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Proposed base station installation at:

Cell Ref: **CS30014700 VMO2087555**
Address: **Land at Longbrook Farm, Thurning, Peterborough, PE8 5RG**
NGR: **509394, 282260**

Discounted Site Information v1

Site	Name	NGR	Reason
1	Clear Channel Outdoor, Hemington Lodge Road	Various	Although this property may have available space for a new base station development, the network planner has confirmed that development in this location would not be viable from an operational perspective as it could not supply the southern half of the target area with sufficient coverage due to the terrain of the area. As such, it has been discounted.

2	Street furniture development along Winwick Road / Back Lane	Various	A street furniture base station solution was considered in this locale at survey stage as it would be removed from the Conservation Area designation. However, options are limited in terms of available space and those that were available were discounted on operational merit due to the lower topographical level than the main settlement areas and the intervening natural features that would impede signal transmission.
3	Street furniture development along Chapel End / Gains Lane	Various	A street furniture base station solution was considered in this locale at survey stage. However, options were limited in terms of the extent of available adopted highways land, impact upon road safety/sightlines and conflict with underground and overhead services. Those options that were considered possible would have resulted in a greater degree of impact upon built heritage, i.e. the Great Gidding Conservation Area, and residential amenity. This the option has therefore been discounted and less preferable on planning merit.
4	Great Gidding Village Hall	511822, 283257	There may be available space for a ground-based solution in the front or side car park. However, the site is relatively open and is located centrally within the Conservation Area. This the option has therefore been discounted and less preferable on planning merit.
5	Land at Church Farm	511720, 283295	Although this property may have available space for a new base station development, the site is relatively open and is located centrally within the Conservation Area. This the option has therefore been discounted and less preferable on planning merit.
6	Anglian Water, Winwick Road	511641, 282703	Development at this location was considered at survey stage prior to the progression of the proposal consented under planning ref: 20/01221/PNT. At this stage the site was discounted on operational merit due to the peripheral nature of the site, lower topographical level than the Great Gidding settlement area and the intervening natural features that would impede signal transmission. The option has again been considered prior to progressing the subject proposal. However, operational viability and a conflict with underground utilities on site has resulted in this option being discounted.
7	Street furniture development along Main Street (B660) / Luddington Road	Various	A street furniture base station solution was considered in this locale at survey stage. However, options were limited in terms of the extent of available adopted highways land, impact upon road safety/sightlines and conflict with underground and overhead services. Development along Main Street has been discounted on planning merit due to the area being part of the Great Gidding Conservation Area and potential impact upon residential amenity. Development along Luddington Road has also been discounted on planning merit as there are no other features present to help a new mast integrate within the landscape and as a result any new mast would be a standalone and prominent feature.
8	Great Gidding Church of England Primary School	511714, 283156	Although it may be possible to deploy a ground-based mast solution at this site, the property's position within the Conservation Area and opposite Grade B Listed Crown Cottage has resulted in this option being discounted on planning merit. Furthermore, development opportunities on nursery, primary and secondary educational establishments only tend to be progressed as a last resort due to the possible disruption that public opposition to such proposals can have upon the workings of the host property.

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9	Church of St Michael	511657, 283139	Although church bell towers can often offer opportunities for discrete solutions via the deployment of antennas behind louvred openings, the architecture and orientation and position within the landscape of this Grade II* Listed Building would not allow for the operators to adequately address the current coverage requirement without the deployment of an external antenna scheme. This was not considered viable from a planning perspective and therefore this option has been discounted.
10	Anglian Water, Chapel End Spinney	512036, 282404	Development at this location was considered at survey stage given the site's removal from the Conservation Area designation. However, it has been discounted on operational merit due to the peripheral nature of the site, lower topographical level than the Great Gidding settlement area and the intervening natural features that would impede signal transmission.
11	Rectory Farm	511260, 285080	This property was deemed to be too far removed to the north from the Great Gidding and Luddington in the Brook settlement areas to allow for an adequate coverage solution to be achieved. The option has been discounted on operational merit.
12	Woodway Farm	512080, 282890	Although this property may have available space for a new base station development, the site is relatively open and is located within the Conservation Area. This the option has therefore been discounted and less preferable on planning merit.
13	Fox and Hounds Pub	511975, 283518	The deployment of a new ground-based solution at this Grade II Listed Building was considered at survey stage. However, a lack of any other vertical features of note would mean that a new mast would be likely to have an impact upon the character of the listed building on site and the Conservation Area designation. As such, this option has been discounted on planning merit.
14	Allotment Gardens, off Mill Road	512088, 283550	Development at this plot of land in the north east of Great Gidding would still be easily visible from within the Conservation Area designation. Furthermore, the site is neighboured by a significant number of residential properties. Potential impact upon general and residential amenity was therefore considered to be an issue and this option has therefore been discounted.
15	Manor Farm, Hemington Lodge Road	Various	This property was deemed to be too far removed from the settlement areas to allow for an adequate coverage solution to be achieved. The option has been discounted on operational merit.

