

## SUPPLEMENTARY INFORMATION

### 1. Site Details

Site Name:	35 Webster Way	Site Address:	35 Webster Way,
National Grid Reference:	580686, 190577		Rayleigh, Essex,
Site Ref Number:	CTIL207096_TEF76810	Site Type: <sup>1</sup>	SS6 7JF
			Marco

### 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	No
If no explain why:		
Were industry site databases checked for suitable sites by the operator:	Yes	No
If no explain why:		



#### Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	13/10/2015
Name of Contact:	planning.applications@rochford.gov.uk; Christine.lyons@rochford.gov.uk; JulieM@Rochford.gov.uk
Summary of any issues raised:	No recorded response.

#### Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	5/02/16	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	N/A	
Name of contact:	N/A	
Summary of outcome/Main issues raised:		
Details of the scheme, drawings and a consultation plan were sent to the LPA on 5 <sup>th</sup> February – no response has been received to date.		

#### Ten Commitments Consultation

<sup>1</sup> Macro or Micro

Rating of Site under Traffic Light Model:	Red	Amber	<b>Green</b>
Outline of consultation carried out:			
Details of the scheme and drawings were sent to the Ward Councillors (Cllr J D Griffin and Cllr J L Lawmon), and Rt Hon Mark Francois MP on 5 <sup>th</sup> February.			
Summary of outcome/main issues raised:			
No response has been received to date.			

### School/College

Location of site in relation to school/college:
Approx. 350m
Outline of consultation carried out with school/college:
A description of the proposed site and drawings was sent to Rayleigh Primary School, Love Lane, Rayleigh, Essex, SS6 7DD
Summary of outcome/main issues raised:
No response has been received to date.

### 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 – full planning application		

### Developer's Notice

Copy of Developer's Notice enclosed?	Yes	<b>No</b>
Date served:	29/02/16	

### 3. Proposed Development

The proposed site:



The application proposal is to install equipment on the roof and at ground level, at 35 Webster Way.

The application site is a 3-storey building which is located off Webster Way. The building is a commercial premises.

The proposal involves the installation of 3 no. pole mounted antennas, 1 dish and ancillary equipment at rooftop level; and 2 equipment cabinets at ground level.

The site is required as result of an NTQ being served on the existing site at The Co-op/ Marks and Spencer's, Eastwood Road.

Enclose map showing the cell centre and adjoining cells:

Coverage plots enclosed.

Type of Structure (*e.g. tower, mast, etc*):



Description:	
The proposal involves the installation of 3 no. pole mounted antennas, 1 dish and ancillary equipment at rooftop level; and 2 equipment cabinets at ground level.	
Overall Height:	12.6 m
Height of existing building ( <i>where applicable</i> ):	8.93 Metres
Equipment Housing: (x2)	
Length:	1.9 Metres
Width:	0.8 Metres
Height:	1.65 Metres
Tower/mast etc – type of material and external colour:	N/A
Equipment housing – type of material and external colour:	Pressed steel - grey

Reasons for choice of design:
<p>The primary aim in designing the proposed site is to allow the operational needs of Telefónica to be met, whilst balancing the needs of the local planning authority and community. In this instance, the choice of design has been influenced somewhat by the restrictive layout of the rooftop and the technologies the site needs to support.</p> <p>The proposed site is needed to retain the continued level of consistent coverage and capacity which is currently provided to the area by the Co-Op/ Marks and Spencer site, where the landlord has served Notice to Quit. The installation has been designed to cater for both 3G and 4G coverage demands and to replicate and improve upon the coverage of the existing site.</p> <p>The dimensions of the structure have been designed at the thinnest available so as to be able to support the technically preferred antennas and feeder cables. Through implementing this design, coverage levels will be maintained and new technologies and frequencies can be provided to those using the network within the locality.</p> <p>The proposed equipment cabinets will be located at ground level alongside 35 Webster Way. The cabinets have an appearance similar to those already found in the street scene and are proposed to be coloured grey. The proposed ground based development will be located in the car park of the existing building. This design is considered to be less visually intrusive than locating the equipment on the rooftop.</p> <p>It is considered that the proposed equipment is appropriately located; it is located in a relatively commercial area away from the majority of residential properties. As a result, it has been possible to devise a scheme which can provide coverage for several technologies from a single installation which, should in turn reduce the need for further installations within the area in the future.</p>

In locating the installation on a rooftop, planning guidelines and local plan policy has been adhered to as much as possible when taking into account the proposed location of the site and the use of existing structures and rooftops. It is considered that the design would result in a less intrusive facility than other designs, therefore preserving the character and appearance of the area, especially when compared to those located in more residential areas. It is further considered the proposal strikes an appropriate balance between operational and environmental considerations when given the nature of the area, the existing installation and the proposed equipment.

