cent of the UK geographic area by 2017, halving the areas currently blighted by patchy coverage as a result of partial 'not-spots'; full coverage from all four mobile operators will increase from 69 per cent to 85 per cent of geographic areas by 2017; and provide reliable signal strength for voice for each type of mobile service (whether 2G/3G/4G) – currently many consumers frequently lose signal or cannot get signal long enough to make a call.

*As a result of the deal, it will cut total 'not-spots' where there is currently no mobile coverage by two-thirds. **This will support the Government's existing £150m programme to take mobile coverage to the areas of the UK that have no coverage at all.** Many parts of the UK will also benefit from better data coverage, some for the first time.'*

Ofcom, the independent regulator of the UK's communications industries, is currently consulting on this proposed change, now being referred to by them as the MNOs "geographic coverage obligation". Whilst this agreement will have the side benefit of addressing some complete not spots, it is principally targeted to address partial not spots. The Government's announcement confirms that the MIP remains the principal means of providing coverage to the complete not spots within the remaining 10% of the UK.

Implicit within the Government's objective to move towards 100% geographical UK coverage is the recognition that macro base station sites, like the MIP proposal at the application site, will need to be developed within nationally important landscapes such as Areas of Outstanding Natural Beauty (AONB). That is because such installations remain the principal means for providing the umbrella of coverage that will be needed to meet this objective. This new objective is therefore an important factor in Government policy, which should carry weight in the decision making process for the application proposal where all of the not spots fall within the Cotswolds AONB and where it is not possible to provide the required level of coverage from locations beyond the AONB.

Alternative Sites Assessment

A number of objections and the parish council have questioned the thoroughness of the site search undertaken and the delay in submitting the planning application to the Council.

I'm sure you will appreciate that planning a new site to provide coverage to rural areas for all four MNOs is complex process. By way of context, the attached slide provided in the presentations to the joint meeting of the Gloucestershire Authorities provides a useful summary of all of the criteria that must be met when selected a site. Failure to meet even one of these criteria means that a site cannot be considered for a MIP base station.

In summary, a site must of course be located where it can provide radio coverage to the not spots and there must be land available (whether in private or public ownership) on economic terms for it to be developed. A base station must also located where it can get 'line of sight' to other base stations operated by the MNOs in order to connect it to the rest of the network by transmission link. This is a particular technical challenge in rural areas, as the identified transmission solution requires sufficient capacity to provide MIP sites with the ability to deliver 4G high speed data services. This is a necessity to ensure MIP base stations are future-proofed and the coverage provided to rural areas does not require a further Government sponsored, and European Commission State Aid approved, intervention into the communications market in the future. There must also be a suitable electricity supply nearby, together with good access to build the base station and to maintain it, and last but not least, there must be a reasonable prospect of obtaining planning permission for the development.

The proposed base station has been sieved through, and complies with, all of these technical, operational, landownership, and town & country planning considerations. By contrast, the discounted sites listed in the planning statement either fail or do not provide as good a 'fit' with at least one of these criteria.

One of the objectors has provided a list of 3 additional locations it considers would provide better alternatives in terms of technical coverage to the not spots and in town & country

planning terms. All of these sites fall outside the areas of search for the base station, and hence would not have been considered at site identification stage, but I've discussed these further with our radio planning team and received confirmation that they would not provide a viable technical alternative to the proposal. In summary:

- Electricity transmission towers: these are too far from Sevenhampton and Brockhampton to provide the required level of coverage
- Elsdown Covert. This is closest of the sites to the not spots but, again, would not provide sufficient coverage to the premises located within them. To illustrate this point I've provided comparative coverage plots in the appendix to this letter. The first plot illustrates coverage from the proposed base station and the second plot illustrates coverage from the objector's suggested location at Elsdown Covert. As can be seen, the second plot does not provide the same degree of coverage to the villages and instead 'drags' coverage further to the east
- Breakneck Covert. The same position applies in respect of this location

Notwithstanding these points, I have to highlight that there is now no time available for us to consider alternative locations for the base station. This is because funding for the MIP finishes at the end of March 2016. The DCMS has confirmed to Arqiva that all MIP sites must be implemented by that date and it is obviously necessary to allow enough time for that to be achieved. After careful discussion with DCMS, and in light of our experience to date in implementing MIP sites, often in very challenging circumstances, it has been concluded it may be necessary to cancel any individual MIP project where planning permission has not been granted and a legal agreement completed with the landowner by 31 October.

