

DESIGN AND ACCESS STATEMENT

1. Site Details

Site Name:	Southampton Road Car Park	Site Address:	Southampton Road Car Park off Wells Place Eastleigh Town Centre Eastleigh Hampshire SO50 5RD
National Grid Reference:	E: 445650 N: 118950		
Site Ref Number:	Cornerstone 12154826	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: After a phone call to the LPA it was established the council do not hold this information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	15/09/2023
Name of contact:	The Director of Planning

¹ Macro or Micro

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Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.

Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06

Summary of outcome/Main issues raised:

Prior to the submission of this application the applicant-initiated pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

No comments were received in respect to the consultation submitted at the time of submission.

Strategic level pre-rollout meetings are held with the LPA to discuss the necessities of the project, benefits and best practice going forward.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with Vodafone has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Vodafone's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

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Community Consultation

Rating of Site under Traffic Light Model:			Green
Outline of consultation carried out: Consultation with the local Ward Councillors for Eastleigh Central Ward (Councillors Bhavin Dedhia, Cameron Spencer and Wayne Irish) and Eastleigh Town Council			
Summary of outcome/main issues raised: No site-specific responses had been received at the time of submission.			

School/College

Location of site in relation to school/college: There are no schools in close proximity as defined by the search criteria within the CoP.
Outline of consultation carried out with school/college: N/A
Summary of outcome/main issues raised: N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation

Will the structure be within 3km of an aerodrome or airfield?	Yes	
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	

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Details of response:

Southampton Airport- The proposed installation of a 10 metre antenna at the Off Wells Place, Eastleigh, SO50 5RD has been examined from an aerodrome safeguarding perspective and conflicts with safeguarding criteria.
The antenna penetrates one of our protected surfaces by approximately 5 metres

The airport have since confirmed- We have carried out our own safety impact assessment of the mast and, although it still penetrates one of the protected surfaces, the likelihood of an aircraft striking the mast is very low.

Site Provider Letter

Copy of Site Provider Letter enclosed?	Yes	
Date served:	22/02/2024	

3. Proposed Development

The proposed site:

The current roof equipment at Southampton Road Car Park, is being upgraded with limited visual impact but significant connectivity benefits. The existing site can be seen below in Figures 1 – 3 the site is located Off Wells Place, Eastleigh Town Centre, Eastleigh, Hampshire, SO50 5RD.

Proposed upgrade consists of the removal of the existing supporting steelwork, headframe, 9No. Antennas and equipment cabin and the installation of a 10-metre stub lattice tower together with 3No. Antennas, 4No. cabinets and associated equipment. The existing antennas sit at an overall height of 21.92m whilst the proposed antennas sit at a height of 25.86m - a reasonably small increase of 3.94m.

The existing site is located in Eastleigh town centre, north of Southampton. The town centre is bustling with a variety of shops, boutiques, department stores, and supermarkets. Eastleigh town centre benefits from excellent transport links, including a railway station providing connections to major cities like London, Southampton, and Winchester.

The site is located central to the shopping district of the town, on the rooftop of the multistorey carpark. This 7-storey building provides ample height for the telecoms equipment to ensure the provision of a robust and reliable telecommunication

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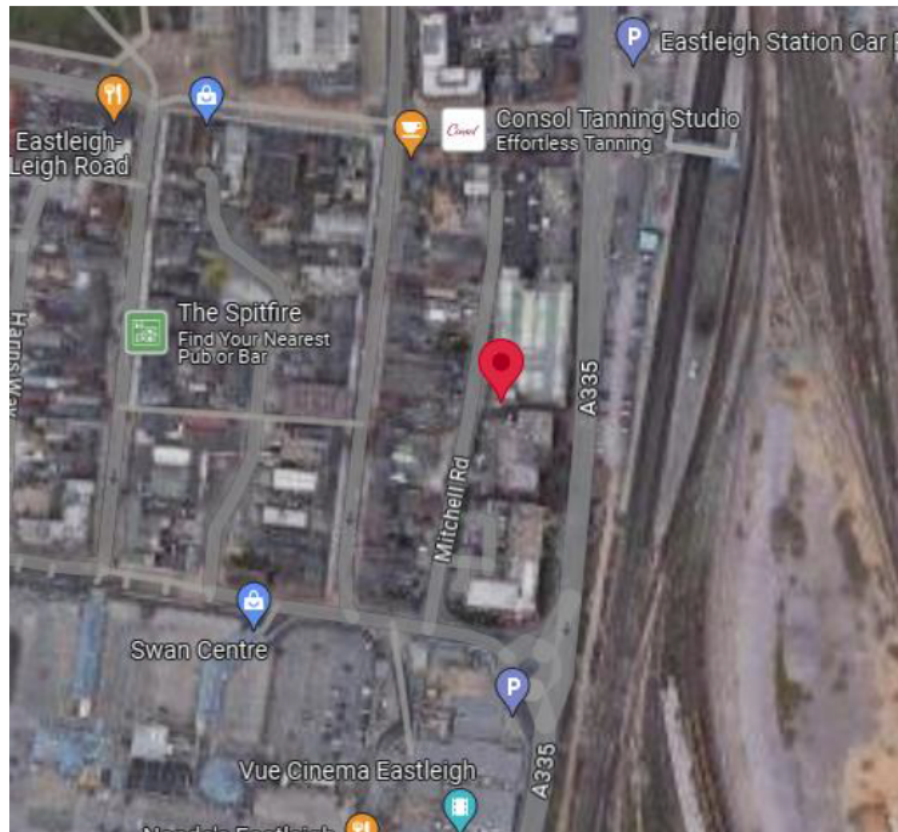
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infrastructure which is essential for the smooth functioning of local businesses and the everyday lives of residents in the area.

