



RIBBLE VALLEY
BOROUGH COUNCIL

28 DEC 2011

For office use only

Application No

320111040P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	VODAFONE UK LTD		
Unit:	House number:	House suffix:	
House name:	CIO AGENT		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MR	First name:	CHRIS
Last name:	TAYLOR		
Company (optional):	MONO CONSULTANTS LTD		
Unit:	House number:	House suffix:	
House name:	STEAM PACKET HOUSE		
Address 1:	76 CROSS STREET		
Address 2:			
Address 3:			
Town:	MANCHESTER		
County:			
Country:			
Postcode:	M2 4JG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THE INSTALLATION OF 3 NO VODAFONE DUAL BAND ANTENNAS SET WITHIN THE EXISTING CHURCH TOWER BEHIND REPLACEMENT REPLICA GRP LOUVERS AND 1 NO VODAFONE DUAL BAND ANTENNA EXTERIOR FACE MOUNTED PAINTED TO MATCH THE BRICKWORK INTERNALLY SITED EQUIPMENT CABINETS AND ANCILLARY WORKS THERETO.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AS BULLETED IN COVERING LETTER

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

N/A

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

1. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

N/A

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

MURCH

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

N/A

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =
Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in ^{metres²} ~~hectares (ha)~~

2400m²

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

N/A

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served
REVD. DAVID ANDERSON	THE VICARAGE, CHURCH STREET, LONGRIDGE, PRESTON, LANCASHIRE, PR3 3TN	05/12/2011

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Chris Taylor

05/12/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

Chris Taylor

05/12/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Chris Taylor

05/12/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

0161 214 1735

N/A

Country code:

Mobile number (optional):

07 810057518

Country code:

Fax number (optional):

0161 839 8840

Email address (optional):

chris.taylor@manorconsultants.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

HERITAGE STATEMENT

320111040P

INTRODUCTION

The Heritage Statement is provided in conjunction with the Design & Access Statement, Supplementary Supporting Statement Information, drawings and all other supporting material that is submitted with this planning application.

The statement comprises an assessment of the telecommunications installation against the requirements of Planning Policy Statement (PPS) 5: Planning for the Historic Environment, in particular the relevant Development Management Policies. Such policies sets out the information requirements for applications for consent affecting heritage assets. PPS5 confirms the level of detail provided should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

PPS5 Planning Practice Guide (2010)

It says that Local Authorities should require the following:

- *A description of the significance of the heritage assets affected and the contribution of their setting to that significance; and*
- *An assessment of the impact of the proposal*

Policy HE7 sets out the policy principles which need to be taken account of when considering an application for consent relating to heritage assets. They are

- I "evidence provided with the application,*
- II any designation records*
- III the historic environment record and similar sources of information,*
- IV the heritage assets themselves*
- V the outcome of the usual consultations with interested parties and*
- VI where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice."*

Local Authorities are also required to take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. Consideration of design should include scale, height, massing, alignment, materials and use

Where the harm to or the loss of significance of the heritage asset is justified on the merits of new development, local planning authorities should not permit the new development without taking all reasonable steps to ensure the new development will proceed after the loss has occurred

Policy HE9 gives a presumption in favour of the conservation of designated heritage assets and the greater its significance the greater the presumption in favour of conservation should be. The significance of heritage assets can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Policy HE9 states that there should be a presumption in favour of the protection of heritage assets and that any substantial harm to or loss of a heritage asset should be exceptional. The Policy then continues to provide a list of what should be demonstrated to prevent a refusal of consent if such harm is found to exist

Policy HE10 states that, when considering applications for development that will affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application

Principles for guiding the recording of information related to heritage assets are given in Policy HE12. It states:

"Where the loss of the whole or material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance."

In expanding on Policy HE7, the Practice Guide identifies 'a number of potential heritage benefits that could weigh in favour of a proposed scheme':

- i) 'It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- ii) It reduces or removes risks to a heritage asset.*
- iii) It secures the optimum viable use of a heritage asset in support of its long term conservation*
- iv) It makes a positive contribution to economic vitality and sustainable communities*
- v) It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment*
- vi) It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place' (paragraph 79).*

The Practice Guide then considers design and how schemes can positively contribute in terms of design to 'character, distinctiveness and significance of the historic environment'. The Guide recommends proposals take account of the following:

- 1 'The significance of nearby assets and the contribution of their setting.*
- 2 The general character and distinctiveness of the local buildings, spaces, public realm and the landscape*
- 3 Landmarks and other features that are key to a sense of place*
- 4 The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces.*
- 5 The topography.*
- 6 Views into and from the site and its surroundings.*
- 7. Green landscaping.*
- 8 The current and historic uses in the area and the urban grain' (paragraph 80)*

With regard to addition and alteration, the Guide states that *'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting' (paragraph 178).*

THE PROPOSAL

The proposal relates to the installation of 3 no. dual band Vodafone antennas set within the existing church tower, behind replacement and exact replica Glass Reinforced Plastic (GRP) louvers. There will also be 1 no. dual band Vodafone antenna face mounted to the rear exterior of the tower which will be painted to match the brickwork. There will also be ancillary equipment cabinets and structural improvements internally.

