



The Planning Inspectorate

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2 The Square
Bristol
BS1 6PN

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0303 444 5000

Email: east2@planninginspectorate.gov.uk
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Your Ref: 21/03452/TEL56
Our Ref: APP/C3105/W/22/3290284

Matthew Swinford
Cherwell District Council
Public Protectn & Development
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

30 May 2022

Dear Mr Swinford,

Town and Country Planning Act 1990
Appeal by CK Hutchison Networks (UK) Ltd
Site Address: Station Road, Kirtlington, Cherwell, OX5 3EZ

I enclose for your information a copy of the third party correspondence on the above appeal(s).

If you have any comments on the points raised, please send 2 copies to me no later than 13 June 2022. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

Stephen Wallis
Stephen Wallis

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS HELEN BRADLEY

Address
Troy House Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I am very disappointed indeed to receive this appeal. I have already logged my objections which you can refer to. I feel that this appeal application shows the complete lack of understanding of the proposed site and the area around it. It is within the conservation area - if the local residents want to change their property in any way there are many hoops they have to jump through - as I have experienced. But apparently they think a massive 2022 metal pole in the heart of the village is absolutely acceptable. I wonder if they have even visited the site. The appeal suggests that some people were against the proposal and some were in favour. The fact is that the vast majority were against it.

I'm assuming someone is hoping to benefit financially from this - that can be the only reason it is still on the table. How disappointing.

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS HELEN BRADLEY

Address
Troy House
Kirtlington
Kirtlington
OX5 3HA

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

I'm not sure that everyone who commented on the original proposal has been alerted to the appeal? You will be able to see my original objections. However to reiterate:
Dear Sir/Madam

I am writing to object to the planning application number 21/03350/TEL.
My reasons are as laid out below:

The 15m (near 50ft) mast and associated apparatus would be "visually intrusive" and "incongruous" in a prominent position on the Oxford Road (A4095)/Bletchington Road. It would fail to conserve the landscape qualities of the conservation area being seen not only from nearby residences of Bletchington Road, Oxford Road and Troy Lane, but also from as far away as the Oxford Arms/Post Office central area of the village together with the residences of Gossway Fields. A Conservation area is an area with special architectural or historic interest, with character or appearance that is desirable to preserve or enhance. The mast will make the area less 'desirable' and certainly not enhance it in any way.

The application states:

"The equipment is adjacent to tall vertical columns (telegraph pole), with additional tall vertical columns across the further pavements. There are high reaching mature trees dispersed around the surrounding area, where the combined street furniture allows the monopole to more easily blend into the street scene."

Any inspection of the site demonstrates that this above statement is misleading. The proposed mast dwarfs the existing street furniture in the vicinity which consists of: a wooden telegraph pole; an attractive signpost dating back to the 1930s; a traditional road nameplate; a give way sign; a low profile wooden traffic calming box now populated with flowers.

There is no relevant existing 'street furniture' for the mast and it to integrate with. Furthermore, the mast will not blend in with trees in the vicinity. The artist's impression is misleading in this respect. The fig.2 photograph supplied in the application itself makes this clear. Further the proposed elevation drawing shows a 'brick wall' as backgrounding the apparatus cabinets... this is inaccurate and misleading; this is in fact an ancient Cotswold dry stone wall against which these cabinets would sit incongruously.

The application further states:

"The proposed works are not to the visual detriment of the surrounding area (being suitably distant from sensitive receptors). The proposal would not result in demonstrable harm to the character of the immediate or wider area."

This is demonstrably not true in that there are in excess of 30 houses and gardens within the

conservation area and elsewhere in direct line of the proposed mast. The siting of this mast is entirely inappropriate, directly in front of attractive houses on entry to the village meaning it would be a constant eyesore, to anyone entering or leaving the village. In addition, it would be seen for miles around in the open countryside meaning it would have an intrusive and negative impact on the nearby residences, village as a whole and open countryside surroundings.

Looking at the other rejected locations in the village (many rejected due to proximity to dwellings) it seems this location has been chosen for financial reasons as there is no landowner to pay off and an ease of access; this location has been chosen with no thought to the 30 + residences that will have full view of it.

The above objections are not withstanding the questionable health risks associated with these installations for all those living in their shadow and the questionable needs given a top rate fibre-optic broadband network already in Kirtlington, meaning there is certainly no rush to install 5G.

In addition, there is no photography to show the actual look of the mast (they have installed these elsewhere so this is possible), meaning the application does not show the true impact of how invasive this structure will be to the whole village.

There are no details of the range of radiation it will emit, the health and wildlife welfare considerations, or its range of use (ie who will benefit from it). Nor are there details of the carbon considerations of how much energy this mast will consume.

Further many villagers have been unaware of this application. Even villagers living in the visual vicinity have not been written to and have not seen written, posted notices relating to the application, finding out only through Facebook or word of mouth. This is non-standard.

It would also be useful to know how many masts have currently been erected. According to the following article of August 2021, the total is only 300. This causes one to question, why has Kirtlington been prioritized: a rural, residential area with low population density and negligible mobile business, decent 4G/3G coverage and excellent broadband?

<https://www.ispreview.co.uk/index.php/2021/08/three-uk-sees-5g-mobile-broadband-coverage-reach-29-percent.html>

Overall I am astounded at the misleading nature of this planning application, in its plan drawings (of existing and proposed) including lack of details both in what the mast will look like bar a misleading drawing against a non-existent tree, and photography that shows very little of the actual area – including NONE of the surrounding houses who will be in direct line of the mast. The half term objection deadline is also very inconvenient to those who want to object. The very fact no one knew about it or

was contacted officially suggests the proposers are trying to get it through under radar.

Overall I fully object to the above planning application.

