

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

1.1 Background

In April 2010 T-Mobile UK and Orange UK merged to form a 50:50 joint venture known as 'Everything Everywhere'. Everything Everywhere is licensed to operate both GSM (Global Systems for Mobile Communications) and UMTS (Universal Mobile Telecommunications System) in the United Kingdom for the delivery of Second and Third Generation telecommunication services. Hutchison 3G Limited (known as the operator 3) is also sharing the Everything Everywhere network.

1.2 Cell History

There is an urgent and very specific requirement for the application proposal which stems from the need to replace 3G coverage from an existing site at the Southern Electric building on Bartons Road PO9 5EY, where notice to vacate the site was issued by the site owner due to plans to demolish the building as well as to provide 2G coverage.

In order to avoid disruption to the network whilst a permanent replacement was identified, acquired and implemented into the network, a temporary coverage solution comprising a 20m high movable mast and equipment housing, was deployed at the Wessex Self Drive Depot, to the east of the current application site, under emergency powers (notice of which was duly served on the local authority). The application proposal is now sought as the permanent replacement site.

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		
Was the industry site database checked for suitable sites by the operator:	Yes	No
If no explain why: N/A		

¹ Macro or Micro

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	Autumn 2012
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	The forthcoming rollout was put out as a joint submission by the MOA on behalf of the 5no. Mobile operators. No issues are noted as having been raised.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	02/08/12	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	16/08/12	
Name of contact:	Richard Nash	
Summary of outcome/Main issues raised:		
The planning officer advised that the general location and design of the proposal were considered appropriate, though noted that the height and location should take advantage of the screening offered by the belt of trees to the south, as far as practicable. Advice was provided as to the supporting documents that the local authority would require in accompaniment of a formal application for planning consent: Evidence of the technical requirement: Coverage plots have been provided to the local authority and further detail on the requirement is provided within section 5 of this statement. Confirmation that ICNIRP guidelines would not be exceeded: An ICNIRP certificate has been provided to the local authority. Evidence that the possibility of utilising an existing installation or of installing the apparatus on a building or other existing structure had been considered or a statement advising why this was not appropriate: Details of the site selection process and alternative options is included within section 6 of this statement. The planning officer advised that he was not aware of any sensitive land uses in the immediate vicinity but that this should be considered and an appropriate level of consultation conducted. Details of community consultation are provided in the following subsections of this section.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	Amber	Red
Outline Consultation carried out: Following an assessment of the application site and surrounding area, the site was assigned a Traffic Light Rating (TLR) of green. Over and above the requirement of the Code of Best Practice on Mobile Phone Network Development as approved by the ODPM, LGA and the operators, consultation was undertaken with the local authority and with the elected representative of Warren Park Ward, Cllrs Mark Johnson and Richard Brown, via e-mail on 02/08/12.			
Summary of outcome/Main issues raised: No feedback was received.			

School/College

Location of site in relation to school/college:

Consultation of Ofsted records indicates that the nearest schools are Front Lawn Infant School and Front Lawn Junior school, both listed as being located in Broadmere Avenue, approximately 480m from the application site. In addition to the above, it is noted that a day care facility operates out of the community centre of Dunsbury Way, measured at close to 400m from the site.

Outline of consultation carried out with school/college:

Given the relative distances of the schools and nursery from the application site, and lack of direct line of site 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:		
N/A – not within 3km of an aerodrome or airfield and not an application for prior approval.		

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 site is located within the Wessex Self Drive vehicle hire depot on Fulflood Road, in Havant, at the eastern end of the southern property boundary.

The land use in this area of Havant is mixed. The depot, along with the neighbouring sites, form a light industrial setting within an otherwise predominantly residential setting. There are new build residential apartments to the north and more established one and two storey housing located to the south, beyond a wide bank of mature trees, and within the wider area.