If we were to continue work on projects that did not meet these deadlines there would be an unacceptable risk to public funding on projects that could not be completed in time.

Code of Best Practice Consultations and the Timing of the Planning Application

Some of the objections made appear to relate to the consultation undertaken by the Council following receipt of the planning application. I will therefore address the observations made in relation to our pre-application consultation exercise and the associated timing of the planning application.

Contrary to the claim made, we consider that Arqiva and its agents have followed Best Practice procedures in bringing forward the planning application to develop the MIP base station. In summary this has involved:

- Writing to Cotswold District Council in October 2013 and October 2014 to provide information on the MIP and the general locations being considered for the installation of shared base stations within the Council's area, including our site reference GLO0057 for the not spots in and around Brockhampton and Sevenhampton
- Presentations to two joint meetings of the Gloucestershire Authorities in January 2014 and October 2014, again to provide information on the project and the locations

being considered for the development of base stations including GLO0057. The second presentation was attended by Cotswolds Conservation Board

- A presentation to the Cotswolds Conservation Board meeting on 26 March 2015 to explain the project and the locations being considered within the Cotswolds AONB
- In relation to the site-specific consultation for the application proposal:
 - 27 July 2015: pre-application consultation letters were sent to the Council's planning department, the Ward Councillor, Sevenhampton Parish Council, Historic England, and the Cotswolds Conservation Board
 - 3 September: in response to a request, we provided a well-attended flagwave trial at the site
 - 17 September: a presentation and extensive question and answer session, including discussion of many of the points raised by the objectors, provided to Sevenhampton Parish Council

Some of the objectors have highlighted that there was a significant delay in submitting the planning application following Harlequin's initial search and the approaches made to landowners to identify a site for the base station. This is because there was a delay to the project until April 2014 when Arqiva was waiting to receive the more accurate Not Spot data that had not been accounted for in the original scope of work and timelines, and this led to the MIP being extended by a year to March 2016.

The receipt of updated not spot data required us to review and amend our radio plan with the effect that some locations elsewhere in the UK were no longer part of the plan and new areas were identified, although GLO0057 was unaffected. This is the reason for the submission of our second letter to the Council in October 2014 advising of the revised radio plan locations in its area.

The need to ensure that MIP base stations have the ability to deliver 4G high speed data services, which was triggered in part by the MNOs being granted 4G licences in 2014, was the cause of further technical investigations to identify suitable transmission solutions.

The effect of these factors was to delay progress with the proposal, and one of the objectors has correctly identified that mid-August was a key date set for the submission of planning applications for the MIP in order to facilitate the construction of base stations before funding for the project ends in March 2016.

As you know, the planning application was submitted on 14 August, reflecting the importance of providing coverage to the local community in Sevenhampton and Brockhampton. I have to highlight that a number of sites elsewhere in the UK have not reached planning application stage with the effect that, unfortunately, some communities will not receive the public benefits of coverage through the MIP.

Visual Impact and the Cotswolds AONB

It will of course be for the Council to assess the visibility of the mast and any impacts on amenity and the Cotswolds AONB and, in doing so, weigh this in the planning balance against the clear public benefits of providing coverage to the not spots when deciding whether or not to grant planning permission for the development.

We do understand that one of the objectors would rather that this mast were located elsewhere and further away from their property. However, we consider that the proposal strikes an acceptable balance between the technical, operational and town & country planning considerations that apply in this case. In reaching this conclusion, we are also reassured that the Cotswolds Conservation Board has not raised any objections to the proposal.

Other Objections

In response to the other objections:

- Proximity to the wind turbine. We have made our own assessments in selecting the application site and the wind turbine will not cause any interference with the operation of the base station, whether as a physical obstacle or by any vibration. It may assist you to know that Arqiva is familiar with the potential interference caused by wind turbines to line of sight transmission links that form part of television and radio broadcast networks. Indeed, we are a consultee on planning applications for wind turbines and an advisor to Government on such matters, as reflected in references to Arqiva in Ofcom's publication 'Tall Structures and their impact on broadcast and other wireless services'
- The development is not near to any aerodrome and no evidence is provided to substantiate the claim that the mast will be an obstacle to low-flying aircraft. I also note that the Council has not felt it necessary to consult any aerodrome operator, the MoD, CAA or NATS
- Landscaping: we consider that the proposed siting of the base station next to agricultural buildings will provide adequate screening to the compound in public views and hence a scheme of soft landscaping is not required in this case.