Yours faithfully
Helen Bradley

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS TRUDY BROCK

Address
9 Roman Close,
Kirtlington
Kidlington
Oxon
OX5 3EX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

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YOUR COMMENTS ON THE CASE

The proposed place for this mast is absolutely in the wrong place. The down side very much outweigh any benefits to residents. Another place must be found. This site will be an eyesore as people approach our village, and it is too close to residential area. I think, in the 58 years of my life in the village, this is one of the more inappropriate proposals. I would view the mast as detrimental to parishioners well being, purely on it's ugliness. Please do not allow this proposal to go ahead.

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS SARAH J BRYSON

Address
Sherborne House Foxtowns Green
Kirtlington
KIDLINGTON
OX5 3JW

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

I object to the mast being installed in the village in a place where it would be so obvious and out of place in a conservation area, with no trees to even partly obscure it. I objected the first time and those objections stand.

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name DR BRIONY ENSER

Address
18 Park Close
Kirtlington
KIDLINGTON
KIDLINGTON
Oxfordshire
OX5 3HR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

I object in the strongest possible terms to this application. No clear criteria have ever been provided to explain why this proposed site for the antenna has been chosen. This calls the transparency of this process into question. Also, although the Appeal letter of 27/4 states that all previous comments will be forwarded to the Planning Inspectorate, not everyone who commented previously has received this letter, again calling the process into question.

Such a huge antenna can never be suitable for such a rural village location. It could never 'integrate with the existing built environment' or 'blend into the existing street scene'. It is clear from the cut-and-paste text of the application that those submitting it never visited the site. If they had, they would not have described it so inaccurately. They would know that the site is the location of the original village Turnpike and is in a designated conservation area, to protect it from development. The neighbouring properties are small 18th century Cotswold stone cottages with dry stone garden walls. The only 'street furniture' is a standard wooden telegraph pole and a wide grass verge where the local conservation group established a wildflower meadow last year. There are no 'streetlighting columns' as the application states as there is no street lighting here. (Residents have always emphatically voted against it to preserve the historic character of the village).

There must be several, far more suitable, alternative sites outside a village setting. If the mast must be on a main road for access and/or at a particular elevation above sea level for its effective range: a. There are sections of the A4095 outside the village to the north which are on the same contour/height above sea level. b. Near-by sections of the A4260 are at a considerably greater height above sea level than the A4095 in this area.

Finally, there is no need for this antenna in the village as there is ample connectivity from fast fibre Broadband. If it is needed for commercial organisations or large new housing developments in the vicinity, it should be collocated with them, not in an historic village.

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Monopole appeal objection 25 May 2022.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

The Planning Inspectorate

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS LAURA FIELD

Address
3 turnpike cottages, oxford road
kirtlington
Kidlington
Oxon
OX5 3HB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
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- Other

YOUR COMMENTS ON THE CASE

I am objecting to the proposed installation of a 5G mast and paraphernalia in a Conservation area within Kirtlington.

The proposed site is a very visible green area of countryside located at the gateway to the village. Due to its visible location in the heart of the conservation area it seems an odd choice for a 5G mast and paraphernalia.

The size of the structure will dwarf the cottages around it, a lot of them dating back to the 1600s, in terms of height and structure. The industrial look of both the mast and the paraphernalia is at complete odds with the character of both the houses and countryside it sits in. I believe its very visible location will negatively impact our conservation area and also the character of the village of Kirtlington as a whole.

As we are located in a conservation area, as homeowners we are bound by rules, for instance cutting down trees without seeking approval, so it seems odd that this huge mast and boxes would be planned in such a prominent location within this area. It seems at odds with the councils mandate to protect conservation areas. Surely a less prominent location could be found?

I have attached a photo of its proposed location dating back to the 1600s and you can see how the character of our village would be compromised by such an obtrusive modern structure in this location. It will undermine the surrounding trees, greenery, wildlife and the beautifully restored cotswold stone wall that would sit behind it.

I would urge the planning team to reject this proposal and ask the company to find a more suitable location for this mast that is less obtrusive and does not ruin the look of our historic village and countryside it sits in, in such an ill considered manner.

From: East 2 <east2@planninginspectorate.gov.uk>
Sent: 31 May 2022 16:24
To: g.odonnell@whptelecoms.com; Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Subject: FW: Planning Inspectorate APP/C3105/W/22/3290284: Station Road, OX5 3EZ
Importance: High

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

Please find below the photo referred to in the representations from interested party Mrs Laura Field.

Kind regards

Stephen



The Planning
Inspectorate

Stephen Wallis | Case Officer, East 2
The Planning Inspectorate
T 0303 444 5264

Ensuring **fairness**, **openness** and **impartiality** across all our services

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The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.



Please consider the environment. Do you really need to print this email

From: Laura Yorston

Sent: 30 May 2022 16:26

To: East 2 <east2@planninginspectorate.gov.uk>

Subject: Re: Planning Inspectorate APP/C3105/W/22/3290284: Station Road, OX5 3EZ

Good Afternoon,

Apologies, please see the photo attached



This is taken at the exact site the 5G mast is proposed, such a shame to ruin such an historical site, when Kirtlington was just a few houses.

I hope you can find a more suitable and less prominent location.

Kind Regards,
Laura

Sent from my iPhone

On 30 May 2022, at 11:43, East 2 <east2@planninginspectorate.gov.uk> wrote:

Good morning,

Thank you for your representations on the above appeal.

I note you refer to an attached photo in your comments, however no photo was included. Please can you send me a copy of the photo in question by return as soon as possible but no later than within 7 days of the date of this e-mail.

