



Design, Access and Supporting Statement
in respect of Full Planning Application
On behalf of Everything Everywhere Limited

Re: Campus West

Our ref: HRT0056

Date: 15 May 2013

Submitted by: **Matt Venner**

PLANNING DEPARTMENT
OFFICE COPY

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Proposed Development

1.1 Site Search Process

In accordance with the advice in PPG8 and the Code of Best Practice Everything Everywhere's site selection strategy is to keep the overall environmental impact to a minimum and to reduce the proliferation of telecommunications sites and in particular sites for ground based masts. The use of existing buildings and the sharing of masts or mast sites is always progressed where it is technically and legally possible and where it is the local authority's preferred environmental solution.

In this case, the application seeks the retention of an existing site installation, thus no additional site search was undertaken and all that is being sought is permission for the replacement and relocation of the existing 6 antenna on to new freestanding platforms on the main roof level. In addition the existing 600mm dish will be relocated on to the freestanding platforms as well as the addition of a new 600mm dish. The existing equipment cabinets will be replaced / renewed and upgraded within the internal equipment room.

1.2 The Site

The application site is located at Campus West, The Campus, Welwyn Garden City, Herts, AL8 6UB. The proposal is to replace and relocate the existing 6 antenna on to new freestanding platforms on the main roof level. In addition the existing 600mm dish will be relocated on to the freestanding platforms as well as the addition of a new 600mm dish. The existing equipment cabinets will be replaced / renewed and upgraded within the internal equipment room.

The National Grid reference for the application site is 523650, 213395

Everything Everywhere needs to upgrade a site in this vicinity to provide improved levels of coverage and capacity for the surrounding area.

In siting this proposal Everything Everywhere have had regard to:-

Local development plan policy;
Government guidance in the form of PPG8;
The Code of Best Practice on Mobile Phone Network Development;
Minimising the impact on the surrounding environment; and
The technical requirements of the site.

1.3 Design Component

Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined on the Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations (Drawing Numbers HRT0056 DRG 100, 102, 103, 104, 105 all Rev A).

The proposed development consists of the replacement and relocation of the existing 6 antenna on to new freestanding platforms on the main roof level. In addition the existing 600mm dish will be relocated on to the freestanding platforms as well as the addition of a

new 600mm dish. The existing equipment cabinets will be replaced / renewed and upgraded within the internal equipment room.

Access

Maintenance and build access for the installation will be via the existing access as shown in the drawings.

2.0 Regulatory Statements

Everything Everywhere is authorised to operate a public electronic communications network and supply public electronic communications services under the provisions of the Telecommunications Act 1984, the Communications Act 2003 and the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 and aims to meet all reasonable customer demand for that service.

Despite the already high level of penetration the total number of reported mobile customers in the UK continues to grow. At the end of March 2004 the five UK Network operators reported a combined customer base of 54.7 million compared to 49.7 million a year previously.

In 2003, average household expenditure on mobile telecoms services (calls and text messaging) was greater than expenditure on fixed voice services, calls and access) for the first time.

3.0 How the System Works

I enclose a self-explanatory document entitled 'Network and 3G information'. This was produced by Orange PCS Limited, and has not been update yet, but explains how mobile phones work, the technical issues behind the siting of base stations and also outlines the system commonly referred to as 3G or Third Generation.

4.0 Pre-application Consultation

4.1 Local Planning Authority

Paragraph 8 of the Appendix to PPG8 states that the aim should for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.

In line with the ten Commitments of the Mobile Operators Association (MOA) the site was rated according to the Traffic Light Model.

*Given that the proposal is to alter an existing installation only, the proposal has been rated as **Green** for consultation purposes and as a result no consultation has been carried out due to the fact that the overall impact will be small as the proposed works are all within or on an existing site.*

5.0 Civil Aviation Authority/Secretary of State for the Defence/Aerodrome Operator

For this particular application the Civil Aviation Authority, the Secretary of State for the Defence and the aerodrome operator **HAVE NOT** been informed of our proposal.

6.0 Planning Policy

6.1 General Policies

National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 'Telecommunications' (PPG8).

An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix 'Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy' (Paragraph 1, Appendix, PPG8).

6.2 Specific Policies

New mast

PPG8 stipulates that use should be made of existing buildings or structures.