The presence of the existing rooftop installation sets a clear precedent for telecommunications development in this location and indicates that the principle of this proposal is acceptable in terms of siting. Rooftop telecommunication sites benefit from avoiding street scene clutter whilst providing optimum coverage for the area. Whilst the installation will be visible from street view, its height will only increase by 3.94m, thus maintaining a similar level of visibility as it currently has.

As previously stated, the proposed site is an established telecommunication installation. This submission is to upgrade this existing telecom site with new equipment to facilitate significantly increased coverage that will benefit residents, businesses and visitors to this area of Eastleigh.

Figure 1:



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Figure 2:



Figure 3:



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Enclose map showing the cell centre and adjoining cells if appropriate:
This can be emailed to the LPA on request.

Type of Structure :	
Description:	
Proposed removal of the existing supporting steelwork, headframe, 9No. Antennas and equipment cabin. Proposed installation of a 10-metre stub lattice tower together with 3No. Antennas, 4No. cabinets and associated ancillary works. Existing 1No. 300mm Dish to be relocated to new tower.	
Overall Height:	+25.86m AGL
Height of existing building:	+16.85m AGL
Equipment Housing:	
Length:	PSC cabinet 600mm 2x ERS racks 600mm Spacial cabinet 250mm
Width:	PSC cabinet 823mm 2x ERS racks 600mm Spacial cabinet 600mm
Height:	PSC cabinet 2000mm 2x ERS racks 2000mm Spacial cabinet 800mm
Materials :	
Tower/mast etc – type of material and external colour:	Galvanised
Equipment housing – type of material and external colour:	Grey

Reasons for choice of design:
Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to: • promote shared infrastructure • maximise opportunities to consolidate the number of base stations • significantly reduce the environmental impact of network development

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The National Planning Policy Framework advocates site sharing. However, we believe that there are no sequentially preferable locations within the defined site search area suitable to share. The proposed facility will provide coverage including 2G/3G/4G services and essential 5G coverage all from the same installation for Vodafone. This is fully in line with national guidance which supports the use of high-quality communications infrastructure and states that local planning authorities should support the expansion of electronic networks.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 131) of the 2023 National Planning Policy Framework. It states:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

In keeping with the 2023 National Planning Policy Framework (NPPF). guidelines of using: “high quality communications” (Section 10), the proposed lattice tower design has been selected to minimise visual impact. The design of the proposed equipment is considered to be the least visually intrusive option available. The lattice mast is a permeable structure and can be seen through in particular from medium to long range views. The introduction of a lattice tower installation will reduce the visual impact, as it will streamline the structure compared to the clustered arrangement of the current installation. The number of antennas is decreasing from 6No. to 3No. significantly reducing the bulk of the installation. The colour of the structure is grey which will allow the structure to blend into the skyline and assimilate with external colouring of the multi-storey car park building.

Although it is accepted that there will be a height increase of the equipment, a minimal 3.49m, it is felt that such an increase would not detract from the character of the area in which the proposal sits. The increase of height is necessary so as to achieve the required coverage for this area whilst maintaining an ICNRP compliant site. Physical objects such as the tall surrounding buildings can obstruct radio signals causing a reduction in signal strength and coverage. The height of the installation is also therefore necessary to allow the signal to reach the target area without obstruction.

Any other proposal to satisfy the identified requirement would result in the addition of a separate installation in close proximity to the existing structure. In our opinion, such a proposal would be unnecessary and would result in a greater visual impact.

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Health and Safety

International Commission on Non-Ionizing Radiation Protection Declaration enclosed.

International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Cornerstone' operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision

The radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

ICNIRP Compliance

The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

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4. Technical Justification

Reason(s) why site required

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).

A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence, the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (5G) require a re-evaluation of a network operator's telecommunications infrastructure.

There is a specific requirement for a radio base station upgrade at this location to provide 2G, 3G and 4G coverage and capacity in and around this area of Eastleigh whilst also providing the latest 4G technology and new 5G service provision to the local area. This ensures high quality indoor service provision is maintained.

The upgrade of this telecommunications installation within this area of Eastleigh is essential to meet the growing demand for reliable and high-speed communication services. The upgrade will enhance mobile network coverage, ensuring that residents

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have access to seamless and efficient communication services. Improved connectivity is not only crucial for personal communication but also plays a vital role in supporting businesses, education, and emergency services within the community.