Kind regards

Stephen



The Planning
Inspectorate

Stephen Wallis | Case Officer, East 2
The Planning Inspectorate
T 0303 444 5264

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MS LOUISE GOODMAN

Address
Foxtownsend Lodge North
Heyford Road
Kirtlington
OX5 3HS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

I'm not against these masts per se - we need them for communications - but this is a classic case of wrong place and no consideration for the impact of its surroundings. Kirtlington is a conservation area; we work hard in the village to maintain the rural look and feel of our space. There are quite a few Grade 1 and 2 listed properties here whose owners have to follow strict rules to make the smallest changes to their historical properties. So to plonk a 15m high pole and several cabinets in an open space in at a very prominent position in this conservation area seems totally contrary to other planning considerations. Not only would it blot a beautiful rural space and be in close proximity to a number of nearby properties, it would also obscure the views of the characterful stone walls and into the valley beyond. The proposed mast is substantially higher than anything else in the village (including all the properties I'd imagine) so would really stand out. Furthermore, it's not even a particularly high elevation which would restrict the efficiency of the mast. There are other far more suitable sites nearby ... as our parish council could have advised but the company in question hasn't bothered to involve them as much as should have been the case. It seems as though their thought process (not that much thought appears to have gone into this project) is 'easy access for us and we don't care what it looks like or how it will impact a rural conservations area. I strongly oppose approval for the mast to be erected in the proposed location.

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Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MR FLORIAN GRAHAM-WATSON

Address
Flagstones Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

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- Land Owner
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YOUR COMMENTS ON THE CASE

I oppose the erection of this 5G tower on the basis that it could be erected in a more suitable location without such a big impact on the local community.

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DETAILS OF THE CASE

Appeal Reference

APP/C3105/W/22/3290284

Appeal By

CK HUTCHISON NETWORKS (UK) LTD

Site Address

Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name

MRS PAULA HARVEY

Address

9 Hatch Way
Kirtlington
KIDLINGTON
OX5 3JS

ABOUT YOUR COMMENTS

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- Appellant
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YOUR COMMENTS ON THE CASE

I would like to reiterate my objections to this proposed construction. Kirtlington is a small village, and residents are doing their best to preserve its rural character. A communications mast as proposed would be unsightly, and would be a discordant structure which would be very conspicuous as one enters or leaves the village on the A4095.

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Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS CELIA HAWKESWORTH

Address
Woodbine Cottage Troy Lane
Kirtlington
KIDLINGTON
Oxon
OX5 3HA

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

As my husband and I stated in response to the original planning application for this case, we object very strongly to the proposed siting of a huge mast and all the accompanying materials in an exceptionally prominent position at the entrance to our village, which is a greatly valued conservation area. The mast would dominate not only its immediate surroundings but the entire village, detracting absolutely from its tranquil, rural nature and utterly destroying current endeavours to enhance biodiversity and encourage wildflowers and wildlife on all its verges - intended to remind road users that they are entering and driving through a quiet rural village, where the inhabitants greatly value its particular qualities, so far enhanced by its being a conservation area with numerous important listed buildings. The mast would counteract all that local councils are trying to do to ensure that a variety of communities is preserved in our increasingly threatened landscape. This appeal MUST be rejected as definitively as the original application.

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MS STEPHANIE HILBORNE

Address
Sunnyside
Troy Lane
Kirtlington
Kidlington
Oxon
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
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YOUR COMMENTS ON THE CASE

I object to this application for development within 50m of our house in a Conservation Area in the village of Kirtlington.

In terms of process:

1. The applicant originally submitted applications for the base of the mast separately to that for the main mast in a cynical way.
2. The application was turned down by the local planning authority as it failed to meet its criteria.
3. This right of appeal for developers represents a breach of trust with the public and a fundamental undermining of the planning system designed to protect irreplaceable assets for this and future generations.

In terms of impact:

1. A 15m mast would be a blight on the appearance of our village and the surrounding landscape - therefore "visually intrusive" and "incongruous"
2. The original application was dishonest and the developer should be challenged for saying that:
 - a. "The equipment is adjacent to tall vertical columns (telegraph pole)..... ..the combined street furniture allows the monopole to more easily blend into the street scene." A brief visit to the site would make it clear that this would not be the case at all with no high trees directly adjacent and telegraph poles being dwarfed.
 - b. Their drawings shows a brick wall as background when in fact there is a newly restored beautiful dry stone wall against which these cabinets would sit - and be ugly and disfiguring.
 - c. They say "The proposed works are not to the visual detriment of the surrounding area (being suitably distant from sensitive receptors). The proposal would not result in demonstrable harm to the character of the immediate or wider area." The site is opposite some beautiful old cottages, is within sight of tens of houses and gardens, very close to our property and our neighbours and visible from houses along Bletchington Road. It would stand out for miles around and be highly visible and intrusive ruining the attractive entrance to our village.
 - d. The application does not show the true impact of how invasive this structure will be to the whole village.
 - e. There is factually incorrect information including a drawing that includes a tree that doesn't exist and photos which exclude the houses that exist all around it in direct line of the mast.

In summary:

1. The visual impact of erecting this mast on this village and the Conservation Area would be very negative - the wording in the application suggesting it is in keeping with the location was untrue.
2. This is a rural junction with hedges and trees around it with a deep road verge opposite which we have sown with wildflower seed within the last year
3. The power usage for these masts is extremely high at a time when climate change mitigation has never been more urgent.
4. We do not want 5G coverage or need it given the broad band available in the village
5. The long term health impacts of these masts is as yet unknown.

From: Shelley Van Loen [REDACTED]
Sent: 25 May 2022 17:30
To: East 2
Subject: APP/C3105/W/22/3290284

To Stephen Wallis Planning Inspectorate

Appeal Reference: APP/C3105/W/22/3290284

Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base
and associated Cabinets, Paving and Ancillary Works.

Location: Station Road/junction with Bletchington Road, Kirtlington, Oxfordshire.

I am writing to you after great consideration regarding the above appeal.

The fact that Cherwell District Council have already refused this application really says it all. This appeal seems totally against all that is representative in an historic Oxfordshire village.

The area within Kirtlington for the proposed site of the 15.0m 5G mast and the extra cabinets etc. that are associated with it would be within the 'Conservation Area' of our village and very close to several dwellings in nearly every direction. Within some of these dwellings there are very young children growing up within an area posing potential health risks being so close to the mast.

Historic Kirtlington is situated at the bottom of a hill and on entry from the west the mast would not only be an eye sore but would be the primary view from miles away. This is not representative of a very old and 'Historic' village.

