SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Aylmer Road SF	Site Address:	Existing base station on highways land adjacent to Aylmer Road, Highgate, London, N2 0PL
National Grid Reference:	527538, 188620		
Site Ref Number:	CTIL_145173	Site Type:[1]	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

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: Site finder website, www.sitefinder.ofcom.org.uk, was checked to locate potentially suitable sites within the coverage target area.		

Annual Area Wide Information to local planning authority

Date of information submission to local planning authority	07/10/2013
Name of Contact:	planningcustomercare@haringey.gov.uk emma.williamson@haringey.gov.uk
Summary of any issues raised:	No comments received

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation:	9th October 2014	
Was there pre-application contact:	**Yes**	No
Date of pre-application contact:	09/10/14	
Name of contact:	James Argles	
Summary of outcome/Main issues raised: The local authority contact advised the correspondence had been forwarded to the head of planning and team leaders for their attention. No further response received at the time of this applications submission.		

[1] Macro or Micro

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	Red	**Amber**	Green
Outline Consultation carried out: In accordance with the Code of Best Practice on Mobile Phone Network Development, pre-application consultation letters dated 9th October 2014 were emailed to the Fortis Green Ward councillors, as well as to the MP. Lynne Featherstone. A copy of the consultation letters can be provided upon request.			
Summary of outcome/Main issues raised: No responses received at the time of the applications submission.			

School/College

Location of site in relation to school/college *(include name of school/college):* No educational establishments were identified which required consultation following detailed site assessment.
Outline of consultation carried out with school/college *(include evidence of consultation):* 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?	Yes	**No**
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	**No**
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	**Yes**	No
Date served:	28th October 2014	

3. Proposed Development

The proposed site:
The application site is the existing street furniture design base station located on northern side of Aylmer Road, between the junctions with A1000 North Hill Road and Bamcroft Avenue. The installation, a well-established telecoms site, is set within the context of the busy roadside environment. The existing site comprises a 12.5m high streetworks column incorporating 3no. shrouded antennas, along with 5no. equipment cabinets, all set back from the roadside edge within the grassed verge with pavement to the rear. Other vertical elements in the area include 11m high lighting columns adjacent Aylmer Road, road signs, traffic cameras and trees positioned within the verge lining the road.

Type of Structure *(e.g. tower, mast, etc):*	
Description: 15m high Elara Dual Stack column on existing root foundation – to replace 12.5m high Single Stack Elara column. The addition of 1no equipment cabinet at ground level.	
Overall Height:	15m
Height of existing building *(where applicable):*	N/A
Equipment Housing:	
Length:	1,300mm
Width:	700mm
Height:	1,450mm
Materials *(as applicable):*	
Tower/mast etc – type of material and external colour:	Steel painted black to match existing structure – colour can be any colour agreed with the local authority.
Equipment housing – type of material and external colour:	Steel painted black to match existing structure – colour can be any colour agreed with the local authority.

Reasons for choice of design:
The Applicants are conscious of the desire to limit visual impact through appropriate siting and design measures. Siting will be discussed in greater detail in subsequent sections, but is considered suitable in this instance in terms of utilising a well-established site with room to accommodate the necessary apparatus and where the necessary visual alterations can be absorbed without harm. The upgrade will introduce improved 3G and new 2G technology coverage for Vodafone and improve existing 2G, 3G and 4G coverage for Telefonica as well as increasing existing capacity for this site. In order to do so, whilst maintaining the existing Vodafone and Telefónica coverage, new antennas are required. The arrangement will alter from a set of 3no. antennas arranged in a back-to-back array, to 2no. stacked sets of 3no. larger antennas in back-to-back arrays. The result of stacking the antennas (and avoiding an unfeasibly, or undesirably large head frame) is that the overall height of the structure needs to increase to avoid the lower set being at such a low height that the either the signal is blocked or cannot reach the whole of the intended area, thus either being ineffective or reducing coverage levels from existing. The new antennas, being of different sizes and requiring a different arrangement, cannot be accommodated within the existing structure. Thus, it is necessary to replace the existing streetworks column.

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Whilst the proposal is located on a roadside environment, it is recognised that residential premises are located nearby. Every effort has been made to minimise visual impact in line with national and local planning policy.

