

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application.

In accordance with the Code of Best Practice on Mobile Network Development and published Government guidance, this proposal was drawn up having regard to the need for good design.


In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	18 th May 2016
Was there pre-application contact:	
Date of pre-application contact:	10 th June 2016
Name of contact:	Stuart Howden

Summary of outcome/Main issues raised:

Due to the sensitive nature of the site, Harlequin Group Ltd. opted to utilise Cherwell District Council's Pre-Application Consultation service and sent a representative to meet with Mr. Stuart Howden from Cherwell DC's planning department on 10/06/2016. The meeting lasted for around an hour and it was thought that positive and encouraging advice was taken away by Harlequin Group Ltd. namely with the recommendation of utilising a pump-up mast to depict the visual impact on Heyford Park by producing relevant photomontages.

Mr Howden submitted his report to Harlequin Group after visiting the site and summarised the following:

The proposed lattice tower and associated structures and fencing would have a negative impact upon the visual appearance of the area. Furthermore, the proposal would unduly affect the historic character and appearance of Former RAF Heyford Conservation Area and the significance and setting of the nearby Grade II listed buildings and locally listed buildings.

At the application stage, clear and convincing justification would need to be provided as to why a new structure is required in this location. The application will need to show that existing telecommunications structures and buildings in the area have been considered for siting the telecommunications apparatus on, and valid reasons will need to be provided as to why these have been discounted. You will also need to clearly demonstrate the public benefits of the scheme.

However, I consider it unlikely that the considerable harm to the conservation area and the significance and setting of the nearby listed and locally listed buildings, resulting from the siting of the lattice tower in this location, can be demonstrated to be outweighed by the public benefits in this case.

Harlequin Group appreciates Mr Howden's comments and hopes that this application provides sufficient justification for the public benefit to be realised from this proposal as well as justifying the site from a perspective of siting and appearance within an understandably sensitive location.

We hope that the Discounted Options will serve to evidence that the location chosen for this proposal is the most appropriate given existing structures and alternative locations. It is believed that this location will provide the best possible solution for the provision of new 4G mobile phone coverage to quickly increasing surrounding population in the Heyford Park complex.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: Consultation letters with proposal drawings sent on the 18 th of May to the following stakeholders: <ul style="list-style-type: none">• Local Planning Authority – Cherwell District Council• Fringford & Heyfords Ward - Councillor James Macnamara• Upper Heyford Parish Council - Mr Jack L. Goodman Jr (Clerk)• The local MP – Ms Victoria Prentis MP			
Summary of outcome/main issues raised: No specific issues regarding this proposal have been raised to date.			

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Documentation Submitted with Application

- Plans and elevations = Drawing Nos. 100, 101, 200 & 300.
- Supporting statement

Design Component

- Use proposed: To provide new 2G, 3G and 4G coverage to the area and to enable site and network sharing between O2 and Vodafone.
- Amount: The installation of a 24.0m high lattice tower with 6No. Antennas, 2No. Dishes and Equipment cabinets and ancillary development thereto within a 2m high palisade fence compound.

- Scale: The proposed development would be to the minimum size possible to provide the desired level of coverage and comply with health and safety considerations. This is to provide a wide coverage area in order to keep the number of additional telecommunications sites to a minimum.
- Appearance: The proposed structure and cabinets are functional pieces of telecommunications equipment. The form and size of the structures are determined by the equipment which they carry. The lattice tower, headframe, antennas and cabinets are as slim as possible in order to carry the proposed 2G, 3G and 4G equipment.

Access

Access to the development is by definition limited to the operator and its authorised agents.

Access to the compound containing the base station will be obtained via Camp Road. Access must be obtained from Dorchester Living and all agents acting on behalf of CTIL must be accompanied whilst on site.