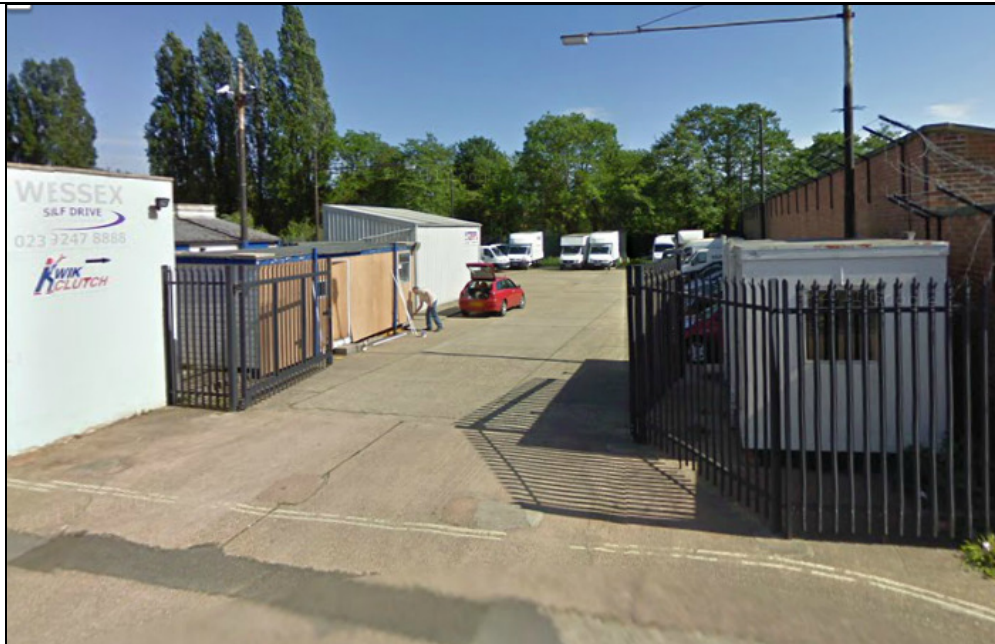


Image 1: Entrance to Wessex Self Drive Depot, from northwest on Fulflood Road

The proposal map of the Havant Borough LFD (2011) (interactive version as made available via the local authority's website shows that there are no planning designations, restrictive or otherwise, covering the application site.

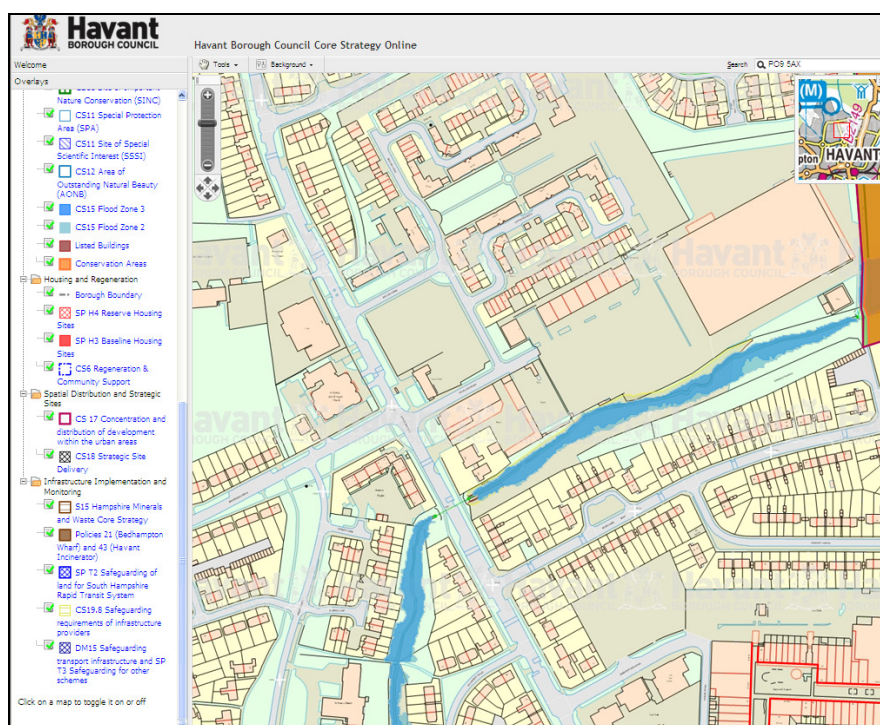


Image 2: Extract of the Havant LDF Proposals map (2011) viewed via the local authority's website

As detailed in part 1.2 there is currently a temporary movable telecommunications installation located at the depot, for which the application proposal is sought as a permanent replacement.

Enclose map showing the cell centre and adjoining cells:

Please refer to the supplied coverage plots.

Type of Structure:

Description:

- 17.5m high monopole, with a shrouded antenna section and supporting 1no. 30mm diameter dish 1no. 600mm diameter dish
- 3no. equipment cabinets
- 2no. Link AC cabinets
- 1no. small scale lockable electrical cabinet and
- All within a 2.3m high fenced compound area.

