

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	MM WHITLEY ROUNDAABOUT		Site Address: Corner Of The Rbt Jnc, Btw Hartland Road/Northumberland Ave, Reading, RG2 8LS
NGR:	E: 472408, N: 170033		
Site Ref Number:	10822 / RDG074	SW: Macro	

2. Pre Application Check List

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	
If no explain why:		
Was the industry site database checked for suitable sites by the operator:	Yes	
If no explain why:		
N/A		

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	31 st July 2019	
Was there pre-application contact:		No
Date of pre-application contact:	n/a	
Name of contact:	n/a	
Summary of outcome/Main issues raised:		
No comments have been received in respect to the proposal.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Amber		
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. Further consultation has also been carried out with the Ward Councillors.			

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:

John Madejski Academy & Christ the King Primary School are both within 200m of the site.

Outline of consultation carried out with school/college:

Both John Madejski Academy & Christ the King Primary School have been notified prior to submission.

Summary of outcome/Main issues raised:

No responses have been received prior to application

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:	15/05/20	
Track and Trace Ref:	NV159492223GB (NOTICE ALSO EMAILED)	

3. Proposed Development

The proposed site:

The proposed site at Whitley Roundabout, Jnc, Btw Hartland Road/Northumberland Ave, Reading RG2 8LS is an established telecommunication area. This submission is purely improve the telecoms infrastructure in the area and facilitate 5G coverage.

The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF. H3G and EE have a network sharing agreement and thus these installations are fully compliant with the NPPF. It is key to consider that the ESN (Emergency Services Network) also share on EE masts and thus this installation will also be compatible for ESN.

An existing site can be seen below in Figure 1, the site is located on the roundabout between Hartland Road and Northumberland Avenue in close proximity to existing street furniture (street lights).

Figure 1:



In keeping with the National Planning Framework (NPPF). guidelines of using high quality communications infrastructure the proposed design has been selected to minimise its visual impact upon the immediate and wider locale whilst being 5G ready for the Operators highlighted above.

The presence of the existing column sets a clear precedent for telecommunications development in this location and indicates that the principle of this area is acceptable in terms of siting of such equipment. As stated above the National Planning Policy Framework advocates site sharing, and as such we believe that there are no sequentially preferable locations within the defined site search area.

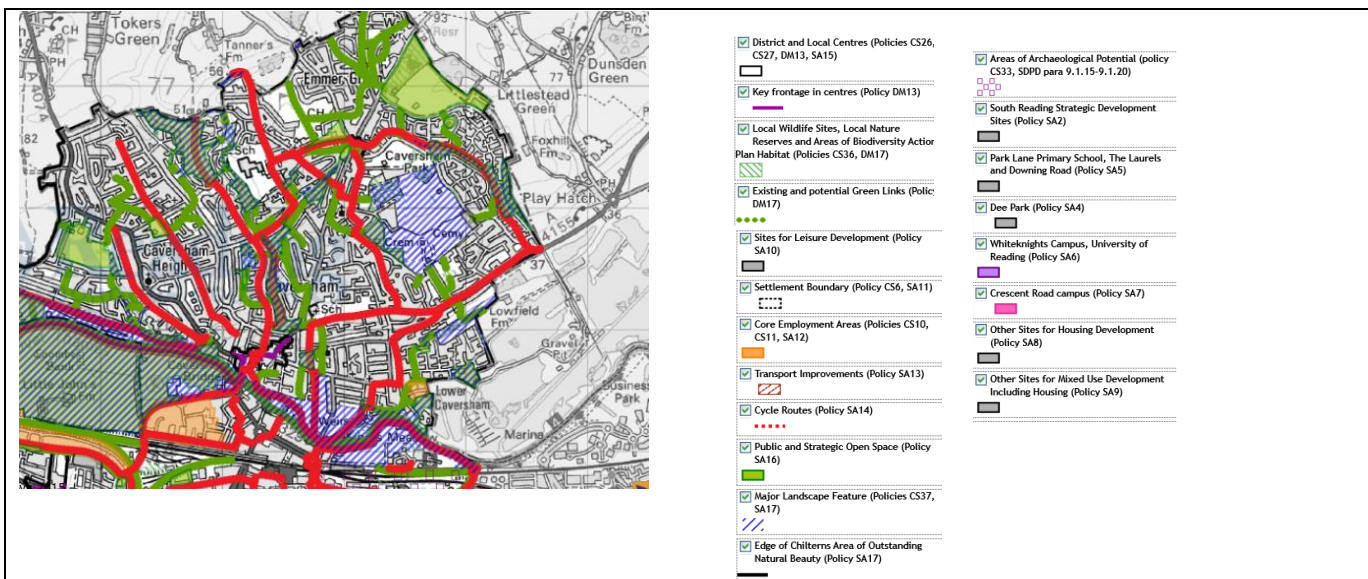
As previously stated the proposed site is an established telecommunication installation area and this submission is purely to improve the telecoms infrastructure in the area and facilitate 5G coverage.

Site Ref	10822	Site Address:	Whitley Roundabout, Sw Corner Of The Rab Jnc, Btw Hartland Road/Northumberland Ave, Reading, RG2 8LS
----------	-------	---------------	--

Local Planning Authority: Reading Borough Council

Development Plan: New Local Plan

Fig.1 – Local Plan Map (extract – reference only)



The site is designated as being within the settlement boundary, with urban uses to the north, south and west. The site designation is not a material consideration.

Policy Analysis:

4.7.16

Reading is currently relatively well provided for in respect of mobile phone coverage. However, the anticipated continued expansion of the telecommunications network is likely to require additional 'infill' coverage, much of which is likely to be within established residential areas.