I ask that this appeal is carefully considered and refused on every count.

Thank you

Best wishes

Shelley van Loen

Resident of Kirtlington

From: kirtlingtonclerk@gmail.com
Sent: 26 May 2022 11:48
To: East 2
Subject: For the attention of: Mr Stephen Wallis: APP/C3105/W/22/3290284 - comment from Kirtlington Parish Council
Attachments: 21-03350-TEL and 21-03452-TEL56 Kirtlington Parish Council response.pdf

Dear Mr Wallis

[APP/C3105/W/22/3290284](#)

Appellant: CK Hutchison Networks (UK) Ltd, Proposal: 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works, Location: Street Record, Station Road, Kirtlington

Further to Kirtlington Parish Council's objection (attached for your convenience), which is unchanged, submitted to Cherwell District Council on 3rd November 2022 to applications 21/03350/TEL and 21/03452/TEL56:

1. The applicant provides no additional arguments in favour of siting the mast in this location.

No new plans have been prepared or any other material which might form substantive new evidence or adequate proposals for any alternative sites. In lieu of an agreement to build a stone wall to shield the cabinet from view (requested in our submission of 3rd November) it seems there is a proposal for a different paint colour. There is insufficient technical criteria to demonstrate why other sites are deemed unsuitable; without this there is no reason to accept the applicant's judgement that only the proposed location is available. Such a structure cannot be foisted onto a community, particularly in such a publicly visible location.

2. The applicant has failed to demonstrate any commitment to engage meaningfully with the local community to determine what might be a suitable location for this mast; without consultation an application for a structure of this scale cannot be entertained.

On 7th October 2021 the Parish Council received by email a letter dated 27th September 2021 from WHP Telecoms Ltd on behalf of the applicants, outlining the proposal; the application had however already been submitted to the LPA on 1st October. You will be aware that this application (21/03350/TEL) was merely to seek the LPA's assessment as to whether the proposal complied with the requirements of Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. It seems the applicant concluded this first application might not succeed, and so on 13th October the Parish Council received the LPA's notification of application 21/03452/TEL56. The Parish Council received no other communication from the applicant, neither in relation to 21/03350/TEL nor 21/03452/TEL56.

3. The applicant reproduces comments from the original applications on the social and economic benefits to be afforded by 5G. It is worth noting that since 2015 Kirtlington has had the benefit of Gigaclear's high speed fibre broadband provision (FFTP, broadband provision by fibre to the premises), together with the option of BT fibre optic, together with good 4G coverage.

Yours sincerely

Ruth Powles

Mrs Ruth Powles
Clerk, Kirtlington Parish Council

c/o West House, South Green, Kirtlington OX5 3HJ

<<...>>

21/03350/TEL and 21/03452/TEL56 – comments from Kirtlington Parish Council

Proposed 5G Telecommunications Installation for H3G at Station Road, Kirtlington

Kirtlington Parish Council would like to support the operator's roll out of the 5G network, but the location for this proposed 15m high monopole and its four associated cabinets is so ill-conceived in terms of its siting and appearance and the adverse effect that this development would have on the character and appearance of the village, that it feels compelled to strongly object to this application.

The location of the site is a wide grass verge (in the ownership of the Highway Authority - Oxfordshire County Council) within the south-western edge of the Kirtlington Conservation Area (refer to Kirtlington Conservation Area Appraisal (CAA) by Cherwell District Council, September 2011). The site is a visually prominent position at the junction of three main approaches at the southern end of Kirtlington:

- Oxford Road from the north (A4095);
- Lince Lane/Station Road from the west (A4095);
- Bletchingdon Road from the east (C15178).

This broad junction has a generally open character, created by the wide, grass verge upon which the mast is proposed, and when this is combined with the large area of grass verge on the north side of Station Road, the area has a sense of openness that is as important in defining the character of the village as are the North and South Greens. It is considered that, other than positioning the proposed mast on the Greens, a more visually intrusive location for this development would have been difficult to find.

The site is thus very open to views from three directions, and the monopole and the associated cabinets would be visually prominent to the public using these roads, particularly when approached from the north. From this direction, the mast would be seen against a rural backdrop, comprising a wide panoramic view over the broad valley between Kirtlington and Bletchingdon, framed by trees, particularly a line of trees (including large conifer trees – which may be capable of blocking any signal) aligned north-south along the property boundary between Willow Tree Barn and Stoney Crest/South Farm. The mast and four cabinets would also obscure a significant section of a traditional dry-stone wall and not an existing brick wall as stated on the Existing and Proposed Site Plans. These views and the open nature of the site make an important contribution to the wider setting of the Conservation Area and the landscape setting of this southern end of Kirtlington.

Furthermore, the basis for justification used in Section 3 of the Site-Specific Supplementary Information (S-SSI) for the proposed site is recognised as a “cut and paste” from previous C K Hutchison applications in the country and is clearly borne out by the statement “*where the combined street furniture allows the monopole to more easily blend into the street scene*”. Street furniture on this verge is minimal and unobtrusive.

At 15m in height the proposed monopole would be significantly higher than the limited items of nearby street furniture, which includes a wooden BT pole at 7m high, a give-way sign and two low-level street name signs. There are no streetlights at this end of the village (again, contrary to what is stated in the SSSI). In the absence of any other structures of comparable height in the immediate vicinity, the development, including the clutter of the four associated cabinets, would be visually intrusive and introduce incongruous features within the street scene which would diminish the existing pleasant character and attractiveness of the Conservation Area.

Logic dictates that if the mast were positioned on the highest point in the village, then it could serve a wider area, however, the proposed mast site is at 97m AOD, which is not the highest point in the village. Kirtlington sits on the southern end of a ridge of high ground therefore locations north of the village have a greater elevation and thus may have been more appropriate. Two high points of 102m AOD are shown on the OS Explorer map as located within the village confines; one mid-way along Mill Lane to the west of the village (though in a former Area of Great Landscape Value) and one at the junction of Heyford Road and Akeman Street at the north end of the village (the location of the discounted Option 1).