Given the established appearance of the site, it follows that a streetworks style column is the most appropriate design choice. The Applicants have selected the Elara dual stack column from their portfolio of structures within the necessary height range (determined by the network radio planners) because it most resembles the existing structure. Thus, the visual impact of the upgrade is limited.

The 15m, overall, height of the column is the lowest at which the technical objective of the site can be achieved.

The simple, unfussy profile of the column results in a structure which will blend in with the existing street scene by resembling standard roadside infrastructure and the existing pole which it is to replace. The antennas have been placed in a back-to-back array at the top of the column in order to further minimise visual impact. The column will be painted black to match the existing column so as to assist in assimilating it into the street scene (it is noted the colour can be agreed in conjunction with the local authority should another colour be deemed more appropriate).

In terms of layout, the foundation of the existing column can be re-used for the new, larger column and so this is proposed to minimise visual change to that which is existing.

In conclusion to this section, it is highlighted that utilising an existing base station in order to provide the improved 3G coverage and capacity for Telefonica negates the need to develop a further base station installation in this locality to meet the current coverage requirement, thus complying with Council's development plan policies, which specifically require the minimisation of visual impact and that sites are shared where possible.

The design now put forward is considered superior to all other possible options in this instance and achieves a successful balance between meeting the technical requirements and preventing visual harm to the immediate setting or wider area

4. Technical Information

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)* 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. 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, Telefónica UK Limited 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 Telefónica UK Limited's network, the radio base station that is the subject of this application will be configured to operate in this way. 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	**Yes**	No

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. 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.		

Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity

Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinets which contain the equipment used to generate the radio signal. The supporting structure such as a mast, which holds the antennas in the air and the antennas themselves. Only the antennas emit radio signals.

Many other everyday items also use radio signals to send and receive information, such as television and radio broadcasting equipment and two-way radio communications. Base stations are connected to each other and telephone exchanges by cables or wireless technology such as microwave dishes, to create a network. The area each base station covers is called a cell. Each cell overlaps with its neighbouring cells to create a continuous network. The size and shape of each cell is determined by the features of the surrounding area, such as buildings, trees and hills, which can block signals and the number of users within any given area. When people travel between cells, the signal is transferred between base stations without a break in service. Each base station covers a certain area only and can only handle a limited number of calls at once. As mobile phones and devices become more popular more base stations are needed to ensure continuous coverage.

The upgrade of the site subject to this application is required to improve Vodafone's existing 3G coverage and capacity to the surrounding area as well as providing new 2G network coverage, whilst also maintaining and improving the existing 3G and 4G coverage already provided on that network and the 2G, 3G and 4G coverage provided for Telefonica

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.

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

Site	Site Name and address	National Grid Reference	Reason for not choosing

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

Paragraph 43 of the National Planning Policy Framework, in which the Government's supportive stance towards developing high quality communications infrastructure is laid out, states that "(local authorities) should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified".

Furthermore the Haringey UDP 2006 (Saved Policies) Policy UD11 'Telecommunications Equipment' C sets out telecommunications equipment will be supported where – the operator takes advantage of mast and site sharing providing this would not unduly affect visual amenity.

In view of the fact that the required 3G coverage improvement can be provided to the area through the upgrade of an existing site, without unacceptable impact on the surrounding environment, it is considered that there is no justification for developing a new site in this instance and this accords with relevant policy.

There are no alternative existing sites in the area which area suitably placed to provide the desired level of coverage to the target area. The application site, therefore, represents the optimum option for providing the desired coverage to this area.

Visual Appearance

The existing 12.5m high streetworks pole is well established and well integrated into the existing roadside setting. It is considered that the installation is not a visually dominant feature, but rather an accepted part of the street scene. Utilising this site presents an opportunity to provide the required 3G coverage improvement and new 2G coverage for Vodafone to the area without developing an additional installation into the local environment, without obstructing the highway and without unacceptable impact on the appearance of the area. The alternative to upgrading this existing site, there being no others to potentially upgrade in the required area, would be to introduce a new installation. In this case, it is not considered that doing so is justifiable. The siting is, therefore, considered wholly appropriate.

