

**BBC Wood Norton**

**Bredon Wing Satellite Dish Project**

**Design, Access & Environmental Statement**

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**Originated by      Checked by      Reviewed by      Approved by**

<b>ORIGINAL</b>	NAME		NAME		NAME		NAME	
	M.G.Williams		D.Lovell		R.Ward		G.Mackay	
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## 1. Supporting Statement

The BBC has a long established historical presence at the Wood Norton site in Evesham. The site has formerly been primarily a Training and Development facility however in recent years the site has been recognised as an integral component of BBC's long term technology infrastructure strategy.

The Wood Norton site is home to significant technical infrastructure helping provide resilience to the BBC's network for distribution and transmission of core broadcast services. This infrastructure is now being enhanced by the construction of a Satellite Earth Station (SES) and associated communications and apparatus area as part of the BBC strategy of diversifying its core activities to regional centres around the UK.

Since the approval for the development of the SES an additional requirement has arisen as a result of a revision to the planned relocation of the BBC News gathering and broadcasting function.

This requirement is for an additional dish antenna which was not previously envisaged. The BBC News operation needs access to a more disparate range of orbiting satellites, some at lower signal strengths; the most technically appropriate location for this additional dish has been identified as the "patio" area to the West and South sides of the Bredon Wing building at Wood Norton where there is currently a 3.7m dish antenna in position.

The dish antenna will have a primary receive duty with a low power transmit capability. The location, power, frequency and orientation of the transmissions from the dish antennas are controlled by a licence issued by Ofcom who are the regulatory authority for such activities in the UK. The equipment and installation will be designed, installed and operated to maintain r.f. exposure levels within the Reference Levels stated in the ICNIRP Guidelines (Guidelines for Limiting Exposure to Time-Varying, Electric, Magnetic, and Electromagnetic Fields (Up to 300Ghz), as issued by the International Commission on Non-Ionizing Radiation Protection).

## **2. Design Statement**

### **2.1 Introduction**

In October 2007 the BBC announced its plans to close and dispose of Television Centre (TVC) in West London, requiring strategic relocation of operations. As a result a significant programme of work will be required over the next few years in order to re-locate and protect the shared infrastructure currently housed in TVC. The SES is now under construction at Wood Norton and will be ready for fit out by January 2013.

Wood Norton is an important site for the BBC who has had a presence there for many years. In the past the focus has been on training and development. More recently its importance as a technology node within the BBC's national estate has increased. The current proposal will further reinforce this.

The Wood Norton campus is situated within open countryside and contains a number of buildings of varied architectural character and scale.

Being aware of the potential visual impact alternative locations for this 9m dish have been considered, including amalgamation with the SES, but the satellites used by BBC News are not adequately visible from any other position.

### **2.2 Outline of the brief**

The BBC has identified a requirement for the following apparatus and accommodation:

One additional satellite dish and relocation of one existing satellite dish as follows:

- An additional 9m dish antenna in a location that affords a view of the relevant orbiting satellites on the "patio" area to the West and South sides of the existing Bredon Wing building.
- The re-location of the existing 3.7m dish antenna further along the "patio" area to the West and South sides of the existing Bredon Wing building.

### **2.3 Wood Norton Campus**

The site address is: Wood Norton, Evesham, Worcestershire WR11 4YB

Wood Norton is an established BBC site built on the hillside in the Vale of Evesham, Worcestershire, with well developed training, film and radio studios, offices, and recently a Coding and Multiplexing facility (CCM). The buildings are a collection of architectural styles and scale.

The Wood Norton site is surrounded by mature trees in a rural setting with bridleways, footpaths and a main road surrounding the site. Views from the adjacent A44 are extremely limited and there are very few other buildings within close proximity of the Wood Norton campus.



Aerial view of Wood Norton Campus

## **2.4 Existing Campus Buildings**

The Wood Norton Campus is made up of a number of buildings with a variety of ages, scales and external materials. There is no clearly defined aesthetic style that takes precedence over others.

## **2.5 Scheme Location**

The “patio” area to the West and South sides of the existing Bredon Wing building on the South-West side of the Wood Norton site.

## **2.6 Characteristics of the proposed scheme**

The brief for the Wood Norton site has identified the Bredon Wing building as the location for the proposed satellite dish.