4.7.17 Given continuing advances in third and fourth-generation mobile phone technology and increasing trends to send larger amounts of information via mobile phones, additional telecommunication infrastructure will be required to facilitate this demand. This will most notably be in the form of new telecommunications 'base stations' or antennae.

4.7.18 In 2003, the Council adopted the approach that the Local Highways Authority would grant licences to mobile network operators under the Highways Act (1980), for lamp column 'swapouts' once planning permission had been secured or the works had been deemed by the Local Planning Authority to be permitted development under the Prior Approval process⁸⁷.

4.7.19 Since 2003, a number of lamp column 'swap-outs' have been implemented within Reading by various operators. These developments have negated the need for freestanding telecommunications structures in those locations, thereby significantly reducing the clutter of street furniture and maintaining the visual amenity of those areas.

4.7.20 This policy highlights an 'in-principle' support for lamp column 'swap-outs' that is specific to Reading and in line with national planning guidance and the Code of Best Practice on Mobile

⁸⁷ Under Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Phone Network Development published by the ODPM (2002). 'Swap-outs' will be acceptable where they can genuinely be described as mimicking surrounding lampposts.

4.7.21 Applicants will also need to ensure that proposals are supported by an acceptable ICNIRP (International Commission for Non-Ionising Radiation Protection) declaration which

demonstrates that the apparatus would meet the EU Council's recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300GHz). Where relevant, ICNIRP declarations should be based on the cumulative effects of electromagnetic fields emitted by other nearby base stations and antennae as well as the proposed development.

4.7.22 As detailed above, Operators will be required to enter into legal agreements⁸⁸ with the Local Highways Authority for the construction of lamp column 'swap-outs' on highways land prior to commencement of development. This will ensure that maintenance details and health and safety processes associated with the installation and upkeep of 'swap-outs' would be acceptable to the Local Highways Authority and their contractors.

Enclose map showing the cell centre and adjoining cells:

This can be emailed to the LPA on request.

Type of Structure

Description:

Top of Tower +20.0m AGL.
 C/L of AAU +19.60m AGL.
 C/L of AAU +18.30m AGL.
 C/L of Apertures +16.60m AGL.
 C/L of Apertures +14.70m AGL.
 C/L of Dish +12.86m AGL.

Proposed Phase 7 Monopole Installed

Proposed 2No. HW Cabinets
 Proposed 1No. Pagona Cabinet
 Proposed 1No. HW Cabinet
 Proposed MK5 Link AC Cabinet C/W
 Proposed 1No. HW Cabinet
 Proposed 1 No. Wiltshire Cabinet
 Proposed MK5 Link AC Cabinet C/W

Overall Height: 20.0m AGL

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:	Galvanised steel – grey
--	-------------------------

Equipment housing – type of material and external colour:	Galvanised steel – painted grey and green
---	---

Reasons for choice of design:
The sharing of base stations between multiple operators is one of the key strategic policy principles contained within the NPPF. EE Ltd is the new operating company which used to be T Mobile and Orange. In keeping with the National Planning Policy Framework (NPPF). guidelines of using “high quality communications infrastructure”, the proposed design has been selected to minimise visual impact upon the street scene

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.		

5. Technical Justification

Reason(s) why site required
The National Planning Policy Framework 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. The site is required to provide enhanced coverage for EE Ltd, ESN and H3G LTE.

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

Discounted Options
In accordance with the sequential approach outlined in the National Planning Policy Framework (NPPF) 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. There are no viable alternative locations, no flat roofed buildings available and that site is set within the context of the existing roundabout with numerous similar linear features around.

This sequential approach is outlined below:

- a) Mast and Site Sharing
- b) Existing Buildings Structures
- c) Ground Bases Installations

In compliance with its licence and the sequential approach outlined in the NPPF 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.

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

The current siting was agreed by the LPA as the most appropriate location when the original installation was approved by the Council. Discounted options were supplied with the original planning submission and thus the principle of the siting is already established in this area.

7. Additional Relevant Information

Background to the Proposal

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.

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

The Government remain committed to promoting telecommunications and place emphasis on the importance of telecommunications to the wider economy. The National Planning Policy Framework (NPPF July 2018) sets out the Government's planning policies for England and

how these are expected to be applied at the Local level. 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.

The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions of sustainable development, each of which give rise to the need for the planning systems to perform a number of roles including;

- Economic Role – contributing to building strong, responsive and competitive economy;
- Social Role – Supporting strong vibrant and healthy communities; and
- Environmental Role – Contributing to protecting and enhancing our natural, built and historic environment.

The NPPF contains at its core a presumption in favour of sustainable development which runs through both plan-making and decision-making processes. The NPPF recognises the vital importance of high quality telecommunications and dedicates a whole chapter to this. Chapter 10 of the NPPF outlines the Governments support for high quality communications. The paragraphs below clearly outline the overarching support from Central Government for telecommunications and how Local Planning Authorities should embrace this vital infrastructure:

Paragraph 112 states:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).”

It continues in Paragraph 113

“The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.” Operators always follow the sequential site selection process. Where an existing site can be shared or upgraded this will always adhered to before a new proposal is put forward for consideration.

The support for telecoms and the need not to constrain Operators is laid out in Paragraph 116

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Conclusion

We consider that the development is complaint 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 the National Planning Policy Framework and Local Plan Policies.

Contact Details

Name: (Agent)	Andy Lewis	Telephone:	07824 558853
Operator:	EE Ltd & '3'	Fax no:	n/a
Address:	Unit 2, Charnwood House, Marsh Road, Ashton Bristol BS3 2NA	Email Address:	andy.lewis@maxema.co.uk
Signed:	Andy Lewis	Date:	15/05/20
Position:	Director	Company:	Maxema Ltd
		(on behalf of above operator)	