

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	SW on Claigmar Road	Site Address:	Claigmar Road, Rustington, Littlehampton, West Sussex. BN16 3NL
National Grid Reference:	E: 505214 N: 102231		
Site Ref Number:	CTIL_237347_TEF_81858	Site Type: ¹	Macro

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	Annual area wide information submitted to LPA 13 October 2015.
Name of Contact	[REDACTED]
Summary of any issues raised:	

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	3.8.2017
Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	N/A
No specific responses have been received to date.	

¹ Macro or Micro

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline Consultation carried out:			
Consultation with local Councillors, MP and Parish Council. Pre-application consultation letters and drawings of the proposals were sent to these parties on the 3.8.2017.			
Summary of outcome/Main issues raised:			
No specific responses have been received to date			

School/College

Location of site in relation to school/college:
N/A
Outline of consultation carried out with school/college:
N/A
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?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		N/A
Details of response:		
N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes
Date served:	8.9.2017

3. Proposed Development

The proposed site:

Background

Telefónica UK Ltd has entered into an agreement with Vodafone Ltd pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Telefónica UK Ltd and Vodafone Ltd ("the operators").

The agreement allows both organisations to pool their basic network infrastructure, while running two, independent, nationwide networks allowing consumer choice.

The new site is required in order to provide new 2G/3G/4G coverage for Telefonica and a 4G service for Vodafone to the commercial and neighbouring residential areas of Rustington and out to sea, which is essential coverage in reporting and dealing with emergency situations.

As part of Telefónica's 4G license obligation to provide 98% coverage by 2017, Telefónica is also in the process of progressing a number of suitable sites for radio base stations, which will provide 4G coverage to current 'not spot' areas. This is fully in line with the Government's aim to ensure that everyone is connected to the information superhighway.

Site

The application site is set back off The Street to the rear of Claigmar Road on the large adopted grass verge area. Positioned off the main retail/commercial area and The Street to the north, this discreet location benefits from screening from the large Tesco express building to the east and mature trees behind Rustington Methodist Church to the west with largely community buildings to the south acting as a buffer to the residential properties beyond. Nearby trees provide a backdrop/screening.

This area already has a strong established telecommunications presence with an adjacent EE pole and cabinet and large grey antennas located on the nearby building. In the immediate area there are lamp posts, road signs CCTV pole and other items of street furniture and street trees which you would expect to see in a typical street scene.

Highways have confirmed that they have no concerns with this location from a highways perspective.

Proposed Development

CTIL and Telefónica UK Limited are looking to progress works which will entail the installation of a new light grey 15m streetworks pole to support 3 no. antennas behind a neat shroud and 1 no. equipment cabinet and ancillary development thereto. The proposal is required to provide improved 2G/3G coverage and new 4G coverage where currently there is no indoor coverage within the cell area. This location is considered to be appropriate given the existing telecommunications presence. The applicant has tried to co-locate the proposed as close as possible to the existing installation and replicate as far as is practicable the design and colouring of the adjacent existing EE installation. The height of the proposed mast has been dictated by the existing installation in order to comply with co-location guidelines and avoid potential interference between the antenna systems.

The new site will enable a single network grid supporting modern MORAN technology for Telefónica UK Limited. The site will be operated by CTIL and Telefónica UK Limited but will enable both Telefónica and Vodafone to provide MORAN services to the surrounding area.

Type of Structure: Street pole

Description:

The proposed development relates to the installation of a light grey 15m streetworks pole supporting 3 no. antennas and 1 no. green equipment cabinet and ancillary development thereto and the removal of 3no antennas and 2no. cabinets.

Details of the proposed equipment are detailed below.

Overall Height: top of pole	15 Metres
Height of existing building :	N/A
Equipment Housing: Lancaster	
Length:	1.896 Metres
Width:	0.798 Metres
Height:	1.645 Metres
Materials:	
Tower/mast etc – type of material and external colour:	Light Grey
Equipment housing – type of material and external colour:	Green

Reasons for choice of design:

Positioned off the main retail/commercial area to the rear of Claigmar Road on the large adopted grass verge area, this discreet location benefits from screening from the large Tesco express building to the east and mature trees behind Rustington Methodist Church to the west with largely community buildings to the south acting as a buffer to the residential properties beyond. Nearby trees provide a backdrop/screening.

This area already has a strong established telecommunications presence with an adjacent EE pole and cabinet. For continuity, the proposed pole and cabinet have been designed to co-locate as closely as possible to this installation and to replicate the existing equipment which have previously been deemed acceptable at this location. 3no. large grey antennas and associated cabinets are located on the nearby building will be removed once the new installation becomes operational.

The monopole design is proposed in this location as it is the neatest and most efficient way of providing the required coverage and capacity, limiting the need for additional structures in the surrounding area. The proposed design is able to support all the MORAN technologies in one installation. It also allows for the expansion and improvement of the electronic communications network, where necessary, to continually maintain a high quality telecommunications service in line with its license obligations and the aims of the national Government to provide a high quality superfast highway network.

