

1.1.1 SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Heyford Park	Site Address:	Camp Road
National Grid Reference:	E451261 N226240		Upper Heyford Bicester Oxfordshire OX25 5HD.
Site Ref Number:	CTIL 201433	Site Type:	Greenfield

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing sites)

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	13/10/16
Name of Contact:	Planning.Policy@Cherwell-DC.gov.uk
Summary of any issues raised:	No Issues raised.

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	18 th May 2016
Was there pre-application contact:	Yes
Date of pre-application contact:	10 th June 2016
Name of contact:	Stuart Howden

Summary of outcome/Main issues raised:

Due to the sensitive nature of the site, Harlequin Group Ltd. opted to utilise Cherwell District Council's Pre-Application Consultation service and sent a representative to meet with Mr. Stuart Howden from Cherwell DC's planning department on 10/06/2016. The meeting lasted for around an hour and it was thought that positive and encouraging advice was taken away by Harlequin Group Ltd. namely with the recommendation of utilising a pump-up mast to depict the visual impact on Heyford Park by producing relevant photomontages.

Mr Howden submitted his report to Harlequin Group after visiting the site and summarised the following:

The proposed lattice tower and associated structures and fencing would have a negative impact upon the visual appearance of the area. Furthermore, the proposal would unduly affect the historic character and appearance of Former RAF Heyford Conservation Area and the significance and setting of the nearby Grade II listed buildings and locally listed buildings.

At the application stage, clear and convincing justification would need to be provided as to why a new structure is required in this location. The application will need to show that existing telecommunications structures and buildings in the area have been considered for siting the telecommunications apparatus on, and valid reasons will need to be provided as to why these have been discounted. You will also need to clearly demonstrate the public benefits of the scheme.

However, I consider it unlikely that the considerable harm to the conservation area and the significance and setting of the nearby listed and locally listed buildings, resulting from the siting of the lattice tower in this location, can be demonstrated to be outweighed by the public benefits in this case.

Harlequin Group appreciates Mr Howden's comments and hopes that this application provides sufficient justification for the public benefit to be realised from this proposal as well as justifying the site from a perspective of siting and appearance within an understandably sensitive location.

We hope that the Discounted Options will serve to evidence that the location chosen for this proposal is the most appropriate given existing structures and alternative locations. It is believed that this location will provide the best possible solution for the provision of new 4G mobile phone coverage to quickly increasing surrounding population in the Heyford Park complex.

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out:			
<p>Consultation letters with proposal drawings sent on the 18th of May to the following stakeholders:</p> <ul style="list-style-type: none"> Local Planning Authority – Cherwell District Council Fringford & Heyfords Ward - Councillor James Macnamara Upper Heyford Parish Council - Mr Jack L. Goodman Jr (Clerk) The local MP – Ms Victoria Prentis MP 			
Summary of outcome/main issues raised:			
No specific issues regarding this proposal have been raised to date.			

School/College

Location of site in relation to school/college (<i>include name of school/college</i>):
Upper Heyford High School is around 830m to the south west of the site.
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
<i>Not applicable.</i>
Summary of outcome/main issues raised:
<i>Not applicable.</i>

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:		
<i>Not Applicable</i>		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	No
Date served:	26/07/2016	

3. Proposed Development

The proposed site:
CAMP ROAD, UPPER HEYFORD, BICESTER, OXFORDSHIRE, OX25 5HD.

Type of Structure (<i>e.g. tower, mast, etc</i>):	
Description:	
The installation of a 24.0m high lattice tower with 6No. Antennas, 2No. Dishes and Equipment cabinets and ancillary development thereto within a 2m high palisade fence compound.	
Overall Height:	24.0 Metres
Height of existing building (<i>where applicable</i>):	Not Applicable Metres
Equipment Housing: 1No. Alifabs Meter Cabinet	
Length:	0.66 Metres
Width:	0.26 Metres
Height:	1.02 Metres
Equipment Housing: 1No. Eltek 4th Gen PSU Equipment Cabinet	
Length:	0.70 Metres
Width:	0.73 Metres
Height:	1.80 Metres
Materials (<i>as applicable</i>):	
Tower/mast etc – type of material and external colour:	Metal Alloy and Steel. Colour: Galvanised
Equipment housing – type of material and external colour:	Metal Alloy. Meter Cabinet (Green) Equipment Cabinet (Grey)

Reasons for choice of design:
A lattice tower design has been chosen as it creates a permeable structure, allowing views through the installation. This is the slimmest design possible to hold the weight of the 4G antennas for the operators. The lattice design creates sufficient capacity for the antennas and eliminates the need for multiple structures in this area.

