

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Thurnscoe	Site Address:	Thurnscoe WMC,
NGR:	445234, 405401		High Street,
			Thurnscoe,
			Rotherham,
			S63 0QJ
Site Ref Number:	99234	Site Type: Macro	Streetworks

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		No
If no explain why:		
After a phone call to the LPA it was felt that the industry register would be a more up to date source of information.		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why:		
N/A		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	This can be e-mailed to the LPA on request
Name of Contact:	This can be e-mailed to the LPA on request
Summary of outcome/Main issues raised:	No comments have been received at the time of submission.

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	18/10/2011
Was there pre-application contact:	No
Date of pre-application contact:	N/A
Name of contact:	The Director of Planning

Summary of outcome/Main issues raised:

At the time of preparing this submission, and despite our attempt to engage in pre-application dialogue with the LPA, no comments had been received in respect to the proposals.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:

Green

Prior to the submission of this application the applicant initiate pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

Summary of outcome/Main issues raised:

No responses had been received at the time of submission.

School/College

Location of site in relation to school/college:

There are no schools is close proximity that over look the site.

Outline of consultation carried out with school/college:

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?

No

Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?

No

Details of response:

N/A

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	24/10/2011	

3. Proposed Development

The proposed site:

This search has been instructed to locate a replacement site for 77887 The Thurnscoe Hotel, Houghton Road. It is imperative to consider that this application is purely to replace an existing installation and it is not for a new additional mast in the locale.

The search area is centred on the Thurnscoe village area which is the cell that will be lost once the equipment is removed from the Thurnscoe Hotel.

The targeted search area is predominantly residential with small independent shops and a Church with Schools situated to the North West. The site chosen has not been located in close proximity to any schools so as to avoid possible objection. The land to the Eastern fringe of the search area is undergoing a major housing development which at this time limits us to identifying possible acquirable options.

The proposed site is located in the south eastern corner of the car parking facility for Thurnscoe Working Men's Club, to the south of High Street and opposite the entrance to Hickleton Court. To the south and east of the site is a large area of grassed wasteland, with banks of mature trees (approx.) 10m further to the south.

The proposed facility is an Everything Everywhere / Hutchinson 3G 12m high Phase 4 Streetworks Tower that will provide 2G and 3G coverage for the S63 area of Rotherham, for Hutchinson 3G, Orange and T Mobile through a single, shared facility.

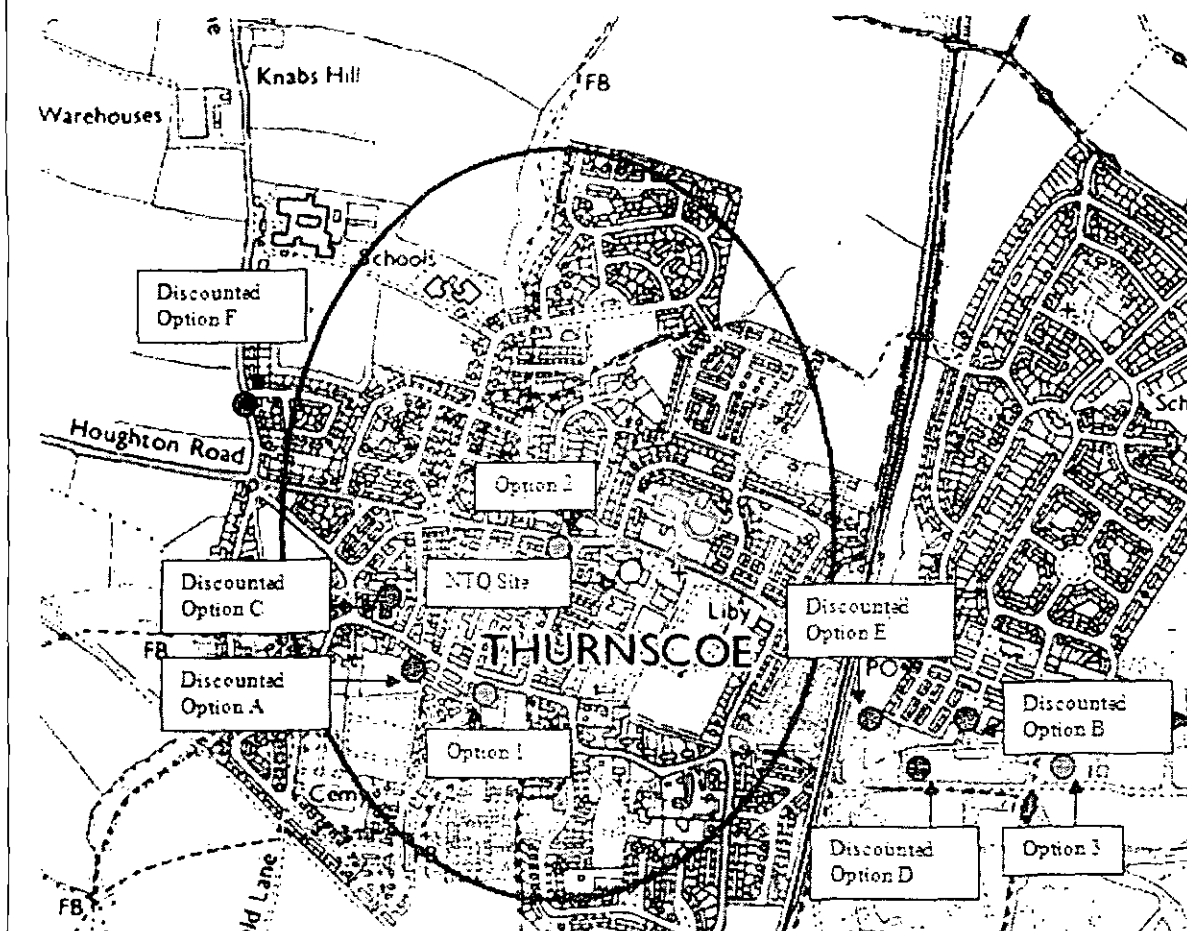
The Phase 4 Streetworks Tower design has been specified due to having similar vertical lines to the numerous 5m (approx.) street lighting columns and 8m (approx.) telegraph poles distributed around the site.

