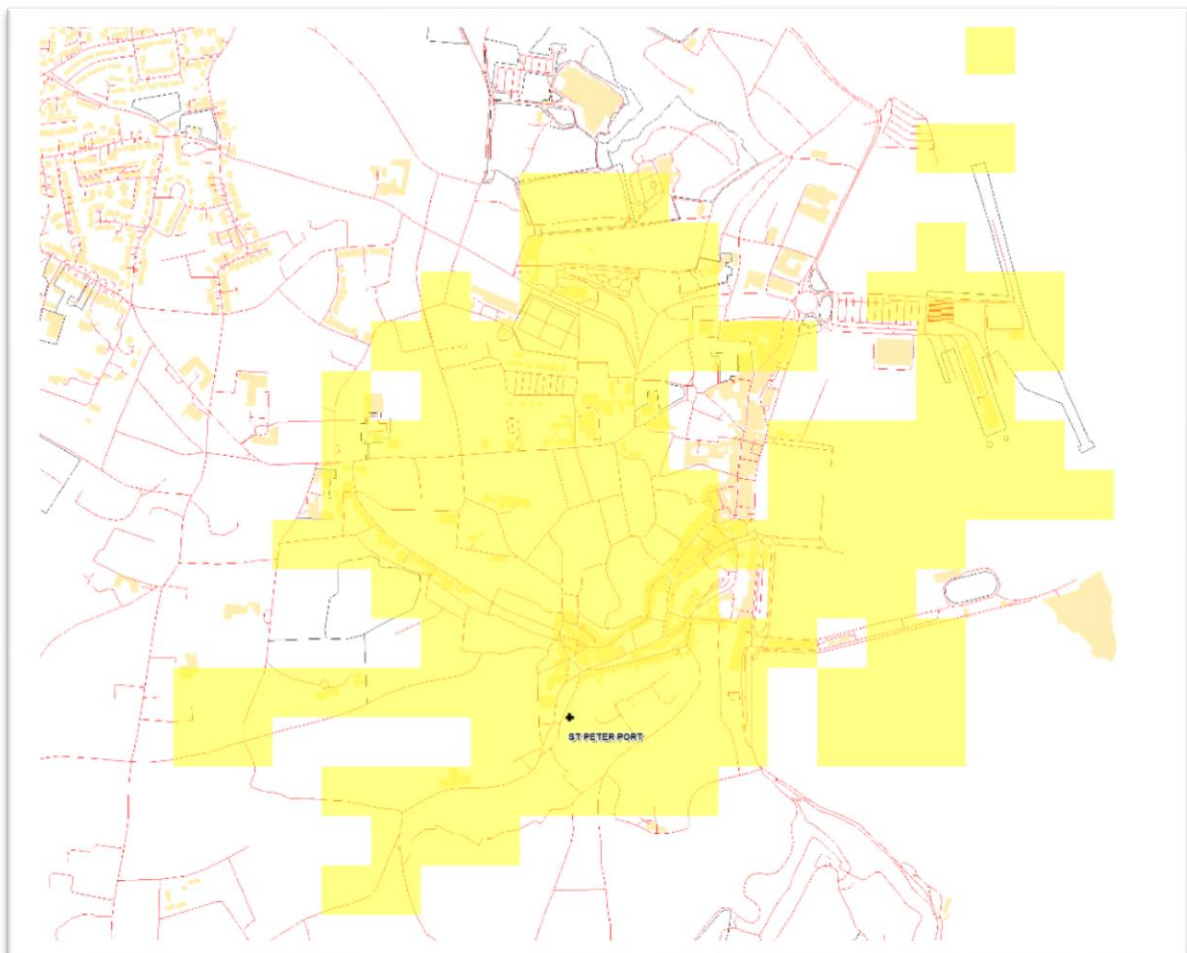


St Peter Port – Alternative site selection

This section describes the steps that we have been taking to identify an alternative site. Any replacement site will need to satisfy a range of technical and operational criteria and be one that can be delivered, bearing in mind that terms must be agreed with another landlord and the requirement to obtain planning permission.

