DUR & WORTHING
NG SERVICES
AWDM/ 0459/13
17 APR 2013
VALID

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Kingston Broadway	Site Address:	Kingston Broadway, Southwick, East Sussex BN43 6TH
NGR:	523435, 106212		
Site Ref Number:	112789	Site Type:[1]	Macro

1.1 Background

Telefónica UK Ltd has entered into an agreement with Vodafone Limited 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 Limited and Vodafone Limited.

This agreement allows both organisations to pool their basic network infrastructure, while running two independent, nationwide networks and maximise opportunities to consolidate the number of base stations and reduce the environmental impact of network development. In this specific case, the proposed upgrade to the existing base station at Kingston Broadway will not only enable Telefónica to provide continuous mobile phone coverage to the local area, it will also facilitate future technologies for both Telefónica and Vodafone, without the need for a separate radio base station in the immediate vicinity.

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:		
Was the industry site database checked for suitable sites by the operator:	**Yes**	~~No~~
If no explain why:		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	October 2012
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	No known issues to date

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	15th March 2013	
Was there pre-application contact:	~~Yes~~	**No**

[1] Macro or Micro

Date of pre-application contact:	N/A
Name of contact:	N/A
Summary of outcome/Main issues raised: A pre-application consultation letter was emailed to Adur Council on the 15th March 2013. To date no response has been received.	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	**Green**	~~Amber~~	~~Red~~
Outline Consultation carried out: Consultation letters were emailed to the Ward Councillors of the Hillside Ward and the East Worthing and Shoreham MP on the 15th March 2013.			
Summary of outcome/Main issues raised: No comments received to date.			

School/College

Location of site in relation to school/college: The closest school is located 300m away but due to the minor nature of the proposal it was not considered appropriate to consult with schools.
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?	**Yes**	~~No~~
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	**Yes**	~~No~~
Details of response: None to date		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	No
Date served:	15/04/13	

3. Proposed Development

The proposed site:
The existing radio base station is located on a large grassed area south of the A27 adjacent to the A270 roundabout off Kingston Broadway. The verge is public adopted highway, maintained at the public expense. The proposed development is to replace the current 15 metre column with a new 15m column, replace one equipment cabinet and install one new equipment cabinet. As discussed in section 1.1 above, the upgraded site will not only enable Telefónica to provide continuous mobile phone coverage to the local area, it will also facilitate future technologies for both Telefónica and Vodafone, without the need for a separate radio base station in the immediate vicinity. The upgraded site will continue to benefit for the natural tree and shrub screening present on Kingston Broadway, and a good separation distance from the nearest residential properties is maintained.

Type of Structure:	
Description: Replacing the existing 15m high pole with a new 15m high street works column, replacing 1no. existing equipment cabinet and installing 1no. new equipment cabinet.	
Overall Height:	15m
Height of existing building:	N/A
Equipment Housing:	
Length:	798mm
Width:	1896mm
Height:	1645mm
Material:	
Tower/mast etc – type of material and external colour:	Steel pole, with a galvanised finish. The pole can be any colour or combination of colours the local authority may feel more appropriate
Equipment housing – type of material and external colour:	Steel cabinet, finished green. The cabinet can be any colour or combination of colours the local authority feels appropriate.

Reasons for choice of design:
The proposed new 15 metre twin user street furniture column will accommodate the necessary antennas (within a protective shroud, so the antennas themselves are not visible) for the effective operation of the upgraded radio base station. The new column will remain simple with an unfussy profile and is designed to be viewed in this type of environment and seen in context with other street furniture elements that line the roundabout. The height is required to ensure a signal can be propagated over the surrounding urban clutter formed by buildings and other structures, vegetation and topography. The proposed replacement equipment cabinet will sit in the same position as the old one and the new one will be located adjacent to the replacement cabinet, mimicking the standard road side boxes found throughout the country; it will not draw the eye. The cabinet is proposed to be painted green, but can be painted any alternative colour if considered appropriate.

Overall, the upgraded base station will continue to occupy a very narrow footprint and will be readily absorbed into the existing street scene resulting in minimal visual harm to the area. The design layout will also ensure that pedestrian and vehicle movement is not impeded.

4. Technical Information

ICNIRP Declaration attached 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.	**Yes**	No

Frequency:	2G/3G 900 MHz Cellular Band. 3G 2100 MHz Cellular Band.
Modulation characteristics[2]	2G (900 or 1800) – GMSK. 3G (900 or 2100) – QPSK.
Power output (expressed in EIRP in dBW per carrier)	900 MHz Cellular Band – 32 dBW. 2100 MHz Cellular Band – 35 dBW.
In order to minimise interference within its own network and with other radio networks, Telefonica 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 Telefonica'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	

[2] The modulation method employed in 2G (GSM) is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation
The modulation method employed in 3G (UMTS) is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation
The modulation method employed in 4G (LTE) is 64 QAM (Quadrature Amplitude Modulation) which is another form of Phase Modulation

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.	
Height of antenna (m above ground level)	15m

5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
As part of Telefónica's continued network improvement program, there is a specific requirement to replace the existing radio base station at Kingston Broadway. The site upgrade comprises replacing the 15m high column in-situ with a new 15m high street works column and adding one equipment cabinet. The upgraded site will not only enable Telefónica to provide continuous mobile phone coverage to the local area, it will also facilitate future technologies for both Telefónica and Vodafone, without the need for a separate radio base station in the immediate vicinity.

