

From: [Gavin O'Meara](#)
To: [Graham Hunt](#)
Cc: [Nichola Dixon](#); [Mike Dyer](#); [Catherine Jones](#); [Janine Howells](#); Rachel.morrison@pegasuspg.co.uk
Subject: RE: Thame Town Council - Southern Road Recreation Ground
Date: 12 June 2017 13:26:55

Hi Graham,

Attached is the final update reporting all the responses received from the residents following the public consultation letter that went out. I have provided a response below to all the resident queries:

Objections to construction run off and effect of lighting on Cuttlebrook Nature Reserve:

There will be minimal construction run-off from the scheme and certainly none which have any effect on the nature reserve. Lighting will be installed in line with Institute of Lighting Professionals Guidance which is the industry standards. The specifications of this can be agreed to make sure light spillage is kept to a minimum. The proposal is for a time and movement sensored light.

Objections on Visual impact:

This will be addressed in more detail in the final planning submission. The siting of the mast is away from residential properties and any historic assets or sensitive views. The majority of views from residential properties have a level of screening from trees surrounding the recreation ground and will see the mast with the backdrop of the trees to the western border.

The closest residential properties are on Southern Road and views from these properties will be screened by the trees surrounding the recreation ground and the building. As stated, nearly all views from residential properties surrounding the park have a level of screening meaning direct views of the mast will be limited to winter and even then will be intermittent. The only properties with views that are not screened are located at the junction of Moreton Lane and Hollier's Close some circa 170 meters from the mast. None of the properties look out directly toward the proposed location.

The specific location within the site has been chosen to ensure that access is maintained to the wider recreation ground for maintenance and this has dictated the mast being brought forward from the nearest trees. Mast and antenna by their very nature need a 'line of sight' to function effectively. This location in front of the tree line has the benefit of enabling a slightly lower mast but still ensures that signal is able to be dispersed effectively to the target areas. If the mast were sited closer to the tree line it would need to be higher and therefore more visible, especially from Cuttlebrook Nature reserve and open views from the west.

The mast will be visible from within the recreation ground. Nevertheless, this is a multi-purpose leisure and recreational space and it is considered that the mast will not unduly affect the functioning or amenity of this space.

Key tests in terms of planning policy is whether the mast would be overbearing or affect the amenity of residential properties, as well as, the general visual impact of the scheme on the recreation ground and surrounding area. The level of screening and distance from residential properties around the park ensures that the impact on residential amenity is not overbearing. In

terms of visual impact, planning must strike a balance between the impact and the benefits. No location will have absolutely no visual impact and in this instance it is considered that the impact is minimal with benefits of the scheme heavily outweighing this limited impact.

Health concerns:

This is covered by ICNIRP certificate and government guidance. Fact sheets are provided covering this aspect.

Too close to community facilities:

The chosen location has been deliberately sited to ensure that access is maintained for maintenance. The siting of the mast will not affect the functioning of any community facilities. Any safety aspects are covered by the information provided above.

Safety and crime:

The cabinets at a lower level are vandal proof and the mast has been sited away from the nearby building to ensure that there is no easy access to the pole.

Justification:

Ofcom require 98% of the British population to have access to a 4G network by the end of 2017. To achieve the indoor and outdoor coverage and capacity goals set by Ofcom for 2G, 3G and 4G technology, new site locations will be required closer to population centres as each technology type works off different sectors within the radio spectrum. There are four licensed operators and this mast will provide for two of those operators (O2 and Vodafone) to provide 4G coverage in Thame.

Based on the below we have re-forecasted submitting planning for 27/6 to allow enough time for an update following your meeting on the 20th. Should you require anything further please do not hesitate to get in touch.

Regards,

Gavin O'Meara

National Sales Manager

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From: Graham Hunt [<mailto:Graham.Hunt@thametowncouncil.gov.uk>]

Sent: 09 June 2017 10:41

To: Gavin O'Meara <Gavin.O'Meara@sharedaccess.com>

Cc: Nichola Dixon <Nichola.Dixon@thametowncouncil.gov.uk>; Mike Dyer <Mike.Dyer@thametowncouncil.gov.uk>; Catherine Jones <Catherine.Jones@thametowncouncil.gov.uk>; Janine Howells

<Janine.Howells@thametowncouncil.gov.uk>; Rachel.morrison@pegasuspg.co.uk

Subject: RE: Thame Town Council - Southern Road Recreation Ground

Gavin

Just back from 2 days away – and Janine is out planting with her team, so I don't know what further correspondence there may have been.

