SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Victoria Road West SW	Site Address:	Victoria Road West, Hebburn Tyne & Wear NE31 1UD
NGR:	430436E, 563003N		
Site Ref Number:	CTIL 151343 TEF 73583	Site Type:[1]	Macro

1.1 Background

This application proposes a new telecommunications installation. This consists of a 15m metre high streetworks monopole supporting 3no. antennas, with 3 no. radio equipment cabinets which will provide Telefonica UK Ltd and Vodafone Ltd with 2G/3G/4G coverage to the surrounding area.

This new site is required to replace both the existing Vodafone (VF1973) and Telefonica (TEF36856) sites which are located within the Victoria Road Industrial Estate and which are both subject to major estates issues. As such a replacement site is required and a proposal has been formulated to allow both O2 and Vodafone to retain and enhance 2G/3G coverage to the area despite the loss of the existing site, whilst also gaining 4G coverage to the surrounding area.

2. Pre Application Check List

Site Selection

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: A physical search of the area was undertaken.		
Were industry site databases checked for suitable sites by the operator:	**Yes**	No
If no explain why: Both the OFCOM site finder database and OLO.com were reviewed and checked prior to the search of the area.		

ST0754/15TPN

SOUTH TYNESIDE COUNCIL
27 JUL 2015
AREA PLANNING

[1] Macro or Micro

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	07/10/2014
Name of Contact:	Lynne Brennan
Summary of any issues raised:	No comments are noted as having been raised.

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	6 July 2015	
Was there pre-application contact:	Yes	**No**
Date of pre-application contact:		
Name of contact:		
Summary of outcome/Main issues raised: A Pre-Application consultation email was issued to the planning authority on the 6th July 2015 outlining the proposal. At the time of submission no response has been received		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Green	**Amber**	Red
Outline Consultation carried out: Pre-Application consultation emails were issued to the LPA, Ward Councillors (Cllrs J McCabe, N Maxwell, W Flynn) and the local MP (Stephen Hepburn) on the 6th July 2015.			
Summary of outcome/Main issues raised: To date no comments have been received.			

School/College

Location of site in relation to school/college: There are no schools within the vicinity of the proposed site
Outline of consultation carried out with school/college: As such no pre-consultation has been undertaken.
Summary of outcome/Main issues raised:

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		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	No
Date served:	21 July 2015	

3. Proposed Development

The proposed site:
The application consists of a 15m metre high streetworks monopole supporting 3no. antennas, with 3 no. radio equipment cabinets which will provide Telefonica UK Ltd and Vodafone Ltd with 2G/3G/4G coverage to the surrounding area. The proposal is located within the highways adopted pavement adjacent to the bus stop to South West of the junction of Victoria Road West and Mill Lane. The area around the site consists of, transport routes, commercial applications development sites and some residential uses. There is other street furniture in the area including lighting columns which aids with the assimilation of the installation. This new site is required to replace both the existing Vodafone (VF1973) and Telefonica (TEF36856) sites which are located within the Victoria Road Industrial Estate and which are both subject to major estates issues. As such a replacement site is required and a proposal has been formulated to allow both O2 and Vodafone to retain and enhance 2G/3G coverage to the area despite the loss of the existing site, whilst also gaining 4G coverage to the surrounding area.

Description:
The proposal consists of a 15m metre high slimline streetworks monopole supporting 3no. antennas, with 3 no. radio equipment cabinets which will provide Telefonica UK Ltd and Vodafone Ltd with 2G/3G/4G coverage to the surrounding area.

Overall Height:	15 metres to top
Height of existing building:	N/A
Replacement Equipment Housings: 3no. Cabinets - See planning drawings for full details	
Length:	0.700m
Width:	1.300m
Height:	1.450m
Length:	0.700m
Width:	1.300m
Height:	1.450m
Length:	0.500m
Width:	0.600m
Height:	1.585m
Materials:	
Tower/mast etc – type of material and external colour:	Steel – Galvanised finish – Painted Grey in Colour (RAL7035)
Equipment housing – type of material and external colour:	Steel coloured fir green (RAL 6009)

