

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Wessex Self Drive	Site Address:	Wessex Self Drive
NGR:	471382,108242		Depot
			Fulflood Road
			Havant
			Hampshire
			PO9 5AX
Site Ref Number:	55905	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 – Site upgrade		
Was the industry site database checked for suitable sites by the operator:	Yes	No
If no explain why: N/A – Site upgrade		

Network Information Update to LPA

Date of last annual rollout 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	

¹ Macro or Micro

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 "*significant*" 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 further, LPA consultation was not undertaken.

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) (and previously the Code of Best Practice on Mobile Phone Network Development 2002), the site was assessed against the Traffic Light model and assigned a rating of green. Therefore, in line with the requirements of the Code, community consultation has not been undertaken.			
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 records revealed that the nearest schools are located approximately 480m from the site.	
Outline of consultation carried out with school/college:	
Given the relative distances of the schools lack of direct line of sight or obvious through routes etc, the decision was taken that consultation would not be appropriate in this instance.	
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:

Whilst it is noted that the requirement at paragraph A.3 (2) of the GPDO only applies where the installation of a mast is proposed under the prior approval process and not for those seeking planning permission, as in this case, the application site is located in excess of 3km from the nearest relevant site.

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	Not an application for prior approval.	

3. Proposed Development

The proposed site:

The application relates to existing EE/H3G site 55905 located within the Wessex Self Drive vehicle hire depot on Fulflood Road. The installation comprises a 17m high monopole with shrouded antenna section supporting a 300mm diameter transmission dish above, along with 3no. equipment cabinets within a fenced compound. The land use in this area of Havant is mixed. The depot, along with the neighbouring sites, form a light industrial setting for this established site within an otherwise predominantly residential setting.

The site provides 2G and 3G network coverage. The proposed upgrade would enhance existing 3G services and introduce new 4G technology to the site.

Type of Structure:

Description:

- Removal of existing 17m Phase 4 monopole
- Removal of existing S8000 cabinet (0.75m x 0.45m x 1.7m (h))
- Installation of 17.5m high Phase 5 monopole
- Installation of 1no. 2G/4G FCOA cabinet (0.77m x 0.77m x 1.65M(H))
- Installation of 1no. 3G SAMO cabinet (0.75m x 0.6m x 2.1M(h))
- Relocation of 300mm diameter dish from top of existing monopole (at 17.5m AGL) to new pole (at 12.5m AGL)
- Installation of 1no. new 300mm diameter dish on new monopole (at 12.5m AGL)

Overall Height: 17.5m

Height of existing building: N/A

Equipment Housing:

Length: As above

Width: As above

Height: As above

Materials:

Tower/mast etc – type of material and external colour: Galvanised steel with GRP antenna shroud (grey to match column). Dishes to be grey.

Equipment housing – type of material and external colour: Steel cabinets coloured green as per existing units on site.

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, particularly within environmentally sensitive areas such as the national park. In this instance the upgrade is subject to technical constraints and there is no scope to alter the design and still achieve the technical objective of upgrading existing services and introducing new 4G technology to the site.

This notwithstanding, the Applicant has limited the size and amount of apparatus proposed to that required for operational effectiveness, with the result that visual impact has been reduced to a negligible level.

As has previously be discussed, the upgrade will introduce new 4G technology to this site. In order to do so, whilst also continuing to provide 2G and 3G coverage for EE Ltd and Three, new antennas are required. Although maintaining the current back-to-back arrangement, the new antennas cannot fit within the existing pole due to their larger size. Additional feeder cables are also required within the, already full, column. Thus a new structure is required.

Given the established appearance of the site, it follows that a simple streetworks style monopole column is the most appropriate design choice, rather than a more industrial monopole structure for example. The Applicants have selected the Phase 5 pole from their portfolio of structures within the necessary height range (determined by the network radio planners) because it most resembles the existing structure and is most capable of being absorbed into the subject environment without unacceptable impact.

In terms of layout, the foundation of the existing column cannot be re-used for the new, larger column and so it is proposed to install the replacement approximately 1.5m to the northeast, still within the existing compound area.

With regard to the equipment housing, the existing apparatus is not capable of generating the new signals and new ones are required. Rather than simply add to the number of cabinets within the compound, the Applicant has opted to replace 1no. 2G cabinet with a 2G/4G cabinet, meaning that there is only 1no. single additional unit being installed, again limiting any potential visual impact.