4. Technical Information

<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, Vodafone Ltd and Telefonica UK Ltd operates its networks 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 Vodafone Ltd and Telefonica UK's networks, 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> <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.</p>	<p>Yes</p>
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5. 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

This development is necessary to provide 2G, 3G and 4G coverage to the area. 4G is the next major enhancement to mobile radio communications networks. 4G technology will allow our 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. A study published by Ericsson in June 2012 entitled "Traffic and Market Report" forecasts that global mobile data traffic will increase by a factor of 15 between 2011 and 2017

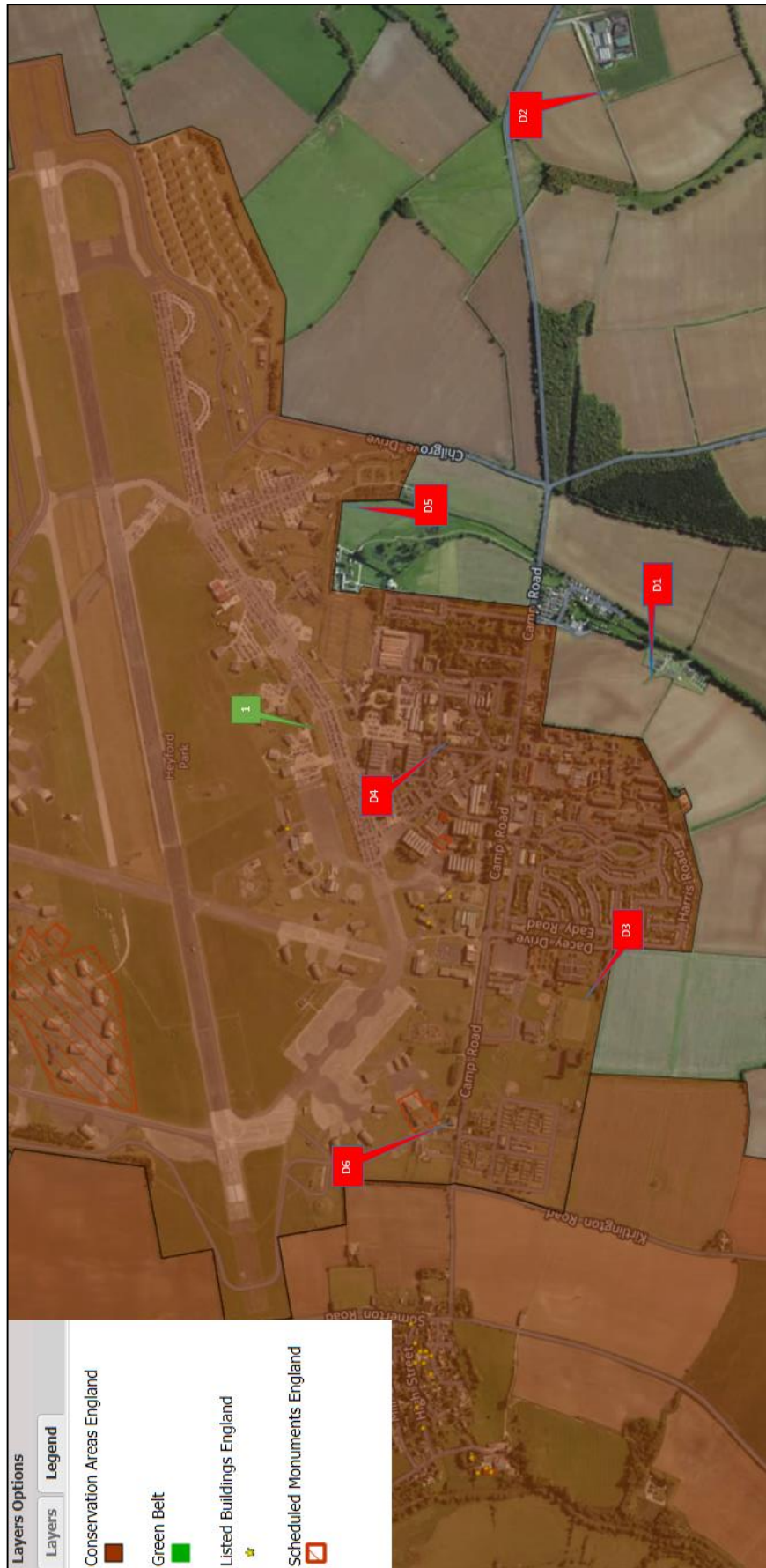
(http://www.ericsson.com/res/docs/2012/traffic_and_market_report_june_2012.pdf.)