Overall Height:

Height of existing building

N/A

Equipment Housing	PCT Cabinet	FCOA Cabinet	Flexi Stack Cabinet	Link A/C cabinets
Length	750mm	770mm	600mm	600mm
Width	750mm	770mm	540mm	500mm
Height	2050mm	1940mm	1000mm	1100mm

Materials

Tower / mast etc – type of material and external colour	Steel – Galvanised (unless LPA request colour)
Equipment housing – type of material and external colour	Steel – all coloured grey unless LPA request alternative colour.

Reasons for choice of design:

In selecting the initial design for this site, the Applicants took due care to minimise visual impact in line with national and local planning policy, however it must be noted that the design was heavily influenced by technical issues.

Certain aspects of the design were subject to technical constraints which limited, or removed, the scope to alter them. The 17.5m height of the column for example was determined by the radio planner as the minimum at which antennas in this location would have sufficient clearance over the surrounding tree cover in order to avoid signal blocking as well as being able to propagate the signals throughout the whole of the target coverage area which is affected by factors such as the distance from that target area, the geographical terrain and the height of intervening trees and other clutter within the wider area. It is not possible to reduce the height and still meet the specific technical requirement.

Similarly, the proposed dishes are technical requirements and there was, therefore, no scope to alter their design, other than to ensure that the smallest possible dishes were utilised.

Where there was scope to minimise visual impact, appropriate measures have been employed. The antennas, for example, have been encased in a shroud, which provides a more streamlined appearance and reduces the capacity of the installation to draw the eye.

It is considered that the proposed 17.5 metre high monopole will be visually absorbed into the surrounding features of the landscape, 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.		

Frequency:	GSM – 900 – 1800Mhz UMTS – 2100Mhz
Modulation characteristics ²	GMSK /QPSK
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within their own networks and with other radio networks, Everything Everywhere & 3 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 Everything Everywhere's & 3's networks, the radio base station that is the subject of this application will be configured to operate in this way.	EIRP 32dBW per carrier (maximum)
Height of antenna (m above ground level)	16.55m & 14.75m (mid points)

5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
It has previously been detailed that there is a specific, and pressing, requirement for a site in the this area of Havant to replace coverage previously provided by an installation located at Southern Electric building on Bartons Road PO0 5JB. Coverage is currently being provided by a temporary, movable, installation at Wessex Self Drive, however, Planning legislation dictates that this temporary installation may remain in place for only a limited time. The application proposal is sought as a permanent solution to the very specific coverage requirement in this area of Havant. 3G technology represents the next stage in mobile communications, it is an evolution in terms of service and data speeds from 2G mobile networks. 3G services have to support a much greater volume of data than 2G, and it is now becoming necessary for the mobile operators to re-configure their networks in order to be able to support these increased data transfer rates. 3G mobile communications will enable substantial benefits to users in terms of providing a “virtual office” with facilities including e-mails, video conferencing, data transfer etc. There are significant potential benefits in terms of reduced commuting; which is helpful in supporting the sustainable development agenda.

² The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

GIS modelling plots (coverage plots) have been forwarded which provide a geographical representation of existing and predicted coverage levels, with different coloured shading added to a base map to represent the various levels of existing or predicted coverage within an area (as per the plot keys). Where no coverage is recorded, no shading is overlaid, leaving an obvious gap in the colour block to represent the gap in coverage. Where there are gaps in the coverage; users to the system will experience a number of deficiencies including:

- in-building radio coverage will not be obtained; thus customers will be unable to use their mobile phones from within their commercial, industrial or residential properties.
- when a customer attempts to join the network they will be unable to obtain a link to a base station.
- a telephone user trying to contact a customer in the area will be unable to get through.
- a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out".

It is for these reasons that it is important to achieve and maintain a comprehensive service of quality for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service.

The UK is divided into thousands of overlapping 'cell' areas in order to ensure that 'blanket coverage' can be achieved across the country and that there is continuous quality of service for users on the move and no break in calls.

The loss of coverage within one cell affects not only that cell area but also impacts on the neighbouring cells, increasing strain on the network.

It is imperative that a replacement site capable of replicating as accurately as possible the coverage provided by the lost site and fitting into the established network pattern be identified and integrated into the network.

Without a replacement site there would be a significant loss of coverage, resulting in loss of service to users in the area and disruption to the wider network. This would not be consistent with the previously agreed national service commitments of the operators, which is not acceptable to the Applicants.