## **2.7 Visual Impact Assessment**

The Jacobs team carried out a 'view to site' study (similar to the previous successful application ref W/12/00195) whereby they have tested views from public areas to the site. They travelled from Wood Norton anti-clockwise passing the golf course, Fladbury, Charlton and back to the railway bridge at Evesham High Street. They could not identify any clear views of the proposed dish location along that route.



## 3.0 Environmental Proposals

### 3.1 Mechanical & Electrical Engineering

All rack mounted technical and UPS equipment will be housed within the existing Bredon Wing Apparatus room, by others.

Installation of a communications route between the new 9m dish platform and the existing apparatus room at the North East corner of Bredon wing comprising 2 No x 100mm diameter circular ducts in trench under the pathway along the front of Bredon and across the grassed area to the North of the “patio”.

Electrical supply shall be from an existing Memshield 2 distribution board in Bredon Wing. Cable route from DB to the satellite dish position shall be via the existing cable management to the South East side of the Bredon “patio” and follow the inside of the parapet wall.

The existing power and communications will be re-routed to serve the relocated 3.7 m dish. There will be only a negligible increase in power consumption as a result of the installation of the new 9m dish, well within the capacity of the existing site supply.

### 3.2 Water Management Statement

The site is in an area identified as a low flood risk.

The new proposal does not alter the footprint of the existing building. There will therefore be no change to the existing quantity of rainwater arising from the new proposals that will require disposal.

The proposals do not alter the internal layout of the existing building. There is therefore no new requirement for water consumption or foul drainage.

#### Construction

Potential construction phase impacts will be minimised or mitigated by implementing good construction management practices and adhering to relevant codes of practice for construction sites.

To protect soil and water quality during construction, the Principal Contractor’s Construction Environmental Management Plan (CEMP) will include relevant pollution prevention measures as set out in the EA’s Pollution Prevention Guidelines (PPGs) series.

A contingency response plan will also be incorporated setting out procedures to be followed in the event of a spill incident.

PPGs likely to be relevant to the proposed development are as follows:

- EA PPG1 - General Guide to the Prevention of Water Pollution
- EA PPG2 - Above-ground Oil Storage Tanks
- EA PPG3 - The Use and Design of Oil Separators
- EA PPG6 - Working at Construction and Demolition Sites
- EA PPG20 - Dewatering Underground Ducts and Chambers

In addition to the EA’s PPGs, the CEMP will also accord with applicable CIRIA advice set out in guidance document ‘Control of Water Pollution from Construction Sites – A Guide to Good Practice’. The CEMP will, as a minimum, include the following:

- Measures to prevent fuels, chemicals, concrete / cement residues, or other construction debris from entering groundwater
- Dewatering management measures, including storage, treatment and handling of dewatering effluent arising from pumping activities (such as well point, or open sump techniques), prior to discharging to land, sewer or surface water (as applicable). Temporary discharge consents may need to be secured;
- Maintenance of site roads and internal haulage routes in a condition free from debris and mud to minimise waste water discharges to groundwater,
- Management measures for temporary fuel and chemical storage facilities. Requirements of The Control of Pollution (Oil Storage) Regulations 2001 should be met, including the storage of all fuels in appropriate containers with an impervious base and secured in a bund of appropriate capacity.

Construction workers may be exposed to hazardous substances in the event of spillages or inappropriate storage/handling. Contractors will make workers aware of potential risks, prepare appropriate method statements and implement appropriate safety / PPE measures.

### **Operation**

Appropriate preventative measures and emergency spill response protocols will be maintained following the completion of construction and during any future maintenance works as required by BBC procedures.

### **Measures for mitigation of pollution**

As part of the detailed design phase, an environmental management plan will be developed to detail risks and mitigation measures - this will be passed to the Contractor to ensure that they include these measures in their works.



## **4.0 Consultation**

### **4.1 Pre Application Advice**

Jacobs has carried out a pre-application consultation exercise with Wychavon Planning Authority.

An outline of the planning context and considerations is provided below:-

#### **Site Location**

- Site is located at Wood Norton to the north west of Evesham within Wychavon District Council;
- Site is designated in the 2006 Wychavon Local Plan (the current Development Plan) under Policy ECON1 'Protection of Existing Employment Land' and all the proposed development options are contained within the designated Employment Land area.
- The surrounding area is designated as open countryside - not Green Belt, and features mature heavily vegetated areas forming part of Cold Knap Wood.