To meet this demand and improve the quality of service, upgrades to the equipment at existing base stations is needed.

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 ³	Site Name and address		NGR	Reason for not choosing ⁴	Option	Antenna detail
ES - Existing Structure	Name	Heyford Park Sewage works		T - Technical Difficulties Deemed less suitable from a coverage perspective than option 1 as on the edge of the search area, compared to option 1 that is located in closer proximity to the many new residential properties that will benefit from the new 4G mobile coverage.	D1	Antenna height
	Line 1	Camp Road	Eastings			20
	Line 2	Upper Heyford	451742			
	Town	Bicester	Northings			Antenna type
	County	Oxfordshire	225385			Panel
	Postcode	OX25 5LX				
GF - Greenfield	Name	Ashfield Farm		T - Technical Difficulties Site located too far away from target search area to provide a sufficient network solution for the provision of new 4G mobile coverage to local residents compared to the chosen option.	D2	Antenna height
	Line 1	Ardley	Eastings			20
	Line 2		450953			
	Town	Bicester	Northings			Antenna type
	County	Oxfordshire	225799			Panel
	Postcode	OX27 7PJ				
GF - Greenfield	Name	Heyford Park Free School		SP - Site Provider School playing fields not deemed appropriate to accommodate this development. Land also dips in this part of the search area so a taller and more incongruous structure would be required that would not be suitable from a planning perspective, especially in such close proximity to new residential property.	D3	Antenna height
	Line 1		Eastings			25
	Line 2	52 Camp Road	450735			
	Town	Upper Heyford	Northings			Antenna type
	County	Oxfordshire	225585			Shrouded
	Postcode	OX25 5HD				
GF - Greenfield	Name	RAF Upper Heyford Telephone Exchange		RD - Redevelopment not possible This site location is not favourable due to the tall trees adjacent. Also dips in this part of the search area so a taller and more incongruous structure would be required that would not be suitable from a planning perspective, especially in such close proximity to new residential property.	D4	Antenna height
	Line 1	Camp Road	Eastings			15
	Line 2	RAF Upper Heyford	451447			
	Town	Upper Heyford	Northings			Antenna type
	County	Oxfordshire	225984			Panel
	Postcode	OX25 5HD				
GF - Greenfield	Name	Letchmere Farm		SP - Site Provider Whole area to be redeveloped for residential so planning permission would not be possible in this vicinity.	D5	Antenna height
	Line 1	Camp Road	Eastings			15
	Line 2	Upper Heyford	452121			
	Town	Bicester	Northings			Antenna type
	County	Oxfordshire	226238			Panel
	Postcode	OX25 5LS				
ES - Existing Structure	Name	Lattice Tower off Camp Road		SP - Site Provider Area subject to scoping option with redevelopment for residential likely to take place soon. This site is therefore not considered preferable.	D6	Antenna height
	Line 1	Camp Road	Eastings			20
	Line 2	RAF Upper Heyford	450426			
	Town	Upper Heyford	Northings			Antenna type
	County	Oxfordshire	225939			Panel
	Postcode	OX25 5HE				



Map of Discounted Options

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

Not applicable

Land use planning designations:

The proposed site falls within a Conservation Area designation.