In summary, there is a clear and demonstrable need for the establishment of a replacement site in the this area of Havant and clear evidence that the application proposal could meet that need, avoiding a negative impact on personal and business users in the area and a failure by the operators to meet their national service commitments.

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

Prior to selecting the replacement site location, a comprehensive investigation within and beyond the cell search area was undertaken by the applicant's coverage planner, acquisition agent and planning consultant and numerous potential options were investigated.

Sites are considered in terms of their technical suitability to provide the required level of service, the effect on visual amenity and their ability to be acquired, built and maintained. The aim of site identification is to find the most technically efficient site, which has the minimum impact on visual amenity. Sites are required to be as central to the area requiring coverage as possible.

In order to achieve the optimum environmental solution, the applicant applied the sequential site selection process as within the Code of Best Practice on Mobile Phone Network Development. This

meant that the initial cell search area investigation focussed on an exploration of existing masts or other suitably tall structures or buildings that may be appropriate for the accommodation of the apparatus.

As previously detailed, there is in this instance a very specific technical requirement; to replace the coverage lost following the removal of the installation from the Southern Electric building on Bartons Road, replicating it as closely as possible in order to avoid any disruption to the established networks. In order to achieve this, it is important to locate the replacement site as close to the original location as is possible. This clearly, places serious limitations on the number of potentially suitable site options.

Due to the nature of 3G, which as a general observation has a smaller cell area than 2G due to data transfer frequencies, locations for sites are heavily constrained geographically and, in this instance, the search areas (the area identified by the radio planners as that from within which an installation can provide the required level of coverage and also link to surrounding sites as part of the wider network) was restricted to just a few hundred metres. This further limits the scope for potential locations.

Below is extract from Ofcom's Sitefinder database, which holds records of existing telecommunications installations. These are represented by blue markers. The extract has been centred, roughly, on the location of the site for which a replacement is required, rather than on the application site. 4no. sites are shown within the locality. Of these, 2no. are the Everything Everywhere and 3 installations on the Southern Electric building which can be discounted. 1no. further installation is site HAM0053, which forms part of the Everything Everywhere's existing network and cannot be utilised to provide the required coverage (further details are provided in the table below). The final site is a shared O2 / Vodafone installation. This option was investigated, however was only offered to the Applicants on a temporary basis and was, therefore, not suitable for the long term solution required.