Time is marching on with regards to the full consultation report we need to prepare (by 14/6/17 – or at the absolute latest by 16/6/17) so that Council are in the best possible position to make a sensible decision on 20/6/17.

We need the raw consultation responses (plus the detail of what Pegasus/Shared Access have supplied in response) (plus a summary Pegasus/Shared Access review of the consultation which is a little more than “As you can see from the report there were only 20 objections which is viewed as a positive consultation given the letters went out to 443 residents”, and a summary Excel spreadsheet).

There seems to be a lot of concern about visual impact, so an alternative location may be only way forward.

If we don't get the information that we have asked for by early next week, then the next Council meeting is 15 August 2017.

Regards

Graham Hunt

Town Clerk

Thame Town Council

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Town Hall, High St, Thame, OX9 3DP

T: 01844 260495 F: 01844 216094

From: Gavin O'Meara [mailto:Gavin.O'Meara@sharedaccess.com]

Sent: 07 June 2017 14:56

To: Janine Howells

Cc: Graham Hunt; Nichola Dixon; Mike Dyer; Catherine Jones

Subject: RE: Thame Town Council - Southern Road Recreation Ground

Hi Janine,

Attached is the final consultation report from the residents. As you can see from the report there were only 20 objections which is viewed as a positive consultation given the letters went out to 443 residents.

Is there any possibility of bringing the meeting forward by a week? This site has already been delayed for the extended pre-consultation period, we do not want to have to go back to the Operator with another delay in submitting planning, possibly moving access back to the following month.

I understand that this is a Council and may not be possible as you have scheduled meetings, but thought it was worth asking.

Regards,

Gavin O'Meara

National Sales Manager

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From: Janine Howells [<mailto:Janine.Howells@thametowncouncil.gov.uk>]

Sent: 05 June 2017 11:28

To: Gavin O'Meara <Gavin.O'Meara@sharedaccess.com>

Cc: Graham Hunt <Graham.Hunt@thametowncouncil.gov.uk>; Nichola Dixon <Nichola.Dixon@thametowncouncil.gov.uk>; Mike Dyer <Mike.Dyer@thametowncouncil.gov.uk>; Catherine Jones <Catherine.Jones@thametowncouncil.gov.uk>

Subject: RE: Thame Town Council - Southern Road Recreation Ground

Hi Gavin

We believe that an effective consultation includes full analysis of all responses before taking further action. We therefore do not think it appropriate to immediately submit the planning application the day after the consultation closes. The Steering Group needs to see the detailed consultation responses (and to hear Shared Access and Pegasus view) and report to Council accordingly, so that Council can make an informed decision on whether to proceed or not. We have a conveniently scheduled meeting on Tuesday 20 June 2017 at which that decision can be made. Can you please send us the raw responses asap (and any subsequent views from Shared Access / Pegasus) so that a report can be prepared by the agenda publication date of 14/6/17? Many thanks

Janine Howells / Asset Manager

Thame Town Council

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From: Gavin O'Meara [<mailto:Gavin.O'Meara@sharedaccess.com>]

Sent: 30 May 2017 14:28

To: Janine Howells <Janine.Howells@thametowncouncil.gov.uk>

Cc: Graham Hunt <Graham.Hunt@thametowncouncil.gov.uk>

Subject: RE: Thame Town Council - Southern Road Recreation Ground

Hi Janine,

Further to the below, as you already know, the 4 week consultation period is due to come to an

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end next week on June 6 . Can I ask what is the next step from the council point of view before we can submit our planning application? Currently we have planning submitted forecasted for the following day 6/6, will this be possible? If not, please can you shed some light as to when you think planning can be submitted?

Regards,

Gavin O'Meara
National Sales Manager
07824117504