I hope this assists but please let me know if you require any further information.

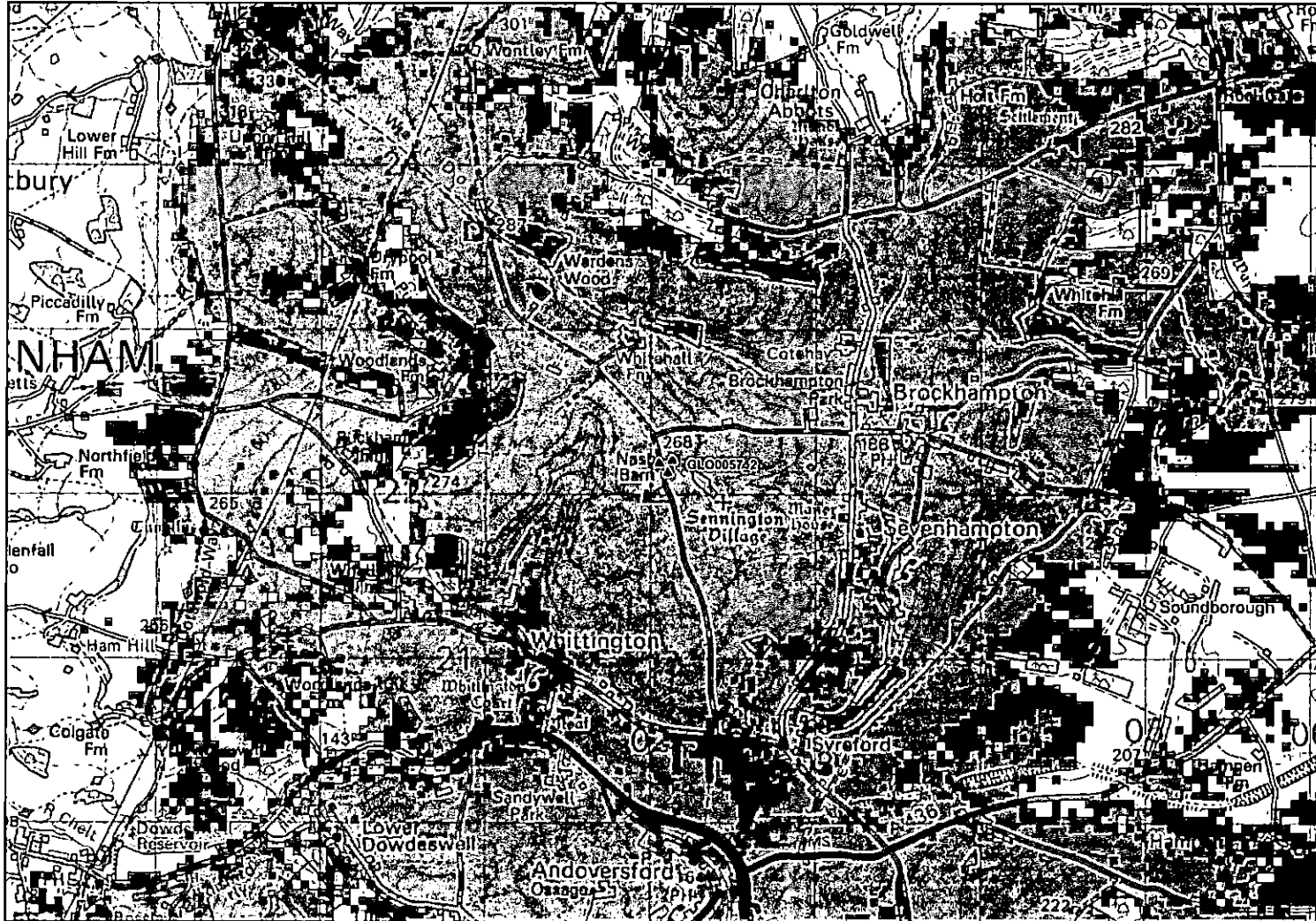
Yours sincerely

Darren Fradgley BA(Hons) DipTP MRTPI

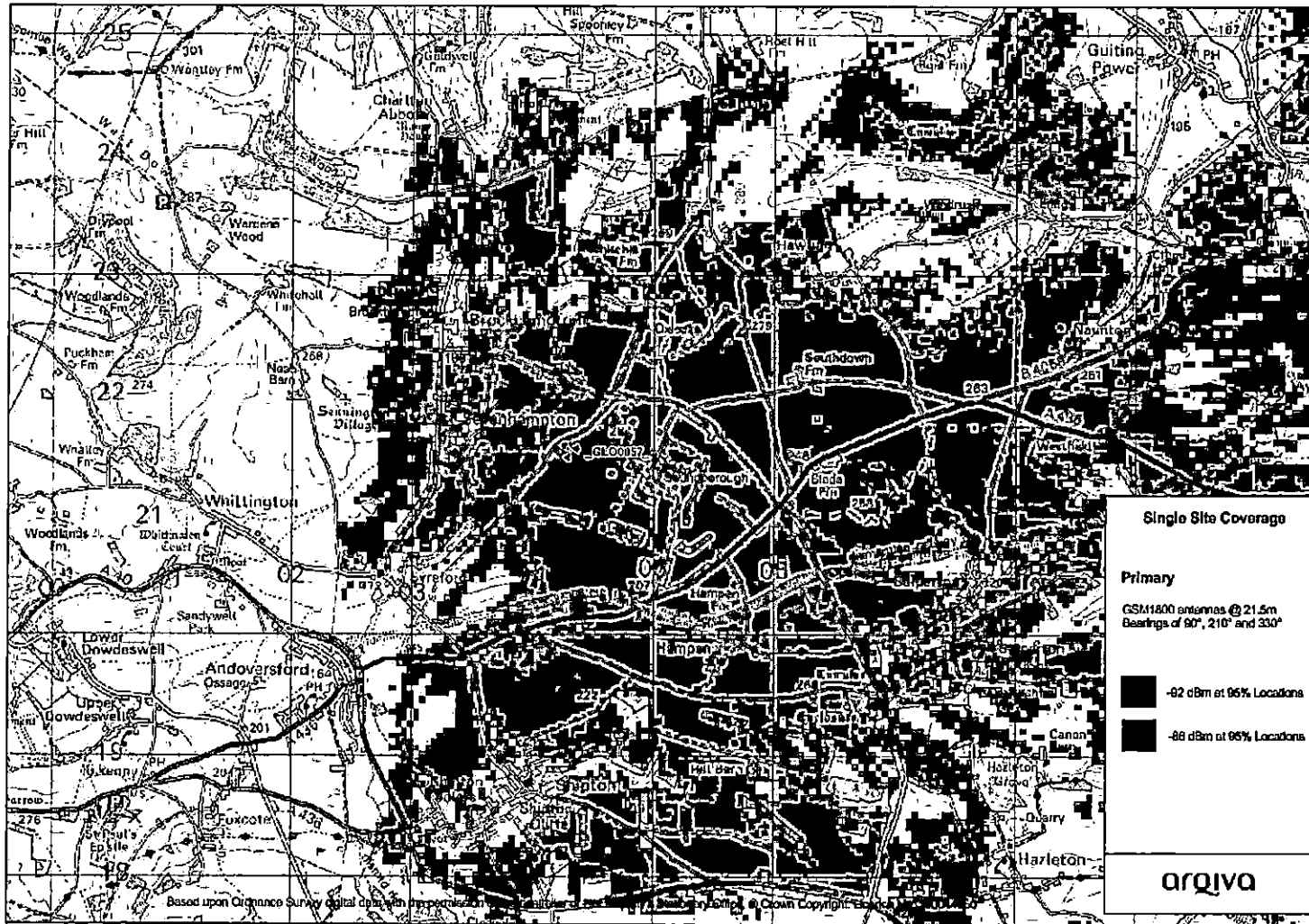
Town Planning Manager

arqiva

Coverage from the Proposed Base Station



Coverage from the Objecter's Alternative Site at Elsdown Covert



From: Planning mail
Subject: FW: Planning application, Ref no 15/03546/FUL

From: Di Cook
Sent: 21 September 2015 18:05
To: Kevin Field
Subject: Planning application, Ref no 15/03546/FUL
Importance: High

TO: KEVIN FIELD, PLANNING AND DEVELOPMENT MANAGER, CDC.