The equipment is to be added to and is located on an existing rooftop

Existing building or structure

Paragraph 21 states that any available buildings in the area should also be investigated prior to new options being pursued.

As mentioned above, the site is an existing installation.

Innovative Design Solutions

PPG8 encourages authorities and operators to work together and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennae but also the materials and colouring (Paragraphs 24 and 25 – PPG8).

The revised rooftop scheme will bring the antennas on to a lower rooftop level on freestanding platforms thus reducing the skyline impact. The upgrade and replacement works to the cabinets will be undertaken to the equipment contained within an internal room. The additional dish and antennas will match the existing.

Residential Property

The Code of Best Practice also advises that in residential areas a factor taken into account is the relationship with other structures and street furniture

Code also advises that in residential areas prominence in the street scene is to be considered (Code of Best Practice).

The proposed design changes will have little impact on residential, urban environments or the street-scene, as the upgrade is minimal.

We consider that the application site is in accordance with the specific National Policies.

7.0 Local Planning Policies

Welwyn Hatfield District Plan Adopted 2005

R21 Telecommunications

Proposals for telecommunications development will be considered against the following criteria:

For mobile phone masts, base stations, and transmitters:

(I) For new freestanding masts, the applicant must be able to demonstrate that there are technical reasons and/or environmental/visual reasons that prevent the installation of the apparatus on existing masts, buildings, or other structures;

(II) New freestanding masts must have sufficient spare capacity to allow mast sharing, subject to any technical or environmental constraints.

(III) All applications and determinations must be accompanied by information on the level of emissions likely to be generated by the installation and the level of emissions must fall within the ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines and the advice contained in PPG8 in relation to emissions near college, school, nursery or pre-school playgroup grounds and buildings;

(iv) Clear public exclusion zones should be placed around all base station antennae together with appropriate warning signs;

(v) All applications and determinations received for mobile phone masts, base stations and transmitters proposed near college, school, nursery or pre-school playgroup locations must include details of consultation in line with PPG8 or its successor.

THE PROPOSAL IS TO REPLACE AND RELOCATE THE EXISTING 6 ANTENNAS ON TO NEW FREESTANDING PLATFORMS AND TO RELOCATE THE EXISTING 600MM TRANSMISSION DISH AND TO ADD A NEW 600MM DISH TO THE FREESTANDING PLATFORMS. THE EXISTING EQUIPMENT CABINETS WILL BE REPLACED / UPGRADED WITHIN THE INTERNAL EQUIPMENT ROOM. THE APPLICATION IS ACCOMPANIED BY AN ICNIRP CERTIFICATE AND CLEAR EXCLUSION ZONES AND SIGNAGE IS PROPOSED FOR THE RELOCATED EQUIPMENT.

For all telecommunications development, including mobile phone installations, domestic satellite equipment and radio masts:

(vi) The development must not harm the appearance of the street scene nor appear visually intrusive;

(vii) The development must not harm the character of a Conservation Area nor the character and setting of a Listed Building;

(viii) If erected on a building, it must not be out of keeping with the building, in terms of siting, scale, size, profile, and colour, so as to harm the appearance of the building;

(ix) If proposed in areas designated for their landscape, historic or nature conservation importance, including Conservation Areas and the Green Belt, applicants must be able to demonstrate why sites outside these areas cannot be used.

ALTHOUGH THE SITE IS IN A CONSERVATION AREA THE SITE WILL NOW NOT BREAK THE SKYLINE AS THE EXISTING SITE DOES AND WILL REDUCE THE

IMPACT ON THE CONSERVATION AREA

Where permission is granted for telecommunications development, the Council will impose a condition requiring the installation to be removed as soon as possible once it is no longer required for telecommunications purposes.

We consider that the application site is in accordance with the specific Local Policies.

8.0 Full Planning Applications

As the proposal is sited in a conservation area a full planning application is required for the proposed works.

9.0 Health and Safety

PPG8 states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive.

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

However, I am aware of perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement.

10.0 Conclusion

As the proposal is to alter an existing telecommunications installation, which is already in situ and has been designed and sited sympathetically with regard to technical, engineering and land use planning considerations; we believe that the alterations will minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with national and local planning policies.