Reasons for choice of design:
Every effort has been made to minimise the visual impact of the proposed installation. The equipment has been designed specifically for this location and incorporates a number of elements to minimise impact, including: 1) Utilising an existing highway location for the installation and use the existing street furniture to minimise the visual impact. 2) Utilising a mast with a slim and unfussy design to keep impact to a minimum. This is the most suitable design available and has been designed for locations such as the proposed. 3) Keeping the overall impact of the cabinets to a minimum by utilising only 3no. proposed cabinets. It is considered the proposed equipment is appropriately located. It has been possible to devise a scheme which has a minimal additional visual impact to retain the existing 2G/3G coverage to the area, despite the loss of the existing sites and to provide additional 4G coverage for two operators to the surrounding area. It is further considered the design would result in a less intrusive facility than other designs, therefore preserving the character and appearance of the area. It is further considered the proposal strikes an appropriate balance between operational and environmental considerations.

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, O2 and Vodafone operates its networks in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision As part of O2 and Vodafone's networks, 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**	No

5. Technical Justification

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. The site is required to ensure the existing network coverage and capacity to the local area is continued once the existing site is removed. The site is required to retain the existing network coverage and capacity for both O2 and Vodafone and provide new 4G network coverage and capacity to the 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. The attached coverage plots highlight the existing and proposed coverage to the area both without the existing site and with the proposed new installation.

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

Site[2]	Site Name and address	NGR	Reason for not choosing[3]
GF	**Telefonica (36856), Victoria Road Industrial Estate, Hebburn,NE31 1UB**	**430380, 563268**	This is the existing Telefonica site which is being replaced. Therefore, Discounted
GF	**Vodafone (1973), Victoria Road Industrial Estate, Hebburn,NE31 1UE**	**430234, 563151**	This is the existing Vodafone site which is being replaced. Therefore, Discounted
GF	**TA Centre – Jarrow, Victoria Road West, Hebburn, NE31 1BX**	**430372, 563009**	Potential greenfield installation within the TA centre. . Proposal issued to site provider but not interested in an installation.. Discounted
RT	**Hebburn Fire Station, Victoria Road West, Hebburn, NE311UD**	**430400, 563062**	Tyne & Wear Fire tower within grounds of the Fire Station. Possible pole mount solution but issues with accessing equipment once installed. Would be more visually intrusive to the surrounding area than the proposed solution which would benefit from screening provided by the trees. No definitive response from the site provider. Discounted due to technical issues
RT	**South Tyneside College Campus, Victoria Street West, Hebburn, NE31 1BX**	**430484, 562946**	At time of search college building provided a potential rooftop option. However, building is currently being demolished following sale. No interest in hosting an installation.
GF	**Oak Engineering, Unit 7 Victoria Road Industrial Estate, Hebburn, NE31 1UB**	**430391, 563218**	Potential greenfield option within yard adjacent to the unit. Contact confirmed unit was leasehold and freehold was under the ownership of the landlord of the existing telecoms sites with estates issues. Therefore, discounted
GF	**Homecare Removals & Storage, Victoria Road Industrial Estate, Hebburn, NE31 1U**	**430464, 563205**	Potential greenfield option within yard adjacent to the unit. Contact confirmed unit was under the ownership of the landlord of the existing telecoms sites with estates issues. Therefore, discounted.

[2] ETS – Existing Telecomm site, ES – Existing Structure, RT – Roof Top, GF – Greenfield
[3] SP – Site Provider, RD – Redevelopment Not Possible, T – Technical Difficulties, P – Planning, O - Other

GF	**South Tyneside NHS, Victoria Road Industrial Estate, Hebburn, NE31 1UD**	**430441, 563119**	Potential greenfield option within secure yard adjacent to the unit. NHS Contact confirmed that NHS was a tenant and not the freeholder. Freeholder not interested in installation. Therefore, discounted

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

Additional relevant information:

VISUAL IMPACT AND APPEARANCE

In line with national planning policy guidance and the relevant policies of the Development Plan, the impact of the development is minimised through siting and design initiatives.

The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements for O2 and Vodafone. It is considered that the proposal is the least visually intrusive site and design available.