The top antenna height of 15m has been dictated by the existing installation in order to comply with co-location guidelines and avoid potential interference between the antenna systems. It will also maintain a clear line of sight allowing the installation to link in to the grid network and provide indoor coverage to the cell search area. It will also enable the operator's multi

technologies to be provided to the surrounding local area, which includes the residential areas where this best MORAN 4G service is required. The 3no. antennas are neatly shrouded inside the pole at the top of the column. The pole is proposed to be painted light grey in order to replicate as closely as possible the existing 12.5m EE street pole which has been considered appropriate in the street scene.

The proposed equipment cabinet is considered small for telecommunications equipment, less than 2.5m³, and as such will not be prominent in the wider landscape. The new equipment cabinet will house the operators' MORAN technology equipment. The equipment cabinets are ancillary to the functionality of the antennas and are proposed to be painted green to replicate the existing nearby cabinet which has been considered appropriate in the street scene. Highways have confirmed that they have no concerns with this location from a highways perspective.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the co-location and MORAN technical requirements for the site. Taking all matters into account it is considered that this proposal, to fill a large hole in high quality indoor coverage, delivering the capability for a MORAN service from a single network installation, would not appear out of place within the streetscape.

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 the site are taken into account.	Yes	
In order to minimise interference within its own network and with other radio networks, Telefónica UK Ltd 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 UK Ltd'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.		
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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:

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the county. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement for a new radio base station at this location to allow Vodafone to provide new 4G services and Telefonica 2G/3G and 4G coverage to the retail/commercial and neighbouring residential areas of Rustington and out to sea, which is essential coverage in reporting and dealing with emergency situations. The Coverage plots included clearly demonstrate a deficiency in 3G coverage in this area and the proposal will ensure high quality indoor coverage is provided. Capacity and coverage will also be improved for the provision of fast 4G (data only).

There is currently a deficiency in Telefonica coverage to this cell area. This means that Telefonica customers, for the large part, are unable to utilise their handsets for the purposes in which they were purchased. This is contrary to the operator's 4G license obligation, as well as the national Government's aim to provide a high quality communications network throughout the country.

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)

In accordance with the licence obligations and advice in the National Planning Policy Framework and the Code of Best Practice in England the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator, i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The Original Factory Shop The Street Rustington Littlehampton West Sussex	Eastings 505298 Northings 102316	SP - Site Provider The land owner confirmed they were not interested in the prospect of an installation at this location.
Streetworks Monopole outside car park Woodlands Avenue Rustington Littlehampton West Sussex	Eastings 505218 Northings 102343	P - Planning It is considered that an installation at this location would be quite prominent. Other less intrusive options are thought to be available which are considered to be more appropriate from a planning perspective.
Streetworks Monopole opposite Waitrose Jct Ash Lane/The Street Rustington Littlehampton West Sussex	Eastings 505399 Northings 102211	P - Planning It is considered that an installation at this location would be quite prominent. Other less intrusive options are thought to be available which are considered to be more appropriate from a planning perspective.
Streetworks Monopole off The Street Jct Ash Lane/The Street Rustington Littlehampton West Sussex	Eastings 505407 Northings 102268	P - Planning It is considered that an installation at this location would be quite prominent at this location and other less intrusive options are thought to be available which are considered to be more appropriate from a planning perspective.
Pam Purrerd Pets Ash Road Rustington Littlehampton West Sussex	Eastings 505468 Northings 102281	T - Technical Difficulties The building is too low in height to provide the required level of coverage to the target area.

Streetworks Monopole Jct. The Street/Woodlands Av Rustington Littlehampton West Sussex	Eastings 505191 Northings 102288	P - Planning It is considered that an installation at this location would be too prominent and closer to the conservation area. Other less intrusive options are thought to be available which are considered to be more appropriate from a planning perspective.
Existing EE Installation Claigmar Road Rustington Littlehampton West Sussex BN16 3NL	Eastings 505212 Northings 102235	T - Technical Difficulties This existing EE streetworks monopole is not available for site sharing due to technical difficulties and legal reasons.
Rustington Church Claigmar Road Rustington Littlehampton West Sussex BN16 3NL	Eastings 505189 Northings 102215	T - Technical Difficulties The building is too low in height to provide the required level of coverage to the target area.
Existing telecoms installation at 7 Sterling Parade Claigmar Road Rustington Littlehampton West Sussex BN16 3DR	Eastings 505210 Northings 102230	SP - Site Provider The possibility of upgrading the equipment at this installation has been fully explored however it has not been possible to reach agreement with the owner at this location and therefore legal issues are preventing this upgrade.
Rooftop The Street Rustington Littlehampton West Sussex	Eastings 505275 Northings 102244	T - Technical Difficulties The building is too low in height to provide the required level of coverage to the target area and due to the construction of the building a suitable design would be unlikely.

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

Land use planning designations

See below for details

Additional relevant information (planning policy and material considerations)

See below for details

National Planning Guidance

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

It is not necessary to quote extensively from this document but the following points are highlighted.