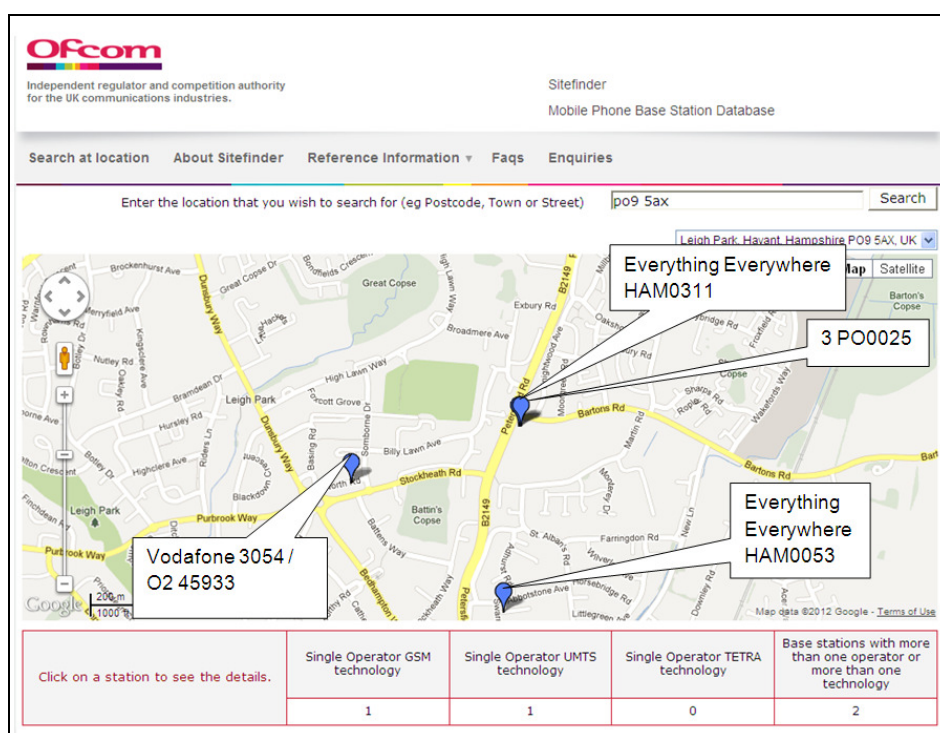


Image 3: Extract from Ofcom's "Sitefinder" database with annotations

Site ³	Site Name and/or location	Indicative NGR	Reason for not choosing ⁴
ETS	HAM0053	472109,107493	T: This site forms part of the Applicants existing network, serving the adjacent Everything Everywhere cell area. Due to the location of the site, it is not possible to achieve the technical requirement.
ETS	Leigh Park Service Station Leigh Park Havant Hampshire PO9 5HG Listed as shared O2 45933 / Vodafone 3054 installation	471654,107894	SP: The compound area containing the existing 15m high installation is very restricted and redevelopment would be required with more land to enable a site share. An adjacent location at the service station was offered, but on a temporary basis only. Whilst this was initially considered as a short term option, it would not meet the long term technical requirement. The search to identify a permanent solution, therefore, continued.
ETS	Southern Electric Building Bartons Road PO9 5EY (individual operator references are Everything Everywhere Ham0311 & 3 PO0025	472149,108076	SP: The operators were served notice to vacate this site due to planned demolition works at the site. It is as a replacement for this site that the application proposal is sought.
RT	Barratt Homes Billy's Copse Havant PO9 5DJ	471308,108439	SP: The freeholder confirmed that they are not interested in entering into negotiations. This site is, therefore, not available and could not be progressed beyond the initial identification stage.
RT/GF	Total Logistics Limited Fulflood Road Leigh Park Havant PO9 5AX	471479,108369	T/SP: The building itself is not high enough for a rooftop installation and the network radio planner was not supportive of the location for a ground based installation due to the height of the adjacent trees, which would require a mast in excess of 20m to clear. Further to the above, the owner was not supportive and so, for a combination of technical and site provider

³ ETS – Existing Telecomm site, ES – Existing Structure, RT – Roof Top, GF – Greenfield

⁴ SP – Site Provider, RD – Redevelopment Not Possible, T – Technical Difficulties, P – Planning, O - Other

			issues, this option was discounted.
RT/GF	Dunsbury Business Park Fulflood Road Leigh Park Havant PO9 5AX	471479,108369	SP: An approach made to owners via their estate agent. No interest in has been expressed as a result. It is not possible to compel a landowner to provide a response, positive or otherwise, and not possible to progress a site without confirmation of their consent. This site cannot reasonably be considered available and so was discounted.
RT	Front Lawn School Havant PO9 5HX	471974,108354	T/P: The school building is low rise, overlooking playing fields. The site is not suitable from a radio planning point of view as 4 storey housing blocks in the area would block the signal from this location, unless a very large scale mast was deployed, which would not be visually acceptable.
RT / SW	Crown Bingo Sombourne Drive Leigh Park Havant PO9 5AN	471704,1080673	RP: The building is too low for a rooftop installation to meet the technical requirement. On balance, it was considered that a ground based solution deployed at the Wessex Self Drive Depot would have less environmental impact than one at this location and the option was discounted on that basis.
RT	Greywell Shopping Centre Leigh Park Havant PO9 5AH	471538,108064	SP/O: The shopping centre was initially the preferred option for the permanent replacement site. At the time of the search, however, the owner advised that they were in the process of trying to sell the site. It was further advised that if the decision was taken not to sell, then it was likely that Farm Foods (the highest point) would be redeveloped. In light of these uncertainties it was not prudent to progress further until confirmation could be gained as to ownership and development plans.

The Planning Inspectorate has specifically addressed discounting alternative options based upon a landlord's unwillingness to accommodate a facility. Vodafone appealed against the decision of Three Rivers District Council to refuse prior approval for the siting and appearance of a 15m high lattice mast and ancillary development (APP/P1940/A/01/1077913). The Inspector recognised that the Appellant had undertaken a thorough investigation of the area. In relation to sites not available due to landlord issues, the Inspector concluded '*I consider that alternative sites need to be genuinely available to be given serious consideration in an assessment of options.*'

Orange PCS against Stafford Borough Council has also addressed the issue of alternative sites. In allowing the appeal the Inspector stated in addressing local plan policies '*Nor do I consider it is either realistic or reasonable to take the view that the absence of consideration of every possible option and alternative would mean that this policy was complied with ... PPG8 does not indicate the need to embark on an examination of every possible alternative in an iterative process ... the adequate analysis of feasible alternatives is a more realistic approach.*' (APP/Y3425/A/02/1084110).

