SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Charing Cross Road	Site Address:	118-122 Charing Cross Road, London, WC2H 0JR
National Grid Reference:	E529870 N181225		
Site Ref Number:	137291	Site Type:[1]	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	**No**
If no explain why: n/a upgrade of existing site		
Was the industry site database checked for suitable sites by the operator:	Yes	**No**
If no explain why: n/a upgrade of existing site		

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	28.10.2016	
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 sent to the LPA on the 28.10.16 which outlined the need for the existing telecommunications base station to be upgraded and redeveloped. No formal comments were received in response to this pre application enquiry. It is highlighted at this juncture that the proposed application relates to the installation of 1no. radio equipment cabinet only, the other equipment as detailed on the submitted plans is permitted development, in which the Council have been notified of the operators intention to install this apparatus via a Regulation 5 Licence Notification submitted on 11/01/2017 and acknowledged as permitted development in correspondence of 18/01/2017 (LPA Ref:- CA\2017\ENQ\00163). As the proposal relates to the upgrade of an existing base station and the principle of telecommunication development is established on-site, it was considered appropriate to progress this application and seek the LPA's formal determination.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	**Green**
Outline Consultation carried out: A pre-application consultation email was sent to the ward councillors on the 28.10.16 which outlined the need for the existing telecommunications base station to be upgraded and redeveloped.			
Summary of outcome/Main issues raised: No comments were received.			

School/College

Location of site in relation to school/college *(include name of school/college):* No school or college were considered to have a direct of functional relationship with the site.

[1] Macro or Micro

Outline of consultation carried out with school/college *(include evidence of consultation):* 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: n/a		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	No
Date served:		05.04.17

3. Proposed Development

The proposed site: This application relates to an existing telecommunications installation, which is found upon the roof of 118-122 Charing Cross Road, London, WC2H 0JR. For reference please see below a photograph of the site: -      Application site

Enclose map showing the cell centre and adjoining cells: n/a

Type of Structure	
Description: The upgrade proposal involves the installation of 1no. radio equipment cabinet mounted upon a new off-set bracket affixed to the existing antenna support pole upon the roof of the building.	
Overall Height:	35 metres
Equipment cabinet – type of material and external colour:	Galvanised steel – painted grey finish (RAL 7035)

Reasons for choice of design:
In this instance, the choice of design tabled in this application has been influenced by the existing base station's siting and appearance and the operators requirements to established a secure and improved communications link via fibre optic cables. The equipment cabinet is required as part of a proposed upgrade of the site, which as discussed previously the additional equipment has been captured under a separate Regulation 5 License Notification but the proposed radio equipment cabinet requires an application for prior approval owing to the application sites location within a Conservation Area. As part of a sequential approach to site selection, an existing base station development found on a roof and made available as part of the CTIL initiative was identified at this site. The proposed equipment cabinet and its position on the building offers the operator their technically preferred solution, in which the cabinet is required to provide improved connectivity between the radio base station and the rest of the network. Taking into account the existing arrangement and the character and appearance of the Conservation Area, the extent of development has been kept to a minimum. Taking into account the existing telecommunications installation on the roof, it is considered that the upgrade proposal will have a negligible visual impact on the streetscape and skyline given its position at height and the existing roofscape. The proposed equipment cabinet will be mounted upon a free standing support frame on the roof of building, towards the west elevation and in this regard it should be acknowledged that the cabinet will not punctuate the roofline given the height of the existing plant rooms and thus preserves the existing silhouette of the host building whilst keeping the skyline of the Conservation Area intact. Coupled with their position at height, it is considered that its presence is likely to go unnoticed when seen in perspective from ground level. In light of the above it is considered that every effort has been made to limit the visual impact of the scheme. Accordingly, it is considered that the proposal when taking into account the siting and design of the existing rooftop base station would have a negligible visual impact on the Conservation Area, thus preserving its character and appearance.

Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached 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, Vodafone Limited 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 Vodafone Limited'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 reported significant interference.	**Yes**	No

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.		

