

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Pagham Football Club	Site Address:	Nyetimber Lane Pagham Bognor Regis West Sussex PO21 3JY
National Grid Reference:	489368,098402		
Site Ref Number:	122082	Site Type: ¹	Macro Upgrade

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing sites)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	Yes	
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	Oct 2014
Name of Contact:	Chief Planning Officer
Summary of any issues raised:	None known

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	10/07/15
Was there pre-application contact:	Yes
Date of pre-application contact:	01/07/15
Name of contact:	Chief Planning Officer
Summary of outcome/Main issues raised: None raised	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:			Green
Outline of consultation carried out: Contacted the LPA as above, the Parish Clerk, Lisa Roberts and Councillors Hall and Patel.			

¹ Macro or Micro

Summary of outcome/main issues raised: None to-date.

School/College

Location of site in relation to school/college (<i>include name of school/college</i>):

Village PreSchool is closest but over 400m away to the north
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Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
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None

Summary of outcome/main issues raised:
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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?		No
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Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
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Details of response: N/A

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
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Date served: Recorded Delivery – AH5563 5031 5GB	31/05/2015	
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3. Proposed Development

The proposed site:
The site is required to provide 3G/4G Vodafone / O2 for the extensive residential properties in the area and the leisure facilities nearby, including the Football Club, Cricket Club, Restaurants and Public Houses. The proposal consists of removing 3 antennas, to add 9 antennas with new headframe and x1 0.6m dish with ancillary equipment. All ground equipment will be placed in the existing cabin to the existing location.

Enclose map showing the cell centre and adjoining cells:
This can be viewed on the sitefinder website if required: http://sitefinder.ofcom.org.uk/

Type of Structure (e.g. tower, mast, etc): <i>Galvanized Monopole - Existing</i>	
Description: The removal of 3 antennas, to add 9 antennas with new headframe and x1 0.6m dish with ancillary equipment. All ground equipment will be placed in the existing cabin.	
Overall Height: 17m	
Height of existing building (where applicable):	N/A Metres
Equipment Housing: Cabin	
Length:	2.6Metres
Width:	3.3Metres
Height:	2.8Metres
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Galvanized
Equipment housing – type of material and external colour:	Grey Cabin

Reasons for choice of design:
Use of existing sites for network development purposes is encouraged.
The mast is not changing but the headframe is increasing in width to accommodate the extra antennas and dish. There is no overall increase in height to the mast.
All these elements combine to result in a proposal that does not significantly impact on the visual amenity of the surrounding area considering its location.

4. Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)* International Commission on Non-Ionizing Radiation Protection 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 or near to the site are taken into account. In order to minimise interference within its own network and with other radio networks, Telefónica Limited 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 Telefónica Limited'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.	Yes	
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5. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

The site is required to provide 3G/4G Vodafone / O2 coverage for the extensive residential properties in the area and the leisure facilities nearby, including the Football Club, Cricket Club, Restaurants and Public Houses.

Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information for Telecommunications Development'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.

6. Site Selection Process – alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

No

If no alternative site options have been investigated, please explain why:

It would be impractical and illogical to site a new mast in the nearby locality when the existing site can be used and utilising a new structure in the same location which also complies with National and Local Policy. Furthermore as the mast already accommodates a variety of telecommunications/communications equipment, so the alteration is unlikely to have a significant adverse impact on the visual amenity of the surrounding area especially considering this site already exists. Consequently no alternative locations were looked at.

Additional relevant information:

I would again like to stress that we have carefully placed and designed the scheme to ensure that the principals of good siting and appearance have been adhered to. The overall impact of the installation on the environment is limited.

Siting:

The proposed installation upgrade is located at an existing telecoms site. It would be against Planning Policy and common sense to create another site nearby or within the close locality when the existing site can be utilised.

Visual appearance:

The proposed mast creates an increase headframe width but no increase in height.

The mast has existing telecommunications apparatus and has been used as a telecommunications base station since its construction. With this proposal the utmost care has been taken to minimise further visual impact from the antennas. We feel this proposal achieves this balance between environmental and technical constraints.

Within this locality there is another operator's mast on the cricket ground which looks very similar to the proposed change to the mast at the Football Club. Also there are already other vertical structures in the form of floodlights.

There is a certain level of screening from trees near to site especially on the west side of the site. This is one of the few sites in this area to provide coverage to the customers for VF and proposed O2 customers so a key site in this locality.

The mast already houses a number of mobile phone antennas.

In conclusion, despite the change of mast and the additional 0.6m dish, considering the location of this existing site, plus it is already an existing site, the proposal is the best option to minimise the visual impact on the area whilst achieving the coverage requirements of the cell.

