

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Stoke Fruit Farm	Site Address:	Stoke Fruit Farm, 77 Havant Road, Fleet, Hayling Island, Hampshire, PO11 0PT
NGR:	472093,102000		
Site Ref Number:	61929	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	No
If no explain why: N/A – There is a site specific requirement for the proposed equipment upgrade at this existing site.		
Was the industry site database checked for suitable sites by the operator:	Yes	No
If no explain why: N/A – There is a site specific requirement for the proposed equipment upgrade at this existing site.		

Network Information Update to LPA

Date of last annual information submission:	October 2015
Name of Contact:	Chief Planner
Summary of outcome/Main issues raised:	No issues are noted as having been raised by the local authority following the most recent network information submission.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	No	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	N/A	
Name of contact:	N/A	
Summary of outcome/Main issues raised:		
The Code of Best Practice on Mobile Network Development in England (2013) (COBP), in setting out the requirements for 'Stage 2b Upgrade of existing sites LPA consultation', advises that it relates only to “<i>significant</i>” upgrades/alterations to existing sites. The proposal is not considered to represent a significant change to the existing scheme. In view of the above COBP guidance and fact that there is very limited opportunity to revise the design, LPA consultation was not undertaken.		

¹ Macro or Micro

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	Amber	Red
Outline Consultation carried out:			
In accordance with the guidance lines contained within the Code of Best Practice on Mobile Network Development in England (2013), the site was assessed against the Traffic Light model and assigned a rating of green. The COBP advises under the heading 'Guide to Using Traffic Light Rating Model for Public Consultation' that if a site is rated green, then 'generally the statutory consultation is deemed to be sufficient'. In accordance with best practice, in this instance we therefore propose to rely on the normal consultations associated with the planning process.			
Summary of outcome/Main issues raised:			
N/A			

School/College

Location of site in relation to school/college:	
A search of publicly available Department for Education and Ofsted records revealed that the nearest school is Mill Rythe Junior School, which was measured as being approximately 1.28 kilometres from the application site.	
Outline of consultation carried out with school/college:	
In view of the distances involved schools consultation was not considered appropriate.	
Summary of outcome/Main issues raised:	
N/A	

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?	Yes	No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	No
Details of response:		
N/A – the site does not fall within 3km of an airport, aerodrome or airfield.		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	08/09/2016	

3. Proposed Development

The proposed site:
The application relates to existing EE site located at Stoke Fruit Farm, 77 Havant Road, Fleet, Hayling Island, Hampshire, PO11 0PT and comprising a 17m high monopole supporting antennas and dishes, with equipment housing located at ground level. It is proposed to replace the existing monopole with an upgraded structure of the same height in the same location.

Type of Structure:	
Description:	
- Removal of existing 17m "Portasilo" monopole and associated antennas. - Installation of 17m high "Swann's Column A" monopole supporting 6no. antennas on the existing foundation. - Ancillary works.	
Overall Height:	17m (to top of antennas)
Height of existing building:	N/A
Equipment Housing:	
Length:	None proposed
Width:	None proposed
Height:	None proposed
Materials:	
Tower/mast etc – type of material and external colour:	Steel column. All apparatus to be coloured as per existing unless otherwise requested by the local authority.
Equipment housing – type of material and external colour:	N/A

Reasons for choice of design:
The applicant gives due regard in designing all new sites and site upgrades to the desire to limit visual impact through good design. In this instance the upgrade is subject to technical and build constraints and there is no scope to alter the design. The Swann Column A has been selected from the applicants portfolio of suitable structures within the relevant height range as most appropriate for this site as it most closely resembles the Portasilo currently in situ, thus the level of visual change and potential impact of the works has been limited. The existing foundation will be utilised and no alteration to the layout or demise of the site is proposed. For further details, please refer to the accompanying statement from NOKIA dated 30/06/2016.

4. Technical Information

ICNIRP Declaration attached	Yes	No
ICNIRP public compliance is determined by mathematical calculation and		

implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.		
When determining compliance the emissions from all mobile phone network operators on the site are taken into account.		

In order to minimise interference within its own network and with other radio networks, EE operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of EE's network, the radio base station that is the subject of this application will be configured to operate in this way. All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference. The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
As detailed within section 3, the proposal stems from structural issues at the site that requires a structure replacement, rather than a need to add technology or enhance coverage.

6. Site Selection Process – alternative sites considered and not chosen

Site Name and address	Indicative NGR	Reason for not choosing

If no alternative site options have been investigated, please explain why: Paragraph 43 of the National Planning Policy Framework, in which the Government's supportive stance towards developing high quality communications infrastructure is laid out, states that "(local authorities) <i>should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified</i>". The proposal is for the replacement of exiting apparatus at an established telecommunications site. The need to upgrade the apparatus is a site specific, rather than network, requirement and consideration of alternative sites is, therefore, not appropriate.

Additional Relevant Information

Siting and Appearance

The application proposal is for the replacement of apparatus at an established telecommunications site, thus siting is considered wholly appropriate.

With regard to appearance, it is noted that, whilst the existing and proposed structures are not identical, the level of visual disparity is such that it is unlikely to be noted by casual observers and particularly over medium or long distance views. The replacement monopole would retain the simple, utilitarian appearance of the existing structure and would continue to support antennas atop the supporting column with dishes below. The general appearance of the site would be maintained, thus there would be no negative visual impact within the local environment.

PLANNING POLICY

National Planning Policy Guidance

National Planning Policy Framework (2012) (NPPF)

The NPPF, which came into force on 27 March 2012, has replaced PPG8 in terms of national policy specifically relating to electronic communications development.

Paragraph 14 states *'At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. ...*

'For decision taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.*

Unless material considerations indicate otherwise.'

Included within the core planning principles to be taken into account in paragraph 17 are the following relevant points:

- *planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

Paragraph 21 advises LPA's to '*plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*' and paragraph 29 recognises that '*Smarter use of technologies can reduce the need to travel.*'

The structure upgrade proposed in this application will enable to the continued provision of reliable mobile communications services within the area, the availability of which can allow for home working, thus reducing the need to travel and contributing to the sustainability agenda.

Leading on from this, Section 5 of the NPPF addresses supporting high quality communications infrastructure. Paragraph 42 sets out that '*Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.*'

It has already been noted that Paragraph 43 advises that '*Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.*'

The proposed upgrade of an existing radio base station directly accords with NPPF guidance.

Finally, Paragraph 46 clarifies that LPA's '*must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.*'

ICNIRP compliance documentation is included within the accompanying application papers, thus the only remaining considerations must be planning related, specifically in this case siting and design, both of which are considered wholly appropriate given the nature of the proposal.

The proposal outlined within the document and the supporting enclosures, is in complete accordance with the guidance as set out in the National Planning Policy Framework.

Local Planning Policy

Adopted and emerging local planning policy mirrors that of the Government, as discussed in the preceding section and the proposals are equally in compliance.

Conclusion

In summary, the application is in respect of electronic communications apparatus necessary to maintain existing public infrastructure networks.

This statement has demonstrated that the proposal is in accordance with local Development Plan policy and national policy set out in the NPPF.

In conclusion, the application merits support and there are no material considerations that indicate otherwise.

Contact Details

Name:	Waldon Telecom (Agent)	Telephone:	01932 411 011
Operator:	EE	Fax no:	01932 411 012
Address:	C/O Agent Waldon Telecom	Email Address:	juliet.baller@waldontelecom.com
Signed:		Company:	Waldon Telecom Ltd (Agent) Phoenix House Pyrford Rd West Byfleet Surrey KT14 6RA
		(on behalf of the above operator)	