

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Hampstead Station	Site Address:	West Hampstead Station, Blackburn Road, West Hampstead, London NW6 2LS.
National Grid Reference:	525798/184699		
Site Ref Number:	71883	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

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	Autumn 2016
Name of Contact:	Chief Planning Officer
Summary of any issues raised:	None

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	29/03/2017
Was there pre-application contact:	yes
Date of pre-application contact:	04/04/2017
Name of contact:	Charles Thuairé

¹ Macro or Micro

Summary of outcome/Main issues raised:

"The location is behind warehouse structures and in a backland area and, although it still involves a mast, this is similar to another one that exists to the north adjoining another showroom shed. On that basis, I would have no objection at this stage. However it would be helpful as part of your justification to know why you cannot use the roofs of the adjoining buildings."

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: As no responses were received as a result of the consultation for the previous scheme, no consultation was carried out with the ward councillors for this scheme.			
Summary of outcome/main issues raised: n/a			

School/College

Location of site in relation to school/college (<i>include name of school/college</i>): No schools close to the site.
Outline of consultation carried out with school/college
Summary of outcome/main issues raised: No response received.

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:		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	7 th April 2017	

3. Proposed Development

<p>The proposed site:</p> <p>The general area comprises of retail and residential units. Blackburn Road itself is characterised on the northern side by terraced properties and a new build block of student accommodation. The actual site is to be located within a new fenced compound, between the footpath and cycle path off Blackburn Road and the railway lines, in the existing tree and shrubbery line.</p> <p>The site is not located within a conservation area.</p>
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Type of Structure (e.g. tower, mast, etc):	Mast
Description:	The installation of a 15 metre lattice mast mounted with 6 No. antennas, and ground based equipment cabinets located within a compound and ancillary development thereto".
Overall Height:	15 metres
Height of existing building (where applicable):	n/a
Equipment Housing:	Please see drawings for details
Length:	
Width:	
Height:	
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	STEEL standard grey colour
Equipment housing – type of material and external colour:	STEEL – standard grey colour

<p>Reasons for choice of design:</p> <p>Every effort has been made to minimise the visual impact of the proposed development. The equipment has been designed specifically for this location and incorporates a number of elements to minimise impact, including:</p> <ol style="list-style-type: none"> 1) Utilising a single site to provide significantly enhanced coverage to the area for both Telefónica and Vodafone. The alternative would be separate installations which would have a greater impact; 2) A lattice mast was selected as it maintains views through the site and is appropriate to the nature of the industrial use of the area. <p>It is considered the proposed equipment is appropriately located and is viewed in the context of the station and railway lines, and is not close to the residential units located in the area. Structures of this</p>
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nature are common place close to railways and stations. It has been possible to devise a scheme which has a minimal visual impact, by utilising a single site to provide significantly enhanced coverage to the surrounding area for 2 operators.

4. Technical Information

	Yes	No
<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, CTIL 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 CTIL'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 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>		

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

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 proposed site would provide 2G, 3G and 4G coverage for Telefónica and Vodafone. 4G technology will allow customers to use ultra-fast speeds when browsing the internet, streaming videos, or sending emails wherever they are. It also means faster downloads on the go.

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. As there are no existing sites in the area which can be upgraded a new installation is proposed in this instance.

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	Asher House, Blackburn Rd, London NW6 1AW		Pulled out of negotiations after a site visit.
RT	Blackburn House, Blackburn Road, Hampstead		No response received from the site provider. Therefore considered that they were no interested in hosting a telecoms site.
RT	159 Broadhurst Gardens, Hampstead		No response received from the site provider. Therefore considered that they were no interested in hosting a telecoms site.
RT	Lilian Baylis House, 165 Broadhurst Gardens, Hampstead		No response received from the site provider. Therefore considered that they were no interested in hosting a telecoms site.
RT	Priory Lodge, 109 Priory Road, London NW6 3NP		No response received from the site provider. Therefore considered that they were no interested in hosting a telecoms site.