National Planning Policy Framework (March 2012)

The government's National Planning Policy Framework (NPPF) was published on 27 March 2012 and consolidates the majority of planning policy documents into a single circular (including PPG8, and PPS1). The Government's latest thinking strongly supports communications infrastructure. Paragraph 42 of the framework document sets out the objectives of the Communications Infrastructure. It states 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'*.

Paragraph 43 states that *'Local Planning Authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband'*. It goes on to acknowledge that the numbers of radio and telecommunications masts and the sites for such installations should be kept to the minimum consistent with the efficient operation of the network. The NPPF supports the use of existing masts, buildings and other structures, unless the need for a new site has been justified. It goes on to state that where new sites are required, the equipment should be sympathetically designed and camouflaged where appropriate.

NPPF paragraph 46 sets out a clear message to local planning authorities on health issues and the need for telecommunications systems. It states that *'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'*.

Throughout the NPPF there is strong support for sustainable development which is summed up in paragraph 14 which states *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.'*

Code of Best Practice on Mobile Phone Network Development in England (July 2013)

The Code of Best Practice provides guidance primarily to mobile network operators, their agents and contractors and to local planning authorities in England.

The principal aim of this Code is to ensure that the Government's objective of supporting high quality communications infrastructure is achieved in a timely manner, but in a way that also minimises the potential impact that can be associated with such development. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

The Code highlights that the mobile telecommunications network is a crucial piece of national infrastructure in both economic and social terms. It acknowledges that the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the increasing consumer demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity. This is due to the ever increasing demand for data hungry applications to be available to a range of connected devices, such as smartphones and tablet computers. However, The Code notes that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which they rely.

The Code acknowledges that the operators anticipate largely using existing network infrastructure for the provision of 4G services and are similarly upgrading their 2G and 3G network infrastructure to improve capacity and coverage. However, the Code goes on to state that this does not mean that there will not be a need for new base stations. More base stations will be needed in areas where there has previously been only limited or no coverage, and where coverage and capacity needs to be enhanced in line with Government Policy and customer demand or where sites have been lost for example due to redevelopment.

Mast and site sharing continues to be supported within both Government policy and the Code of Best Practice. The Code acknowledges that shared sites will tend to be slightly bigger, but fewer sites will be needed overall to improve coverage and capacity.

Local Policy

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 purpose 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 saved policy is contained within the Arun District Local Plan 2003 adopted on the 17th April 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.

(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.

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.'

The paragraphs below set out how the proposed telecommunications scheme fully complies with local and national planning guidance.

The proposed telecommunications pole and new equipment cabinet fully comply with the objectives of the NPPF and local policy. Government guidance states that in order to limit

visual intrusion the number of radio and telecommunication masts and the sites should be kept to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used unless the need of a new site has been justified [NPPF para 43]. Similarly saved Policy DEV41 supports the utilisation of the same installation by two operators.

The site has been chosen in this location because, for legal reasons, the existing Vodafone rooftop site with 3no. approx. 2m grey pole mounted antennas and associated cabinets cannot be upgraded and therefore does not meet the operational needs of the Operators. As a result, a parallel new site is required to enable Telefonica to provide new 2G/3G/4G services to the surrounding area in line with its 4G license obligations and improved 2G/3G services. Currently this operator does not have indoor coverage to Rustington. It will also enable improved 2G and 3G services for Vodafone and new 4G coverage.

This new installation would allow both operators to utilise the same radio base station and enable the existing Vodafone equipment on the nearby building to be removed. Therefore an additional operator would be able to provide high quality telecommunication services to the surrounding area in line with national guidance set out in the NPPF and The Code of Best Practice. This offers the best environmental solution, limiting the amount of new sites required whilst allowing two operators to utilise the same site and a single telecommunications network grid.

This nearby rooftop site is operated by Vodafone however there are no legal rights for Telefonica to utilise the same site. It has not been possible to agree commercial terms with the Land owner at this location. Inspectors' at appeal have found that commercial considerations are a valid factor in determining what is reasonable when erecting antennas on another structure (see para 7 PINS ref: APP/M4510/A/12/2169920 at Appendix CTL1).

Consequently there are no existing suitable and available telecommunications installations for the operator to share. Similarly there are no buildings which are suitable and available that the operators could utilise to operate their equipment in accordance with Policy DEV41.

The discounted options are set out in section 6 above. In line with Policy DEV41 the operator has minimised the potential impact on the visual amenity of the immediate surroundings through the choice of through co-locating as closely as possible to another installation which has been deemed appropriate in this location replicating as closely as possible the design and associated colouring. This discreet location also benefits from excellent screening from the large Tesco express building to the east and mature trees behind Rustington Methodist Church to the west with largely community buildings to the south acting as a buffer to the residential properties beyond therefore the amenity of the occupants of the nearby properties will not be unduly affected. It is some way from the Conservation Area. Therefore the proposed installation would not appear dominant or out of place in this location. This is in line with paragraph 43 of the NPPF and DEV41.

A pole design is proposed in this location in order to assimilate with the streetscene, and replicate existing street furniture with commercial premises nearby. The antennas are neatly shrouded at the top of the pole.