The site benefits from the shielding effects of a backdrop of mature trees of approx. 6m in height with further banks of mature trees of up to approx. 10m to the south. These masking effects have been further compounded by the roofline of the Working Men's Club of approx. 5m in height.

The siting of the proposed facility in the large car park for the Working Men's Club, behind the building and adjacent to a large expanse of wasteland has allowed the proposed installation to provide the required coverage to the S63 area whilst being situated as far away as possible from residential housing.

Everything Everywhere has specified a 12m Streetworks Tower as this is the minimum height that can provide the required coverage for all the operators within one facility.

Enclose map showing the cell centre and adjoining cells:



Type of Structure

Proposed 12m High Phase 4 street works tower. Proposed Transmission Dish. Proposed Link A/C cabinet on root foundation. Proposed RBS 2106 cabinet on root foundation. Proposed 6No. Concrete bollards. Proposed POW Fredo cabinet on root foundation.

Overall Height: 12m

Height of existing building

N/A

Equipment Housing:

Length:

See drawings

Width:

See drawings

Height:

See drawings

Materials

Tower/mast etc – type of material and external colour:

See drawings

Equipment housing – type of material and external colour:

See drawings

Reasons for choice of design:

The proposed installation is a 12m Phase 4 Streetworks Tower, which will house Everything Everywhere. The sharing of base stations between multiple operators is one of the key strategic policy principles contained within PPG8.

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 antennas but also the materials and colouring.

Again in keeping with PPG8 guidelines of using “sympathetic design and camouflage”, the proposed 12m Phase 4 Street works Tower design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture. The chosen design has similar vertical lines to those of the large number of (approx.) 5m street lighting columns and 8m (approx.) telegraph poles distributed around the area of the proposed site.

As stated above, PPG8 advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area.

4. Technical Information

ICNIRP Declaration attached	Yes	
ICNIRP 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 the site are taken into account.		

Frequency:	2G: GSM 900 MHz or GSM 1800 MHz Band, 3G: 2100 MHz band – UMTS
Modulation characteristics ¹	GMSK for 2G Sites QPSK for 3G Sites
Power output (expressed in EIRP in dBW per carrier) In order to minimise interference within its own network and with other radio networks, (Everything Everywhere) 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 (Everything Everywhere)’s network, the radio base station that is the subject of this application will be configured to operate in this way.	Maximum output of 32 dBW

¹ The modulation method employed in GSM is:GMSK,(Gaussian Minimum Shift Keying) which is a form of Phase modulation

The modulation method employed in UMTS is:QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

Height of antenna (m above ground level)	11.7m
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5. Technical Justification

Reason(s) why site required
<p>Planning Policy Guidance note 8 (PPG8) clearly states that authorities should not question the need for the service, nor seek to prevent competition between operators. Notwithstanding this fact, the Applicant considers it to be important to explain the technical justification for the site and how the facility fits into the overall network.</p> <p>The site is required to provide 2G and 3G coverage for Everything Everywhere. This will improve coverage in the S63 area of Rotherham. The cell search areas for 3G are extremely constrained with a typical cell radius of approx. 250m meaning that it would not be feasible to site the installation outside of this locale.</p> <p>Further detail regarding the general operation of the network can be found in the accompanying document entitled 'General Background Information on Radio Network Development for Planning Applications'. This information is provided to assist the local planning authority in understanding any technical constraints on the location of the proposed development.</p>

