



**TELECOMMUNICATION  
INSTALLATION**

**FOR**

**Hutchison 3G UK  
Limited & EE limited**

**at:**

**Dymocks Farm, Buckingham  
Road, Bicester, OX27 9TL**

**SUPPLEMENTARY  
INFORMATION FORM**

**incorporating**

**DESIGN AND ACCESS  
STATEMENT**

**February 2015**

**Prepared by:**

**Daly International**

**Ref: BRC009**

<b>SUPPLEMENTARY INFORMATION</b>
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**1. Site Details**

Site Name:	Dymocks Farm	Site Address:	Dymocks Farm, Buckingham Road, Bicester, OX27 8TL
NGR:	E 458700 N 225574		
Site Ref Number:	CWL003	Site Type: <sup>1</sup>	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	<b>No</b>
If no explain why:  Upgrade of existing site		
Was the industry site database checked for suitable sites by the operator:	Yes	<b>No</b>
If no explain why:  Upgrade of existing site		

**Annual roll out consultation with LPA**

Date of last annual rollout information/submission:	October 2014
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	It was agreed that the LPA and Hutchison 3G UK Limited & EE Limited would adhere to the <i>10 Commitments</i> .

**Pre-application consultation with LPA**

Date of written offer of pre-application consultation:		
Was there pre-application contact:	Yes	<b>No</b>
Date of pre-application contact:		
Name of contact:		
Summary of outcome/Main issues raised:  As the proposed development is a routine upgrade of an existing site, it was deemed unnecessary to conduct any pre-application consultations.		

<sup>1</sup> Macro or Micro

**Ten Commitments Consultation**

Rating of Site under Traffic Light Model:	Red	Amber	<b>Green</b>
Outline Consultation carried out:			
<p>The proposal was rated as GREEN, in accordance with the guidelines set within the code of best practice for telecommunication operators. Due to this rating, and the fact that the development is considered to be a minor alteration to an existing site, no consultation was deemed necessary.</p>			
Summary of outcome/Main issues raised:			
N/A			

**School/College**

Location of site in relation to school/college:	
The proposed development will be located more than 300 metres from the nearest school.	
Outline of consultation carried out with school/college:	
<p>As the proposed works are minor in nature and located away from any of the surrounding schools, it was deemed unnecessary to carry-out pre-application consultation prior to the submission of this application.</p>	
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	<b>No</b>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	<b>No</b>
Details of response: N/A		

**Developer's Notice**

Copy of Developer's Notice enclosed?	<b>Yes</b>	No
Date served:	26/02/2015	

### 3. Proposed Development

The proposed site:	
Existing telecommunications installation at: Dymocks Farm, Buckingham Road, Bicester, OX27 8TL NGR: E 458700 N 225574	
Type of Structure : Streetworks Installation	
Description:  The current installation consists of a 14.7m phase 4 monopole with 1 no. equipment cabinet and 1 no. meter cabinet.  Proposal:  Replace 14.7m phase 4 monopole with 14.7m phase 5 monopole and 1 no. additional cabinet.	
Overall Height:	15m
Height of existing monopole :	14.7m
Equipment Housing: 1 no. Samo	
Length	770 mm
Width	770 mm
Height	2100 mm
Materials :	Steel
Tower/mast etc – type of material and external colour:	Steel – Fir Green (RAL6009)
Equipment housing – type of material and external colour:	Steel – Fir Green (RAL6009)

Reasons for choice of design:
<p>The current installation provides 2G &amp; 3G coverage to EE &amp; H3G customers in the area.</p> <p>As part of a continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide improved 2G &amp; 3G and provide 4G (fast data) service.</p> <p>The new cabinet is required to accommodate the equipment supporting the provision of additional frequencies and capacity of the site.</p> <p>Development of this site provides an opportunity to improve the existing local telecommunications network and show compliance with national and local planning policies which both encourage the usage of existing structures and sharing of telecommunications facilities.</p> <p>The mast will provide service to the customers of two operators, adhering to national (NPPF) and local telecommunications policies with regard to mast sharing.</p>

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**4. Technical Information**

	Yes	No
<p>ICNIRP Declaration attached</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. In order to minimise interference within its own network and with other radio networks, Hutchison 3G UK Limited &amp; EE Limited operate their networks in such a way, that the radio frequency power outputs are kept to the lowest levels to commensurate with effective service provision.</p> <p>The proposed telecommunications infrastructure, which is 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>		

