SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	WINDRUSH TOWER	Site Address:	WINDRUSH TOWER, KNIGHTS ROAD, BLACKBIRD LEYS, OXFORD, OX4 6HX
National Grid Reference:	455183E, 202785N		
Site Ref Number:	CTIL108282 _VF19504_TEF69822	Site Type:[1]	MACRO

2. Pre Application Check List

Site Selection (for New Sites only)
(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

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: Existing site.		
Were industry site databases checked for suitable sites by the operator:	~~Yes~~	~~No~~
If no explain why:		

[redacted]

[1] Macro or Micro

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	**Green**
Outline of consultation carried out: On the advice of the Planning Officers Pre-Consultation Report, further consultation and associated drawings were sent to Blackbird Leys Parish Council, the local MP - Anneliese Dodds MP, Orchard Meadow Primary School, Mabel Prichard School, City of Oxford College (Blackbird Leys campus) & Blackbird Leys Nursery.			
Summary of outcome/main issues raised (include copies of relevant correspondence): Apart from an email confirming receipt of the consultation letter from Blackbird Leys Parish Council, no further responses have been received to date.			

School/College

Location of site in relation to school/college (include name of school/college): Nearest Schools are: Orchard Meadow Primary School – 260m away; Mabel Prichard School – 186m away, City of Oxford College (Blackbird Leys campus) – 164m away & Blackbird Leys Nursery – 505m away.
Outline of consultation carried out with school/college (include evidence of consultation): Pre-Consultation letters and associated drawings were sent to Orchard Meadow Primary School, Mabel Prichard School, City of Oxford College (Blackbird Leys campus) & Blackbird Leys Nursery.
Summary of outcome/main issues raised (include copies of main correspondence): To date no response has been received.

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:	23rd February 2021	

3. Proposed Development

The proposed site:
There is a specific requirement for a new Vodafone radio base station at this location to provide new and enhanced coverage for Vodafone across a range of technologies to the area. There is also a requirement for Telefónica to upgrade their existing installation. The proposal comprises; • The installation of of 6No. new Vodafone antennas on new yoke brackets fixed to 3No. new climbable wall mounted support poles fixed to plantroom. • Vodafone ancillary equipment is proposed to be installed on new ERS rails, fixed to plantroom wall below each antenna location. • 6No. Telefónica antennas to be removed and replaced with 6No. new antennas on existing yoke brackets; • Vodafone radio equipment to be located within existing Telefónica internal equipment room.

Type of Structure *(e.g. tower, mast, etc):*	
Description: Existing rooftop base station	
Overall Height: antennas)	47.30 Metres (to top of highest
Height of existing building *(where applicable):*	39.40 Metres
Equipment Housing:	Existing internal equipment room
Length:	N/A
Width:	N/A
Height:	N/A
Tower/mast etc – type of material and external colour:	N/A – Existing rooftop installation
Equipment housing – type of material and external colour:	N/A - Existing internal equipment room

Reasons for choice of design, making reference to pre-application responses:
Vodafone have a requirement to provide their own new enhanced 3G/4G and new 5G coverage to the surrounding area. In order to provide this coverage, Vodafone are proposing their antenna design to be of a similar design to that of the existing Telefónica installation, specifically to minimise the impact of this existing rooftop installation upon the local streetscene. The existing Telefónica antennas on this rooftop installation cannot be shared by both Telefónica and Vodafone as this would not allow them to provide their required technologies/capacity of their existing networks. Vodafone have a requirement to provide enhanced 3G/4G coverage and increased capacity for the surrounding area along with the capability to provide new 5G coverage to the area in the near future. Telefónica also have a requirement to provide enhanced 3G/4G coverage and increased capacity for the surrounding area along with the capability to provide new 5G coverage to the area in the near future. In order for this requirement to be achieved by Vodafone, there is a need to provide this enhanced coverage by means of their own technical infrastructure (antennas, dishes and ancillary equipment). Therefore, the existing Telefónica infrastructure cannot be shared by Vodafone. The additional Vodafone antennas are proposed at the same height as that of the proposed replacement Telefónica antennas and both Operators will continue to utilise the existing internal equipment room on the rooftop.

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, Telefonica 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 Telefonica'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 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	**Yes**	No

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.		

4. 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

A new Vodafone base station is required at this location to provide new and improved network coverage using the latest technology. This proposed installation will also provide infrastructure capable of providing for any future network demands of Vodafone Ltd. The proposed Telefónica upgrade will also allow the required enhanced coverage and capacity issues to be addressed.

The very high level of mobile phone use and ownership within the UK population is a very clear indication of the public's overwhelming acceptance of the benefits of mobile communications, which requires the installation and maintenance of base stations to provide the necessary connection between the mobile phones and the UK telecommunications network.