The proposed top height of the antennas at 15m is the lowest operational height that can be achieved in this location in order to comply with co-location guidelines and avoid potential interference between the antenna systems and to provide all the multi technologies to the surrounding area.

The social and economic benefits are a significant material consideration which should be weighed against the minimal visual impact associated with an installation at this location. HM Treasury outlined such benefits in its report *'Fixing the Foundations: Creating a More Prosperous Nation'* – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states

'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, recently MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses in rural areas, in particular, were losing out from patchy coverage.

As such, there is continuing and growing strong national support for high quality communications infrastructure. This is demonstrated in a commitment to review permitted development rights and as discussed by David Cameron in Prime Ministers questions, where he stated:

'Our constituents now want coverage for the internet, they want coverage for mobile phones...we need to make sure we change the law in all the ways necessary to make sure...the masts are built, we increase coverage and we ensure everyone is connected to the information superhighway'.

Therefore the Government fully supports high quality communications infrastructure. Indeed, NPPF states at paragraph 43 that local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. It acknowledges that high quality communications infrastructure is essential for sustainable economic growth. The NPPF also highlights that the development of high speed broadband technology also plays a vital role in enhancing the provision of local community facilities and services. The installation will improve the quality of life for Arun residents via new and improved local services and community infrastructure that such an installation will bring to the area as well as vital coverage out to sea, which is essential coverage in reporting and dealing with emergency situations.

Providing the latest high quality mobile telecommunications services in this area will assist the Rustington retail and commercial area, where the general public are becoming more reliant on their smartphone devices for everyday living and working. High speed broadband availability will assist in developing economic growth in this area in line with the aspirations of the emerging Local Plan, national guidance set out in the NPPF and the latest Government thinking.

The new installation will provide high quality 2G/3G and 4G mobile communications in an area where currently there is little to no coverage, supporting the Government's aim of *'ensuring that everyone is connected to the information superhighway'*. This fully meets the aspirations of NPPF. The new parallel site will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area. This is in full accordance with the operator's 4G license obligations, the NPPF.

The proposed equipment cabinet is small for telecommunications apparatus. As such, there would be no detrimental impact on the character and appearance of the area by the installation of such equipment.

The NPPF strongly supports sustainable development. Mobile communication plays a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services, buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore comply with NPPF and the emerging Local Plan to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

Summary

There is a specific requirement for a new radio base station at this location to allow Vodafone to provide new 4G services and Telefonica 2G/3G and 4G coverage to the retail, commercial and neighbouring residential areas of Rustington as well as out to sea, which is essential coverage in reporting and dealing with emergency situations.

The Coverage plots clearly demonstrate a deficiency in 3G coverage in this area and the proposal will ensure high quality indoor coverage is provided. Capacity and coverage will also be improved for the provision of fast 4G (data only). This will support the operators 4G license obligations to provide coverage to 98% of the country. Thus providing a high quality service to its customers and access to the latest technologies whenever and wherever they are. An installation located outside this area would not allow the operator to fill the current coverage 'not spot'.

Installing a radio base station in this location, providing 2G/3G and 4G coverage will fully meet the national Governments aim of *'ensuring that everyone is connected to the information superhighway'* and the national policies set out in NPPF.

Site selection was progressed in accordance with the applicants licence obligations, advice in NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option.

Highways have confirmed that they have no concerns with this location from a highways perspective.

The operator has minimised the potential impact on the visual amenity of the immediate surroundings through the choice of design and associated colouring, for continuity designed to

replicate as closely as possible and co-locate as closely to the existing equipment which has previously been deemed acceptable at this location. 3no. large grey antennas and associated cabinets are located on the nearby building will be removed once the new installation becomes operational. Set back off The Street to the rear of Claigmar Road on the large adopted grass verge area, this discreet location benefits from screening from the large Tesco express building to the east and mature trees behind Rustington Methodist Church to the west with largely community buildings to the south acting as a buffer to the residential properties beyond therefore the amenity of the occupants of the nearby properties will not be unduly affected and impact on the conservation area minimised in accordance with Policy DEV41.

It is evident from the discounted options highlighted in section 6 that there are no other options available to the applicant, which are more suitable in terms of siting an appearance whilst fulfilling their licence obligations to their customers in this area in accordance with Policy DEV41.

The social and economic benefits of providing reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. These benefits are strong material considerations which outweigh any minor loss of visual amenity to the surrounding area.

The significance of the proposal which will allow both Telefonica and Vodafone to operate and manage 2G, 3G and 4G services through a single network grid using modern MORAN technologies across the UK is also a material consideration.

As such, there are strong material benefits for closing the gap in coverage in this part of Rustington and the surrounding environs which fully accord with NPPF and the Governments latest aspirations that everyone should have access to the information superhighway.

