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Our ref: CRN25410

Landrake with St Erney Parish Council
Parish Clerk
Mrs Karenza Heald
24 Hounster Drive
Millbrook
Torpoint
Cornwall
PL1BZ

Email: clerk@landrakeparishcouncil.gov.uk

3rd March 2023

Dear Mrs Heald

PRECONSULTATION – PROPOSED RADIO BASE STATION INSTALLATION AT CRN25410 GRASS VERGE OF SCHOOL ROAD, LANDRAKE WITH ST ERNEY, LANDRAKE, CORNWALL, ENGLAND PL12 5DZ, NGR E: 237465 N: 060675.

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator CK Hutchison Networks (UK) Ltd. The proposal is to install a radio base station, in order to provide the latest 3G, 4G and new 5G technologies to the Landrake area.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, CK Hutchison Networks (UK) Ltd are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of CK Hutchison Networks (UK) Ltd continued network improvement program, there is a specific requirement for an installation at the grass verge of School Road to ensure that the latest high quality 3G and 4G service provision is provided in this area of the Landrake. The proposed column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This site will enable 5G coverage to be provided to this area of Landrake. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling



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and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The radio base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices. It is a densification project for the operator's network to fill holes in service provision including coverage and capacity. This will enable the operator's customers to be able to use their handheld devices without calls being dropped or buffering occurring where there is a gap in the operator's network coverage and capacity ability. A site in this location will fill the gap in service provision and provide high quality, reliable, advanced 3G, 4G and 5G to this urban area of Landrake.

The preferred CK Hutchison Networks (UK) Ltd option is as follows:

CRN25410 GRASS VERGE OF SCHOOL ROAD, LANDRAKE WITH ST ERNEY, LANDRAKE, CORNWALL, ENGLAND PL12 5DZ, NGR E: 237465 N: 060675.

The proposal relates to the installation of 18m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto including GPS 1 no. module.

The proposed height of 18m is essential in order to ensure the latest 4G and new 5G technologies are provided in the Landrake area. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The antennas are proposed to be open and not shielded as this provides the optimal service provision to the surrounding area. If the antennas were to be shrouded, they would not be as efficient at providing the latest technologies to this cell area. Thus an additional installation would likely to be required in this cell area which would lead to the proliferation of masts contrary to the NPPF.

The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured grey to assimilate with other commonly found equipment cabinets. The cabinets can be installed under the operators permitted development rights, but have been included on the plans and in the description in order to remain fully transparent.

We have considered alternative site options and discounted as follows:

- **Rooftop – Rooftop of Sir Robert Geffery’s Primary School, School Road, Landrake with St Erney, Landrake, Cornwall, England PL12 5DL, NGR E: 237641 N: 060637**
Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
- **Greenfield – Land to the north of Quarry Lane, Landrake with St Erney, Landrake, Cornwall, England PL12 5DF, NGR E: 237821 N: 060640**
An installation at this location would be within the Area of Outstanding Beauty (Tamar Valley) and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
- **Rooftop – Rooftop of the Bullers Arms Public House, The Square, , Landrake with St Erney, Landrake, Cornwall, England PL12 5DY, NGR E: 237418 N: 060555**
Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
- **Streetworks – Footway of Tideford Road, Landrake with St Erney, Landrake, Cornwall, England PL12 5DR, NGR E: 237364 N: 060521**
The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason. In addition, due to the proximity of a Listed Building development near this heritage asset should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.
- **Rooftop – Rooftop of St Michael Church, Church Street, Landrake with St Erney, Landrake, Cornwall, England PL12 5ET, NGR E: 237399 N: 060503**
This is a Listed Building therefore development on this heritage asset should be avoided and other locations are considered to be more appropriate. This site has therefore been discounted for this reason.
- **Greenfield – Land to the north of New Road, A38, Landrake with St Erney, Landrake, Cornwall, England PL12 5DG, NGR E: 237666 N: 060805**
An installation at this location would be on low ground and would not deliver the required level of coverage to the target area.
- **Streetworks – Footway of Highertown Park, Landrake with St Erney, Landrake, Cornwall, England PL12 5DQ, NGR E: 237594 N: 060544**
An installation at this location is considered to be surrounded by residential properties and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
- **Streetworks – Car park of Sir Robert Geffery’s Primary School, Landrake with St Erney, Landrake, Cornwall, England PL12 5DQ, NGR E: 237651 N: 060611**

A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This is because it would require equipment cabinets at ground level within a fenced compound, taking up car parking spaces. This site has therefore been discounted for this reason.

- **Streetworks – Grass verge of A38, at the junction of Tideford Road, Landrake with St Erney, Landrake, Cornwall, England PL12 5DX, NGR E: 237107 N: 060412**

An installation at this location is located too far to the West to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

- **Streetworks – Pound Hill, Landrake with St Erney, Landrake, Cornwall, England PL12 5EN, NGR E: 237295 N: 060700**

A mast at this location is not viable due to a physical lack of space in order to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason. In addition, a site in this location would not be able to be built due to the proximity of BT lines would make the installation of a radio base station in this location problematic. A site in this location has therefore been discounted for this reason.

- **Existing Telecom – Frenchman's Lane, Landrake with St Erney, Landrake, Cornwall, England PL12 4RP, NGR E: 237659 N: 061365**

An installation at this location is located too far to North to deliver the required level of coverage to the target area. In addition, a site in this location would not provide sufficient separation between the two sites. This is an operational requirement to ensure there is no interference between the two operators. This site has therefore been discounted for this reason.

- **Greenfield – Quarry Lane, Landrake with St Erney, Landrake, Cornwall, England PL12 5DF, NGR E: 237822 N: 060601**

An installation at this location would be within the the Area of Outstanding Natural Beauty (Tamar Valley) and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area.

The proposal for this CK Hutchison Networks (UK) Ltd site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance will be included within the planning submission.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals and look forward to receiving your comments on the preferred option identified above. For your information pre-consultation letters and a set of plans have been sent to the Local Planning Authority, the local ward councillor for Saltash Trematon & Landrake, the headteacher and the chair of governors for Sir Robert Geffery's School.

We look forward to receiving your response within 14 days of the date of this letter.



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Yours sincerely

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Town Planner

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(for and on behalf of CK Hutchison Networks (UK) Ltd).