



4G/5G ROLL OUT PLANNING PRE-APPLICATION ENQUIRY - SITE DETAIL SHEET

Site Requirement

Site Introduction

Telecoms Planning Pre-Application Enquiry for a proposed Lift and Shift telecommunications installation at:

**May West Industrial Estate
May Avenue
Gravesend
Kent
DA11 8RU**

Site Objective

To provide the surrounding area with mobile coverage, while linking other sites into the wider network. The site is part of a project to supply the surrounding area with 4G/5G coverage. The existing facility now provides the area with 4G coverage; the proposal assures that this coverage is maintained while also upgrading the area to 5G network.

Preferred Site

Site Name

51532 – R B Hammond

National Grid Reference

NGR E: 563626 N: 173235

Traffic Light Model Rating

GREEN

Assessment

In this instance, the site is being replaced and moved approximately 10m to the west, as shown on the attached drawings alongside associated ancillary equipment.

The equipment has been designed to create a minimal, modern telecoms installation, which is required to extend high-speed mobile coverage to the area in and around the Gravesend area.

Equipment Details: -

Please refer to the planning drawings (enclosed).

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Site Description of Designated Search Area (DSA)

This relocation of the existing site is owing to the site provider's requirement for the building's redevelopment (application: PP-06462494), which was approved. The move allows the replacement mast to be taller, providing better coverage and capacity while also introducing 5G. The present foundation would be unable to support this new equipment.

As this mast is a new installation, to work it needs to be close to those who will benefit from the technology, therefore a small search area is required. Movements outside this area are likely to require a proliferation of masts to do the same job, and even then, coverage gaps are likely.

The Designated Search Area (DSA) is located in the Gravesend area, a new site is required to reinforce the capacity, efficiency and connectivity for the area improving the overall network performance and user experience for residents and businesses within the local area.

Proposed Works:

A new 20m high Valmont streetworks pole with 3No. proposed antennas at 16.64m, 3No. proposed antennas at 18.224m and 3No. proposed antennas at 19.519m, 2No. 300m dishes at 13.615m, and 2No. GPS nodes at the top of the headframe, with associated equipment. Works at ground level include the installation of 6 cabinets and ancillary apparatus. The full detailed works can be seen on the attached drawings. The proposed telecom mast replaces a nearby site.

Figure 1: An illustration of the proposed site.

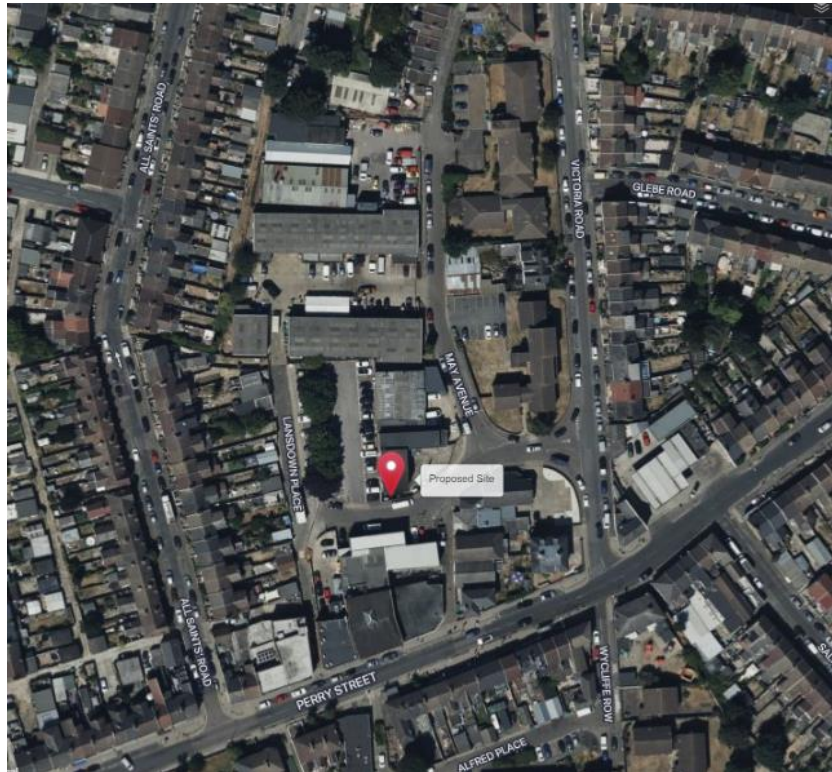


Figure 2: An illustration of the existing site to be removed and the location of the new site.