#### 4. Technical Information

<p>International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)*</p> <p>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.</p> <p>When determining compliance the emissions from all mobile phone network operators on or near to the site are taken into account.</p> <p>In order to minimise interference within its own network and with other radio networks, Vodafone operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision</p> <p>As part of Vodafone's network, the radio base station that is the subject of this application will be configured to operate in this way.</p> <p>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</p>	<p>Yes</p>	
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<p>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.</p> <p>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.</p>		
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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

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinets which contain the equipment used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchanges by cables or wireless technology such as microwave dishes, to create a network. The area each base station covers is called a cell. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills, which can block signals. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular more base stations are needed to ensure continuous coverage.

Following the issue of a Notice to Quit by the landlord of The Co-Op/ Marks and Spencer's, Eastwood Road, a new site is required to provide continued consistent and effective levels of 2G, 3G and 4G coverage for Telefonica users in the Rayleigh area.

4G (sometimes called LTE (Long Term Evolution) is the next major enhancement to mobile radio communications networks and will allow customers to use ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads. To meet this demand and improve the quality of service, additional base stations or upgrades to the equipment at an existing base station may be needed. In this case the upgrade of an existing base station will meet the technical requirement.

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)

Site	Site Name and address	National Grid Reference	Reason for not choosing
RT	<b>Rayleigh Lanes Shopping Hall, 89 High Street, Rayleigh, Essex, SS6 7EJ</b>	<b>580646, 190655</b>	<ul style="list-style-type: none"> <li>Site is located within the Rayleigh town centre conservation area and is not considered to be an appropriate location for an installation.</li> </ul>
RT	<b>77-79 High Street, Rayleigh, Essex, SS6 7EJ</b>	<b>580665, 190719</b>	<ul style="list-style-type: none"> <li>Site provider is not interested in proposals to locate telecommunication equipment at this property.</li> </ul>
RT	<b>65 High Street, Rayleigh, Essex, SS6 7EL</b>	<b>580702, 190763</b>	<ul style="list-style-type: none"> <li>Site provider is not interested in proposals to locate telecommunication equipment at this property.</li> </ul>
RT	<b>MOAT, Eastwood Road, Rayleigh, Essex, SS6 8JL</b>	<b>580844, 190475</b>	<ul style="list-style-type: none"> <li>Site is located outside of the target search area and would not provide the required level of coverage to the town centre.</li> </ul>
ES	<b>Holy Trinity Church, London Hill, Rayleigh, Essex, SS6 7EE</b>		<ul style="list-style-type: none"> <li>Site is located outside of the target search area and would not provide the required level of coverage to the town centre.</li> </ul>
RT	<b>The Mill, Bellingham Lane, Rayleigh, Essex, SS6 7ED</b>	<b>580631, 190888</b>	<ul style="list-style-type: none"> <li>Site is located outside of the target search area and would not provide the required level of coverage to the town centre.</li> </ul>
ES	<b>Airwave mast ESS037b, High Street, Rayleigh, Essex, SS6 7QB</b>	<b>580540, 190524</b>	<ul style="list-style-type: none"> <li>Structure is not suitable for sharing. Therefore this is not a suitable location to propose additional telecommunications equipment.</li> </ul>
GF	<b>Rayleigh FC, London Road, Rayleigh, Essex, SS6 9DT</b>	<b>580805, 190575</b>	<ul style="list-style-type: none"> <li>Site is located within Rayleigh town centre conservation area and on lower ground which would not allow the</li> </ul>



			required level of coverage to be delivered.
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If no alternative site options have been investigated, please explain why:

Land use planning designations:

None noted

Additional relevant information (planning policy and material considerations):

## **PLANNING POLICY**

### **National Planning Policy Guidance**

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The main thrust of the guidance is a presumption in favour of sustainable development. In general terms in respect of telecommunications the guidance aims to promote sustainable transport (including the need to travel), build a strong and competitive economy, and seeks to secure high quality design.

Specifically, the National Planning Policy Framework (NPPF) advises that advanced, high quality communications infrastructure is essential for 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 numbers of radio and telecommunications masts should be kept to a minimum and, where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (paragraph 43).

In more general terms the NPPF confirms that proposals that accord with the provisions of the development plan should be approved without delay (paragraph 14). In addition a set of core planning principles are set out at paragraph 17. These principles set out (in part where relevant to this proposal) that the planning system 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;
- seek to secure high quality design and a good standard of amenity;
- support the transition to a low carbon future in a changing climate.

Significant weight is given to the need to support economic growth through the planning system (paragraph 19). The reduction in the need to travel is set out in section 4.

The National Planning Policy Framework advises specifically that local planning authorities should not seek to prevent competition between operators, and must determine applications on planning grounds (paragraph 46).

