Our Ref: 3805

1/4/2025

Chief Planning Officer
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

By Email only: planning.validation@gravesham.gov.uk

Dear Sir/ Madam,

MBNL and Cellnex UK

Notification under the Electronic Communications Code Regulations of the intention to install Upgraded Electronic Communications Apparatus at:

Higham School Lane, White House Farm, School Lane, Higham, Rochester, Kent, ME3 7JG (NGR E: 571504 N: 172212)

We write on behalf of BT EE, in conjunction with Mobile Broadband Network Limited (MBNL), in relation to a proposal to carry out permitted development at the above site, which is owned or managed by Cellnex, a radio site infrastructure provider.

This letter and its enclosures set out the intention to use permitted development rights to install electronic communications apparatus at this site. The apparatus will form part of the operators' upgrades to the network.

The operators are Electronic Communications Code Operators under the provisions of the Communications Act 2003 and operate in accordance with the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

Please therefore accept this letter and enclosures as advanced notification by the operator(s), as may be required, under the relevant conditions of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

The works at this site, which constitute permitted development under Class A of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), involve the installation of the following electronic communications apparatus:

- The installation of 3 no. Antenna and ancillary radio equipment at existing monopole mast.

- The installation of 1 no. GPS Module onto proposed gantry pole within compound.

- The installation of 1 no. replacement Equipment Cabinet within compound.

- Ancillary development thereto.

The following information is enclosed:

- A site plan showing the location

- Drawing reference numbers:

  100-2A Proposed Site Plan
  150-2A Proposed elevation

To assist, the minor works shown are shown on the plans as proposed new antenna in green and existing in brown, new steelwork is in blue.

The proposal does not consist of any development specified in Article A.1 or Condition A.2(3) of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, which requires either an application for planning permission or an application for a determination as to whether the Authority's approval is required for the siting and appearance of the development.

As with all mobile installations, we can confirm the installation of the apparatus has been designed and will be operated within the relevant ICNIRP guidelines on public exposure. An ICNIRP certificate can be provided on request.

Other Engagement

In accordance with best practice guidelines and the advice contained in national policy, the operators are committed to undertaking wider engagement with the local community and other stakeholders who may have an interest in the development. The proposal has, therefore, been assessed using Traffic Light Rating Model in order to establish an appropriate level of engagement. The proposal has been categorised as green and we therefore have not carried out any wider community engagement reflecting the minor nature of the works.

Contact Details

All queries in relation to this Notification should be addressed to the undersigned in the first instance.

The following contact details are provided should the Council, members of the public or other stakeholders wish to raise queries direct with Cellnex or the operator.

For Cellnex:

Cellnex, Town Planning Team, R+, 4th Floor, 2 Blagrave Street, Reading, RG1 1AZ

Email: planning@cellnextelecom.co.uk

For MBNL:

MBNL, Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

MBNL Email: will.osborne@mbnl.co.uk

The proposal is not subject to an application for planning permission or prior approval, but nonetheless we offer you the opportunity to make any comments on the details of the development or our engagement strategy.

If you do have any comments to make, require a meeting to discuss the proposal or wish to have an accompanied visit to the site, please let us know within 14 days of the receipt of this letter.

Yours faithfully,

Matthew McGimpsey
For and on behalf of MBNL
Assistant Planner
United Living Connected Ltd
E-mail: Matthew.McGimpsey@unitedliving.co.uk