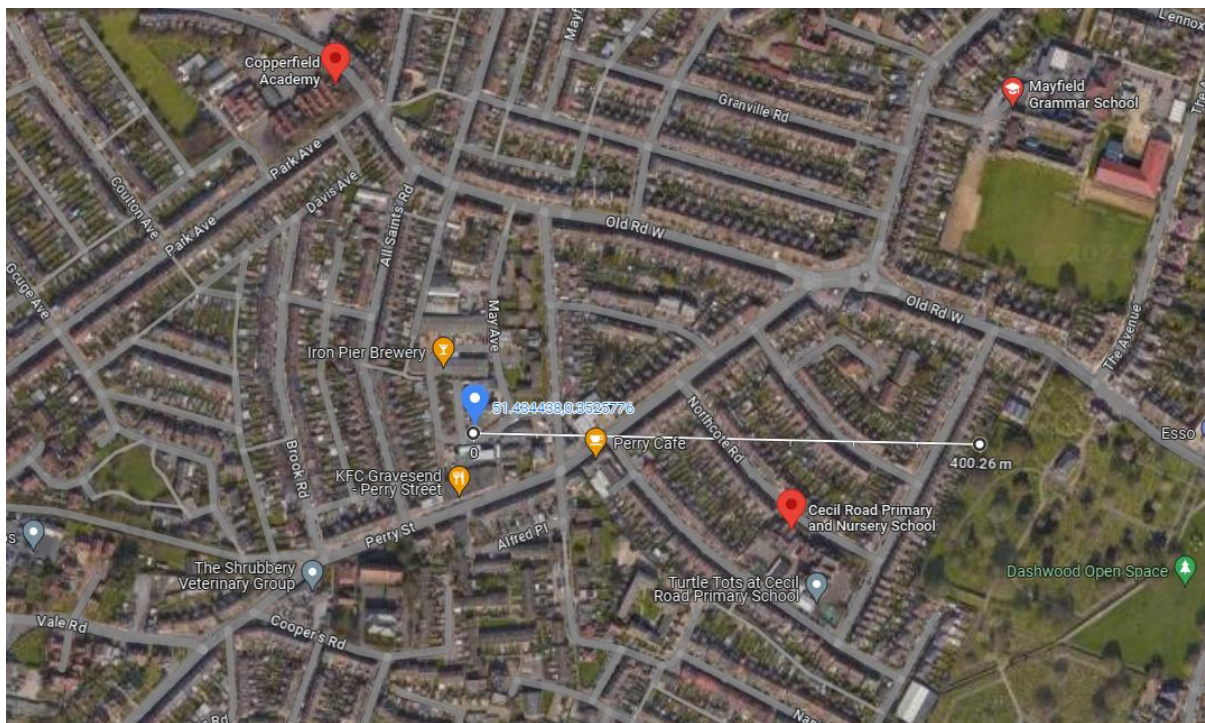
Discounted Sites

As this site requires a move due to planned development on the existing location. We have not searched for other locations as yet on the assumption that we will be able to implement this proposed upgraded scheme to give the local population coverage and capacity to use their telecoms devices. Ultimately consideration was given to utilising the existing telecoms location as per the government guidance.

Proximity of the site to schools

A review of available mapping shows there are three education establishment within 500m proximity of the site (blue marker) (extract from Google Maps).

1. Cecil Road Primary and Nursery School – approximately 260m from the site.
2. Copperfield Academy – approximately 300m from the site.
3. Mayfield Grammer School – approximately 450m from the site.



Proximity of the site to airports

There are no airports or airfields within 3km of our proposed site.

🇬🇧 Airport Near DA11 8RU, Gravesham, England, UK					
<< Go Back To UK Nearest Airport Search					
Airports with scheduled flights sorted by distance.					
Type	Airport Name	City	IATA Code	Connectivity	Distance
✕	London City Airport	London	LCY	★ ★ ★ ★ ★	13.67 mi
✕	Southend Airport	Southend	SEN	★ ★ ★ ★ ★	17.53 mi
✕	London Gatwick Airport	London	LGW	★ ★ ★ ★ ★	30.68 mi
✕	London Stansted Airport	London	STN	★ ★ ★ ★ ★	31.51 mi
✕	London Heathrow Airport	London	LHR	★ ★ ★ ★ ★	35.13 mi

Is the site within or close to a Conservation Area?