It is confirmed there is no reasonable possibility of utilising an existing telecoms site in this instance, or an existing building. However, an existing structure is being utilised, in line with planning policy. A sequential consideration of alternative locations led to the selection of the application site as the most suitable option. It is strongly considered that there are alternative options that were available and could be built and utilised to better technical effect and less visual impact than the application site.

7. Siting and Appearance

This section should be read in conjunction with section 3 of this statement, where a description of the site and its surroundings is provided.

The application site is located within the grounds of the Wessex Self Drive vehicle hire depot located in an area of light industrial / commercial land use off Fulflood Road in Havant.



Image 4: Entrance to Wessex Self Drive Depot from Fulflood Road

The proposed development at this location comprises the installation of a 17.5m high shared monopole with a shrouded antenna section supporting 2no. dishes, along with 3no. equipment cabinets, 2no. Link AC cabinets, 1no. electrical cabinet and development ancillary thereto within a 2.3m high fenced compound area. The ground based elements will not impact on views from beyond the depot. Where views of the proposal are achievable, they will be of the upper section of the monopole.

There is a dense bank of mature trees located to the rear (south) of the depot which, combined with

other existing elements such as lighting columns, provide a vertical context for the proposed monopole and will prevent it from appearing conspicuous on the skyline. The trees will also provide a degree of screening, particularly from the south. It is acknowledged that the proposed height will exceed that of the tree line and reiterated that this is a technical necessity. The justification for the proposed height has previously been provided (section 3) and it is suggested that technical constraints such as this, which are material factors in the design, should be afforded some weight in assessing the proposal.

It is also noted that there are new build residential properties located to the west, whose upper floors overlook the industrial park and from which views of the installation could be achieved. It is highlighted that the outlook is already one of a light industrial nature and that, viewed within this context, and against the backdrop of trees, the proposed monopole is unlikely to have a significant or harmful effect on visual or other amenity.

On balance this proposed location is considered to be the optimum location in terms of siting and design, with the limited harm it may impose on the street scene being balanced by the provision of good quality communications to the area via a shared site. As such, equilibrium will be achieved between technical requirements and environmental impact.

8. 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 installation proposed in this application will form part of a network of high technology. The 3G network allows 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.*'

The proposed base station, sought as an urgent replacement for that previously located on Bartons Road which has been lost from the network due to reasons beyond the Applicants' control, would form an integral part of Applicant's 2G and 3G networks. It is precisely the type of high quality communications infrastructure that the government is seeking to support as part of the strong presumption in favour of sustainable development. Moreover, the proposed development will deliver social, economic, and environmental benefits by continuing to provide 3G services to the surrounding area.

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.*'

There are no alternative sites available that provide comparable enhancement in siting and design whilst also ensuring acceptable radio coverage to the target coverage area, as demonstrated in Part 6.

The proposal has been sympathetically designed to ensure that visual impact has been kept to the minimum possible. The antenna section has been screened by a shroud, which conceals the obvious elements of the telecommunications installation and will allow the development to blend into the existing environment without any unacceptable level of impact.

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 operators will ensure any issues associated with their equipment is addressed. For any other types of interference, OfCom will investigate.

- *they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.'*

Paragraph 45 specifically requires applications for telecommunications development (including for a prior approval determination under Part 24 of the GPDO) should be supported by the necessary evidence to justify the proposed development. This should include:

- *the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and*

Please refer to section 2 of this statement.

- for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or
- for a new mast or base station, evidence that the Applicants has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

A certificate of ICNIRP compliance was included with the application papers.

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.*'

Local Planning Policy

Section 54A of the Town and Country Planning Act 1990 (as amended) states that '*in making any determination under the planning Acts, regard is to be had to the development plan, the determination is to be made in accordance with the plan unless material considerations indicate otherwise.*'

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.*'

The local authority's planning department have advised, via telephone, that they do not currently have a telecommunications policy and that proposals will be judged against national policy guidance. This is discussed in the preceding sub section.

Contact Details

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Signed:		Company: (on behalf of the above operator)	Waldon Telecom Ltd (Agent) Phoenix House Pyrford Rd West Byfleet Surrey KT14 6RA