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

Site Requirement

Site Introduction	Telecoms Planning Pre-Application Enquiry for a upgrade at the existing telecommunications site: **St Martins Farm, Zeals, Warminster, Somerset, BA12 6NZ**
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 coverage. At present, there is a gap in network coverage within this particular area.

Preferred Site

Site Name	**NDO028 – St Martins Farm OPTA A**
National Grid Reference	NGR E: 378461 N: 131147
Traffic Light Model Rating	AMBER
Assessment	In this instance, a minor upgrade including the installation of three antennas, installation of two cabinets, installation of GPS node as shown on the attached drawings along with associated steelwork and cabling as shown on the attached drawings. 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 Somerset -area.

Equipment Details: -

Please refer to the drawings (enclosed).
NDO028 – St Martins Farm OPTA A – Planning Drawings

Site Description of Designated Search Area (DSA)

As this mast is a 4G 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 Zeal 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.

Figure 1: An illustration of the proposed site.



Figure 2 - Site Photograph: (approximate location of site).

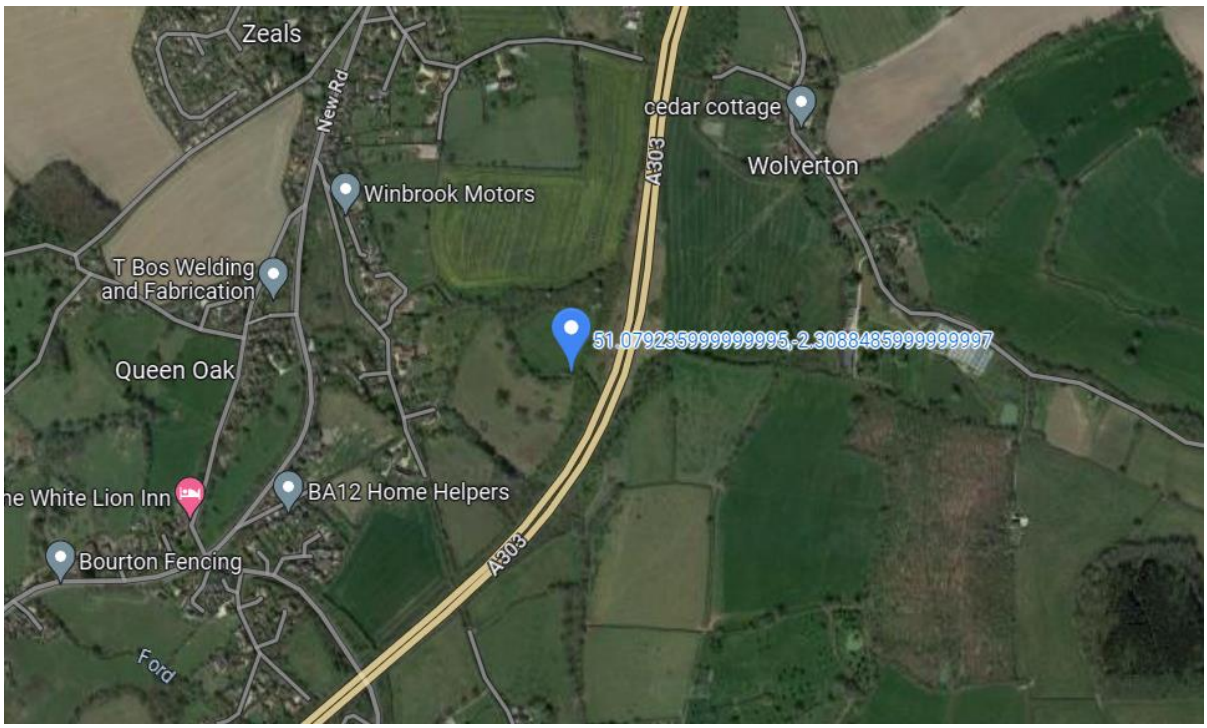


Discounted Sites

As this is an existing installation 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 that that there are no education establishments within a 400m proximity of the site (blue marker) (extract from google maps).



Proximity of the site to airports

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

Airport Near BA12 6NZ, UK

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Airports with scheduled flights sorted by distance.

Type	Airport Name	City	IATA Code	Connectivity	Distance
✗	Bristol Airport	Bristol	BRS	★★☆☆☆	26.97 mi
✗	Bournemouth Airport	Bournemouth	BOH	★☆☆☆☆	29.47 mi
✗	Southampton Airport	Southampton	SOU	★☆☆☆☆	42.64 mi
✗	Cardiff International Airport	Cardiff	CWL	★☆☆☆☆	49.43 mi
✗	Exeter International Airport	Exeter	EXT	★☆☆☆☆	53.73 mi
✗	RAF Brize Norton	Brize Norton	BZZ	☆☆☆☆☆	55.62 mi

Other airports without scheduled flights sorted by distance.

Type	Airport Name	City	IATA Code	Connectivity	Distance
✓	RNAS Yeovilton	Yeovil	YEO	☆☆☆☆☆	15.08 mi
✓	MoD Boscombe Down Airport	Amesbury		☆☆☆☆☆	24.99 mi
✗	RAF Fairford	Fairford	FFD	☆☆☆☆☆	46.97 mi
✓	MoD St. Athan	St. Athan		☆☆☆☆☆	53.28 mi
✓	Lasham Airport	Lasham	QLA	☆☆☆☆☆	55.94 mi
✓	Gloucestershire Airport	Staverton	GLO	★☆☆☆☆	56.18 mi
✓	RAF Odiham	Odiham	ODH	☆☆☆☆☆	60.28 mi
✓	RAF Benson	Benson	BEX	☆☆☆☆☆	64.06 mi
✓	Blackbushe Airport	Yateley	BBS	☆☆☆☆☆	65.56 mi

Is the site within or close to a Conservation Area?

Following a review of Magic Maps and Wiltshire Council interactive map, our proposed site is located within Zeal conservation area and ANOB: Cranborne Chase and West Wiltshire Downs. However, we are aware of the importance of designations upon the Zeal 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

The Wiltshire Core Strategy Submission Document January 2012 was reviewed and highlighted, despite no specific legislation in relation to telecommunications, there is link to infrastructure and development, whereby telecommunication is noticed to be essential.

Strategic objective 6: to ensure that infrastructure is in place to support communities.

3.10 The anticipated level of growth within Wiltshire will increase demand on local infrastructure services and facilities. The strategy will need to ensure that infrastructure requirements are appropriately planned, secured and implemented to ensure the timely delivery of development proposals. Social and physical infrastructure (e.g. transport improvements) can positively affect the environment, the economy and social well-being. The strategy will need to ensure that strategic and local transport needs are managed in a sustainable manner. The anticipated effects of climate change could potentially increase the frequency of flood events within Wiltshire. Development will need to appropriately address the risk of flooding and, where necessary, provide attenuation measures designed to adapt to the challenge of climate change.

Key outcomes

- provision of essential infrastructure, including, transport, water, energy, flood alleviation, sustainable urban drainage (SUDs), telecommunications affordable housing, education, health care, emergency services and waste and recycling, will have been coordinated and provided in timely manner within all new development
- appropriate place-shaping infrastructure, such as leisure and open space, green infrastructure, libraries, public art and cultural facilities, will have been secured on a priority basis
- there will have been effective partnership working between the council, other infrastructure providers and developers to facilitate infrastructure delivery and opportunities for the co-location and multifunctional use of existing and new infrastructure services and facilities will have been realised and appropriate contributions will have been secured from developers towards the cost of new and improved infrastructure

- Extract from the Wiltshire Core Strategy Submission Document January 2012