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

Discounted Options
<p>In accordance with the sequential approach outlined in Planning Policy Guidance 8 the following search criteria have been utilised. Firstly consideration is always given to sharing any existing telecommunication structures in the area, secondly consideration is then given to utilising any suitable existing structures or buildings and thirdly sites for freestanding ground based installations are investigated.</p> <p>This sequential approach is outlined below:</p> <ul style="list-style-type: none"> a) Mast and Site Sharing b) Existing Buildings Structures c) Ground Based Installations <p>In compliance with its licence and the sequential approach outlined in PPG8 all attempts to utilise any existing telecommunication structures where they represent the optimum environmental solution have been employed. The Ofcom Site Finder mast register is always examined prior to the submission of an application.</p>

Site Type	Site Name and Address	NGR	Reason for not choosing
	Church Hall MOT Garage	445060, 405539	This site was considered but has been discounted due to a lack of available space to house any telecommunications equipment.
	Raynor MOT Garage –	446112, 405396	This site was considered however, has been discounted due to the site providers refusal to our proposal of housing telecommunications equipment on his Land.
	St Helen Church –	445085, 405580	This site was considered due to its location in relation to the exiting NTQ site however, no response has been received from the Church or from the Parish. We have therefore discounted this as an acquirable option.
	Balfour Beatty –	445420, 405369	This site was considered and rejected as no response has been received from the site provider after several attempts. The site is also located just outside the targeted search area.
	Thurnscoe Business Centre	445944, 405342	This site location has been duly discounted as it lies too far to the East outside of the target search area.
	DNS Junction of Clayton Lane & Clayton Avenue	444725, 406027	This site was considered however discounted due to its location just outside the target search area and its close proximity to the residential dwellings.

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

N/A

7. Additional Relevant Information

Background to the Proposal

This specific proposal forms part of an integral requirement for Everything Everywhere to expand and maintain their respective 2G and 3G telecommunications network across Rotherham specifically in this instance to enhance 2G and 3G coverage levels and network capacity within the S63 area.

Mobile phone base stations operate on a low power and accordingly base stations therefore need to be located in the areas they are required to serve. Increasingly, people are also using their mobiles in their homes and this means we need to position base stations in, or close to, residential areas.

This location need is outlined in PPG8, Paragraph 22 of the Appendix Supporting Guidance. Paragraph 22 states: *'These systems are demand-led. Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer*

requirements of service and quality. The greatest need for base station sites is usually in built-up areas where there is the greatest density of mobile users and within a mile or two of the main roads, where the demands on network capacity are greatest'.

A further limiting factor is that the position has to be one that fits in with the existing network. Sites have to form a patchwork of coverage cells with each cell overlapping to a limited degree with the surrounding base stations to provide continuous network cover as users move from one cell to the other. However if this overlap is too great unacceptable interference is created between the two cells.

DEVELOPMENT PLAN POLICY.

Development plan considerations have a special significance in law. Section 54A of the Town and Country Planning Act 1990 (The Act), and re-iterated in Section 38 of the Planning and Compensation Act 2004, it is stated that:

"Where in making any determination under the Planning Acts regard is to be had to the Development Plan, determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise."

NATIONAL PLANNING POLICY

PPS1 General Policy and Principles

This is re-iterated in paragraph 8 of Planning Policy Statement 1 – Delivering Sustainable Development (PPS1) where it states:

"This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise."

Furthermore, paragraph 23 of PPS1 also states:

"The Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. Planning authorities should ensure that infrastructure and services are provided to support new and existing economic development and housing."

National planning policy, with regard to Telecommunications development, is found within Planning Policy Guidance Note 8 (PPG8) - Telecommunications (2001)

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

This advises in Para 1 of the Appendix Supporting Guidance (ASG) to PPG8 that *"Modern telecommunications are an essential and beneficial element in the life of the local community and the national economy."*

Para 2 of the ASG of PPG8 states *"Fast, reliable and cost-effective communications can attract business to an area and help firms remain competitive, thus contributing to the achievement of other policy goals, including increased employment opportunities. This is*

particularly important in the development of the single European market and in the creation of an environment in which major national and international companies would want to expand. It is equally important for broadcasting and for small businesses, and for new methods of employment, such as home working. Good communications can enrich life at home and offer new choices in education and entertainment, in shopping and banking. Modern telecommunications can benefit the environment through reducing the need to travel, and hence reducing vehicle emissions of carbon dioxide and other pollutants."