Additional relevant information (planning policy and material considerations):

Site Surroundings and Planning Justification

The site at Heyford Park is considered from a planning perspective to be the most appropriate to provide the necessary new 4G mobile coverage to a search area with an increasing population and demand for both data capacity and traditional telecommunications services. Despite the sensitivity of the site, a well-established Cold War airbase of significant historical preponderance, it is thought that the considerable public benefit of such a development will outweigh any perceived negative impact the structure will bear on the historic character and visual amenity of the base.

With regards to the visual impact, Harlequin Group Ltd. encloses a photomontage document with visual representations of this development from round the perimeter of the base with particular emphasis on the sensitive sites in the vicinity such as Listed Buildings and areas designated under Scheduled Monuments England. Analysis of this exercise would be that the proposal in question is not likely to have any significant visual impact and the thin design of the mast contributes to maintaining the historical character whilst providing a utilitarian context amongst other tall structures in the vicinity.

With regards to the height of the mast, a 24.0m structure here is necessary to provide the sufficient level of mobile coverage to the Upper Heyford area and surrounding villages with any reduction from this height causing a fall away in both capacity and range. For further details, please see radio plots attached showing the predicted increase in 4G mobile phone coverage.

Sustainable development

Whilst mobile communications are a public service of great economic and social benefit, they also make a significant contribution to the attainment of the often elusive objectives to meet sustainable development. In view of the statutory duty placed upon local planning authorities under Section 39 of the Planning and Compulsory Purchase Act 2004, and accentuated by the presumption in favour of sustainable development now within the National Planning Policy Framework (NPPF), this contribution merits highlighting.

Having regard to the Government's three key pillars of sustainable development within the NPPF, mobile communications will assist in a number of ways. With reference to, and in addition

to the examples of the many benefits of mobile communications, sustainable objectives will be supported in the following ways:

- An economic role - modern communications in all their different and emerging forms, including mobile communications, help maintain high and stable levels of economic growth and employment. Hence, the UK Government's continued commitment to the growth and development of modern electronic communications.
- A social role - modern communications, including mobile communications, aid social progress, which recognises the needs of everyone. This manifests itself in a number of ways as illustrated by the following examples:
 - a) Extending economic opportunity through faster and more flexible means of communication capable of handling large volumes of data. This is particularly important, as data traffic is increasing exponentially. The ability to have capacity for future growth will enable economic opportunities to be expanded.
 - b) Enabling flexible forms of working that provide opportunities to working parents or carers and help them achieve a better work life balance with both family and community benefits.
 - c) By providing means of communication that improve convenience and enhance personal safety and security. This is especially important to vulnerable groups who may otherwise feel unable to participate in certain activities.
 - d) By aiding social inclusion through connectivity with friends and family, including use of social networking sites.
- An environmental role - modern communications, including mobile communications, provide effective protection of the environment by helping reduce the need to travel by enabling modern working practices such as home working. Such practices reduce the need for travel and can alleviate the pressure for new commercial development such as office spaces, through more efficient and flexible use of existing accommodation. For the same reasons, modern communications, including mobile communications, help ensure the prudent use of natural resources.

However, to make this important contribution to sustainable development objectives and to provide the range of services demanded by the public, mobile networks need to be supported by an infrastructure of base stations, as explained above. Without a network of base stations in place, mobile coverage will simply not be provided. This is no different than railway services, for example, being reliant on the associated infrastructure of lines and stations.

The general national planning policy background found now within the NPPF can be summarised as follows:

- Government policy is to support high quality communications infrastructure and systems, as essential for sustainable economic growth;

- Government policy is to keep the inevitable environmental impact associated with electronic communications development to the minimum;
- The key way to minimise environmental impact is to avoid the unnecessary proliferation of new radio masts and sites;
- The starting point for planning new networks or the expansion of existing networks is, therefore, to use existing electronic communications sites owned by other operators or radio site management companies;
- Great weight should be given to conserving landscape and scenic beauty in certain specified designated landscapes, e.g. National Parks, Areas of Outstanding Natural Beauty, Conservation Areas, etc.;
- The emphasis on minimising environmental impact is greater according to the sensitivity of the site. The emphasis on exploring and utilising site sharing opportunities is consequently higher in these circumstances;
- Best practice encourages a consultative approach and one that seeks to minimise potential visual impact.