It is considered the proposed development complies with the broad aims of the NPPF. It assists in the aim to keep the number of installations to a minimum, with two operators achieving coverage for multiple networks from a single monopole. The equipment has been sympathetically designed with the height kept to a minimum and it would enhance the provision of local community facilities and services.

### **Development Plan Policy**

Section 70 of the Town and Country Planning Act 1990 requires planning applications and appeals to be determined having regard to the provisions of the Development Plan and other material considerations, and section 38 of the Planning and Compulsory Purchase Act 2004 requires applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

For the purposes of Section 70, the current adopted development plan for Rochford District Council is:

- Rochford District Council, Local Development Framework, Development Management Plan, Adopted 16<sup>th</sup> December 2014

### **Policy DM6 – Telecommunications**

Where planning permission is required, proposals for the development of telecommunications networks, including the proposed equipment and associated structures should be avoided in sensitive locations (such as an area of nature conservation importance or the historic environment). Proposals for telecommunications development will be considered acceptable provided that:

- (i) if located on an existing building, mast or other structure, telecommunications equipment is sited and designed to ensure that there is minimal impact to the external appearance of the structure;
- (ii) in exceptional circumstances, if sited in a sensitive location (such as an area of nature conservation importance or the historic environment), it has been clearly demonstrated that there are no suitable alternative sites for the development of telecommunications systems available in the locality, the development is essential, it is to the benefit of the local community and it would not have a negative impact on the sensitive areas or local landscape character. Such evidence should accompany any application made; and
- (iii) evidence is provided along with applications which propose the siting of a new mast, to demonstrate that the possibility of



erecting telecommunications equipment on existing buildings, masts or other structures has been fully explored. Where it can be shown that this is not possible, telecommunications development requiring an application for prior approval of siting and appearance will be considered acceptable where the equipment is of a design, height, material and colour, and where appropriate is screened, so as to minimise visual intrusion.

**Applicants should also consider:**

- (a) the potential impact of the proposal on the topography and natural vegetation;**
- (b) the proximity to areas of nature conservation interest or other sensitive areas and whether the proposal would have a negative impact; and**
- (c) the proposal's relationship to residential property, educational and healthcare facilities, employment and recreational sites.**

**When considering applications for telecommunications development, the Council will take into consideration the operational requirements of telecommunications networks and the technical limitations of the technology. Additionally, arrangements will be put in place to ensure that, if such development falls into disuse, any structures are removed and the land restored to its condition before development took place or other agreed beneficial use.**

The proposed site is considered to be in line with local plan policy for the following reasons:

- (i) The proposed site is located on an existing building and designed to ensure minimal impact to the area.
  - (ii) The proposed site is not located in a sensitive location.
  - (iii) The proposed site is a new rooftop location. Discounted options have been provided to demonstrate a need for this installation at this particular location.
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- (a) The proposed site is located in an urban area where the installations impact on vegetation and topography are minimal, if at all present.
  - (b) The proposed site is not located in close proximity to a sensitive area.
  - (c) The proposed site is located mostly away from residential property, educational and health care facilities. It can be seen from employment and recreational locations but is not considered to be a structure which would cause visual harm to these locations.

## HEALTH & SAFETY

We would remind the Council that the Government has set out its clear view on the issue of health and perceived view of health risks in paragraph 46 of the NPPF:

*“Local planning authorities must determine applications on planning grounds. They should not...determine health safeguards if the proposal meets International Commission guidelines for public exposure.”*

As above, and included within this application, Telefónica have confirmed this installation will be fully ICNIRP compliant.

## CONCLUSION

There is a requirement for Telefonica to provide replacement coverage and additional 4G network coverage in this locality. Network planners have identified a need for an installation and the proposed development will address this identified need and continued requirement in line with their licence requirement and customer demands.

National planning policy 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 installation to provide improved customer service.

In terms of design, scale and layout, it is considered that the proposal responds positively to the character, appearance and variety of the local environment and will not have an adverse impact on the application site or the surrounding area. The design is of a high standard, maintaining the visual and environmental character of the area. The overall impact of telecommunications development in the area would be reduced, thus preserving and enhancing the character and appearance of the conservation area.

The telecommunications infrastructure proposed in this application has been designed with regard to technical, engineering and land use planning considerations, in order to minimise its impact on the character and appearance of the surrounding area. The proposal represents an appropriate siting and design solution for this locality, balancing environmental and planning considerations.



## Contact Details

Name: (Agent)	Vicky Ryder	Telephone:	07557 440911
Operator:	Telefónica UK Ltd	Fax no:	
Address:	The Forum, 277 London Rd, Burgess Hill, West Sussex RH15 9QU	Email Address:	Vicky.ryder@sinclairdalby.co.uk
Signed:		Date:	29 <sup>th</sup> February 2016
Position:	Senior Surveyor	Company:	Sinclair Dalby Ltd
		(on behalf of CTIL and above operator)	