**5. Technical Justification**

Reason(s) why site required e.g. coverage, upgrade, capacity:
<p><b>Purpose of proposed works</b></p> <p>The current installation provides 2G (calls) &amp; 3G only (internet) coverage to EE and H3G customers in the area. The proposed development will provide 4G (fast data) to the local area and improve the existing 2G &amp; 3G coverage.</p> <p>Development of this site provides an opportunity to improve the existing local telecommunications network and show compliance with national and local planning policies which both encourage the usage of existing structures and sharing of telecommunications facilities.</p> <p>The mast will provide service to the customers of two operators, adhering to national (NPPF) and local telecommunications policies with regard to mast sharing.</p>



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

<p>If no alternative site options have been investigated, please explain why:</p> <p>No alternative site options have been investigated as the works proposed are the necessary upgrade of an existing site.</p>
<p>Additional relevant information:</p>

**SUPPORTING STATEMENT**

This statement forms part of an application on behalf of EE Limited and H3G Limited. It has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 which requires the submission of a Design and Access Statement to accompany planning applications.

As an electronic communications network operator, Hutchison 3G UK Limited and EE Limited have the benefit of permitted development rights under Part 24 of Schedule 2 to the Town And Country Planning (General Permitted Development) Order 1995, as amended by the Town And Country Planning (General Permitted Development) (Amendment) (England) Order 2001, The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2013.

This is an application for a determination as to whether the prior approval of the Authority will be required to the siting and appearance of the development.

**The Application Site**

The application site is located within Dymocks Farm to the north of the village of Caversfield. Caversfield itself is located to the north of the town of Bicester. Although the land to the north is very much rural, the village of Caversfield is relatively dense. Bicester is a major tourist destination mainly due to Bicester Outlet Village. (Please see figure 1).

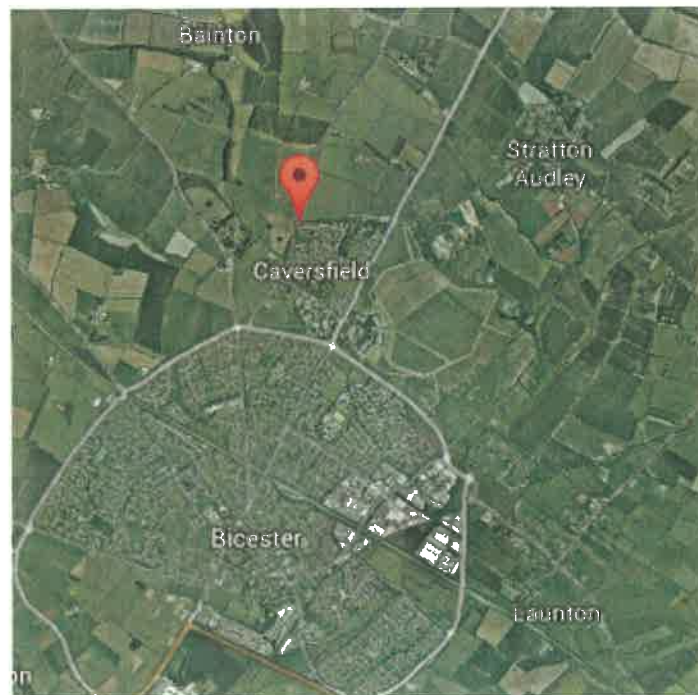


Figure 1. Site location and surrounding land use





The immediate surrounding area is extremely well screened with only the shroud visible. The mature screening allows the installation to be located in a discreet manner whilst providing a much needed service to the local rural area and the village and town to the south of the site.

### **Site Design and Appearance**

The existing 14.7m phase 4 monopole houses 3 antenna within a GRP shroud and provides 2G & 3G coverage only for H3G and EE customers. The proposed 14.7m phase 5 monopole will improve both the 2G & 3G coverage and also add 4G coverage. The monopole will be very similar in appearance to the existing phase 3 monopole with the addition of 1no. slimline equipment cabinet to facilitate the new technology,

The new proposal is considered to have minimal impact on the surrounding area and will be readily assimilated within the existing site. The monopole and equipment cabinets will be painted green to blend in with the surrounding foliage.

### **Possible Electrical Interference**

We can advise on behalf of our clients that the proposed installations should not cause any undue electrical interference for nearby residents. Hutchison 3G UK Limited and EE Limited operate within radio frequency bands which are licensed and specific to them, and this is regulated in the UK by the Office of Communications (Ofcom).

### **Health and Mobile Phone Base Stations**

The Mobile Phones and Health Report (2000), by the *Independent Expert Group on Mobile Phones* under the chairmanship of Professor Sir William Stewart (the *Stewart Report*) concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines".

The Stewart Report recommended that, as a precautionary approach, the *International Commission on Non-ionizing Radiation Protection (ICNIRP)* guidelines for public exposure be adopted in the UK. In response to the report, Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action.