6. Site Selection Process – alternative sites considered and not chosen (Enclose map highlighting all alternatives that have been considered by the operator)

It is our view that the proposed upgrade of this established existing telecommunications installation complies with the requirements of the National Planning Policy Framework & local planning policies and strikes an appropriate balance between operational and environmental considerations. There are no alternative site options that are considered to provide additional benefit in terms of siting and appearance.

2013 CTIL

Siting and Appearance:

In terms of siting, the upgrade site at Kingston Broadway is an existing installation and as a result is an established part of the street scene. As a result the minor changes will not have negative impact on the surrounding area.

In terms of appearance, the replacement column will be the same height as the old one. The proposal will continue to be read as part of the existing streetscape and is unlikely to register as visually inappropriate.

The size of the replacement and new equipment cabinet will be the same as the old cabinet and will accommodate the necessary additional electronic equipment required for the efficient use of the upgraded radio base station.

In summary, the replacement street furniture column and equipment cabinet will be capable of being assimilated into the landscape without significant adverse visual impact on the character and amenity of surrounding views. Further, the upgraded site will not only enable Telefónica to provide continuous mobile phone coverage to the local area, it will also facilitate future technologies for both Telefónica and Vodafone, without the need for a separate radio base station in the immediate vicinity.

National Planning Policy Framework (2012) (NPPF)

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

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

'For decision taking this means:

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

Unless material considerations indicate otherwise.'

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

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

which is suitable for development in their area, taking account of the needs of the residential and business communities;

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

Paragraph 21 advises LPA's to '*plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*' and paragraph 29 recognises that '*Smarter use of technologies can reduce the need to travel.*' The upgrade proposed in this application will facilitate future technologies allowing for home working and can reduce the need to travel, thus contributing to the sustainability agenda.

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

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

The proposed upgrade of an existing radio base station is in complete accordance with this part of the policy. There are no alternative sites that provide comparable enhancement in siting and design whilst also ensuring acceptable radio coverage to the target coverage area.

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

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

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

Any equipment compliant with that directive, such as that proposed in this application, is unlikely to suffer or cause interference. However, if there is a complaint of interference to domestic radio and television, in the first instance the BBC will assist, via the BBC Help Receiving TV and Radio web site at: http://www.bbc.co.uk/reception/. If, following

investigation, there is evidence of interference, the operator will ensure any issues associated with their equipment are addressed. For any other types of interference, OfCom will investigate.

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

Development Plan 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 Adur District Local Plan was adopted in 1996 and policy AB29 is used to assess telecommunication development in the area.

Policy AB29 Telecommunications

The District Planning Authority will grant planning permission for, or approve the details of, telecommunications development where it can be demonstrated that:-

(i) planning permission is required from the District Planning Authority;
(ii) there is no reasonable possibility of sharing existing facilities; and
(iii) in the case of radio masts there is no reasonable possibility of erecting antennas on an existing building or other structure.

When considering proposals for telecommunications development, whether or not under permitted development rights, the District Planning Authority, whilst respecting operational requirements, will expect the apparatus to be sited, designed, and, where appropriate, landscaped, so as to minimise its visual impact on the environment in which it is located. Such masts will not be permitted where they would be visible in the wider landscape within the Area of Outstanding Natural Beauty except where special siting needs attributable to technical requirements, such as transmission range or line-of-sight, dictate otherwise.

The preceding sections of this document demonstrate that the application complies with the thrust of policy BE17 Telecommunications. It is re-emphsied that the proposal is to upgrade an existing radio base facility. The replacement pole and cabinet will enable future technologies for both Telefónica and Vodafone, without the need for a separate radio base station in the immediate vicinity.

Summary

It is strongly considered that the application proposal is compliant with the above policies from the NPPF and Adur District Local Plan.

In terms of design, scale and layout, it is considered that the proposal responds positively to the character, appearance of variety of the local environment and will not have an unacceptable adverse impact on the application site or nearby premises or public vantage points. It will not detract significantly from existing views. The change to the pole is minimal but essential to accommodate the necessary antennas and meet the coverage requirement of the area.

Consideration has been taken with respect to the form and appearance of the proposed development, the relationship with its surroundings and the impact on the wider area in general. The proposal represents an appropriate siting and design solution for this locality, balancing environmental and planning considerations.

The proposal is ICNIRP compliant.

Contact Details

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Operator:	Telefónica UK Limited	Fax no:	[redacted]
		Email Address:	[redacted]
Signed:	[redacted]	Date:	16/04/13
Position:	Acquisition Surveyor	Company: (on behalf of CTIL and above operator)	Waldon Telecom Limited