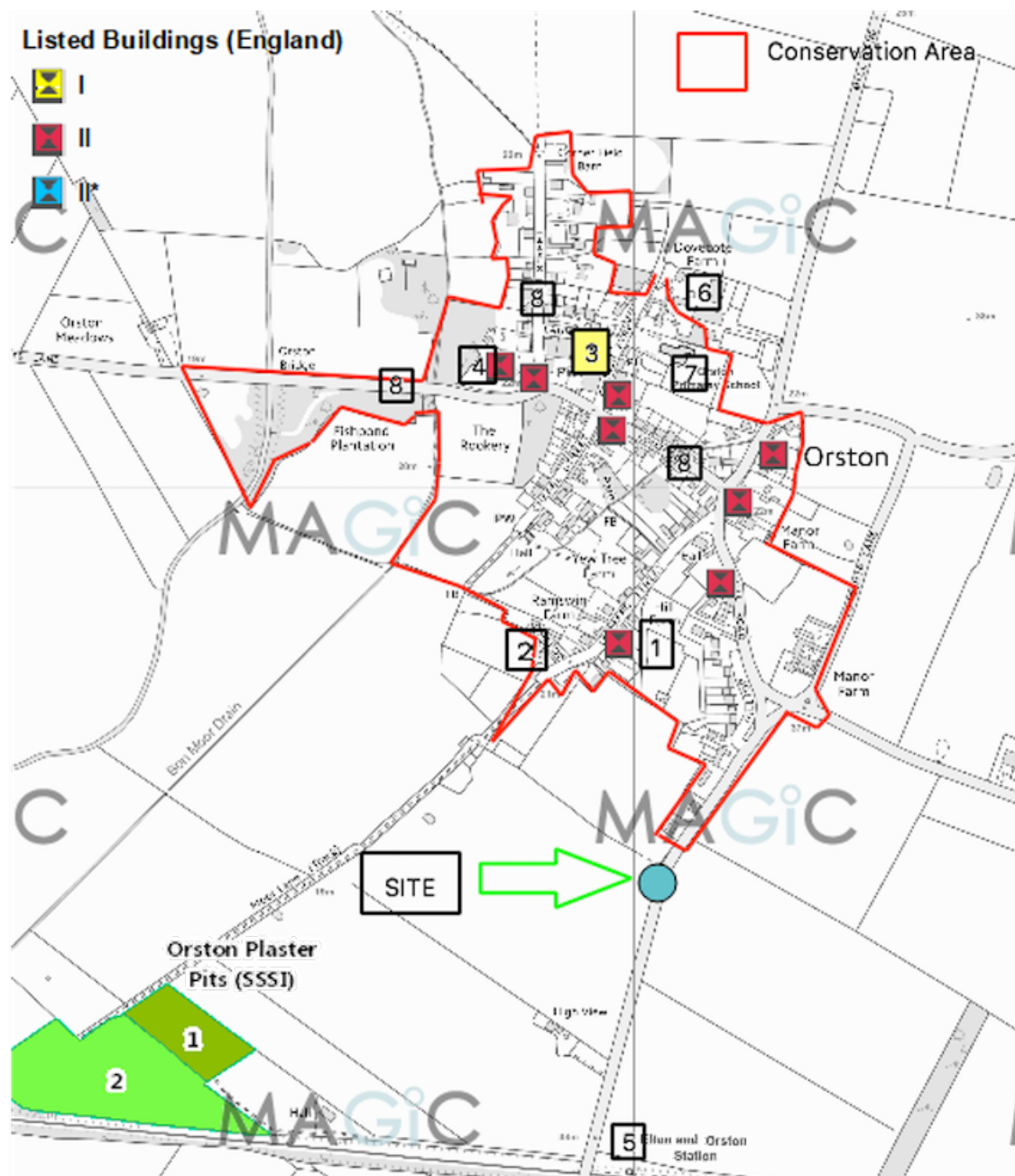


Cell Ref: CS-24883720 VMO2-086896  
 Address: Land at Station Road, Orston, Nottingham, NG13 9NB  
 NGR: 476970, 340212

### Discounted Site Information

Cornerstone and the operator are in the process of identifying a new radio base station site to address network deficits in problem coverage areas and 'Not Spots' (an Ofcom term that Local Planning Authorities and Councils will be familiar with), i.e. areas where mobile signal is too weak and where network users suffer dropped call, poor connectivity and buffering. This matter is particularly important in more remote and rural communities where mobile coverage may be limited.

Following the refusal of an initial proposal, as dealt with under planning reference 19/01756, the area has been revisited by the operator in the hope of identifying a more acceptable solution. However, the same conclusion has been reached in that a street furniture style base station along Station Road strikes the best available balance between operational and planning considerations.



Site	Site name and address	NGR (Approx.)	Reason for not choosing site
DS1	Field off Hill Road	477160, 340896	A new ground-based mast in this location was deemed to have been viable from an operational perspective. However, proximity to grade II listed buildings and its location within the conservation area meant that possible impact upon built heritage assets is greater than at the subject site. It was also considered to have a greater impact upon residential amenity and has therefore been discounted as less preferable in terms of planning merit.
DS2	Land off Lombard Street	476927, 340935	A new ground-based mast in this location was deemed to have been viable from an operational perspective. However, proximity to grade II listed buildings and the conservation area meant that possible impact upon built heritage assets is greater than at the subject site. It was also considered to have a greater impact upon residential amenity and has therefore been discounted as less preferable in terms of planning merit.
DS3	St Mary's Church	476935, 341190	Although the operator will often use church buildings to accommodate transmission apparatus in a discrete manner this Grade I Listed Building, which is also located centrally within the Conservation Area, offers no opportunity to do so given the low rise and architectural nature of the building. As such, this option must be discounted on both planning and operational merit.
DS4	Field off Smite Lane	476836, 341130	A new ground-based mast in this location was considered. However, proximity to grade II listed buildings and its location within the conservation area meant that possible impact upon built heritage assets is greater than at the subject site. The presence of mature trees around the site would also limit any operational potential. The site has therefore been discounted as less preferable in terms of planning and operational merit.
DS5	Elton and Orton Train Station	477029, 340012	Whilst still being considered as a potentially viable planning option, the peripheral nature of this network rail land has meant that it is less preferable from an operational perspective and it has therefore been discounted on this basis.
DS6	T-Mobile Site Dove Farm Equestrian Centre	477123, 341298	A development in this location is being considered as a back-up option given the presence of established telecommunications infrastructure. However, proximity to the conservation area means that possible impact upon built heritage assets is greater than at the subject site. It was also considered to have a greater impact upon residential amenity and is less preferable from an operational perspective due to the presence of trees and clutter between the site and the target area. This option has therefore been discounted on this basis.
DS7	Orston Primary School	477078, 341157	A new ground-based mast in this location was given consideration. However, proximity to grade I and II listed buildings and its location within the conservation area meant that possible impact upon built heritage assets is greater than at the subject site. Development at this site was also considered to have a greater impact upon residential amenity and has therefore been discounted as less preferable in terms of planning merit. One must also appreciate that development upon nursery, primary and secondary educational properties only tend to be progressed where no other alternative is available due to the disruption that such proposals may have in terms of divided community feelings.
DS8	Street furniture within Orston	Various	In light of the lack of available structures and private land development options the operator has considered what if any development opportunities exist on adopted highways land. However, the extent of the

			conservation area designation, the presence of listed buildings and mature trees have each prevented any viable site options within the settlement of Orston from being identified.
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