

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.

This statement is submitted pursuant to the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009.

In accordance with the Code of Best Practice on Mobile Phone Network Development¹ (Wales), 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

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.

¹ Paragraphs 120-126.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Design & Access Statement (Wales) V.3 23.07.2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

Sinclair Dalby Limited, 3 Princes Street, Bath, BA1 1HL

Registered Office, Sinclair Dalby Limited, 11 Windell Street, Bath, Somerset, BA2 5BG. Registered in England 7610197.



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Pre-Application Discussions and Negotiations

Pre-application consultation with planning authority

Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
Summary of outcome/Main issues raised:	
<p>Pre-application correspondence was sent to Caerphilly County Borough Council by email on 1st December 2023.</p> <p>An acknowledgement letter has been received on 1st December 2023. No further comments received.</p>	

Stakeholder Consultation

Outline consultation carried out:
<p>Pre-application correspondence including a covering letter and proposed plans were emailed to the following community groups on 1st December 2023:</p> <ul style="list-style-type: none"> • Bedwas and Trethomas Ward Councillors: Jill Winslade, Elizabeth M. Aldworth and Lisa Phipps • Bedwas, Trethomas and Machen Community Council • Wayne David MP
Summary of outcome and main issues raised:
<p>No responses have been received to date.</p>

Schools/Colleges

Location of site in relation to school/college (include name of school/college):
<p>None in proximity.</p>

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Outline of consultation carried out with school/college (include evidence of consultation):

N/A

Summary of outcome/main issues raised (include copies of main correspondence):

N/A

Documentation Submitted with Application

- Plans and elevations
- Any other relevant illustrations or photomontages
- Supporting statement

Design/Character

- **Use proposed:** The proposed works seek to upgrade the site to provide improved coverage for Vodafone to meet demand in the area and support the governments aspirations for a high-quality telecommunications network across the UK.
- **Amount:** The upgrade comprises the removal of the existing 15m mast supporting 4 no. antennas and its replacement with a 30m mast supporting 2 no. relocated antennas, 2 no. new antennas, 1 no. 300mm relocated dish and ancillary equipment; the removal of the existing equipment cabin and the installation of 2 no. equipment cabinets on the new tower foundation within the existing compound and development works thereto.
- The design is a lattice tower as is already in place. In terms of the height of the proposed structure, a height increase is required within this application bringing the installation from 15m to 30.19m. This is required to ensure that antennas and dishes are able to over-sail surrounding vegetation. The new antennas are a similar size as the existing and will be mounted on the new tower. The relocated dish will be mounted under the antennas on the tower leg. Associated ancillary equipment is proposed below the antennas. The modern technologies do require additional equipment, close to the antennas, to operate. These RRUs are small boxes located under the antennas on the support pole. Given the required high increases, the top of the installation will appear slightly bulkier due to the differences between the existing antennas and modern antennas.
- **Layout:** The existing site is located within an existing fenced compound.
- **Scale:** The height of the installation has been increased from 15m to 30m; This is required so the antennas to be able to achieve the required levels of coverage and rise above the surrounding obstruction (vegetation and topography). This is the lowest possible height which can still deliver the required levels of mobile phone coverage and connectivity to the locality due to technical constraints.

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- **Landscaping:** N/A – existing greenfield base station installation.
- **Appearance:** The proposal relates to an existing greenfield base installation which is proposed to be re-developed to accommodate the increased network demands to this area. A height increase of 15m is required bringing the total height of the installation to 30.19m. This is the lowest possible height which can still deliver the required levels of mobile phone coverage and connectivity to the locality due to technical constraints.

Access/Movement

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 the existing access route as shown on the Local plan 100A.

Community Safety

Designs and operates all its radio base stations in accordance with the radio frequency or electromagnetic field exposure guidelines suggested in the European Union (EU) Council Recommendation of 12 July 1999.

This Recommendation is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for limiting public exposure to electromagnetic fields.

This means that in areas where the general public spends time, exposure levels will be fully within guidelines which the UK Government and the European Union have recommended, and which have the formal backing of the World Health Organisation.

A declaration of ICNIRP compliance is provided as part of this planning submission.

Environmental Sustainability

The proposed installation will be part of the Vodafone Ltd mobile telecommunications network and the development and maintenance of the necessary infrastructure to support that network is a major contributor to the sustainability of businesses. It should also be recognised that mobile telecommunications can help sustainable economic development. Continually improving mobile network coverage and capacity increasingly enables remote working, reducing the need for many people to travel to their traditional places of work. This can assist in reducing impact on transport networks and can enable many businesses to be more responsive to the needs of their customers.

The following features are relevant to this:

removal of the existing 15m mast supporting 4 no. antennas and its replacement with a 30m mast supporting 2 no. relocated antennas, 2 no. new antennas, 1 no. 300mm relocated dish and ancillary equipment; the removal of the existing equipment cabin and the installation of 2 no. equipment cabinets on the new tower foundation within the existing compound and development works thereto.

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The upgrading of this site presents an opportunity to address a need for improved coverage without having to site a new base station installation in the area. It is an established telecommunications site and the amendments proposed do increase the height of the installation at the same location. Despite the increase in height, the installation will not appear significantly different from the structure already in place and its location on the corner of a grass field at Dyffryn Isaf Farm will limit the views of the mast from the wider area due to the nature of the area being located in a well screened area.

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