Within the CAA, the site is located within an area of local archaeological interest (Area 8 on Figure 7 of the CAA is purported to contain the potential remains of the shrunken Medieval village and the toll house). The presence of the 15m high monopole and the associated cabinets would thus not only fail to conserve the visual appearance of this part of the Conservation Area, (being prominent in views experienced by travellers along all three roads approaching the site) but could also impact on the physical remains of underground archaeology.

The development would thus diminish the special significance of the Conservation Area as a whole and would fail to meet the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the NPPF, as well as Policy ESD15: 'The character of the built and historic environment' of the Cherwell Local Plan 2011-2031 Part 1.

The Parish Council acknowledges that delivery of 5G to Kirtlington would bring some public benefits, but this needs to be balanced against the demonstrable harm that would result from a mast in the applicant's preferred location. The Parish Council would have preferred to have been involved in the pre-application consultation, to offer its local knowledge on the appropriateness of alternative locations for such a mast. However, the criteria for defining alternative locations are so poorly presented within the application documents that it is impossible for readers of the SSSI to justify why the proposed location has been chosen. The SSSI states that "*this is a highly constrained cell search area*" (Section 3, bottom of page 2) but fails to define the search area. Later in the SSSI it is stated that "*the cell search areas for 5G are extremely constrained with a typical cell radius of approximately 50m meaning that it would not be feasible to site the column outside of this locale*" (page 8). This is evidently nonsense, when the SSSI presents options (Figure 5) that are more than 1km apart, but then only dismisses Option 1 at the north end of the village as being too distant from the nominal.

It is stated within the SSSI that "*the DSA (Designated Search Area) covers this densely packed residential area*" (page 9) and then, in contradiction, suggests that the proposals "*would be suitably distant from potentially sensitive users*" (page 5). The SSSI fails to identify what is deemed to be a sensitive user and what would be a suitable distance between such users and the proposed development. Evidently, residential amenity is considered to be a limiting factor otherwise, why would options be discounted due to "*proximity of residential housing*" (page 10). It should be noted that the applicant's preferred site lies very close to the following residential properties (with a) to e) lying within the CA):

- a) The garden of Willow Tree Barn lies immediately to the south of the verge, with the residential property located 37m from the proposed mast;
- b) Stoney Crest, to the east of the mast site, and 63m from the proposed mast;
- c) Troy House, (former Vicarage), 46m to the north-east of the proposed mast;
- d) Red Rose Cottage and No 2 Troy Lane, 57m to the north of the proposed mast;
- e) Nos 2 and 3 Turnpike Cottages, 49m to the north-west of the proposed mast;
- f) Rosemount, 56m to the north-west of the proposed mast.

If permission for the proposed mast were granted in the applicant's preferred location, then KPC requests that the cabinets are screened by placing them in a stone walled enclosure, built parallel to the existing retained stone wall. Such mitigation would be supportive of Policy PD5: Building and Site Design of the Mid-Cherwell Neighbourhood Plan. In addition, this verge, up to a few years ago, was the location of a fine mature False Acacia, which unfortunately died, therefore it is requested that a native species tree, of ultimately similar stature, should be replanted in its place, to help mitigate the visual intrusion of the mast on this sensitive location in the village.

rec 25/5/22.

20th May '22

RICKYARD HOUSE
KIRTLINGTON
OXFORD OX5 3HF

Dear Mr. Wallis

APP/C3105/W/22/3290284

Monopole with ancillary works and wrap around Cabinet, Station Road, Kirtlington.

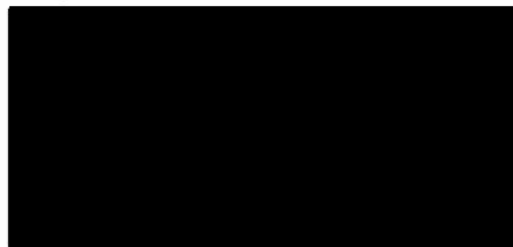
I wrote before and wish to object again to the above proposal. It would be situated in a most unsuitable place, on the grass verge outside my house, outside my neighbours house and just the width of the road away from a further 4 houses.

Kirtlington is nearly a mile long, with houses on both sides of the road. It is on a hill above the Cherwell Valley, and the proposed pole and attendant baggage would be directly blocking the view for people travelling down the road towards Witney. It would obviously be an eyesore and I understand the radiation it would give off is likely to be dangerous.

There are many sites within the village that would not be within 50 yards or less of residential buildings.

I object most strongly on the grounds of health and the fact that it is a conservation area.

Mrs. John Thorneloe



From: Andy Russell [REDACTED]
Sent: 05 May 2022 18:05
To: East 2
Subject: FAO Matthew Swinford - APP/C3105/W/22/3290284

Dear Mr Swinford

I write in connection to the following appeal against refusal:

CK Hutchison Networks (UK) Ltd

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Street Record, Station Road, Kirtlington Kirtlington
APP/C3105/W/22/3290284
21 April 2022

I would be grateful if you could write to confirm receipt of this email; and that the contents (see below) will be forwarded to the Inspector for reading in connection with the appeal.

Yours sincerely

Andrew Russell

I am one of many villagers deeply dismayed that, despite the overwhelming opposition throughout the village to the erection of the 5G tower - this view being supported by the Council - Hutchinson/Three have taken the matter to appeal. Our opinion and feelings clearly mean very little to them and I can assure you that the appeal is currently the cause of a great deal of anxiety and upset.

It is abundantly clear that the local community does not want the tower; particularly as the proposed site is within a residential conservation area and - irrespective of the status of the plot within the conservation area - it could not be more prominently positioned, being at the entrance to this beautiful, historic village. This opinion is held unanimously, as evidenced through the many written responses to the original proposal.