The NPPF as a whole is aimed at encouraging a more positive approach to town planning. While the NPPF builds environmental protection into the definition of sustainable development, there is also a very clear emphasis that local planning authorities should be looking for ways to help development come forward and not reject applications simply on environmental grounds. The NPPF recognises that this is especially relevant where a development might have other significantly important benefits such as being essential to meet, for example, sustainable economic growth or a national need which can include new infrastructure.

National guidance on telecommunications in England is contained in the National Planning Policy Framework (NPPF). The National Planning Policy Framework (NPPF) guiding principle is a presumption in favour of sustainable development- development which is sustainable should be given the go ahead without delay. The most relevant policies to communications development are set out within core principle 5 of the NPPF; Supporting High Quality Communications Infrastructure. An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Telecoms section of the NPPF: 'Advanced, high quality communications infrastructure is essential for sustainable economic growth.' (Paragraph 42, NPPF). The policy goes on to state that LPAs should aim to keep the number of telecommunications sites to a minimum consistent with the efficient operation of the network and the equipment should be sympathetically designed where practicable.

Government Commitment:

Recognising the vital importance of mobile connectivity for residents and local economies, the urgent delivery of the required network improvements continues to be a Government priority. As recently as 9th March 2016, former Prime Minister David Cameron stated:

'Ten years ago, we were all rather guilty of leading campaigns against masts and all the rest of it. Our constituents now want internet and mobile phone coverage. We need to make sure that we change the law in all the ways necessary, that the wayleaves are granted, that the masts are built, that we increase coverage and that everyone is connected to the information superhighway.'

This is substantiated in the most recent budget announcement of 16th March 2016, which commits to provisions for *"greater freedoms and flexibilities for the deployment of mobile infrastructure"*.

The proposed telecommunications base station at Heyford Park forms a part of this greater drive to address the deficit in mobile phone coverage and capacity.

Summary

Harlequin Group Ltd. can confirm it has undertaken extensive Best Practice in its planning process and hopes that the additional 2G, 3G and 4G mobile coverage resulting in this development will be of an all-round benefit to the community as a whole.


Harlequin acknowledges and appreciates the pre-application consultation comments received by Cherwell District Council. One of the primary concerns from Cherwell District Council was that the mast would be visible in proximity to Listed Buildings and Scheduled Ancient Monuments (i.e. The Cold War era structures such as the Northern Bomb Stores, the Quick Response Area & The Nose Dock Hanger). As recommended by Cherwell District Council, Harlequin Group arranged for a pump-up mast to be erected at the exact location of the proposal (please see Photomontage Method Statement enclosed). Photos have been taken around the perimeter of the vast air base to establish the visual impact from a distance of the proposed Lattice tower as it is understood that the structures and areas in question within the base are of historical significance.

It is hoped that Cherwell District Council agree with the conclusion that the visual impact of this proposal is minimal given the design specification of the tower and screening from existing structures that do appear to give the proposed mast a utilitarian context. It is not foreseen that any residential neighbouring properties would be hampered in proximity Heyford Park and are likely to benefit markedly from the improvement in 4G mobile phone coverage. It is not envisaged that the historical character and appearance of the Conservation Area would be unduly affected.

It is hoped that the Discounted Options will serve to evidence that the location chosen for this proposal is the most appropriate given existing structures and alternative locations. It is believed that this location will provide the best possible solution for the provision of new 4G mobile phone coverage to an increasing surrounding population in the Heyford Park complex.

Having undertaken an extensive site search the Harlequin Group can confirm that the site identified will provide the optimum mobile coverage whilst mitigating any perceived negative visual impact caused by the installation of this development.

Contact Details

Name: (Agent)	<u>D. O'Connell</u>	Telephone:	<u>01634 790819</u>
Operator:	<u>Vodafone Ltd. and Telefonica UK Ltd.</u>	Fax no:	<u></u>
Address:	<u></u>	Email Address:	<u>d.oconnell@harlequin-group.com</u>
Signed:		Date:	<u>10/08/2016</u>
Position:	<u>Surveyor</u>	Company:	<u>Harlequin Group Ltd.</u>
	<u></u>	(on behalf of CTIL and above operator)	<u></u>