4. 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

It was announced in mid 2009 that the Vodafone Group were to form a strategic partnership with the Telefónica Group to share their telecommunication infrastructure assets across Europe. In the UK this project was called 'Cornerstone' as saw both Vodafone Ltd and Telefónica UK Ltd, commonly known as O2 working closely together to pool their resources and infrastructure making substantial improvements to their 2G and 3G networks. This initial agreement between the two aforementioned operators broke barriers in addressing the historical limitations encountered in conventional mast share schemes. It allowed both organisations to consolidate a number of base stations through, where appropriate, sharing each others sites and in turn significantly reducing the environmental impact of their network deployment. Although infrastructure development formed part of Cornerstone, Vodafone and Telefónica have continued to actively compete in the telecommunications market place to retain and win mobile phone customers and both operators differentiate themselves on the quality of their customer experience. Although Vodafone and Telefónica share their infrastructure, they operate entirely independently as businesses with their own separate strategies and networks. Accordingly the key focus as part of Cornerstone was to build new sites which had the capabilities to provide coverage for both operators.

A retained base station site is required in this location in order to maintain existing network coverage and capacity, as well as catering for 4G network demands for both Vodafone and Telefónica, commonly known as O2.

Details regarding the general operation of the Vodafone and Telefónica networks 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. Supporting information can also be found in the attached CTIL document called 'Radio Planning and Propagation', which discusses how radio networks are planned, the need for height and the limitations associated with the technology.

Furthermore the new Code of Best Practice on Mobile Phone Network Development published by the Mobile Operators Association (MOA) in July 2013 explains the special operational and technical considerations, which the telecommunications industry encounters. It also details the evolution of mobile networks and discusses the implications of mobile connectivity in the 21st Century. The new Code of Best Practice on Mobile Phone Network Development explains how mobile networks function and the challenges faced in providing sufficient signal, coverage and capacity to supporting customer experiences. It is also of note that the MOA has produced a new guidance document to clarify some of the technical aspects of network development entitled 'Mobile Networks: What They Are and How They Work', August 2013.

5. 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 Type	Site Name & Address	National Grid Reference	Reason for not choosing
n/a	n/a	n/a	n/a

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

In accordance with the operators licence obligations, NPPF and the Code of Best Practice on Mobile Phone Network Development, CTIL have reviewed existing telecommunications provision operated by Vodafone and Telefónica in the intended target area. An existing base station has been identified in which taking advantage of the CTIL agreement a sequential approach to site selection has been taken in seeking to upgrade this particular

installation. Furthermore it should be acknowledged that alternative sites would have been considered by the operator and determining planning body when this now existing base station was first conceived and established on-site.

Planning Policies

Local Planning Policy

It is acknowledged that the Council's approach to the plan-led system has evolved. Central Government now seek to streamline the process for the preparation and adoption of Development Plans, in which Local Planning Authorities are now required to adopt a new Development Plan in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework. The documents that provide local planning policies are referred to within the 'Local Plan', in which they describe the spatial strategy for the authority. The Core Strategy is the key document that forms the Local Plan and this is supported by various types of detailed information about the local and sub-regional matters. Once adopted decisions will be made in accordance with the Local Plan unless material considerations indicate otherwise.

In this regard, the Local Plan has now been adopted by the Council, in which there is no policy specific to telecommunications development.

National Planning Policy

National Planning Policy Framework (2012)

5 - Supporting high quality communications infrastructure

The National Planning Policy Framework (NPPF) set out Central Government's planning policies for England and how these are expected to be applied. It replaces a number of planning documents including Planning Policy Guidance 8 - Telecommunication. NPPF sets out the Central Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Pertinent to telecommunications development section 5 of NPPF sets out the Governments general overview regarding supporting high quality communications infrastructure and is stated as follows: -

"42. 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.

43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. 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.

44. Local planning authorities 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. They 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*
- *they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.*

45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- *the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and*
- *for an addition to an existing mast or base station, a statement that self certifies that the cumulative*

exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or

- *for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self certifies that, when operational, International Commission guidelines will be met.*

46. Local planning authorities 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."

Code of Best Practice on Mobile Phone Network Development (2013)
A new English Code of Best Practice on Mobile Network Development has replaced the original guidance document that was first published in 2002. Since the previous version, there have been significant changes in planning policy with NPPF replacing PPG8, as well as in technology and infrastructure rollout due to consolidation agreements. The new Code of Best Practice is now more reflective of today's current practices, in which it is intended to be kept under review and will be updated every 18 months to take onboard any matters arising. The planning process and tools in the new Code of Best Practice remains much the same as previous, in which the following is considered relevant in this particular case: -