Numerous further reasons for objection were noted in the responses to the original application including the misleading visuals contained in the application, the unstated and vast energy consumption etc. I would, however, like to highlight a few which have been discussed locally since the news broke of the appeal.

1 - Kirtlington: Low Priority for 5G

We all understand that the government is committed to delivering high-bandwidth internet to rural areas. However, you may not be aware that in recent years all the streets, and lanes of the village were dug up - at some considerable cost and inconvenience - such that every household in the village now has access to super-fast broadband both through Gigaclear and BT. By means of wi-fi, all households in the village now have all the data they could possibly need for their phones and other devices.

It could be argued that this does not apply to the relatively small number of non-residents who visit the area. However, other than work-from-home and the two public houses (both of which provide wi-fi), there are no businesses in Kirtlington. There's absolutely nothing to buy, nowhere to shop. Walkers and other visitors to the village are served either through 4G or shared wi-fi access.

It is hard to imagine anywhere in the country with a lesser need for 5G.

2 - Choice of site

The applicant claims to have explored all other options for the tower (which, clearly, nobody in the village either wants or needs) and their only option is the particular location they have chosen. If you take the time to speak to villagers familiar with the local area and its topography they will disagree. What is clear though is that Hutchinson/Three have selected a location with:

- the most straightforward possible physical access for construction and maintenance purposes
- the most ready access to mains electricity

The site is also public land and therefore not a location for which they would have to negotiate with local landowners/farmers.

In other words, they have gone for a cheap and easy option. We are not fools.

3 - Upcoming changes to rules for 5G masts

I refer to the BBC article of April 20th 2021

<https://www.bbc.co.uk/news/technology-56805844>

We are not sure of the current situation, but it seems that at least a year ago the government was aiming to allow taller, wider masts with broader coverage; the aim being to minimise visual impact, presumably, by positioning these larger masts less obtrusively: certainly not in the sort of manifestly unsuitable location proposed by the applicant.

It is also noted in the article that: *Stricter rules will apply in protected areas, including national parks, conservation areas and areas of outstanding natural beauty.*

I do hope that the government is doing all it can in 2022 to both ensure conservation areas are not blighted by towering eyesores such as this one proposed for Kirtlington; and that suitable sites are selected for the larger, taller masts with broader reach, which can be positioned outside of residential communities.

I do hope that this proposal is thrown out once and for good, sparing us from the ongoing angst we continue to experience. This is a community which takes great care and pride in its local amenities. We accept how in the case of applications for house extensions etc. it is terribly difficult to get permissions, particularly within the conservation area - and rightly so! Buildings which would be in clear eyeshot of the tower date back many centuries; the cherished church - until now the distinctive, tallest building in the village - has its origins in Saxon times.

Please take our objections seriously.

Sincerely

Andrew Russell

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MR. TONY SUMMERFIELD

Address
Garden Cottage
Kirtlington
Oxfordshire
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I previously sent a letter of objection for this application. It was disappointing therefore not to receive an email informing me of this appeal as has happened to many other villagers.

My reasons for objection still stand. The proposed location for such a mast is in the entirely wrong location. It is close to houses and will be a complete eyesore coming into the village. There is not street lighting in that vicinity and it would be completely wrong to place it there. I understand that the Government are putting pressure on local authorities to have these masts but there are numerous locations outside the village where it would be more appropriate for it to be placed,

The Planning Inspectorate

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS JAN SPRAKE

Address
29 Hatch Way
Kirtlington
Kidlington
Oxfordshire
OX5 3JS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I objected to this application previously and I do so again, in the strongest terms. This mast would be a terrible eyesore, and hugely prominent as you enter the village. There is no 'cover' at all to hide or disguise the suggested, ugly, planned installation. In addition, the site is in a conservation area. It would be a terrible blot on the landscape when this type of 'furniture' is supposed to be minimised.

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MR DAVID SPRAKE

Address
29 Hatch Way
Kirtlington
KIDLINGTON
OX5 3JS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

The site proposed for the erection of this mast is totally inappropriate in the heart of a country village. It would have no 'camouflage' and would stand out like a sore thumb. One can only assume that this would be a cheaper option than siting it outside the village more unobtrusively somewhere on the hundreds of acres of surrounding countryside where some form of rent would have to be paid? All I know is that a very large 'price' would be paid by local residents and visitors to this beautiful village if this huge structure were to be erected here.

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS TRACEY SHAW

Address
The Granary Heyford Road
Kirtlington
KIDLINGTON
OX5 3HS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Dear Mr Swinford

I am writing regarding the proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

As per my previous concerns and objections, this proposal is completely out of keeping and damaging to a conservation area in a village.

In addition, the application is completely misleading, as any visit to the site would prove.

Yours sincerely

Tracey Shaw

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS ELIZABETH RUSSELL

Address
The Glebe Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Dear Mr Swinford

I am writing regarding the proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

As per my previous concerns and objections, this proposal is completely out of keeping and damaging to a conservation area in a village.

In addition, the application is completely misleading, as any visit to the site would prove.

Yours sincerely

Elizabeth Russell

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS MARYLYN ROBINSON

Address
Mallory Heyford Road
Kirtlington
KIDLINGTON
OX5 3HS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Re the appeal regarding the proposed 15m monopole and associated works at the junction of the Bletchington Road and the A4095 Kirtlington. I would re-iterate my previous objections but also would like to comment on the somewhat disingenuous comments in the appellants application: The application states that the site is not near residential properties and that it will be screened by mature trees which will be higher than the proposed installation. This is simply not true as a visit to the site will prove. In addition the photo provided by the appellant is taken at an angle that does not honestly show how this installation would impact and overlook neighbouring properties. It seems bizarre that the applicant states that other locations were not suitable due to the close proximity of residential properties as this has clearly not been taken into account here. Despite the information in the appellants appeal you will see from the comments made regarding the initial application there were huge numbers of objections to the application from local people, from the Parish Council, The District Council Planning Dept. and the District Council Environment Agency. The fact this is within the conservation area seems to have been ignored. The few who were in support also suggested that although they would like 5G they thought there were more appropriate locations for this. We live in a small historic rural village this installation in the conservation area of our village would be incongruous and inappropriate.

