

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Land off B4035	Site Address:	Land off B4035, Sibford Ferris Oxfordshire, OX15 6LL
National Grid Reference:	435571, 238982		
Site Ref Number:	201348	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	13/10/2015
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:	21/09/16
Was there pre-application contact:	Yes No
Date of pre-application contact:	
Name of contact:	
Summary of outcome/Main issues raised:	

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out:			
Correspondence with attached drawings were sent to the following stakeholders on 21/09/2016:			
<ol style="list-style-type: none"> 1) Sibford Ferris Parish Council 2) Cllr Reynolds (Sibford Ward) 			
Summary of outcome/main issues raised:			
No comments / issues raised.			

School/College

Location of site in relation to school/college (<i>include name of school/college</i>):
None in the vicinity.
Outline of consultation carried out with school/college (<i>include evidence of consultation</i>):
Summary of outcome/main issues raised:

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
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Date served:

20/10/16

3. Proposed Development

The proposed site:
Land off B4035, Sibford Ferris, Oxfordshire, OX15 6LL

Type of Structure (<i>e.g. tower, mast, etc</i>):	
Description:	
The installation of 1 No. 21m high RT Swann Lattice tower on new concrete base with 6 No. antennas, 2 No. dishes, 4 No. cabinets and ancillary development thereto	
Overall Height: 21 Metres	
Height of existing building (<i>where applicable</i>):	Metres
Equipment Housing: 2 No. Nokia Flexi Racks	
Length:	0.75 Metres
Width:	0.6 Metres
Height:	1.975 Metres
Materials (<i>as applicable</i>): Various Metal Alloys – Grey	
Equipment Housing: 1 No. Alifabs Slimline Meter Cabinet	
Length:	0.255 Metres
Width:	0.655 Metres
Height:	1.025 Metres
Materials (<i>as applicable</i>): Various Metal Alloys – Grey	
Equipment Housing: 1 No. Eltek 4 th Gen PSU	
Length:	0.790 Metres
Width:	0.770 Metres
Height:	1.940 Metres
Materials (<i>as applicable</i>): Various Metal Alloys – Grey	
Tower/mast etc – type of material and external colour:	Steel – Colour: Galvanised
Equipment housing – type of material and external colour:	Various Metal Alloys – Grey

Reasons for choice of design:
A lattice tower design has been chosen as it creates a permeable structure, allowing views through the installation onto the backdrop of the trees and sky. This is considered to be the slimmest and least visually intrusive 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, Telefonica UK Ltd operates its network 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 Telefonica UK's network, 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>	Yes
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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 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	
GF - Greenfield	Name	Blenheim Farm Opt 2	SP - Site Provider Site is located near a badger set, school and would be more visible from the village.	D1	Antenna height	
	Line 1	Land off Hook Norton Rd			Eastings	15
	Line 2	Hook Norton Rd			436180	
	Town	Sibford Ferris			Northings	Antenna type
	County	Oxfordshire			236858	Panel
	Postcode	OX15 5EZ				
GF - Greenfield	Name	Sibford School	Site deemed more sensitive from a planning perspective as in close proximity to school. Objections from local residents and school stakeholders more likely.	D2	Antenna height	
	Line 1	Sibford School			Eastings	15
	Line 2	The Hill			435639	
	Town	Banbury, Sibford Ferris			Northings	Antenna type
	County	Oxfordshire			236939	Panel
	Postcode	OX15 5QL				
GF - Greenfield	Name	Elm Farm	SP - Site Provider The Landlord will not allow an installation at this location.	D3	Antenna height	
	Line 1	Elm Farm			Eastings	15
	Line 2				436754	
	Town	Sibford Ferris			Northings	Antenna type
	County	Oxfordshire			237912	Panel
	Postcode	OX15 5AA				
RT - Roof Top	Name	Shere - Sibford Gower	T - Technical Difficulties Land height too low for effective option. Pursuing this option would not be suitable from a radio point of view to provide the necessary 4G mobile coverage to the area in question.	D4	Antenna height	
	Line 1	Sewage Treatment Works			Eastings	30
	Line 2	Colony Road			435197	
	Town	Gower			Northings	Antenna type
	County	Oxfordshire			237379	Panel
	Postcode	OX15 5RY				
GF - Greenfield	Name	Land Off Woodway Road	SP - Site Provider Site is closer to the main residential area and conservation area in Sibford Ferris and is therefore deemed to have an unacceptable visual impact on the locality.	D5	Antenna height	
	Line 1	Land Off Woodway Road			Eastings	20
	Line 2	Woodway Road			434884	
	Town	Sibford Ferris			Northings	Antenna type
	County	Oxfordshire			236707	Panel
	Postcode	OX15 5DA				
RT - Roof Top	Name	Holy Trinity	P - Planning Site would be located on a listed building and within a conservation area and is therefore deemed to have an unacceptable impact on the heritage assets in the area.	D6	Antenna height	
	Line 1	Holy Trinity Church			Eastings	15
	Line 2				435629	
	Town	Sibford			Northings	Antenna type
	County	Oxfordshire			237807	Shrouded
	Postcode	OX15 5RS				



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

Not applicable

Land use planning designations:

Not applicable

Additional relevant information (planning policy and material considerations):

Site Surroundings and Planning Justification

The site is located north of the villages of Sibford Ferris, Burdrop and Sibford with good screening provided to the south of the site by the adjacent trees. This significantly lessens the visual impact of the site on the two nearest villages while still providing a significant improvement to the coverage for these villages. The site chosen is some distance from the nearest residential property and is located well away from heritage assets in the area such as listed buildings and Sibford Gower and Burdrop and Sibford Ferris conservation areas.

The installation will be more exposed from the north however this area consists primarily of open farmland. Any installation in the area is likely to be visible from at least one direction and so it was considered that the chosen location would provide the best solution in terms of reducing the visual impact by screening the site from the main population areas of Sibford Ferris, Burdrop and Sibford Gower.

It is acknowledged that a public right of way runs across the field in which the installation will be located. While the impact of the installation on the adjacent public right of way is a concern, the location chosen is next to an existing electricity substation and approximately 400m from a nearby Thames Water facility which is also visible from the public right of way. These provide a utilitarian context to the proposal and reduce the visual impact to the surrounding area by locating the installation in an area with existing utility developments. The alternative would be to create a new structure in an area currently free from any existing development.

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 Sibford Ferris forms a part of this greater drive to address the deficit in mobile phone coverage and capacity."


Summary

The proposed site location was chosen to minimise the visual impact on the surrounding area, and particularly the nearest settlements of Sibford Gower, Burdrop and Sibford Ferris. This has been achieved by utilising existing tree cover to the south of the site. The use of a lattice tower will allow views through the structure from the north to the trees behind thereby further reducing the visual impact. The site is located well away from residential properties and heritage assets and adjacent to an existing electricity substation which will provide a utilitarian context.

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

Contact Details

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Signed:		Date:	25/10/2016
Position:	Project Manager	Company:	Harlequin Group Ltd.
		(on behalf of CTIL and above operator)	