Dishes are required to link the site into the existing and emerging networks. It is proposed to relocate the exiting 300mm dish from the existing to new monopole, at a lower height of 12.5m AGL and to add a second dish of the same size at the same height. Although the replacement monopole is 500mm taller than the existing, as the dish currently sits atop the antenna shroud, the overall height of the structure would in fact be maintained.

It is confirmed that the size and amount of all apparatus proposed has been kept to the minimum at which the technical objective can be met. Without any of the proposed elements, the technical objective of the upgrade could not be met.

It is considered that the proposed 17.5 metre high monopole will be visually absorbed into this site, resulting in a much less visually intrusive facility than any other design and complying with planning policy guidance relating to telecommunications development.

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 and H3G operate their networks 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 and H3G's networks, 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.
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5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
The existing installation provides 2G and 3G coverage in the local area as well as forming part of the operators' wider linked networks. The proposed equipment upgrade would upgrade the 3G services and introduce new 4G services. In addition to the voice and texts services available with 2G and 3G coverage, 4G (also known as LTE) will allow users of the network to benefit from ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go. One of numerous benefits of this, on a wider scale, is that this allows for an increase in home working, by providing the opportunity to create a "virtual office", reducing in the need to travel for work as a consequence, which is helpful in supporting the sustainable development agenda. It has been possible to introduce these services within this area through a minor equipment upgrade at an existing site rather than through the introduction of additional base stations in the locality.

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) *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*".

It is also noted that in allowing a recent appeal brought by operator Vodafone against the Trafford Metropolitan Council against the decision to refuse consent for the upgrade of a street furniture style installation, the Planning Inspectorate concluded that where there was no visual harm, as is the case with the application proposal, there was "no need to consider the need for the installation or the availability of other sites. In any event, the recently published Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when, as in this case, an existing site is upgraded". (appeal reference APP/Q4245/A/13/2198230, September 2013).

In this case, the applicants has assessed their portfolio of sites within this region and determined that there are no alternative existing sites in the area which area suitably placed to provide the desired level of coverage to the target area. The application site, therefore, represents the optimum siting option and the design is considered wholly suitable, resulting in no visual harm. There is, therefore, no justification for developing a new site rather than utilising the existing site in this case.

Additional Relevant Information

Siting and Appearance

The application proposal is for the upgrade of apparatus at an established telecommunications site. The local authority has previously assessed the location and deemed it suitable for telecommunications use. There has been no change in circumstances in the interim and the ongoing use as a telecommunications site has not been brought into question. The siting is considered wholly appropriate, particularly considering that the only alternative that would allow the provision of new 4G coverage would be to deploy an additional base station in the area, which is both unnecessary and against national planning guidance on telecommunications development.

In terms of appearance, the site already benefits from its light industrial setting separation from housing and the relatively remote location and the significant degree of screening provided by local tree cover.

Ground based elements are not visible from beyond the depot itself, thus their upgrade and alteration would not impact upon the wider area. The new design retains the simple, unfussy style and narrow footprint of the existing installation and would keep the antennas concealed from view, albeit in a wider shroud. It submitted that the 500mm height increase and slightly revised position within the compound would not impact upon views into or through the area. Where views of the upper section of the monopole are achievable, it is submitted, these will not alter significantly from existing given the nature of the proposal and the disparity between the existing and proposed designs would not give rise to harm.

On balance this proposal is considered to be the optimum one available to the Applicant for providing coverage in terms of both siting and design. As such, equilibrium will be achieved between technical requirements and environmental impact.

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 upgrade proposed in this application will facilitate new 4G technology, allowing for home working and can reduce the need to travel, thus 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.

Paragraph 44 emphasises that LPAs *'should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development.'* It sets out that LPA's *'should ensure that:*

- *they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*

The European Commission has issued a directive (2004/108/EC) governing all forms of electronic equipment regarding the interference that such equipment produces and, in turn, its immunity to interference from outside.

Any equipment compliant with that directive, such as that proposed in this application, is unlikely to suffer or cause interference. However, if there is a complaint of interference to domestic radio and television, in the first instance the BBC will assist, via the BBC Help Receiving TV and Radio web site at: <http://www.bbc.co.uk/reception/>. If, following investigation, there is evidence of interference, the operator will ensure any issues associated with their equipment are addressed. For any other types of interference, OfCom will investigate.

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 use of an existing facility mitigation of visual impact as discussed in the preceding subsection.

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

Current local guidance contains no specific policies relating to telecommunications development within the borough, thus the Applicant has referred back to national guidance. No conflict with any other aspect of the plan has been identified.

Contact Details

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