The opening paragraphs of the new Code of Best Practice acknowledge the material weight that should be given to NPPF, in particular Section 5 - Supporting high quality communications infrastructure as noted above. It is noted in paragraph 3.2 that special operation and technical considerations should be taken into account in which it is stated that due to increased demands of mobile device users there will be *"the requirement to upgrade and improve networks through changes to existing sites and the development of new sites"*

It is highlighted in paragraph 7.5 and in Appendix A which sets out the operators Ten Commitments that there will always be an emphasis on site sharing. Operators will *"continue to work together to locate base stations on existing structures, and to share sites wherever viable in order to reduce the need to build new masts on which to locate their equipment and to minimise the number of base station sites in the UK."*

Appendix B discusses the general principles for telecommunications development. It is stated that "*The Government's general policy on telecommunications development is to facilitate the growth of efficient and effective telecommunication systems whilst keeping the environmental impact of such development to a minimum. The siting and design of telecommunications equipment, if undertaken with care and sensitivity, will be vital in achieving this policy aim. Good siting and design should not only be respected in environmentally sensitive areas but should also be applied to all telecommunications development. In all circumstances, the sensitivity to context of the proposed development should be considered.*

In particular, the following general design principles should be regarded as important considerations in respect of telecommunications development:

- *Proper assessment of the character of the area concerned*
- *Design should be holistic and three dimensional showing an appreciation of context;*
- *Analysis of the near and far views of the proposal and to what extent these will be experienced by the public and any residents;*
- *Proposals should respect views in relation to existing landmarks and distant vistas;*
- *Proposals should seek to consider the skyline and any roofscapes visible from streets and spaces;*
- *Choice of suitable designs, materials, finishes and colours to produce a harmonious development and to minimise contrast between equipment and its surroundings.*

The options for the design used by an operator will be affected by site conditions, technical constraints, landscape features and coverage and capacity requirements. The main options would include:

- *Mast and/or site sharing;*
- *Installation on existing buildings and structures;*
- *Camouflaging or disguising equipment where appropriate;*
- *Using small scale equipment;*
- *Erecting new ground based masts."*

Appendix B goes on and recognises that mast and site sharing is a longstanding Government policy objective. In this regard the Government encourages telecommunications operators, wherever viable, to share masts and sites as a means of minimising overall mast numbers. It is stated in Appendix B that *"If operators are able to share sites, and install more equipment on each site, this reduces the overall visual impact of network infrastructure,*

because even though shared sites will tend to be slightly bigger, it means that fewer sites are needed to improve coverage and capacity, infrastructure becomes more feasible, and is more cost-effective to deploy. In fact, sharing of sites is now the norm, and network operators now share much of their network infrastructure via joint venture commercial arrangements."

Mobile Networks: What They Are And How They Work (2013)
It is highlighted that the new Code of Best Practice is supplemented by a document titled 'Mobile Networks: What They Are And How They Work'. It explains the main factors that affect radio signals such as shadowing, attenuation, diffraction and reflection. In this regard it should be appreciated that antennas need to be sited with the clearest possible view of the area for which they are intended to provide coverage. It is stated that *"there are various reasons that can lead to the need for new cell sites. Two main ones are the need for additional coverage and capacity. Other factors that can lead to the need for new sites include the introduction of new technologies and services; new property developments in an area requiring new coverage or additional capacity; or redevelopment of an area requiring existing sites to be replaced."*

Planning Assessment
From the outset, it should be appreciated that irrespective of the installation's use as a telecommunications base station, the change in form of an existing tall structure will always be, to some degree, a noticeable alteration to those residents and regular passers by found closest. However it should be recognised that visibility or a development's siting and appearance, most notably in this instance the site being within a Conservation Area does not automatically result in an overwhelming adverse harm. Similarly, it should be acknowledged that the presence of the existing telecommunications installation on-site may result in a number of preconceptions regarding the new proposal now subject to this application. In reflection it should be appreciated that these opinions may actually derive from the previous planning history and or the siting and appearance relating to the now existing mast. Irrespective of these viewpoints and what has gone before, it should be acknowledged that the existing base station is now established on-site, in which this provides a good reference point for the upgrade scheme's siting and appearance.