Contact Details

Name: (Agent)	James Chesworth	Telephone:	[REDACTED]
Operator:	Telefonica UK Limited	Fax no:	[REDACTED]
Address:	Clarke Telecom Limited, Madison Place, Northampton Road, Manchester, M40 5AC	Email Address:	[REDACTED]
Signed:	[REDACTED]	Date:	08/09/2017
Position:	Manager	Company:	Clarke Telecom Limited
		(on behalf of CTIL and above operator)	

APPENDIX CTL1

APPEAL DECISION

PINS ref: APP/M4510/A/12/2169920



Appeal Decision

Site visit made on 30 April 2012

by Graham Edward Snowden BA BPhil Dip Mgmt MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 June 2012

Appeal Ref: APP/M4510/A/12/2169920

Grass verge adjacent to Greenway, Chapel Park, Newcastle upon Tyne NE5 1UY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
 - The appeal is made by Vodafone Ltd against the decision of Newcastle City Council.
 - The application Ref 2011/1226/01/NOT, dated 23 August 2011, was refused by notice dated 17 October 2011.
 - The development proposed is a 11.8m high joint operator street furniture type telecommunications tower incorporating 6 no 3G antennas within a reduced GRP shroud (grey in colour), 1 no equipment cabinet (Vulcan type 1898 x 798 x 1648mm, RAL 6009 fir green) and all ancillary development (foundations, fixtures, fittings, cabling etc).
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Decision

1. I allow the appeal and grant approval under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), in respect of development by a telecommunications code system operator for the siting and appearance of a 11.8m high joint operator street furniture type telecommunications tower incorporating 6 no 3G antennas within a reduced GRP shroud (grey in colour), 1 no equipment cabinet (Vulcan type 1898 x 798 x 1648mm, RAL 6009 fir green) and all ancillary development (foundations, fixtures, fittings, cabling etc) at land at Grass verge adjacent to Greenway, Chapel Park, Newcastle upon Tyne NE5 1UY in accordance with the terms of the application Ref 2011/1226/01/NOT, dated 23 August 2011, subject to the following conditions:
 - (1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos 100 Issue C, 200 Issue G, 300 Issue D, 400 Issue F and 500 Issue B.

Preliminary Matter

2. Although the application form and appeal form gives the locational address as "Walbottle", the appeal site lies within "Chapel Park" and I have used this address above, as given by the Council in its decision notice.

Main Issues

3. The Council is satisfied that there is a need for the development, which is the subject of this appeal. It is further satisfied that a statement has been submitted, which self certifies that the effect of the installation, when operational, will not exceed the guidelines for public exposure of the International Commission on Non-ionising Radiation Protection (ICNIRP). From the evidence before me, I am also satisfied on these points. I, therefore, consider that the main issue is whether the appellants have provided evidence that they have satisfactorily explored the possibility of erecting the antennas on an existing building, mast or other structure (including nearby pylons) in order to satisfy the requirements of national and local policy relating to telecommunications development.

Reasons

4. The proposed 11.8 metre high street pole housing 6 no antennas in a GRP shroud, together with associated equipment cabinets would be located within the grass verge on the south side of Greenway, which is the principal distributor road through a residential estate. The location of the appeal proposal is separated from an area of community greenspace by the footway along the south side, flanked by rows of trees. The rear elevations of residential properties on Kenmoor Way, Killin Close and streets to the north of Greenway face onto this space. Greenway is flanked by 10.5 metre high street lamps and the proposed pole would be located some 11 metres from one of these. When approached from the east along the Greenway, the proposed structure would be seen in conjunction with this street light column against the silhouette of a large electricity pylon in the background. From other directions it would be seen against a backdrop of trees and, whilst it would protrude above these and the nearby lighting columns, I do not consider that it would look out of place. Other than a comment about the colour of the pole, the Council has submitted no evidence or argument to suggest that the proposal would be visually detrimental to the character or appearance of the area.
5. It is against that background that I have considered the alleged failure of the appellant company to properly investigate alternative sites.
6. Policy ED6, saved from the Council's Unitary Development Plan (UDP) states that telecommunications development will be granted where, among other things, there are no satisfactory alternative sites and no reasonable possibility of erecting antennas on an existing building or other structure. This broadly reflects government advice, now found in the National Planning Policy Framework (NPPF), which states that applications for telecommunications development should be accompanied, in the case of a new mast, by evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure. It appears to be agreed between the principal parties that the only potential site within the appropriate designated area of search that meets the locational and operational criteria of the appellant company is one of the nearby electricity pylons.
7. The appellant company claims that it has been negotiating with the owners of these pylons for a period of over 2 years and cannot agree commercial terms that would reflect reasonable market rates. E-mail correspondence confirming

this is referred to. This is not before me, but the City Council appears to have been provided with this information in the context of a previous application for the site and does not dispute the fact that it is a failure to agree commercial terms, which has led the appellant company to dismiss the possibility as a realistic alternative. The Council argues that failure to agree commercial terms represents insufficient justification for dismissing the alternative and does not rule this out as a solution. I consider this to be somewhat unreasonable. The appellant company has also indicated that, as the land beneath the pylons is owned by the City Council, permission would be unlikely to be forthcoming. Whilst no corroborative evidence to this effect is submitted, neither has the Council offered any evidence to dispute the claim. UDP Policy ED6 requires the appellant to demonstrate that there is no "reasonable" possibility of erecting antennas on another structure. I consider that commercial considerations are a valid factor in determining what is "reasonable" and I am satisfied, from the information before me that the appellant company has satisfied the requirements of both UDP Policy ED6 and the NPPF in this respect.