#### **Key Planning Issues**

- Flood Risk. The area is designated under Local Plan Policy ENV18 – Development in areas of Low to Medium Flood Risk.
- Landscape, Trees and Woodland – The Wood Norton site sits within a mature forested area and its surrounding area is open countryside. Therefore it falls to be considered with Local Plan Policies ENV1 Landscape Character and ENV8 Protection of Hedgerows, Trees and Woodland. The proposals do not impact on existing trees, hedgerows or grassed areas.

#### **Pre Application response from Wychavon Planning Authority**

- Jacobs consulted with Wychavon PA during June 2012 and were advised as follows.

"I note that you submitted an application for a number of dishes on the site (our ref. no. W/12/00195). This current proposal raises similar issues and any planning application will need to include similar information. Without consulting other officers it is difficult for me to be certain on the acceptability of the scheme, however it would seem to me that the proposal is unlikely to raise concerns providing it is deemed acceptable in terms on impact on landscape and ecology. You will need to provide sufficient information to demonstrate effects on the landscape and ecology with any planning application."

### **4.2 Transport**

The proposed works are to and within an existing building and does not create any additional habitual space. Therefore there will be no change to current traffic movements to and from the Wood Norton site.

### **4.3 Local Ecology including Bat Survey**

Jacobs consulted with their specialist ecology team who undertook the previous bat flight path survey to determine if this new dish and relocation of the existing will impact on their activities, the response was as follows:

'I consider the new dish to be located at an appropriate distance from any recognised and potential bat roosting site and commonly used flight paths, therefore would not recommend any further bat work in relation to this proposed scheme. This judgement is based on the bat survey and report undertaken in August 2011'.

#### **4.4 Trees**

There are no trees affected by the proposals.

#### **4.5 Flood Risk Assessment**

The works are on and within an existing building in an area of low flood risk. Consequently there is considered to be minimal risk of flooding.

#### **4.6 Archaeology**

The works are to and within an existing building and will not disturb the existing building structure thus Archaeology is not considered to be a concern for this proposal.

## **5. Access Statement**

The existing external access remains as existing and is not changed by the proposal.

### **5.1 External Approach**

The objectives of the site layout, in terms of accessibility are to:

- Provide safe pedestrian access.
- Provide full access for emergency vehicles.

The existing access is considered satisfactory to the existing building.

### **5.2 Emergency Vehicles**

A clear route of access is available for emergency and maintenance vehicles via the main site entrance and adjacent service road and this proposal makes no alteration to this.

### **5.3 Internal Approach**

The objectives of the internal layout, in terms of accessibility are to provide safe movement around the facility.

The major circulation routes remain unchanged.

### **5.4 Welfare facilities**

The existing welfare facilities provided within the building remain unchanged and no new facilities arise from this proposal.

### **5.5 Emergency Egress**

In the event of a fire, escape from the existing premises is via the main entrance doors and designated emergency exit doors in accordance with the Clients Fire Evacuation Plan procedure.

### **5.6 Safety**

Every effort will be made to avoid unnecessary and unintended access to roof areas. Access will be limited to maintenance operatives serving the satellite dishes. Access will be by means of the existing and this proposal makes no changes to these.

## **6. Conclusion**

The BBC has identified within its justification statement the need for an additional dish antenna which was not previously envisaged and has set out the importance of the Wood Norton site.

They identified the most advantageous location for this additional dish as the “patio” area to the West and South sides of the Bredon Wing building at Wood Norton where there is currently a 3.7m dish antenna in position as the most appropriate from an operational perspective as well as context and minimal impact on the surrounding area.

Access to the Wood Norton campus will not be affected by this new facility.

## **7. List of Supporting Drawings**

Drawings:

B1319700/PL/BW/050.005 – SITE LOCATION PLAN

B1319700/PL/BW/050.010 – EXISTING SITE PLAN & INFRASTRUCTURE  
SERVICES

B1319700/PL/BW/050.015 – PROPOSED PLAN

B1319700/PL/BW/140.005 – EXISTING & PROPOSED IMAGES