In light of the above it is considered that the planning assessment of this case should concentrate on whether the proposed changes in terms of its form when compared to the existing development are significant as to outweigh other material planning matters. Indeed it should also be ascertained as to whether there is still a need for the base station and if there have been any notable changes in terms of the site specific siting and surroundings which should be given material weight. Also the latest proposal subject to this application should be reviewed against the up to date planning policy regarding telecommunications development.

As discussed previously with regards the choice of design when comparing the appearance of the existing installation with the proposed scheme, it is considered that the upgrade development will not undermine the visual amenity of the area. The upgrade proposal has increased capabilities whereby balanced against the other material planning matters as below, it is considered that the CTIL scheme is acceptable.

With regards the need for the development it has been highlighted previously that the existing base station requires the additional 1no. radio equipment of less than 2.5 metres^3 in order to meet the existing and future demands of mobile users by maintaining a secure communications link to the rest of the operators network via fibre optic cable. In this respect it's continue presence and operation is essential in providing network coverage for both Vodafone and Telefónica. The Government encourage the growth and provision of a modern telecommunications infrastructure, in which it should be recognised that mobile coverage is a key component that will aid social and economic prosperity.

It is recognised that the existing base station was determined prior to the adoption of the aforementioned National Planning Policy Framework. NPPF, in particular Section 5, should now be given significant weight especially as there are general moves away from locally based telecommunications policy. Nevertheless it is evident that the guiding factors of telecommunications policy have not altered significantly since the existing mast was established on-site and the key material considerations are deep rooted in planning policy. In this regard it is reasonable to presume that NPPF has derived from PPG8 which was applied in the first instance. As previously highlighted the Code of Best Practice on Mobile Network Development has updated and is more reflective of today's current practices. Therefore it is considered that there is limited material conflict between the latest adopted national planning policies used today when compared to the policy context that has gone before. Similarly taking into account the local planning policies which are now applicable, it is considered that the upgrade proposal accords with the Council's Development Plan.

In light of the case presented above, the applicant considers that the upgrade proposal strikes a good balance between environmental impact and operational considerations.

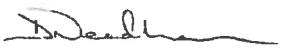
Health & Safety

Court cases have confirmed that the public perception of health risks can be a material consideration within the planning system. That said the weight to be attached to this issue has to be determined accordingly in each case by the decision maker. However it has been generally upheld and widely established at planning appeal, that health concerns are not a sufficient basis alone for withholding planning permission providing it has been demonstrated that the proposed base station will comply with the International Commission on Non-Ionizing Radiation Protection guidelines.

It should be recognised that it has been long since established that it is Central Government's stance that the planning system is not the appropriate mechanism for determining health safeguards. It remains Central Government's responsibility to decide what measures are necessary to protect public health. Most notably it is Central Government's view that if a proposed development meets the ICNIRP guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing and determining an application for planning permission or prior approval, to consider further the health aspects and concerns about them.

In this respect the operators believe that it is not necessary to consider health effects further. Vodafone and Telefónica as well established operators are committed to ensuring that all new and upgraded installations are ICNIRP compliant. In this regards there should be no basis for this case to be refused on health and safety grounds or for reasons relating to public concerns about health and safety. An ICNIRP compliance certificate is attached as part of this submission, as required by NPPF paragraph 45. As previously noted in this submission statement the ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed upgrade installation and all radio base stations present, at or co-located near to the proposed installation. Albeit the upgrade proposal has dual user capabilities and seeks to provide multiple technologies the radio frequency emissions from the proposed development will be may times lower than the ICNIRP reference standard in all publicly accessible areas around the installation. In the light of the above information, it is clear that the weight to be given to such health and safety concerns should not be so great as to warrant a refusal of the case on these grounds.

Contact Details

Name: (Agent)	Dominic Needham	Telephone:	0161 214 1742
Operator:	Vodafone Ltd	Fax no:	0161 839 8840
Address:	Mono Consultants Ltd Steam Packet House 76 Cross Street Manchester M2 4JG	Email:	dominic.needham@monoconsultants.com
Signed:		Date:	07.04.17
Position:	Town Planner	Company:	Mono Consultants Ltd on behalf of CTIL & Vodafone Ltd