It is considered that the proposal utilises the most suitable design available to meet coverage demands. It is considered any other solution to providing the required coverage for O2 and Vodafone would have a greater visual impact. A slim and unfussy design of pole is proposed of a similar height as the existing structure. There would only be a minimal increase in the visual impact of the installation.

The benefits of the proposal also have to be considered. Both 2G / 3G capacity & coverage would be retained and 4G coverage would be provided for two operators from the redeveloped site. It is considered the benefits of the proposal outweigh the minimal additional impact on the area.

On balance this proposed location is considered to be the optimum location for providing coverage in terms of siting and design. As such, equilibrium will be achieved between technical requirements and environmental impact.

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, Policies DM1 & ED9 – Telecommunications of the South Tyneside Local Development Framework have been saved. However, whilst these are saved policies, the NPPF provides clear guidance on the emphasis in favour of encouraging development.

It is considered the proposal complies with planning policy for the following reasons:

• The preferred option is considered to be suitable in that it can replicate and improve on the existing coverage and is considered to have an acceptable impact on the surrounding area.

• The site can be shared and proposes a scheme which would provide two operators with 2G, 3G and 4G coverage to the surrounding area.

• The siting and design of the proposed equipment ensures any impact on the area is minimised. A pole of a similar design to existing installation within the area is proposed.

• Thought has been given to the location of the proposal away from any environmentally sensitive areas such as listed buildings and conservation areas.

Overall, it is considered the proposal complies with both national and local policy. In terms of national policy the proposal is sympathetically designed, it minimises the number of installations and has a high quality of design. It would enhance the provision of local community facilities and services, whilst protecting the visual amenities of the area.

Code of Best Practice on Mobile Phone Network Development (2002)

The Code of Best Practice was published in November 2002 and produced jointly by all Mobile Phone Operators, and representatives of Central and Local Government. It provides clear and practical advice to ensure that delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

The limits of permitted development are summarised in the Code of Best Practice on Mobile Phone Network Development in which in paragraph 66 there is particular reference to equipment cabinets less than 2.5 metres in volume.

Paragraph 126 acknowledges the options for design used by an operator will be affected by site conditions, technical constraints, landscape features and capacity requirements. The main options would include mast and or site sharing; and installation on existing buildings and structures.

With regards mast and site sharing it is stated in paragraph 127 that "it has been a longstanding Government policy objective to encourage telecommunications operators, wherever practicable, to share masts and sites as a means of reducing overall mast numbers."

Paragraphs 140 - 145 identify general design principles in which camouflaging or disguising equipment is considered materially appropriate. In reducing the environmental and visual impact of a ground based installation the Code of Best Practice promotes the use of simple and uncomplicated designs.

Concerning the erection of new ground based masts, paragraph 148 provides examples of where the environmental and visual impact of the mast can be greatly reduced. Paragraph 148 states:

- Placing the mast near similar structures. For example, industrial and commercial premises, road signs and lamp posts;
- Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts; and
- Appropriate colouring.

Annex B, paragraph 5 states that "Radio signals are susceptible to interference and need clear visibility around the site; this means that some locations are not suitable for base station sites. The antennas need to be placed so they can cover the area of the cell and this means that they need to be placed high, often on a building or telecommunications mast. The height required will vary depending on the type of antenna, the area to be covered, surrounding

topography and heights of adjacent buildings or trees."

Annex B, paragraph 6 acknowledges that the number of base station sites depends on the area to be covered and the number of people who want to use the service. A new base station may be required to provide coverage, capacity, improve the quality of service and/or to replace an existing site.

CONCLUSION

There is a requirement for O2 and Vodafone to both retain coverage, as a consequence of the major estates issues affecting the existing O2 & Vodafone sites. This has resulted in the inability to upgrade the existing sites and subsequently provide enhanced 2G/3G 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. The failure to upgrade the existing site will result in a loss of coverage to the locality.

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 telecommunications infrastructure proposed in this application has been designed using appropriate camouflage techniques and sited, having 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

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Signed:	Matt Silverwood	Date:	24 July 2015

Position:	Associate Director	Company: (on behalf of CTIL and above operator)	Sinclair Dalby Ltd