

Our ref: EE 39875/MBNL NHE436

19th February 2025

Pirton Parish Council

Parishclerk@pirtonparishcouncil.org.uk

VIA TRACKED E-MAIL

Dear Sirs,

**CONSULTATION BY EE LTD AND HUTCHISON 3G LTD
PROPOSED SHARED REPLACEMENT ELECTRONIC COMMUNICATIONS APPARATUS AT
LAND AT PIRTON SPORTS AND SOCIAL CLUB, 19 WALNUT TREE ROAD, PIRTON, HITCHIN,
SG5 3PX (NGR E: 514995, N: 231514)**

EE and 3 currently host a radio base station located at Pirton Water Tower, which provides network coverage to the surrounding area. This site is due to be lost from the network for reasons beyond the operators control.

The loss of an established site from the network can result in a loss of communications and data services locally and wider disruption to the network if a replacement site capable of adequately replicating coverage within that specific area is not identified and integrated into the network at the earliest opportunity.

The owner of the water tower attempted to secure planning permission for a replacement mast in the corner of the water tower plot (LPA reference 23/01309/FP) but this was refused.

The operators are now seeking to secure a replacement site in the Pirton area to prevent any loss of services once the apparatus at Pirton Water Tower has been removed. A search of the area has been conducted, which has included consideration of existing telecommunications sites, buildings and other sufficiently tall structures and, finally, locations for potential new ground based apparatus.

The purpose of this letter is to inform you of the proposed installation and provide you with an opportunity to comment or seek additional information prior to the submission of an application to the local authority.

Proposed location: Land at Pirton Sports and Social Club, 19 Walnut Tree Road, Pirton, Hitchin, SG5 3PX (NGR E: 514995, N: 231514)

Proposed development: The installation of a 20 metre high monopole supporting 9 no. antennas and 2 no. transmission dishes with a wraparound cabinet at base, 5 no. equipment cabinets, and ancillary development thereto including the installation of 2 no. GPS nodes and compound fencing.

Please refer to drawings numbered 002-A Site Location Plan, 100 Existing Site Plan, 150 Existing Elevation A, 215 Max Configuration Site Plan, 265 Max Configuration Elevation A – Issue B.

We have considered alternative site options and discounted as follows:

Waldon Telecom Ltd.
West Lodge, Station Approach,
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Site Type	Site Address	National Grid Reference	Reason for not choosing site
Existing Telecoms Site (D1)	Pirton Water Tower, Priors Hill, North Hertfordshire, SG5 3QH	E: 514200 N: 231647	This is the existing site which hosts the existing equipment that is to be removed due to reasons beyond the operators' control. A replacement site is now required. This site is therefore no longer available to the operators and has been discounted.
Greenfield (D2)	Land adjacent to Pirton Water Tower, Priors Hill, North Hertfordshire, SG5 3QH	E: 514196 N: 231645	The owner of the water tower attempted to secure planning permission for a replacement mast in the corner of the water tower plot (LPA reference 23/01309/FP) but this was refused due to impact on the openness of the countryside and the AONB. As such, this option has been discounted.
Greenfield (D3)	Land at Pirton Village Hall, High Street, Pirton, SG5 3PS	E: 514604 N: 231740	This option is within a Conservation Area and directly overlooked by a number of residential properties. It was therefore discounted in favour of the chosen option, which is outside of the Conservation Area and located outside of the main residential areas of Pirton.
Rooftop (D4)	St Mary's Church, Crabtree Lane, Pirton, North Hertfordshire, SG5 3RG	E: 514706 N: 231665	This building is too low to host equipment that would be capable of providing the required levels of replacement coverage and capacity to the target coverage area. As such, this option was discounted.
Rooftop (D5)	Pirton Methodist Church, High Street, Pirton, North Hertfordshire, SG5 3PS	E: 514563 N: 231848	This building is too low to host equipment that would be capable of providing the required levels of replacement coverage and capacity to the target coverage area. As such, this option was discounted.
Greenfield (D6)	Land at The Fox PH, 37 High Street, Pirton, North Hertfordshire, SG5 3PS	E: 514693 N: 231814	There is limited space within the pub car park for an installation without removing parking spaces and impacting on the operational viability of the space. In addition, the building is Grade II listed and within the Pirton Conservation Area, and an installation in this location would impact on the heritage assets. As such, this option was discounted.
Greenfield (D7)	Land at Pirton Primary School,	E: 514612 N: 231810	There is limited space for an installation here due to the use of the land as parking for the school and the placement of existing trees on

	High Street, Pirton, SG5 3PS		the grass verges. This option is located within the Pirton Conservation Area and an installation here would also impact on the heritage asset. As such, this option has been discounted.
Greenfield (D8)	Land at Pirton Pre-School, High Street, Pirton, SG5 3PS	E: 514539 N: 231817	There is limited space for an installation here due to the use of the land as parking for the pre-school. This option is located within the Pirton Conservation Area and an installation here would also impact on the heritage asset. As such, this option has been discounted.
Greenfield (D9)	Land at The Motte and Bailey PH, Crabtree Lane, Pirton, SG5 3QD	E: 514579 N: 231617	There is limited space within the pub car park for an installation without removing parking spaces and impacting on the operational viability of the space. In addition, the building is within the Pirton Conservation Area, and an installation in this location would impact on the heritage asset. As such, this option was discounted.
Streetworks (D10)	Grass Verges on Danefield Road, Hitchin, SG5 3	Various	These grass verges are all located very close to residential properties and an installation on them would impact on visual amenity for nearby residents. In addition, the southern verges sit directly opposite the boundary of the Chilterns AONB/National Landscape and it is considered that an option in these locations would not be the planning preference. As such, these locations were discounted.
Greenfield (D11)	Land to the north of Pirton Methodist Church, Pirton, SG3	Various	Land to the north of Pirton Methodist Church was discounted by the radio planner as the land drops off in height and an installation here would not be capable of providing sufficient replacement coverage to the target coverage area.
Streetworks (D12)	Grass Verge on Priors Hill, Pirton, North Hertfordshire, SG5 3QH	E: 514209 N: 231665	There is limited space for an installation in this location due to the presence of existing underground services. As such, this option was discounted.

We confirm that the installation has been designed to be fully compliant with the public health and safety guidelines established by the ICNIRP, the independent commission set up to provide scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment. These guidelines have the support of UK Government and the formal backing of the

World Health Organisation. They are in place to protect all members of the public, wherever they are in relation to a base station, 24 hours a day.

We respectfully request that any comments are submitted in writing within 14 days and include site reference EE 39875/MBNL NHE436.

Yours sincerely,



Vicky Weston MSc MRTPI
Consultant Town Planner : Waldon Telecom
For and on behalf of MBNL (EE UK Ltd and H3G UK Ltd)
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Enc.

- Drawings referenced: 002-A Site Location Plan, 100 Existing Site Plan, 150 Existing Elevation A, 215 Max Configuration Site Plan, 265 Max Configuration Elevation A – Issue B
- Supporting Guidance Information