Technical and Operational Criteria

In terms of the technical and operational criteria, the site must first and foremost be able to provide replacement coverage over the geographical area served by the existing mast at the Hauteville Car Park. Any material denigration could result in premises losing access to the free to view television services broadcast from the site. In those circumstances, the alternative solution might not be acceptable to the BBC, whose approval is required. A plan of the existing coverage is below (St Peter Port - Existing Coverage) and you will see that it provides services up two valleys in the southern sector of St Peter Port, which is difficult to replicate because of the challenges of the terrain. The households covered are estimated to be 2,420, so somewhat greater than originally assessed and indicated to you. If you assume 2.5 people in an average household that equates to a population of over 6,000.



St Peter Port - Existing Coverage

Any alternative must also have:

- **a direct line of sight to our main station at Les Touillets**
- **an existing or available power supply**
- **be capable of being constructed without undue disruption**
- **vehicular access for future maintenance**
- **24 hour access for emergency repairs and maintenance**
- **sufficient areas that can be demarked for health and safety reasons, such as drop zones when working at height**
- **adequate security**

The Alternative Site Search and Selection

Our site search consultants identified 30 potential alternatives, which are shown on the plan at the end of this appendix. These alternative sites included a significant number of existing masts and also high buildings.

These sites were then all subject to a desktop assessment, using computer modelling to establish which might offer a potentially viable solution. In the event, only three sites were shortlisted as being worthy of further detailed assessment, many of the other options being too far north.

From the plan, these three sites were:

Option 1 – Cour du Parc, La Charotterie – a nine storey residential block

Option 2 – St Peter’s and St Andrew’s Houses, Le Bordage – a five storey office block

Option 6 – the Car Park accessed between 32 – 36 Mount Durand

Radio engineers then visited each of these sites to assess the availability of the lines of sight and potential coverage, as well as considering the practical aspects of the potential

solutions. We have then also undertaken detailed Town Planning Assessments, which are attached.

The Outcome

Site 1 – Cour du Parc, La Charotterie

49°27'02" N 2°32'32"W (49.450653, -2.542062)

This option would necessitate a tall stub mast at least 10 metres in height, although even at this height, we may not be able to obtain the necessary line of sight to Les Touillets nor the coverage required. This suggests that the stub mast would have to be higher, but at 10 metres it would already be one third of the height of the host building and this in itself gives rise to potential structural issues. Also, visually a tower this high on the rooftop of the building will look overbearing and visually dominate the surrounding area, which is within the designated Conservation Area. In view of all these factors, this site does not offer an obviously acceptable solution having regard to the technical and operational requirements, as well as the environmental considerations. It was therefore discounted.

Site 2 – St Peter's and St Andrew's Houses, Le Bordage

49°27'10"N 2°32'18"W (49.452728, -2.538578)

Whilst it would be possible to utilise a smaller 5 metre high stub mast on this building, the location of the site is such that there would be a loss of 343 households or about 14% of the population covered by the existing site. This would be difficult to overcome, even by raising the height of the stub mast, in part because the nearby Church and school buildings of the Notre Dame du Rosaire Catholic Primary School will physically block the coverage signal creating a shadow that will fall across a significant number of properties. To address this issue could therefore require a second site, which might offset any perceived benefits linked to this option. It was therefore discounted.

Site 6 - the Car Park accessed between 32 – 36 Mount Durand

49°27'06.1"N 2°32'34.6"W (49.451688, -2.542947)

This is the that we have chosen. This car park is at an elevated position, with a backdrop of mature trees along its southern and eastern boundaries. At a corner location within this car park, a new slimline mast of 15 metres would provide the line of sight required. There would be some loss of replacement coverage, but this would affect only 125 households. Greater coverage could be achieved by increasing the height of the proposed mast, but this small loss is considered to represent a reasonable compromise.