The Planning Inspectorate

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MR ANDREW RUSSELL

Address
The Glebe Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

The local community made its view absolutely clear when the application was made:

- the positioning of the mast is entirely inappropriate, being both in a conservation area and prominently at the entrance to this historic village
- in addition to 4G, the community is already serviced by super-fast broadband; using wi-fi, there is no villager who does not have access to plentiful data for all their devices
- the only businesses in the village other than work-from-home are a golf course, a B&B and a pub, all of which offer broadband: ie. there is no commercial need for this mast or, at least, Kirtlington must be low priority for broadband access compared to other communities
- the considerable power consumed by the mast offsets realistic household targets for reduced carbon consumption: it seems absurd that such a power-hungry device is being considered in these times, particularly given the lack of need
- the application did not accurately depict the the site location, for example, the mast and apparatus is to be placed in front of a substantial, traditional Cotswold stone wall
- only the most convenient and cost-effective options for the positioning of the mast were considered: Kirtlington is being treated as an urban zone, which it is not; should masts be deemed absolutely necessary, as per recent government statements, more powerful masts positioned more sensitively and away from settlements should be considered

Please note that many villagers consider that they have made their positions abundantly clear the first time around and, given the assurances that their previous comments will be taken into consideration, may not post further comments at this site.

It is astounding, given the wealth of opposition to the mast that Hutchinson / Three have persisted with the application. They clearly have not listened. The appeal has resulted in considerable anxiety within the community. I trust that the appeal will be rejected accordingly.

Thank you.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS CHLOE ROBERTS

Address
Stone Walls Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
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- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

We live in a conservation area and this mast is not in keeping with this. It is also going to be extremely close to our house which causes us health concerns and not something we are wanting to look at from our bedroom window. Having recently been declined planning for an extension due to the area and being in keeping, this would be extremely unfair if this then got permission.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MISS TRACEY MUSTOE

Address
5 Southend Cottages
Bletchingdon Road
Kirtlington
Oxfordshire
OX5 3HF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

The company have stated in their appeal that "the site is located on highways land adjacent to Station Road, close to tall existing street furniture (streetlights) and large mature trees." I would like to make it clear that there is no existing street furniture at this location of the village - there are no street lights and that is one of the distinctive charms of this conservation area. They also state "The site is set on highways land and is very well screened from views in all directions." There are a few mature trees but they would not hide this mast from those residents close by or from the cars travelling through such a picturesque village as the mast will be situated in front of them and in fact one was felled in the recent storms. The company have chosen this location due to access to connections such as electricity as it is cheaper for them to do so rather than find an area further away from the village where they will have to pay for electrical connectivity. They also state that it is not close to a school, and while it isn't immediately adjacent to one, there is a local primary school close by. This mast will have a significant impact on the character of the village no matter how they decorate it to try and make it blend in and it is visually in a very prominent position. There are so many planning restrictions on what residents can do to their houses, I don't see why the same rules do not apply to large companies. There are properties very close to the proposed site and the scientific evidence is still not clear on the safety of these or any other masts. I believe that the council should up hold its decision to decline planning permission and the mast situated further away from the village and better hidden from view.

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MS JOCELYN MORRITT

Address
Tinkers Corner
Troy Lane Kirtlington
Troy Lane Ki
Kidlington
Oxon
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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- Other

YOUR COMMENTS ON THE CASE

I wish to reiterate my previous comments about the location and visual impact of the proposed mast on nearby properties:

- (i) how can the intrusion of this alien dominating mast into the Conservation Area of the village be an acceptable proposition?
- (ii) how can its location, within yards of some of the oldest residential properties in the village, possibly be considered acceptable?
- (iii) surely an alternative site can be found on the outskirts of the village outside the Conservation Area which would be less offensive.

The Planning Inspectorate

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MR CHRIS MASON

Address
21 Hatch Way
Kirtlington
Kidlington
Oxon
OX5 3JS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
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- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I object to the proposal to install a 5G mast on Station Road. The site is in a conservation area of the village. Strict planning conditions apply within this conservation area. To allow the mast to be built here would negate the rationale of the conservation area and send a contemptuous message to all who care about the area and dutifully comply with conditions.

It is just not credible that the only suitable site for this installation is in the middle of a conservation area.

The Planning Inspectorate

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Appeal Reference: APP/C3105/W/22/3290284

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name DR HELEN MACBETH

Address
4 South End Cottages
Bletchington Road, Kirtlington
Kidlington
Oxfordshire
OX5 3HF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
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- Other

YOUR COMMENTS ON THE CASE

I attach my comments on this appeal in the attached pdf document

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: 5G Mast ApplLtr HM Kirtlington.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Appeal Reference: APP/C3105/W/22/3290284

**Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base
and associated Cabinets, Paving and Ancillary Works.**

Location: Station Road/junction with Bletchington Road, Kirtlington, Oxfordshire

In the Conservation Area

The refusal of this planning application by Cherwell District Council would seem to be entirely correct within planning legislation and so this appeal is surprising. The siting for the proposed 5G mast and the multiple structures around it lie within Kirtlington's Conservation Area, at a very obvious position on entering the old part of the village. This Conservation Area, based on standard format of English Heritage's document, *Conservation Area Appraisals*, was updated as recently as 2010. The site therefore, being within Kirtlington's Conservation Area, falls under The Planning (Listed Buildings and Conservation Area) Act 1990. 'Turnpike Cottages', which are opposite (to the North West) the proposed site, are even cited within that 2010 Appraisal document.