One of the recommendations of the Stewart Report was to establish a research programme to address uncertainties regarding mobile phone base stations and health. This programme was called the Mobile Telecommunications and Health Research (MTHR) Programme. The final report from this programme was published in February 2014. The report noted that the research conducted found no evidence of biological or adverse health effects from the radio waves produced by mobile phones or their base stations.

In June 2011 the World Health Organisation (WHO) noted that

*"..A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use.."*

WHO factsheet 193: Electromagnetic fields and public health: mobile telephones



In April 2012 the Health Protection Agency's independent *Advisory Group on Non-ionising Radiation* (AGNIR) published a report entitled "Health Effects from Radiofrequency Electromagnetic Fields". This report concluded that there is no convincing evidence that mobile phone technologies cause adverse effects on human health. In addition, AGNIR found that although a substantial amount of research has been conducted, there is no convincing evidence that RF field exposure below the internationally agreed guideline levels applied in the UK causes health effects in adults or children.

All Hutchison 3G UK Limited and EE Limited installations are designed, constructed and operated in compliance with the precautionary ICNIRP public exposure guidelines. An ICNIRP certificate is provided as part of this application.

### **Noise**

There will be no noise issues related to this site.

### **Planning Policy Framework / Development Plan Policy**

#### **Local Planning Policy:**

Policy EN54 of the Non-Statutory Local Plan states that the Council will grant planning permission for prior approval where it is demonstrated that:

- I. It is not possible to share existing sites or facilities;
- II. Rooftop options have been explored;
- III. The proposal incorporates adequate screening;

This application consists of the upgrading an existing installation. No additional visual harm is likely to occur and the minimal height increase is offset by the excellent levels of mature screening surrounding the installation. The scheme is considered compliant with Policy EN54.

#### **National Planning Policy**

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority.

At paragraph 42 it states: "*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.*"

Paragraph 44 states "*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*".

The NPPF goes on to state at paragraph 46 that: "*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.*"

It is considered that the proposed developed fully adheres to the guidance contained within the NPPF.

### **Code of Best Practice on Mobile Network Development**

The *Code of Best Practice* (first published November 2002, revised July 2013) is produced jointly by all Mobile Phone Operators and representatives of Central and Local Government. It provides clear and practical advice to ensure the delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

Though the Code is a non-statutory document, as it was prepared jointly by representatives of central and local government and the mobile phone industry, it is considered to be a material consideration in this case.

General siting and design principles for all telecommunications installations are provided in Appendix B of the Code. The principles exist subject to the following variables:

*"..site conditions, technical constraints, landscape features and coverage and capacity requirements".*

Appendix B echoes the NPPF's emphasis on the re-development or sharing of existing telecoms sites as a means of reducing the number of such sites to the minimum consistent with the efficient operation of the network.

While Appendix B of the Code does not specifically address the re-development of existing streetworks sites, it will nonetheless be instructive to refer to the measures suggested to reduce the environmental and visual impacts of ground-based masts. With respect to the proposed scheme these include:

*Using simple and unfussy designs. Masts which have complex designs are more likely to dominate and be in discord with the landscape and have adverse visual impacts;*

*Appropriate colouring. Masts seen against the sky, for example, are best left in their galvanised state or painted pale grey. Against a wooded backdrop a matt green or brown colour scheme would be more applicable.*

In summary, the planning application submitted herewith fully embraces both the voluntary and compulsory good practice principles contained within the Code.

### **Conclusions**

National planning policy aims to facilitate the growth of new and existing telecommunications systems and operators have obligations to meet customer demands for improved quality of service. This application details the technical need for the replacement and installation of apparatus, to provide improved customer service for customers of Hutchison 3G UK Limited and EE Limited.

Hutchison 3G UK Limited has identified that this upgrade is required to improve the service provided and to meet the demands of customers in this area. The proposed installation represents both the optimum planning/environmental and technical solution in this instance. As such, the development as proposed is in accordance with the National Planning Policy Framework as defined above.

For the reasons set out above in the report, we consider that this application should be approved.

### RELATED DOCUMENTS

The following documents may be of assistance in determining this application:

- ❑ NPPF (March 2012)
- ❑ Code of Best Practice on Mobile Phone Network Development – [www.odpm.gov.uk](http://www.odpm.gov.uk)
- ❑ Office of Communications (Ofcom) – [www.ofcom.org.uk](http://www.ofcom.org.uk)

### Contact Details

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Signed:	[REDACTED]	Date:	07/02/15
Position:	Planning Consultant	Company:	Daly International (UK) Ltd.
		(on behalf of the above operator)	