8. Given that, and the lack of objection on visual grounds to the proposed location, I conclude, on the main issue, that the appellant has satisfactorily explored the possibility of erecting the antennas on an existing building, mast or other structure (including nearby pylons) in order to satisfy the requirements of national and local policy relating to telecommunications development.

Other considerations

9. The views of local residents have been fully taken into account in reaching the conclusions on the three main issues set out above. I am conscious of the level of local opposition to the proposal and this cannot be minimised. However, the objections have to be considered in the light of the local and national policy framework set out. As I have indicated above, I am – in common with the Council – satisfied of the need for the development, given the identified shortage of 3G capacity and coverage in the area and I am conscious of government policy in the NPPF that the expansion of electronic communications networks should be encouraged. Whilst recognising fears relating to local property values, it is not the function of the planning system to protect what are essentially private interests and this is a matter to which I can attach very little weight.
10. I have also had regard to the various health and safety concerns expressed by local residents and accept that their fears are relevant to my decision. However, government guidance in the NPPF advises that if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure to radio waves, local planning authorities should not determine health safeguards. On balance, and bearing in mind that little objective evidence has been submitted to support local fears and that the emissions from the mast would be well within the ICNIRP guidelines, I do not consider that local health concerns are sufficient to justify refusing planning permission.
11. I have also had regard to local concerns that the proposal would give rise to highway safety issues. However, I note that the Council's highway department has offered no objection to the scheme and the only tangible objection offered is that the installation may lead to service vehicles parking on the roadside on

the inside of a bend. I consider that forward visibility on Greenway would not be compromised on the few occasions when the installation might give rise to such parking and that this is not a sustainable objection to the proposal.

12. None of these other considerations would, therefore, provide justification for the refusal of planning permission.

Conditions

13. The Council has not suggested any conditions in the event of the appeal being allowed, though has suggested that there should be a requirement for the pole to be painted to match the existing street lighting columns in the area. I do not consider the dull grey galvanised colour proposed to be out of place and consider that a condition requiring a different colour is unnecessary. However, in addition to the standard condition relating to commencement of the development, I consider that a condition requiring the development to be carried out in accordance with the approved plans is necessary for the avoidance of doubt and in the interests of proper planning. I shall impose a condition accordingly.

Conclusions

14. For all the above reasons, and having regard to all other matters raised, I conclude that the appeal should be allowed.

G E Snowden

INSPECTOR



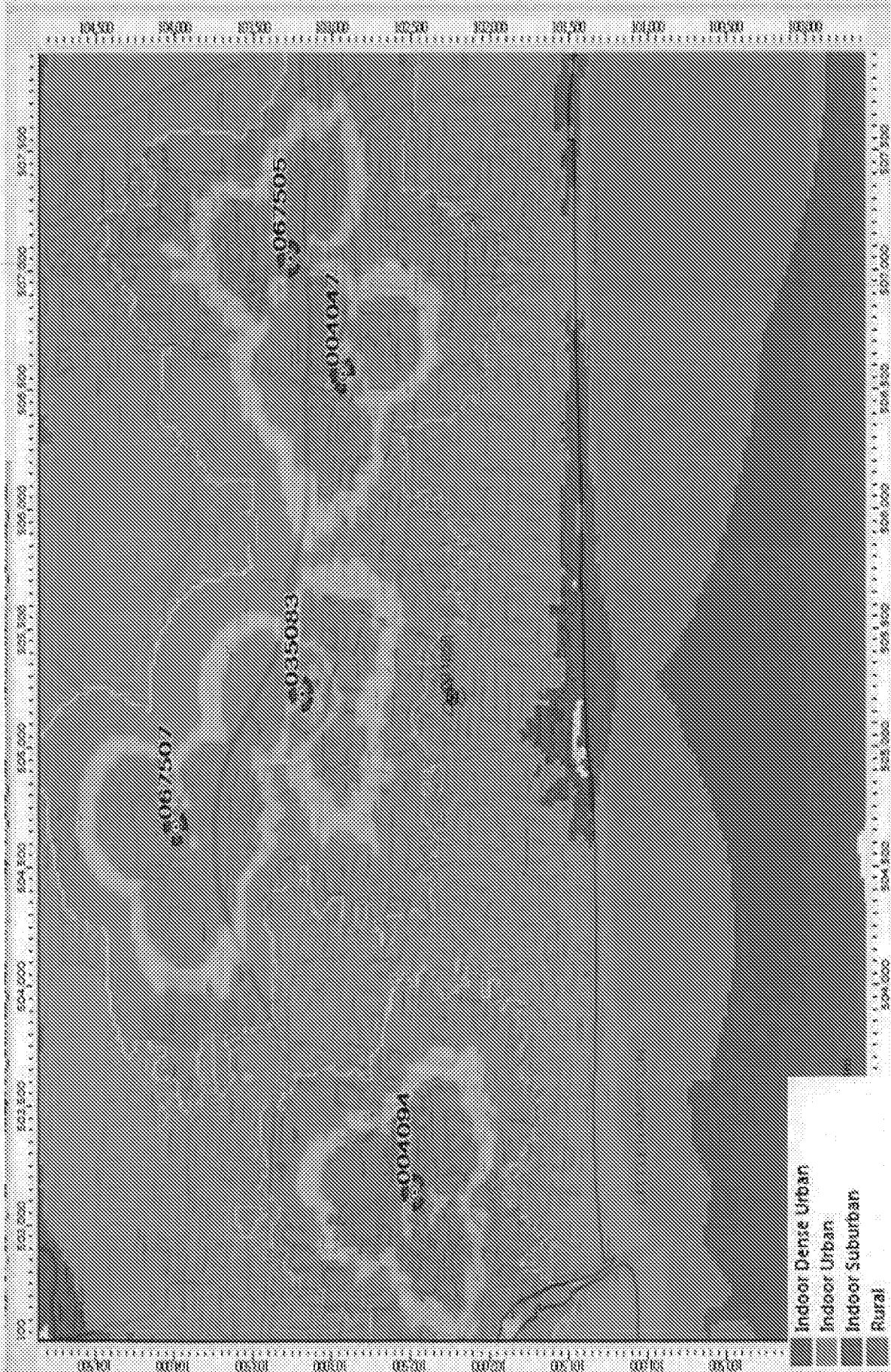
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Clairmar Road Streetworks