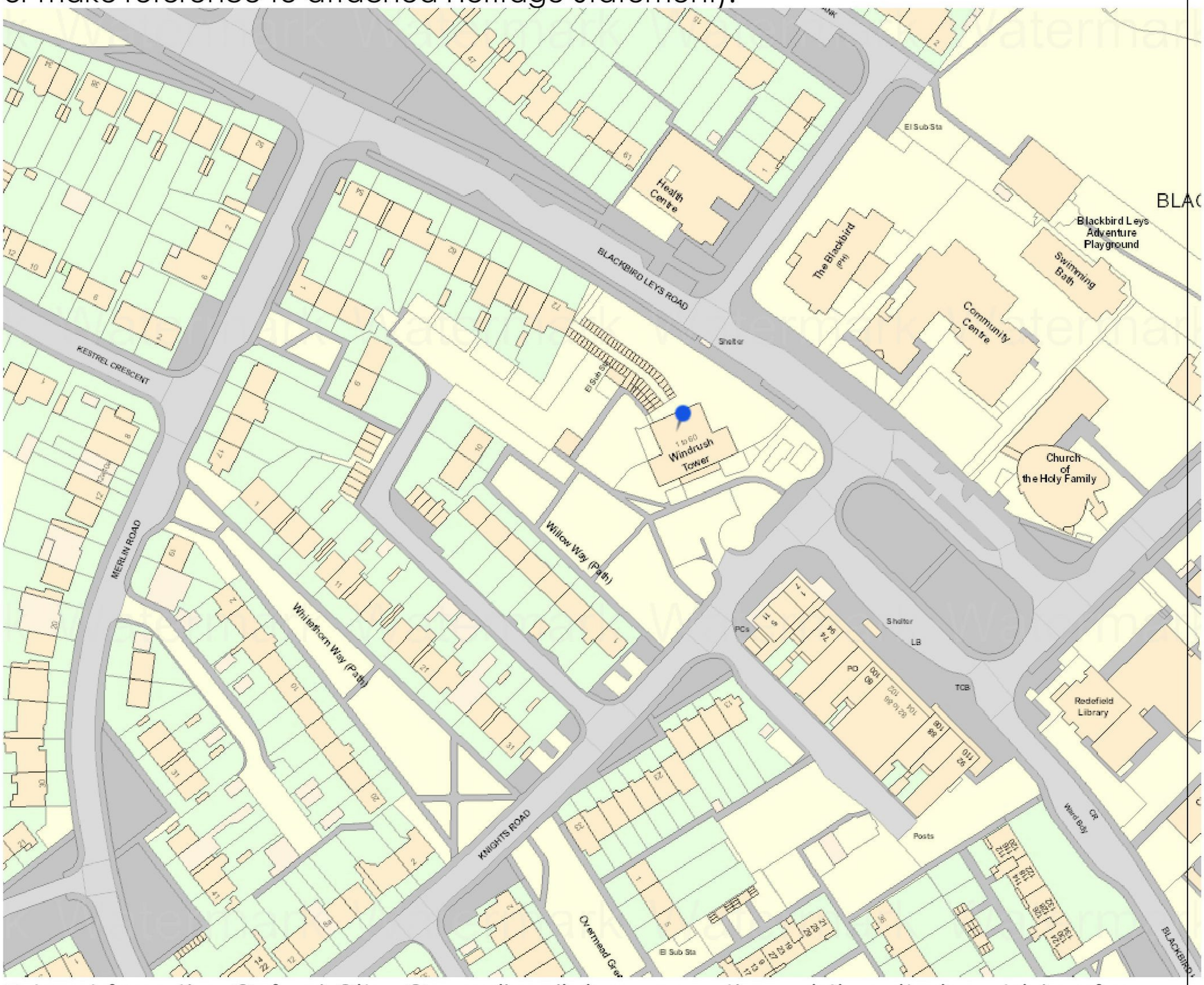
Base stations use radio signals to connect mobile devices and phones to the network, enabling people to send and receive calls, texts, emails, pictures, web, TV and downloads. Without base stations, mobiles will not work. They are made up of three main elements. The cabinets which contain the equipment 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. 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.

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 (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

If no alternative site options have been investigated, please explain why: N/A – Existing rooftop telecommunications installation
Environmental Information (refer to Section 2 of Site Finder Report): N/A
Land use planning designations (if Heritage Statement is required then include here or make reference to attached Heritage Statement):  Extract from the Oxford City Council policies map – the existing site is outside of any existing Conservation Areas.

Additional relevant information (include planning policy and material considerations):

Background

As part of both Vodafone's and Telefónica's continued network improvement program, there is a specific requirement for a new Vodafone radio base station at this location to provide a range of technologies to the area and an upgrade of the existing Telefónica installation to address coverage and capacity issues.

Visual Impact and Appearance

Visual impact has been minimised as far as practible, with additional Vodafone antennas in similar positions and heights of existing Telefónica antennas. However, in order to provide coverage for new technologies and taking ICNIRP guidelines into consideration, the new proposed Vodafone antenna locations and heights are required in order that Vodafone are able to provide their own coverage requirements for existing and new technologies and ensuring that ICNIRP guidelines are adhered to.

National planning policy is to facilitate the growth of new and existing telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This development proposes enhanced coverage and the capability of new technologies to the surrounding area for both Telefónica and Vodafone.