FROM: DIANA COOK, CLERK to, SEVENHAMPTON PARISH COUNCIL.

Dear Sir,

**RE: LAND ADJACENT TO NASH BARN, PARK LANE, SEVENHAMPTON, GLOUCESTERSHIRE
APPLICATION REFERENCE NO.: 15/03546/FUL ("the Application")**

I am writing to you on behalf of Sevenhampton Parish Council ("the Council") in respect of the above Application of which formal notice was given to the Council by letter from your colleague Martin Perks dated 8 September 2015.

The Council would wish to place on the record at the outset its general support in principle for the expansion of mobile telephone coverage both in the Parish and in rural areas generally, an issue which the Council has itself frequently raised.

However, the Council has substantial misgivings about the manner in which the Application has been pursued and the numerous shortcomings in the procedures followed in relation thereto.

As the Applicant will have been fully aware (not least from the reaction to its recent application in respect of Chedworth), any application for the erection of such structures in the Cotswold AONB is likely to generate substantial public debate within the community affected with the expression of strongly held views. For this reason alone, proper and timely consultation with those likely to be affected is not only desirable but in the Council's view essential.

Accordingly, it is with great surprise that we were told by the Applicant at the Council's meeting on 16 September 2015 that the Application (of which the Council was first informed by email on the evening of 27 July 2015) can only proceed if full planning permission has been granted by the end of October failing which the same would not proceed and there would be no prospect of improved mobile coverage in the Parish for a considerable period. The Applicant had singularly failed to mention this time constraint when responding to the Council's email response of 14 August to its letter of 27 July inviting it to send a representative to the 16 September meeting.

We are now aware that the initial approaches made by the Applicant to local landowners enquiring whether they would be prepared to host a mast on their land were made several years ago. We presume that the exercise to evaluate the 18 alternative sites stated to have been considered itself would have taken several weeks if not months prior to the finalising of the proposed Application.

The Applicant's letter to CDC of 27 July 2015 states explicitly that they had already consulted with, inter alia, the Council. This is simply untrue. Until their letter of 27 July was forwarded to me on the same day, the Council was totally unaware of the proposal let alone consulted about it.

In addition, there has been no consultation with the occupiers of the residential properties which are situated within 40 metres of the proposed mast, namely 1 and 2 Nash Cottages, or those living at 1, 2 and 3 Park Lane who live a little further away but who are also likely to be affected by the proposed installation. The first indication these residents received of the proposal was a flyer through their doors informing them a few days before the event of the "flag wave trial" conducted by the Applicant on 3 September 2015. The Applicant, in a recent email to one of the residents affected, is now appearing to be blaming CDC for this lack of consultation.

It also needs to be recorded that, as of today, no formal notice of the Application itself has been given by CDC either to these residents or the owners of the adjoining farmland notwithstanding the deadline for the submission of comments of 29 September, 2015. This itself would appear to be a serious procedural oversight on the part of CDC calling the whole process into question.

Aside from these questions of lack of prior consultation and procedural shortcomings (which are in themselves serious), the Council's principal concerns relate to the selection of the proposed site for the mast. On the basis of the Applicant's own data, the proposed installation will do little to alleviate the "not spots" and areas of poor reception in Lower Sevenhampton, thereby presumably necessitating the erection of a second mast in the area at a later date if full coverage is ever to be achieved.

The Council believes that there are other potential sites within the Parish which could achieve the same improvement in coverage for Brockhampton envisaged in the Application as well as improving reception in Lower Sevenhampton but which have not been considered by the Applicant. However, the timetable envisaged by the Applicant does not present any opportunity for discussion and consultation concerning and evaluation of any such alternative sites, the Application effectively being presented on a "take it or leave it" basis.

This the Council finds highly regrettable.

Yours faithfully,

Diana Cook

Parish Clerk, for and on behalf of Sevenhampton Parish Council

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