5. Site Selection Process

If no alternative site options have been investigated, please explain why:

This is an upgrade to an existing site thus no other standalone new facilities have been investigated. A new additional mast to facilitate the upgrade would not be in line with NPPF. By upgrading the current facility, with a more modest slimline installation the overall visual impact is being reduced. The most sequentially preferable option has been progressed.

Land use planning designations:

Site Ref:	12154826	Site Address:	Southampton Road Car Park, Wells Place, Eastleigh, SO50 5RD
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Local Planning Authority: Eastleigh Borough Council

Development Plan: Eastleigh Borough Local Plan 2016-2036 (2022)

Fig.1: LP Plan Extract (Reference Only):



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Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being within the settlement boundary, with urban uses to the north, east, south, and west. The site designation is not a material consideration.

This is an existing telecommunications site.

Eastleigh Borough Council does not have a specific telecoms policy, but Policy DM9 is relevant. This, together with the NPPF is of relevance. The National Planning Policy section of this supporting statement goes into detailed analysis of why this site is in compliance with the NPPF.

Policy Analysis:

Policy **DM9** states:

“Public utilities and communications

1. The development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. In the event of conflict with other policies of this plan the Borough Council will require a full justification including an assessment of alternative means of provision.

2. New development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers.

3. The development of new telecommunications infrastructure will be permitted where:

a. it will enhance broadband speeds and the quality of telecommunications services; and b. all possible steps are taken to minimise the environmental impact of the development, and it can be demonstrated that alternative sites and means of provision including mast-sharing have been examined and there are no feasible alternatives to the proposal.

4. The Council will encourage developers to make provision for the installation and maintenance of telecommunications infrastructure within new developments.”

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The proposed development at this existing site is required to deliver the requisite level of electronic communication service on a single site that is to be adapted to accommodate multiple users (so enable future site sharing opportunities), yet seeks to minimise its visual impact or change to the character of this location (the site being as physically distant from lines of sight from residential uses as possible in this part of the Borough / being in the same location as the installation it is to replace). The form and design of the proposed configuration would not appear out of context in this location (being seen as a telecommunications installation in a location where such infrastructure would be appropriate / not unusual), so according with wider Development Plan policy, and would ensure the integrity, character and setting of the area is fully maintained.

The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a substantial benefit with near benign change or impact on amenity or on the character of the area.

The enhanced digital service would very much accord with the objectives of the Development Plan policy.

The proposed installation fully accords with the requirements of the NPPF providing reliable communications infrastructure to ensure continued economic growth and social well-being. The proposed installation is utilising an existing rooftop site. The design has been proposed to reduce visual intrusion as much as possible, further promoting the NPPF. The benefits of the proposed development will significantly outweigh any perceived potential harm.

The UK Wireless Infrastructure Strategy

The UK Wireless Infrastructure Strategy is a new policy framework to drive deployment and adoption of 5G and advanced wireless connectivity; and the government's 6G strategy for the UK.

It highlights the importance of connectivity to the UK and recognises that the UK needs world-class wireless connectivity:

"Connectivity has brought benefits for British households and British business, boosting growth, productivity, and opportunity for all. And change shows no sign of stopping. In fact, we find ourselves on the brink of a new revolution which promises to transform the world once more.

5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move

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containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis."

Which is why the time is right to turn our sights to mobile connectivity, where the same sense of mission is needed to deliver the kind of wireless infrastructure that will transform how we live our lives and run our economy. This is not simply a matter of improving download speeds as people browse the internet on their phones or dial into work calls. It is far more transformative than that.

The power of 5G and future telecoms advances will unlock new solutions in everything from industry to healthcare. Falling behind in coverage will mean falling behind in international competitiveness when it comes to the technologies of tomorrow, and failing to provide British people with innovative, life-enhancing services on secure, resilient networks."

The proposed telecommunication equipment will help promote The UK Wireless Infrastructure Strategy by improving coverage and capacity, supporting digital inclusion, facilitating economic growth, and enabling future-proof infrastructure including 5G that will ensure the area doesn't fall behind in coverage and international competitiveness. The proposed development will provide significant public benefit with greater capacity and wireless connectivity for local businesses, residents and visitors to the area.

Additional relevant information:

Siting

We have considered the detailed siting and design carefully to ensure that the scheme has a limited impact on the locality, and general visual amenity.

Visual appearance

We would repeat that we have carefully placed and designed the scheme to ensure the principles of good siting and appearance are adhered to. The overall impact of the installation on the environment and building is very limited.

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Consultation

In accordance with the industry '10 commitments' and the Code of Best Practice, consultation has been attempted with the planning department prior to submission of this proposal.

Education

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Conclusion

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

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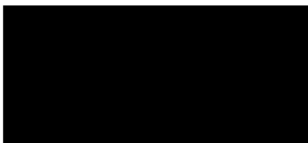
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On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and the Council's Local Plan Policies.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Susannah Help	Telephone:	On request
Company:	Cornerstone		
Company Address:	WHP Telecoms Ltd 1a Station Court Station Road Guiselley Leeds LS20 8EY	Email Address:	s.help@whptelecoms.com
Signed:		Date:	23 rd February 2024
Position:	Planner		(on behalf of Cornerstone)

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