Para 3 of the ASG of PPG8 states *"The aim of telecommunications policy is therefore to ensure that people have more choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available."*

In keeping with the policy aspects detailed above the purpose of the proposed facility is to provide 2G & 3G coverage for Hutchinson, Orange and T Mobile in the S63 area of Rotherham bringing a range of associated benefits including increased consumer choice as detailed in Para 3 of the ASG of PPG8 and improvements to the local communications infrastructure in view that "Modern telecommunications are an essential and beneficial element in the life of the local community and the national economy." Para1 ASG PPG8.

Para 5 of the ASG of PPG8 states *"The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health."*

In accordance with the policy aspect above, the proposed facility has been sited so as to minimise visual intrusion and the design has been selected to blend in with the existing street furniture. In compliance with government public health requirements this application has been submitted with the requisite ICNIRP certificates and documentation.

Para 19 of the ASG of PPG8 states *"In order to limit visual intrusion, the Government attaches considerable importance to keeping the number of radio and telecommunications masts, and the sites for such installations, to the minimum consistent with the efficient operation of the network."*

Para 20 of the ASG of PPG8 states *"The sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case. Authorities will need to consider the cumulative impact upon the environment of additional antennas sharing a mast or masts sharing a site."*

Para 22 of PPG8 advises that *"Authorities are encouraged to help applicants identify existing and potential sites by making suitable local authority owned property available to users and by encouraging others to do the same with their property."*

In compliance with the policy requirements detailed in Paras 19 & 20, the proposal is for a site sharing facility allowing both Everything Everywhere and O2 to provide 2G & 3G coverage to the S63 area of Rotherham through one shared facility.

Paragraph 54 of PPG 8 states that, *"Planning authorities should have regard to any technical constraints on the location of proposed development. Material considerations include the significance of the proposed development as part of a national network. In making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the proposed site."* Details of this evidence are provided with the coverage plots (these can be e-mailed to the LPA on request) and technical justification included.

Para 64 of PPG8 states "Protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications. The nature of some telecommunications development may in some cases bring it into apparent conflict with established local and national planning policies. Masts and antennas often require a particular operating height, which allows signals to clear trees and urban clutter. Telecommunications development may therefore need particular locations in order to work effectively. But those may be exactly the prominent locations that pose challenges to policies for the protection of high quality landscapes and quality in urban areas."

LOCAL PLAN POLICY

Telecommunications Policy ST5 (Barnsley Metropolitan Borough Council Unitary Development Plan) expired on 28th September 2007 due to repeating the national PPG8 guidelines. In view of this situation, this area of the application will elaborate on the relevant aspects of PPG8 (paragraphs 14 -28):

Environmental Considerations

14. Protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications.

Design

24. In seeking to arrive at the best solution for an individual site, authorities and operators should 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.

28. In considering the design of an individual development, and particularly any mast development, careful consideration should be given to screening and planting.

The proposed 12m high Phase 4 Street works Tower design uses "sympathetic design and camouflage" to emulate the vertical lines of the numerous 5m (approx.) street lighting columns and 8m(approx.) telegraph poles distributed around the site hence avoiding street clutter and "minimising the impact of the development on the environment". The style and positioning of the proposed facility has also been chosen to allow the "apparatus to blend into the landscape". In accordance that "careful consideration should be given to screening and planting", the site has been selected due to the screening effects available from the roofline of the Working Men's Club (approx. 5m), the backdrop of mature trees of approx. 6m in height and the further tree coverage of up to approx. 10m in height to the south.

15. Local planning authorities and operators should work together to find the optimum environmental and network solution on a case-by-case basis.

The site sharing nature of the facility complies with this policy area.

Mast and site sharing

19. In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for

such installations, to the minimum consistent with the efficient operation of the network.

20. The sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case. Authorities will need to consider the cumulative impact upon the environment of additional antennas sharing a mast or masts sharing a site.

Again this policy advocates the site-sharing nature of the proposal.

Conclusion

We consider that the development is compliant with the council's policy and that in accordance with Section 38 (6) of the Planning and Compensation Act 2004 permission should be granted for the installation.

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

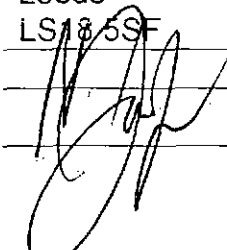
Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of PPG8 and Barnsley Metropolitan Borough Council's Local Plan Policies.

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Signed:		Date:	24/10/2011

Position:

Planning Manager

Company:

WHP

(on behalf of above
operator)