Turnpike Cottages photo'd from the proposed site of 5G mast



'Red Rose Cottage' is also opposite (due North) the proposed site and such cottages, together with old stone walls (as beside the site), are topics noted in the appraisal of the Conservation Area. To the South, over relatively low hedge and traditional stone wall, the land falls away and so the mast will be highly visible for a long way from that direction. The A4095 enters the village from the West, on a descending hill, in such a way that this mast will be in full view. What a sight on entering a historic village! It has recently been decided that verges in this area are left to grow and encourage wildflowers for bees and other wildlife.

← Red Rose Cottage photo'd from the proposed site of 5G mast

As a resident in this Conservation Area, I could not even have a satellite dish on my property visible from the street without district council approval. So, this mast is not only out of keeping with our Conservation Area but it greatly exceeds and challenges requirements even for items far less sensitive from a planning perspective.

A 5G mast with structure at top is so out of keeping with the scene and the reasons for the Conservation Area that it is incomprehensible that an appeal against the refusal of this planning application has been launched. What is more at 15 metres tall it will be visible from many directions within and far beyond the Conservation Area.

5G masts should not be sited close to residential housing

Correctly, the applicant had decided against alternative sites considered, because they were close to residential housing. This is because of health issues. Yet there is residential housing in all directions, except due South, around this proposed site and, what is more, small children live in some of these nearby homes.

As regards scientific literature on radio-frequency radiation and health risk, laboratory studies have shown clear evidence of risk to health. The 5G system uses a wider range of radio-frequency waves than earlier networks and requires more masts. Whereas the scientific articles outline health risks of these ranges in detail, diversity of opinion rages about the risk from 5G masts. In an overview of many such research articles, Simkó and Mattsson (2019) criticise the quality of research methods. The SCENIHR of the EU requires that '*further research should be conducted particularly as pertains to long term exposure and potential risks of exposure to multiple sources*'. I found that many articles concern the health effects of waves from just one mast and do not consider the essential issue of accumulation of radio-frequency radiation where people live. Yet, accumulation is the issue, and while the health risk remains a potential, a 5G mast should not be sited, as acknowledged by the applicant, within a residential area.

In summary, this 5G mast should not be sited within the village, and, as the village is linear, whatever the network pattern envisaged for the masts in this area, options exist outside the village envelope. If that entails further costs for connectivity, these should not be considered of concern in a planning matter. *Helen Macbeth, Kirtlington*

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS AMANDA KELLY

Address
1 South End Cottages
Bletchingdon Road
Kirtlington
OX5 3HF
OX5 3HJ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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- Proof of Evidence
- Statement
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- Other

YOUR COMMENTS ON THE CASE

My postcode is OX5 3HF for some reason the form would not accept this.

I would like to object to this appeal. I objected previously and my objections still stand. I am an owner of a listed building in the conservation area where this is planned to be built. If this goes ahead it would make a mockery of the listed building and conservation area system.

As residents we have had to abide by strict conservation rules in order to keep the look and the feel of the area. I think that the same rules should apply to big developers and communication companies. They have enough money to locate this mast further outside the village as such not to impact its residents.

Amanda Kelly

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS JOANNA JONES

Address
Rosemount
Station Road
Kirtlington
Oxfordshire
OX5 3HE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

Dear Mr Swinford

Re: Appeal Reference: APP/C3105/W/22/3290284

We wish to reiterate our objection to the 15m monopole, cabinet and associated ancillary works proposed to be sited at Station Road in Kirtlington. Our three objections to the original application still stand, these being:

- They are not in keeping with a conservation area or the local area around the site. Since the previous application we have discovered that people living in the conservation area are not allowed to position minor electronic items, such as satellite dishes, on their houses if they will be visible from the road. Surely this alone should mean that a 15m monopole is not acceptable.
- Opinion remains divided regarding the safety of 5G technology.
- CK Hutchinson have still not consulted with us as neighbours of the proposed site, or, as far as we know, with the local community, despite claiming in their application that they have. This appears to have happened in several other locations, which seems to be further evidence that these applications are being pushed under the radar and are not following normal planning procedure.

Once again, we object strongly to this application.

Yours sincerely

Gavin & Joanna Jones

The Planning Inspectorate

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DETAILS OF THE CASE

Appeal Reference APP/C3105/W/22/3290284

Appeal By CK HUTCHISON NETWORKS (UK) LTD

Site Address
Station Road
Kirtlington
Cherwell
OX5 3EZ

SENDER DETAILS

Name MRS CERI JAMOND

Address
Tyrell Troy Lane
Kirtlington
KIDLINGTON
OX5 3HA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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YOUR COMMENTS ON THE CASE

The proposed location for this application is inappropriate. The Company's submission documents are misleading and the community urges the planning inspectorate to not grant this appeal permission. A visit to the location would demonstrate and support the concerns raised in the initial application and highlight the fact that the proposed location is not suitable, the area has no street furniture that the mast would be able to 'blend in' with and is right in the centre of the village at the culmination of the three entry points, meaning that such a structure would be incredibly visually imposing and impact on all visitors and a large proportion of villagers who live immediately surrounding it. The location is simply wrong, there are many many other alternative possibilities that could and should be looked into. Even a matter of 100 meters further out of the village would be preferable and have significantly less of a visual impact, the proposed location would make it unavoidable and would be a blight that villagers and all visitors would have to live with on a daily basis. The proposed area is also a conservation area and care should be taken to preserve this. There is ample land surrounding the village or more subtle alternatives where the structure would be able to blend in (including on private landowners that the Company would be able to make an arrangements with), it just won't be possible in this proposed location and makes no sense to put it in such a focal point. These masts should be built in keeping with their surroundings and made to blend in as far as possible. The mast will not benefit all but situated in this location it would certainly negatively impact on all. This may be the cheapest option for the Company but please do not grant permission to this appeal and urge the applicant to consider alternative locations that preserve the village and do not have such a significant detrimental impact. As a community we are more than willing to work with developers to find suitable alternatives however no engagement was had from the Company ahead of their application and most surrounding neighbours were not notified which appears to suggest that the Company has not taken into consideration the interests or impact of the proposed location on the community when submitting their application.