In terms of appearance, the proposal sees the replacement of an existing 12.5 metre high street furniture style column with a newer 15m high street furniture style column located in the same position. The new design retains the simple, slim line style and narrow footprint of the existing installation and would keep the antennas concealed from view, albeit in an elongated shroud. Whilst it is acknowledged that the appearance of the replacement column does not exactly replicate that the existing one as the height would increase by 2.5m, it is submitted that this would not cause undue harm to the appearance of the area or amenities enjoyed by those residing in the locality. Viewed within the context this roadside environment and in conjunction with the numerous other vertical elements lining the adjoining roads, it is submitted that the new column in the same position, will be readily incorporated into the existing street scene.

On balance this proposal is considered to be the optimum one available to the Applicant for providing coverage in terms of both siting and design. As such, equilibrium will be achieved between technical requirements and environmental impact.

Planning Policy

National Planning Policy Guidance

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The main thrust of the guidance is a presumption in favour of sustainable development. In general terms in respect of telecommunications the guidance aims to promote sustainable transport (including the need to travel), build a strong and competitive economy, and seeks to secure high quality design.

Specifically, the National Planning Policy Framework (NPPF) advises that advanced, high quality communications infrastructure is essential for 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. The numbers of radio and telecommunications masts should be kept to a minimum and, where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (paragraph 43).

In more general terms the NPPF confirms that proposals that accord with the provisions of the development plan should be approved without delay (paragraph 14). In addition a set of core planning principles are set out at paragraph 17. These principles set out (in part) that the planning system should:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- seek to secure high quality design and a good standard of amenity;
- support the transition to a low carbon future in a changing climate.

Significant weight is given to the need to support economic growth through the planning system (paragraph 19). The reduction in the need to travel is set out in section 4.

The National Planning Policy Framework advises specifically that local planning authorities should not seek to prevent competition between operators, and must determine applications on planning grounds (paragraph 46).

It is considered the proposal complies fully with national policy. The proposal is appropriately designed and located. In addition, the upgraded development would aid the aim of developing advanced, high quality communications infrastructure.

Development plan policy

Section 70 of the Town and Country Planning Act 1990 requires planning applications and appeals to be determined having regard to the provisions of the Development Plan and other material considerations, and section 38 of the Planning and Compulsory Purchase Act 2004 requires applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Planning applications in Haringey are currently determined using the Local Plan: Strategic Policies, alongside the saved UDP policies.

Policy UD11 seeks to ensure that the siting, design and scale of the site and apparatus does not significantly harm the appearance of the street scene, including buildings.

In terms of design, scale and layout, it is considered that the proposal responds positively to the character, appearance of variety of the local environment and will not have an unacceptable adverse impact on the application site or nearby premises or public vantage points. It will not detract significantly from existing views. The height of the pole has been restricted to 15m but is essential to accommodate the necessary antennas and meet the coverage requirement of the area.

The site is a shared site subject to a proposal for a minor upgrade to meet network requirements, thereby negating the need for a further street furniture design column of similar height within the locality. This accords with local policy.

Given the existing presence of the street furniture installation and relatively minor upgrade required in the height increase of 2.5m and addition of 1no equipment cabinet, the visual impact will be minimal and would not cause significant harm to either the appearance of the street scene or the visual aspect to and from the properties lining the road.

Consideration has been taken with respect to the form and appearance of the proposed development, the relationship with its surroundings and the impact on the wider area in general. The proposal represents an appropriate siting and design solution for this locality, balancing environmental and planning considerations.

The proposal is ICNIRP compliant

Summary

There is a defined requirement for Vodafone to improve its existing 3G coverage and capacity and also introduce new 2G network coverage.

The existing shared street furniture installation can accommodate these network improvements with a minor upgrade without need for an additional installation and without compromising the existing coverage provided for both O2 and Vodafone.

The siting and design is accepted having been established by the existing installation and the proposed upgrade continues this ensuring the setting of this roadside environment is maintained. There will be no significant impact on the visual amenity nor unacceptable change to the existing vista.

The proposal accords both with national and local government policy and remains the optimum solution to the operators coverage requirements

Contact Details

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