Access

Once constructed, the site will only require maintenance access which can be undertaken by parking nearby. All construction works will be undertaken in line with pre-arranged times and practices as agreed by the Landlord.

PLANNING POLICY**National Planning Policy Framework (March 2012) Department for Communities & Local Government****5. Supporting high quality communications infrastructure**

42. 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.

43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They 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. Where new sites are required, equipment should be

sympathetically designed and camouflaged where appropriate.

44. Local planning authorities 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. They 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
- They have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.

45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) 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
- 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 applicant 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.

46. Local planning authorities 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.

SUMMARY

National planning policy as set out in The National Planning Policy Framework (NPPF) is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet public demands for improved quality of service. This application demonstrates the technical need for the proposed installation to improve customer service. The NPPF also urges authorities to understand the technical constraints faced by telecommunications operators even in areas where development is usually subject to restraint. Whilst the NPPF also strongly encourages site sharing and this is what we have sought to do with this application. It is our view that the equipment we propose to install is “sympathetically designed” and as such meets the requirements of the NPPF. This application provides the most reasonable service acceptable to Telefónica and Vodafone Limited whilst ensuring that the environmental impact of the proposal is minimised. The proposal will not harm the character & appearance of the area and will be wholly visually acceptable at the application site. For the reasons set out above, we consider that this application should be approved.

Local Planning Policy

Arun District Council Policy – March 2003

POLICY DEV41 Telecommunications

Planning permission will be granted for telecommunications development provided that it is demonstrated that careful consideration has been given to possible sharing of sites or use of existing buildings or structures, and that there are no satisfactory alternative sites available, and the following criteria are met:

- (i) **Development will not be permitted within the Area of Outstanding Natural Beauty, Sites of Special Scientific Interest or Conservation Areas unless the developer is able to demonstrate a sequential approach has been taken and that there are no suitable alternative locations. Under such circumstances considerable weight will be placed on good design and landscaping to minimise visual intrusion. Elsewhere, proposals should not harm local amenity.**

This existing site is not within any of the designations mentioned above. It is prudent to use an existing site instead of creating a new site in the locality. The only change is to the headframe and equipment associated on this location.

- (ii) **The use of conditions or planning agreements will be considered to secure landscaping, as well as restoration of the site once operations have ceased.**

There are trees to the west and lower screening on the south side. There is very little space for additional landscaping on the north and east sides. The site will be restored on decommission.

Where prior notification is required, the Council will require developers to demonstrate what attempts have been made to minimise impact through appropriate siting and design.

Rather than changing to a larger mast, alterations have been made just to the headframe to accommodate the additional equipment therefore utilised to minimise visual impact.

In short the policy looks for the sympathetic siting of apparatus whilst recognising the need for such installations. In this instance, the proposal is for a shared structure with a minimal change to accommodate this. The alternative is a new site of a least 20m in height; but it was believed that sharing an existing mast would be the Council's preferred solution.

Informative

3.40 Mobile phone base stations will be required to meet ICNIRP guidelines for public exposure. Operators may be expected to provide evidence regarding the need for the proposed development.

An ICNIRP is included within the application

SUMMARY

Both local and national planning policy encourages and promotes the use of existing buildings and structures and the sharing of sites. The 4G rollout being undertaken by upgrading existing infrastructure is in line with these policies as is O2 and Vodafone's joint venture as CTIL (Cornerstone Telecommunications Infrastructure Limited), which sees the infrastructure network of base stations used to provide service to both operators' customers.

National planning policy as set out in the National Planning Policy Framework is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to

meet customer demands for improved quality of service. This application demonstrates the technical need for the proposed installation to provide improved customer service. The proposal provides the most reasonable service acceptable to Vodafone Ltd whilst ensuring that the environmental impact of the proposal is minimised. For the reasons set out above, we consider that this Application should be approved.

If no alternative site options have been investigated, please explain why:
This is an existing site so there is little point creating a new site considering the changes are minimal on the current site.

Land use planning designations:
None

Contact Details

Name: (Agent)	<u>Julian Barter</u>	Telephone:	
Operator:	<u>Vodafone Ltd</u>	Fax no:	
Address:	<u>Savills, Wessex</u>	Email Address:	
	<u>House, Wimborne</u>		
	<u>Dorset, BH21 1PB</u>		

Signed:		Date:	<u>31/07/15</u>
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Position:	<u>Acquisition Surveyor</u>	Company:	<u>Savills</u>
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(on behalf of above
operator)