Telefonica

21.02.2017

3G U2100 Coverage EXISTING

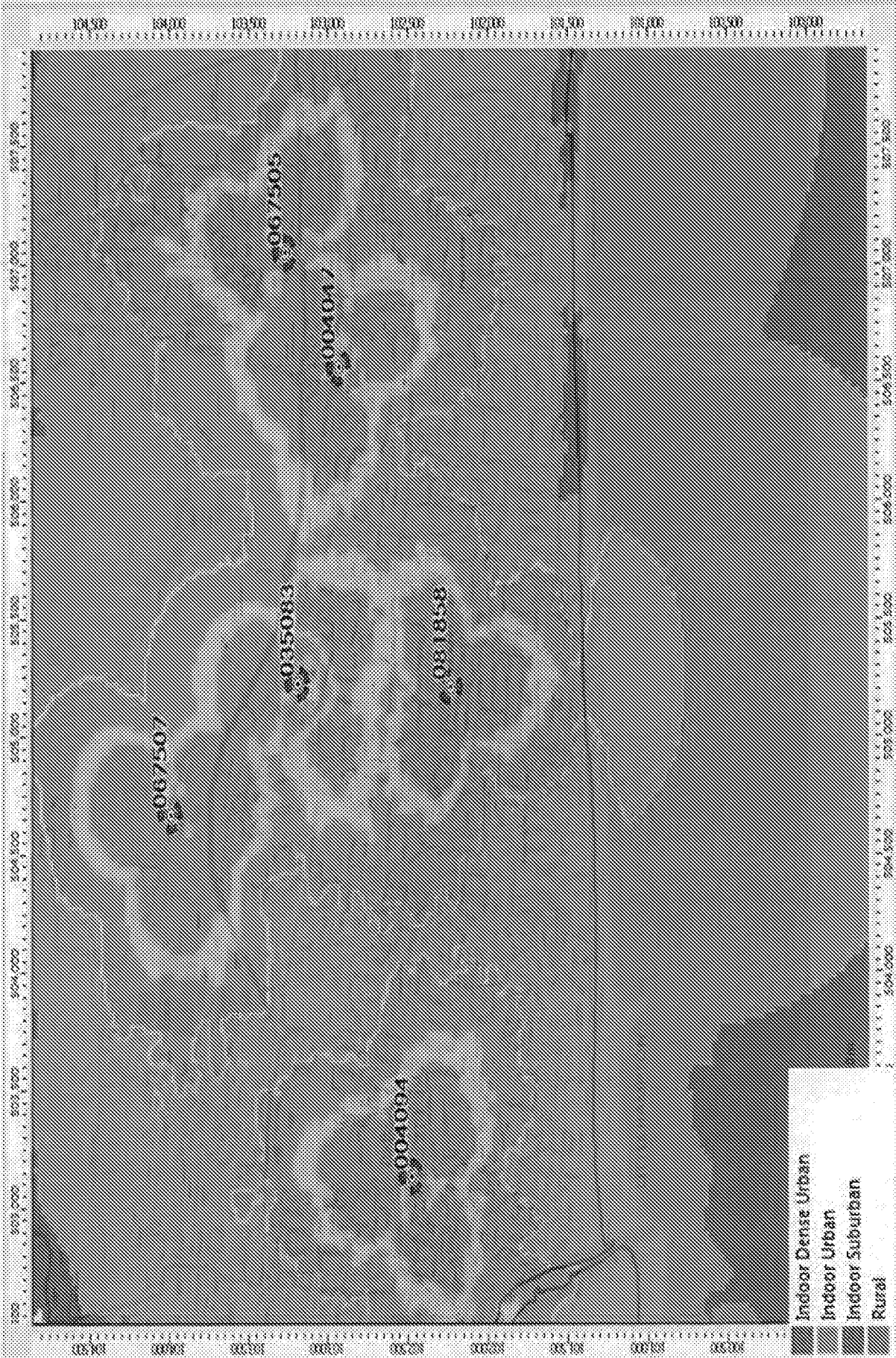


Area
Company Name

5

Telefonica

3G U2100 Coverage PROPOSED



Telefonica

6

Area
Company Name



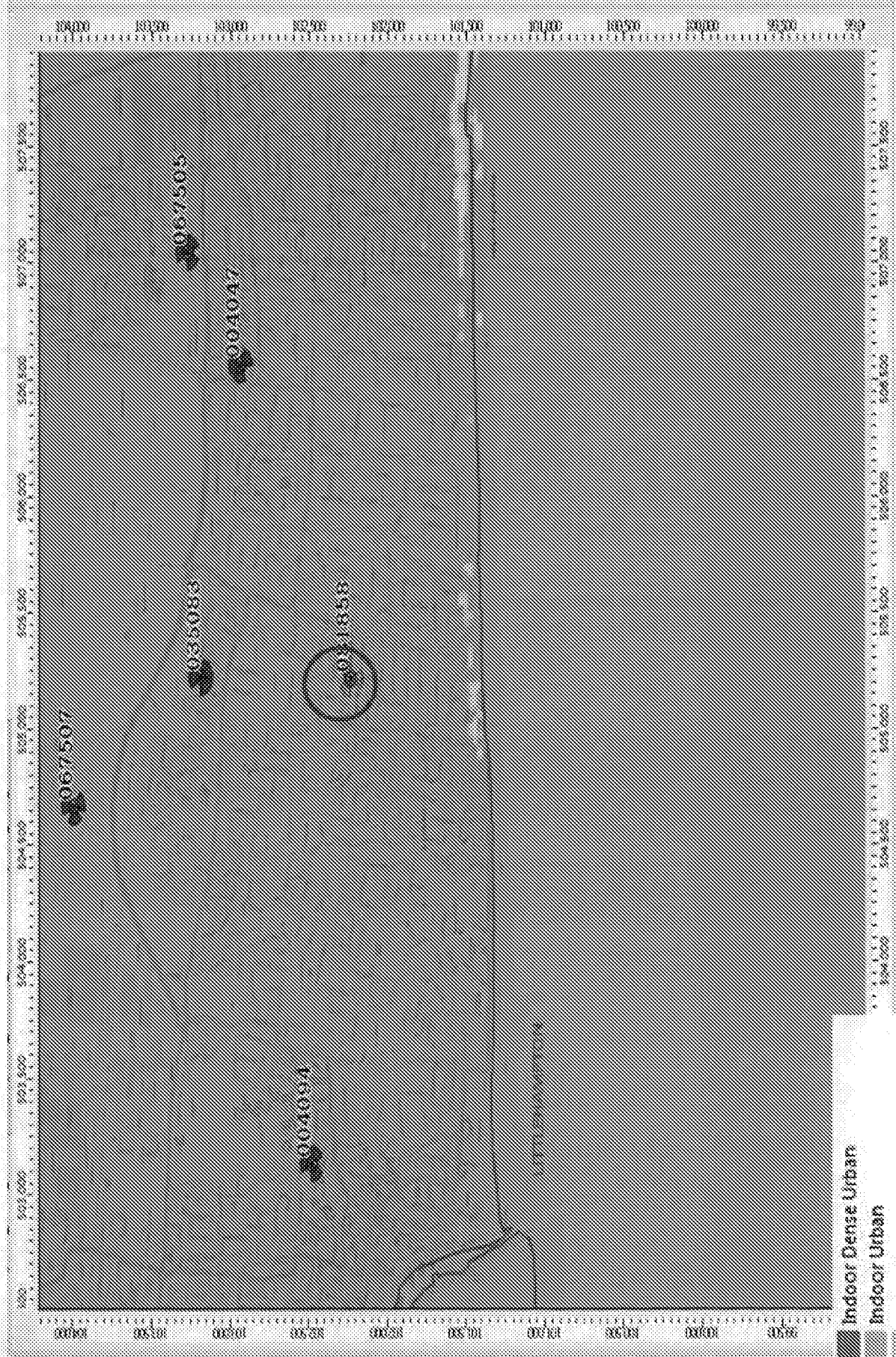
LTE Planning Plots CSR
8185802.

Clagmar Road Streetworks

Telefonica

21.02.2017

LTE L800 Coverage EXISTING



Telefonica

2

Area
Company Name

LTE L800 Coverage PROPOSED



Telefonica

3

Area
Company Name