In summary, the car park at Mount Durand looks to provide the most appropriate balance between the technical and operational considerations and environmental factors.

Other discounted site options

All the following sites have been discounted because they have failed to meet the criteria as described under the 'Technical and Operational Criteria' as described above.

Option 3 - Land of Saumarez Lodge Investments, Le Petite Fontaine

49° 27' 12.8" N 2° 32' 42.2" W (49.453542, - 2.545058)

Option 4 - Allez Street car park, Allez Street

49° 27' 15.7" N 2° 32' 25.7" W (49.454189, - 2.540482)

Option 5 - Montville Drive Woods, off Les Vardes

49° 26' 58" N 2° 32' 31.7" W (49.449439, - 2.542135)

Option 7 - Land to rear of 14 Mount Durand, Mount Durand

49° 27'08.1"N 2° 32'32.1"W (49.452254, - 2.542250)

Option 8 - Ex - Servicemen's club, Victoria Road

49° 27'12.7"N 2° 32'39.2"W (49.453532, - 2.544224)

Option 9 - Holy Trinity Church, Trinity Square

49° 27'08.7"N 2° 32'25.8"W (49.452405, - 2.540506)

Option 10 - Summerland House Nursing Home, Mount Durand

49° 27'03.8"N 2° 32'52.2"W (49.451059, - 2.547826)

Option 11 - Le Platon car park, Little St John Street

49° 27'13.9"N 2° 32'23.9"W (49.453850, - 2.539983)

Option 12 - St Joseph and St Mary church car park, La Couperderie

49° 27'19.3"N 2° 32'41.8"W (49.455358, - 2.544934)

Option 13 - Land of The Albany self catering apartments, Mount Hermon

Appendix 1

49° 27'16.3"N 2° 32'50.7"W (49.454521, - 2.547426)

Option 14 - St Joseph and St Mary church, La Couperderie

49° 27'17.6"N 2° 32'39.9"W (49.454878, - 2.544411)

Option 15 - Cordier Court, Cordier Hill

49° 27'14.6"N 2° 32'35.3"W (49.454059, - 2.543132)

Option 16 - Government House gardens, The Queen's Road

49° 27'08.7"N 2° 32'48.6"W (49.452405, - 2.546836)

Option 17 - Ozanne Court, Cordier Hill

49° 27'15.3"N 2° 32'39.3"W (49.454240, - 2.544245)

Option 18 - The Capt Cook Hotel, Hauteville

49° 27'02.6"N 2° 32'22.0"W (49.450722, - 2.539454)

Option 19 - Notre Dame du Rosaire, Burnt Lane

49° 27'12.0"N 2° 32'25.4"W (49.453343, - 2.540401)

Option 20 - College St/La Rue Marguerite car park, St James Street

49° 27'22.7"N 2° 32'19.9"W (49.456296, - 2.538868)

Option 21 - St James Concert and Assembly Hall, College Street

49° 27'24.3"N 2° 32'19.7"W (49.456736, - 2.538798)

Option 22 - Courts of Guernsey, St James Street

49° 27'23.6"N 2° 32'18.8"W (49.456560, - 2.538554)

Option 23 - St Peter Port House, Suasmarez Street

49° 27'18.4"N 2° 32'23.2"W (49.455108, - 2.539763)

Appendix 1

Option 24 – Vuedes Iles, Little St John Street

49° 27'12.5"N 2° 32'23.2"W (49.453470, - 2.539773)

Option 25 – States of Guernsey Archives, Tower Hill

49° 27'12.2"N 2° 32'15.3"W (49.453383, - 2.537586)

Option 26 – The Gate House / Haute Chapelle, Victoria Road

49° 27'14.6"N 2° 32'44.5"W (49.454067, - 2.545698)

Option 27 – 14 Val Fleury, off Hauteville

49° 27'04.3"N 2° 32'25.7"W (49.451185, - 2.540464)

Option 28 – 7 Val Fleury, off Hauteville

49° 27'03.5"N 2° 32'25.5"W (49.450966, - 2.540418)