In relation to the Planning Officer's response to the new scheme, the following alternative sites were also investigated and discounted:

Site	Site Name and address	Reason for not choosing
Existing tower	Network Rail tower, to North of proposed site	Cannot be shared with mobile operators for operational Network Rail reasons. In addition, the structure itself is too lightweight and too close to rail lines to allow CTIL equipment to be housed on it/close-by.
RT	Warehouses adjacent to proposed site	Warehouses are lightweight construction and therefore would not be able to support the weight of the proposed equipment.

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

N/A

Land use planning designations (if Heritage Statement is required then include here or make reference to attached Heritage Statement):

There are no sensitive designations on the site.

Additional relevant information (planning policy and material considerations):

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 Telefónica and Vodafone. It is considered that the proposed 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. A monopole would not be suitable due to the number of antennas that are required and the orientations that both the operators require.

The benefits of the proposal also have to be considered. 2G, 3G and 4G coverage would be provided for Telefónica and Vodafone from the site. It is considered the benefits of the proposal outweigh the minimal additional impact on the surrounding 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. The equipment has been sympathetically designed 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, relevant to the proposed development, comprises the London Plan 2011, the Council's Core Strategy, Development Policies document and Site Allocations document. These are discussed below:

The London Plan (July 2011)

The London Plan sets out the Mayor's planning strategy for Greater London and contains strategic thematic policies, general crosscutting policies and more specific guidance for sub-areas within the Metropolitan Area. In Paragraphs 1.38-1.41 '*Ensuring the infrastructure to support growth*', the Plan recognises the strategic importance of providing the necessary infrastructure, including modern communications network, that London requires to secure its long-term growth.

It is considered that the applicants' networks are an integral element in securing the Mayor's vision for the delivery of modern communications networks across London. More specifically, the proposed development is entirely consistent with and will help to implement the strategic objectives contained in Policy 4.11 '*Encouraging a Connected Economy*' of the

Plan, which states that:

A: The Mayor and GLA Group will, and all other strategic agencies should:

a. facilitate the provision and delivery of the information and communications technology (ICT) infrastructure a modern and developing economy needs, particularly to ensure: adequate and suitable network connectivity across London (including well designed and located streetbased apparatus); data centre capability; suitable electrical power supplies and security and resilience; and affordable, competitive broadband access meeting the needs of enterprises and individuals.

b. support the use of information and communications technology to enable easy and rapid access to information and services and support ways of working that deliver wider planning, sustainability and quality of life benefits.”

At paragraph 4.55 of the supporting written justification to policy 4.11, the Mayor “wishes to ensure sufficient ICT connectivity to enable communication and data transfer within London, and between London, the rest of the UK and globally” and “...support ubiquitous networks – those supporting use of a range of devices to access ICT services beyond desk-based personal computers..” Furthermore, at paragraph 4.57, the Mayor states the intention to “...support competitive choice and access to communications technology, not just in strategic business locations but more broadly for firms and residents elsewhere in inner and outer London, and to address e-exclusion amongst disadvantaged groups.”

Policy 4.11, and its written justification, is clearly supportive of the proposal and the role that it will perform allowing Telefónica and Vodafone to provide a continued and improved range of coverage to the surrounding area.

Local Plan

There are no policies relating directly to telecommunications development within the Council’s policy documents. General polies of relevance include DP24 of the Development Policies document (Securing High Quality Design) which requires a high standard of development.

It is considered the proposal complies with this policy as the design is appropriate to the location and allows 2 operators to share one site.

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. It would also enhance the provision of local community facilities and services.

History of the site.

There is no history of telecoms on this site.

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 UK Ltd have confirmed this installation will be fully ICNIRP compliant.

Contact Details

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Signed:	<u>R. N. Skerrett</u>	Date:	<u>7th April 2017</u>
Position:	<u>Associate Planner</u>	Company:	<u>GVA (on behalf of CTIL and Telefónica)</u>