16	Street furniture development within Luddington in the Brook	Various	A street furniture base station solution was considered in this locale at survey stage. However, options were limited in terms of the extent of available adopted highways land, impact upon road safety/sightlines and conflict with underground and overhead services. Any site that was considered to be potentially available was also considered to have too great an impact upon residential amenity. As such, this option has been discounted on planning merit.
17	Land at Church Farm Hemington Lodge Road Luddington in the Brook,	510591, 283888	Although a consent was issued under planning ref: 20/01221/PNT for a new 17.5m mast, cabinetry and all ancillary development, the landowner is pursuing a redevelopment proposal and so this consent cannot be brought to fruition.
18	Grass verge along Mill Road	Various	Development along this stretch of road has previously been suggested as an option by Great and Little Gidding Parish Council in 2019. However, the verge could not accommodate a new base station development without compromising road safety. As such, this option must be discounted.
19	Land between Mill Road and Great Gidding	Various	Development at this land just east of the settlement has previously been suggested as an option by Great and Little Gidding Parish Council in 2019. However, development in this location would be in proximity to and visible from the Conservation Area and, as such, has been discounted as less preferable on planning merit.
20	Village Pound woodland north east of allotment gardens	Various	Development at this land just east of the settlement has previously been suggested as an option by Great and Little Gidding Parish Council in 2019. However, development at this plot of land in the north east of Great Gidding would still be easily visible from within the Conservation Area designation. Furthermore, the site is close to a significant number of residential properties. Potential impact upon general and residential amenity was therefore considered to be an issue and this option has therefore been discounted.
21	Alterative locations at Longbrook Farm, Thurning	509547, 281981	Alternative site options within the host property were considered but have been discounted following consultation with the landowner who prefers the use of the subject site.
22	Land at Hemington Lodge Farm, Hemington	509550, 284500	The Hemington, Luddington and Thurning Parish Council pre-application response proposed the use of this site as an alternative option. However, the site is too far removed to the north west of the network radio planner's preferred development area and would not fit into the current network plan for the wider area. As such, this option must be discounted at this present time.
23	Hemington Water tower	507650, 284700	The Hemington, Luddington and Thurning Parish Council pre-application response proposed the use of this site as an alternative option. However, the site is too far removed to the north west of the network radio planner's preferred development area and would not fit into the current network plan for the wider area. As such, this option must be discounted at this present time.
24	Land at Ellands Farm	508400, 284650	The Hemington, Luddington and Thurning Parish Council pre-application response proposed the use of this site as an alternative option. However, the site is too far removed to the north west of the network radio planner's preferred development area and would not fit

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25	Land between Valley Cottage and Luddington village	509800 283250	The Hemington, Luddington and Thurning Parish Council pre-application response proposed the use of this site as an alternative option. This option may hold some planning and operational merit. However, on balance the subject site is considered to strike a more appropriate solution for the applicant's needs. As such, this option must be discounted as being slightly less preferable.
26	Land at north east corner of Glebe Farm approx. 120m north of Bright's Lodge Main Street Luddington in the Brook	509554, 283726	A previous solution for the coverage requirement was proposed at this property with a Prior Approval application for a 24m mast, cabinetry and associated development having been refused under planning reference NE/22/01367/PNT. However, rather than appeal this decision, the preference has been to run with the subject option, which was identified by the Parish Council and has received positive feedback when run past the LPA case officer.
27	Land south east of Valley House, Main Street	Various	Hemington Luddington and Thurning Parish Council had suggested the use of this location during the processing of the application dealt with under planning reference NE/22/01367/PNT. However, upon further investigation the network planner has considered this less viable than the nominated option.