



Our Ref: Railsite Telecom, RTL04B - Lee Moor Business Park

To,
Planning Department
Northumberland Council
Email - planning@northumberland.gov.uk

BY EMAIL

29.01.2021

Dear Sir/ Madam,

**PRE-APPLICATION CONSULTATION ON BEHALF OF RAILSITE TELECOM REGARDING PROPOSED INSTALLATION OF A MULTI-OPERATOR TELECOMMUNICATIONS BASE STATION AT CELL REF. RTL04B, LEE MOOR BUSINESS PARK, LAND AT LEE MOOR BUSINESS PARK, RENNINGTON, ALNWICK, NORTHUMBERLAND, NE66 3RL
NGR – E 422090, N 618263**

Our client Railsite Telecom in partnership with LNER (London North Eastern Railway) has identified a need to establish a new telecommunications base station on land at Lee Moor Business Park as part of its program to provide good mobile coverage along the East Coast Main line.

LNER have teamed up with Railsite Telecom to address the issue of poor coverage along the East Coast Main Line by identifying mobile 'not-spots' and facilitating high-quality mobile coverage to these 'not-spots' along the railway lines. The proposed communications site is a part of a program aiming to provide an economic, 'off-rail' solution to improve on-train digital connectivity with improved capacity, along the East Coast Main Line.

Delivery of this project will enable world class operational functionality and customer experience on 'The Digital Railway'. Since many of these 'not-spots' are placed in rural locations, the project would also help in supporting the Government's vision to accelerate deployment of mobile coverage to rural areas and eliminate 'not-spots' surrounding the rail routes.

The Railsite project aims to facilitate the provision of high quality mobile coverage to 'not-spots' on the East Coast Main Line, in full accordance with the Government's objective, as laid out in NPPF (Feb 2019) to: ***"support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)."***

To achieve this, there is need to install proposed telecommunications apparatus, which would fill the coverage gap, enable a direct link to the wider network and increase capacity; hereby contributing to more efficient mobile services for commuters and to the wider local area.

This letter therefore invites you, in accordance with planning policy guidance and Best Practice Commitments, to enter into discussions with regard to our proposed site.

Several steps in the site identification process have already been undertaken. Potential alternative sites have been reviewed as per an elaborate site search survey. The policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Please note that the telecommunication apparatus to be installed at this site is within permitted development rights, but it will require prior approval from the local authority.

Description of works

DALY INTERNATIONAL (UK) Ltd • Site Acquisition • Town Planners • Designers • Construction • Project Managers

Ground Floor, 1430 Arlington Business Park, Theale, Reading, RG7 4SA

Telephone +44 (0) 118 321 1600 • Registered In England & Wales No. 342 5239

• Registered Office: c/o Griffins, 24-32 London Road, Newbury, Berkshire, RG14 1JX