PLANNING POLICY
National Planning Policy Guidance

National Planning Policy Framework (2019) (NPPF)
The new National Planning Policy Framework came into force in July 2018 replacing the guidance published in March 2012. The guidance has subsequently been updated in February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied.

Paragraph 7 of the NPPF states "The purpose of the planning system is to contribute to the achievement of sustainable development", and in paragraph 10 that "at the heart of the Framework is a presumption in favour of sustainable development". In order to achieve the sustainable development objective, the NPPF has identified 3 overarching objectives (paragraph 8):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of

present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

For **decision-taking** (paragraph 11) this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Further to this, paragraph 38 states that "Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area."

The proposed will enable the provision of continued reliable mobile communications services to the surrounding area, bringing about substantial public benefit both socially as well as the allowing for certain businesses to expand, adapt and thrive as well as access new markets. Reliable wireless technology also allows for home working, and the creation of the 'virtual office', thus reducing the need to travel and contributing to the sustainability agenda.

Government advice in recent years has been to promote and encourage communications services. Within his presentation to Parliament in July 2015 of the Government report "Fixing the Foundations: Creating a more prosperous nation" the Chancellor of the Exchequer reiterated the importance of a high-speed digital communication infrastructure. "7.1 Reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

By reducing regulatory red tape and barriers to investment, the government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and

which will enable the UK to remain at the forefront of the digital economy. The government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published in March, of near-universal 4G and ultrafast broadband coverage."

The NPPF (2019) directly addresses the need for enhanced wireless communication services, first mentioned in paragraph 20, which states that an LPA's strategic policies must make sufficient provision for:

"b) infrastructure for transport, telecommunications (our emphasis), security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)"

Leading on from this, paragraph 112 states that "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".

While supported, the number of base stations are encouraged to be kept to a minimum in which the efficient operation of the network can be provided. Paragraph 113 states that "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".

Given that the proposed development is for an upgrade of an existing base station targeting the deficit coverage in this area, we believe this site complies with the thrust of this local framework as the proposed development ensures that the proposals as contained within this application shall be in line with the guiding principles of the NPPF.

This upgrade development is of a simple form and character. It is located on an existing telecommunications base station rooftop and will not be an anomalous installaton.

This design shall allow this station to provide network coverage and capacity across a range of frequencies.

Local Policy

Oxford City Council Telecommunications Policy is outlined within the adopted Local Plan, adopted 8th June 2020, contain the following policy:

<u>Policy V9: Digital Infrastructure</u>

Planning permission will be granted for new electronic communications infrastructure where:

i) It is supported by the necessary evidence to justify the proposed development in accordance with the requirements of national policy; and
ii) Proposed equipment is sympathetically designed and camouflaged where appropriate; and
iii) It can be demonstrated that electronic communications infrastructure is not expected to cause significant and irreversible interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
iv) Adverse impacts on the successful functioning of existing digital infrastructure are avoided. Where this is not practicable, appropriate mitigation shall be provided; and
v) It does not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and
vi) Appropriate pre-application consultation in accordance with national policy has been undertaken.

Code of Best Practice on Mobile Network Development (CoBP) 2016

The CoBP recommends a sequential approach to siting telecommunications apparatus;

- **Mast or site sharing** – Existing rooftop installation.
- **Installation on existing buildings and structures** – Existing rooftop installation.
- **Using small scale equipment** – The proposed Vodafone installation on this existing rooftop site has been kept to a minimum, which will allow new and enhanced coverage requirements for Vodafone and the replacement of existing Telefónica antennas will have no discernible visual effect.
- **Erecting new ground based masts** – N/A

Having regard to the assessment above, it can be seen that the development as proposed within this application has been sited and designed in line with all national and international guidelines as well as the telecommunication industries Code of Best Practice. There is a clear and demonstrable need for the proposal to provide new and improved electronic communications services for both Vodafone and Telefónica. Due consideration has been given to all practicable solutions for providing the required telecommunications service and this proposal has been designed in such a way as to minimise its visual impact upon the surrounding area, with any negative impact outweighed by the benefits of these improved electronic communications services.

Summary

National planning policy is to facilitate the growth of existing and new telecommunications systems, and operators have obligations to meet customer demands for improved quality of service. This development proposes new coverage to the surrounding area for Vodafone and enhanced coverage and capacity for Telefónica.

A new Vodafone base station installation and upgraded Telefónica installation is proposed to provide the required new and enhanced coverage for Vodafone and enhanced coverage and capacity for Telefónica. The minimal impact of the

development would be outweighed by the significant public benefits of continued coverage to the area.

The proposal is fully compliant with ICNIRP guidelines and declaration of compliance has been provided.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Martin Allwork	Telephone:	[redacted]
Operator:	Vodafone Ltd		
Address:	Vodafone Limited Vodafone House The Connection Newbury Berkshire RG14 2FN	Email Address:	
Signed:	[redacted]	Date:	26th February 2021
Position:	Surveyor	Company: (on behalf of Cornerstone and above operator)	Sinclair Dalby Limited