Following a review of the Gravesend Local Plan Policies Interactive Map, our proposed site is not within a conservation area. However, we are aware of the importance of designations upon the Gravesend area, and we believe that we have taken the necessary care and attention to the surrounding area in the sitting and appearance of this mast and believe that no adverse impacts would be felt in this area.

Legislation

An analysis of the Gravesend Local Plan October 2020. Policy INF 6: Telecommunications supports and encourages the expansion of electronic communications networks.

6.4. Telecommunications Infrastructure

Background

- 6.4.1. The telecommunications industry is ever-changing to improve the speed and coverage of internet connections. The Council supports the provision of improved infrastructure within the Borough through Local Plan Core Strategy Policy CS10.
- 6.4.2. Some forms of telecommunications development does not require planning permission and can be undertaken under permitted development rights. Even where planning permission is required, the Council is required under national policy to determine applications on planning grounds only. In particular consideration of issues relating to competition or need are precluded, and the Council is prevented from applying different health safeguards for public exposure from those set out by the International Commission¹⁹.
- 6.4.3. National policy also requires that Local Plans should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. Full fibre connections to existing and new developments should be prioritised as the optimum solution.

Proposed Text

- 6.4.4. National planning policy requires local planning authorities to support the expansion of electronic communications networks, including telecommunications and high-speed broadband. At the same time, the number of masts and sites for such installations should be kept to a minimum consistent with the efficient operation of the network.
- 6.4.5. Telecommunications infrastructure is moving forward at a fast pace. The government's aim is to provide superfast broadband (speeds of 24Mbps or more) for at least 95% of UK premises and universal access to basic broadband (speeds of at least 2Mbps). In terms of wireless mobile technology, the current standard is 4G (fourth generation), but there is now a move towards 5G (fifth generation) which aims to deliver improved speeds and coverage when compared to 4G. This means that there is likely to be a continued demand for enhancing existing telecommunications infrastructure.
- 6.4.6. Core Strategy Policy CS10 supports the enhancement of existing and the provision of new physical and social infrastructure, including telecommunications. At the same time, Core Strategy Policy CS12 seeks to conserve, restore and enhance overall landscape character

and valued landscapes, whilst Policy CS19 aims to conserve and enhance the character of the local built, historic and natural environment.

- 6.4.7. The Council is also under a range of statutory duties to have special regard to protect the heritage interest of listed buildings and conservation areas, as well as according great weight to the purpose of conserving and enhancing the natural beauty of the Kent Downs AONB. There is potential, therefore, for policies to pull in different directions, and this tension has to be resolved at the application stage.
- 6.4.8. The situation is made more complex because there are wide-ranging permitted development rights for the installation of masts and other telecommunications equipment. However, there are greater restrictions on the development which can take place without permission in Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty and Conservation Areas.
- 6.4.9. National policy also requires that Local Plans should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time²⁰. To ensure that this is taken into account at the application stage, the policy that follows requires that proposals for major development be accompanied by a statement setting out how this will be achieved on a site by site basis²¹.

Proposed Policy INF 6: Telecommunications

- 6.4.10. Telecommunications equipment²², including masts, boxes and satellite dishes, will only be permitted where:
- evidence has been provided to demonstrate there is no reasonable possibility of sharing facilities or installing the equipment on an existing mast or structure so as to minimise the need for such development and visual clutter;
 - they are sited and designed so as not to have an unacceptable impact on landscape, townscape or the significance of heritage assets;
 - they do not have a detrimental effect upon the character or appearance of a building or area or the amenity of occupiers of surrounding properties;
 - they do not have an unacceptable adverse impact on biodiversity or nature conservation; and
 - it can be demonstrated that there is no interference with highway safety, the maintenance and operation of the Strategic Road Network²³ and there is adequate, safe provision for the parking of service vehicles.

- 6.4.11. A statement should also be provided to accompany any application for relevant telecommunications infrastructure detailing the outcome of consultations with organisations with an interest in the proposed development in accordance with national policy and certifying that the cumulative exposure of the installation, when operational, will not exceed International Commission guidelines on non-ionising radiation protection or other safety limits that may subsequently be imposed.
- 6.4.12. All applications for major development proposals, including residential or commercial floorspace should be accompanied by a statement setting out how high-quality digital telecommunications infrastructure will be provided to the development and how this will be delivered. The ability to upgrade such provision overtime should also be assessed.