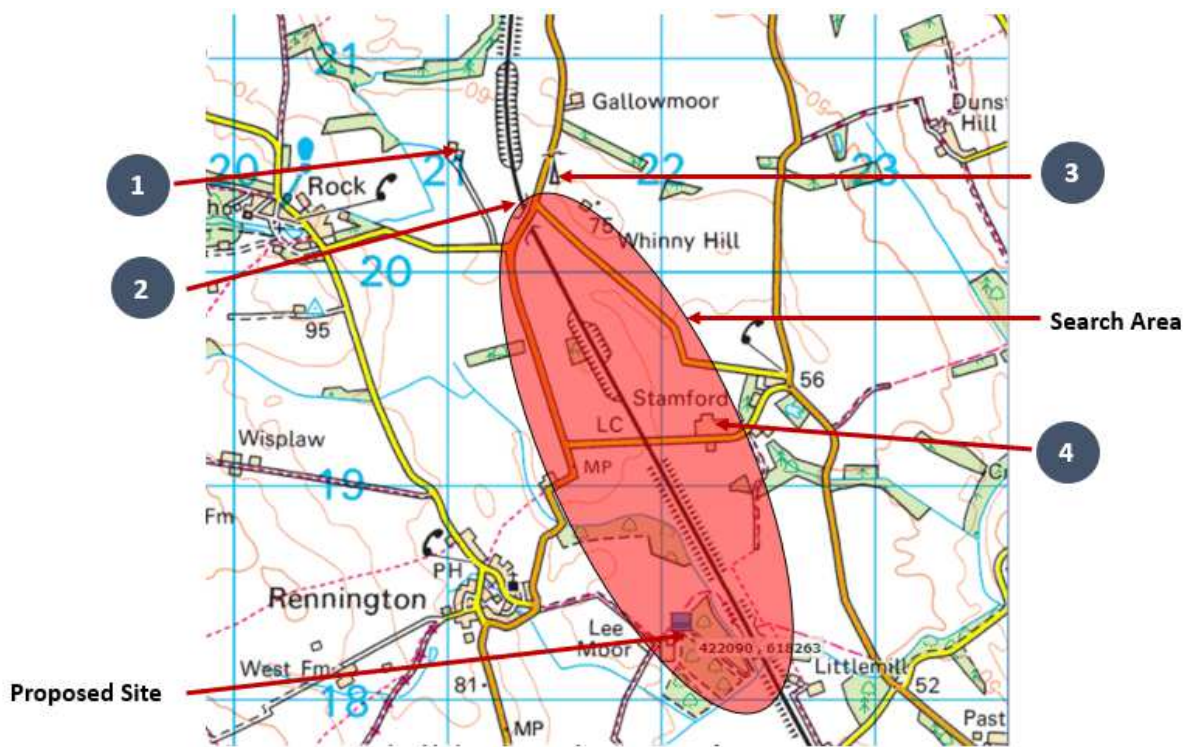
www.dalyinternational.com

Installation of a 25 m high tower supporting apparatus for multiple operators consisting of 3 no. antenna apertures per operator (total 12 no. antenna apertures), 4 dishes 600 mm in diameter, 4 no. equipment cabinets per operator (total 16 no. equipment cabinets), 1 no. meter cabinet and associated ancillary apparatus.

Summary of Discounted Options

The search area for proposed site was limited to the area surrounding the East Coast Main Line, to the east of the village of Rennington. This was to enable the site to meet its prime objective of filling the coverage gap and provide high-quality mobile coverage to commuters, for multiple operators. As per site search report, most of the search area is agricultural in nature. The search area is undulating in nature and benefits from isolated pockets of low farm buildings and several tree belts.

There were no tall buildings or structures in the local area that would have been suitable for a telecoms installation due to the rural nature. Following the sequential site-selection process, proposed location was considered to be the most suitable location to fill in the coverage gap around the railway line. Following is a summary of potential alternative options considered and discounted:



Option 1: Gallowmoor Farm (421087, 620607)

A potential greenfield tower was considered at this location. However, the farm buildings are located on lower ground to the west of the railway line. Due to lower ground, a taller tower would be required to compensate for lower land elevation and meet the network coverage requirement to the target area. Hence, this option was discounted.

Option 2: Land at Gallowmoor Farm, Adj B1340, Alnwick, NE66 3RX (421421 E, 620343 N)

A potential greenfield tower was considered at this location. The site is located over a fence and hedge from the B1340, however the nearest field access gate is set away from the location. It is expected that a new trackway from the field gate to the location would have to be laid for construction



purposes for access by vehicles and crane. This would mean playing a long stretch of access way, which was not considered viable from a functional perspective. Secondly, the location is quite visible due to the nearby open agricultural land. The impact on surrounding landscape by a tall tower in the absence of screening elements like trees was considered to be higher. Due to these reasons, this option was discounted.

Option 3: Co-location with EE site 19037, Whinney Hill, Alnwick, NE66 3RX (423655 E, 614695 N)

A potential site-share on existing greenfield tower, or installation of proposed tower some distance away from existing tower was considered at this location. The landlord was contacted, but no correspondence has been received so far to show any interest in either of the proposals. Moreover, the location is outside the desired search area. Upgrading existing tower, or installing a new tower adjacent to existing site location wouldn't be able to fill the coverage gap to the south of the desired coverage area. Due to these reasons, this option had to be discounted.

Option 4: Stamford Farm, Alnwick, NE66 3RY (423483 E, 613981 N)

A potential greenfield tower was considered at this location. The landlord for this farm was the same as above Option 3. The landlord was contacted, but no correspondence has been received so far to show any interest in the proposal. Moreover, the location is quite visible due to the nearby open agricultural land. The impact by a tall tower on surrounding landscape and nearby residential properties to the east, in the absence of screening elements like trees, was considered to be higher. Due to these reasons, this option was discounted.

Health and safety

The proposed base station is designed to operate in accordance with all health and safety requirements, including the guidelines issued by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The base-station would be capable of accommodating new technologies (5G) and provides facility for site-sharing, hereby negating the need for each operator to establish their individual sites elsewhere in the local area. Our reasoned conclusion is that the benefits of the proposal would outweigh any adverse impact on the surrounding landscape.

Consultation

A set of drawings are enclosed with this letter, showing the location of the proposed development with proposed plans and elevations.

We look forward to receiving your comments on the above. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal should you consider this to be beneficial.

We would also value the opportunity to widen the consultation process and if you can advise us of any local stakeholders or groups that might like to make comments on our proposals, who have not been included in our Consultation Plan, then we will forward them the details of our proposal. Finally, we enclose a copy of our Consultation Plan and welcome any comments on this.

We would be grateful if you could provide any comments within 14 days of the date of this letter. Please feel free to contact us if you would like more information.

Yours sincerely,

Aruna Venkatraman



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(On behalf of Railsite Telecom)