Option 29 – 5 Domaine de Beauport, off Hauteville

49° 27'05.4"N 2° 32'23.6"W (49.451485, - 2.539895)

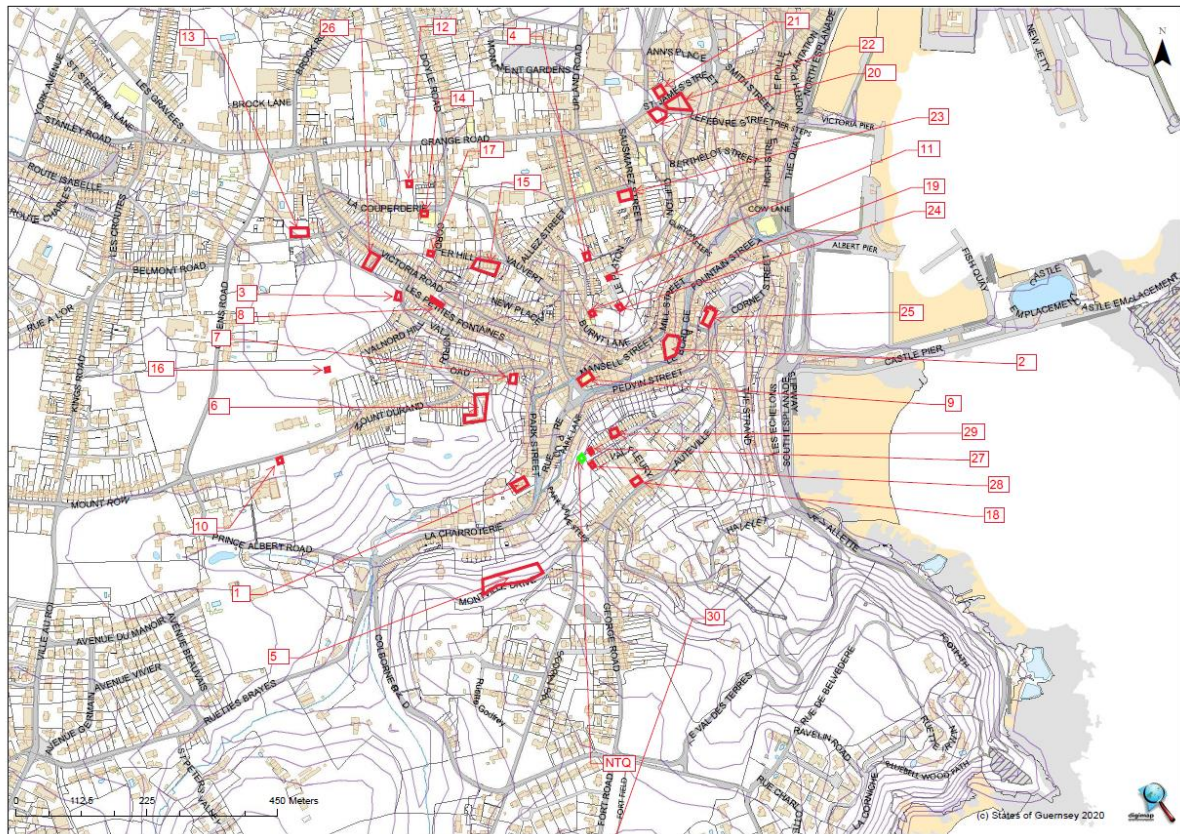
Option 30 – Fort George masts, Rue de la Douzaine

49° 26'39.9"N 2° 32'22.9"W (49.444407, - 2.539697)

Option 31 – Sir Chales Frossard House

This rooftop was suggested by a resident following our community engagement exercise. Whilst this building has a view to the existing site at Hauteville Car Park, it is lower and the wrong side of Cour Du Parc, which has already been visited by spectrum planning and deemed unsuitable.

Appendix 1



Map showing the location of alternative site that we investigated