HISTORICAL BACKGROUND

The Church of St. Lawrence with St. Paul's is a Grade II Listed Building, which was first listed on the 22nd November 1983. Its listing (List Entry Number 1072297) states: -

"Church, 1886-8 by Ewan Christian, with west tower of 1936-7 by A.C.M. Lillie. Coursed, squared rock-faced sandstone with sandstone ashlar interior and slate roof. Comprises a west tower, nave with clearstorey, lower chancel, north and south aisles, north and south porches, north organ chamber and vestry. The tower has angle buttresses and an embattled parapet with corner pinnacles. Each face has

2 lancet bell openings of 2 chamfered orders. The west wall has a moulded doorway, a window of 3 lights with 2-centred head and cusped tracery above, with 3 narrow chamfered lancets below the bell openings. The aisle windows have 2-centred heads with panel tracery, the clearstorey windows having flat heads. Interior. The 5-bay nave has octagonal columns with pointed arches of 2 chamfered orders. The chancel arch is moulded, with $\frac{1}{2}$ columns as responds. These are carried on corbels with carved leaf decoration. A tall west arch opens into the tower. The nave and aisles have an open timber roof, the nave having arch-braced collars and king posts braced to the principals and the ridge. The east window has stained glass said to be by Kempe and pre-1899 (Pevsner). "

It is also noted that the church is found within Longridge Conservation Area, in which matters are discussed in the Council's Management Guidance document.

RELEVANT LOCAL, REGIONAL AND NATIONAL POLICIES

The relevant policies for consideration are:

Ribble Valley Borough Council Local Plan

It is recognised that Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". The development plan framework is provided by the Ribble Valley Borough Council Local Plan, although it is acknowledged that the Local Planning Authority are working towards formulating a Local Development Framework which will in time supersede this document. In the meantime it is considered that the following telecommunication planning policy is applicable: -

Local planning policies for the preservation of listed buildings and conservation areas are set out in the Ribble Valley Borough Council Local Plan which was adopted in June 1998. In this respect policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21 have been taken into account.

Also is acknowledged that policy ENV23 relating to telecommunication development is of particular relevance to this proposal.

North West of England Plan, Regional Spatial Strategy (RSS)

A recent ruling has deemed that the decision by the Secretary of State for Communities and Local Government, dated 6 July 2010, to revoke Regional Strategies was deemed unlawful. Therefore, for the time being, Regional Strategies, where relevant, remain a material consideration in the determination of planning applications.

The Regional Spatial Strategy (RSS) for North West England was adopted in September 2008 and provides a framework for development and investment in the region over the next fifteen to twenty years. The relevant policies in the RSS to this proposal are as follows:

EM1 (C) (Historic Environment) seeks to protect, conserve and enhance the historic environment.

National Policy

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment. Planning Policy Statement 5 (PPS5) was recently published (2010) and replaces the former Planning Policy Guidance Note 15 'Planning and the Historic Environment' (1994) and Planning Policy Guidance Note 16 'Archaeology and Planning' (1990). PPS5 states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

ASSESSMENT OF IMPACT

As previously noted this latest proposal stems from a similar unimplemented Vodafone scheme at the church (LPA Ref. 3/2004/1159 – approved 14/01/05). The proposal related to the installation of 6 no panel antenna within the existing church tower, set behind the existing louvers which were to be replaced with exact replicas. The latest proposal now involves 3 no dual band Vodafone antennas capable of providing both 2G and 3G coverage set behind GRP louvers. In this respect the extent of development has been greatly reduced and kept a minimum, which is acknowledged as a fundamental objective when looking to do works to a listed building. Nonetheless it should be noted that in reducing the number of antennas in the tower it frees up potential space for another operator's antennas to be added should a requirement arise in the future.

In light of the above it should be acknowledged that the principle of development and the design concept has already been accepted by the Local Planning Authority. However it is recognised that since this determination PPS5 has emerged PPS5 recognises that the fabric of a building will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials. In this instance the GRP louvers will take an exact likeness to the ones they will replace. The one exterior antenna proposed will be mounted discretely on the elevation of the tower which faces over the main roof and will be painted to match the brickwork. In this respect it is considered that the one exterior face mounted antenna has been positioned in a sympathetic position in which coupled with its camouflaged qualities it will not appear overly pronounced to the detriment of the host building or the surrounding area. In light of the above given the very nature of the development and its height above ground level, it is considered that there will be a minimal impact on the architectural qualities of the church and the visual amenity of the surrounding area when seen from afar. In this respect it is considered that the camouflaged design of the scheme and the siting of ancillary works internally will help preserve the historical and architectural importance of the listed building.

The use of GRP solutions towards disguising equipment is widely accepted as an innovative form of telecommunication development. It has been affectively used when siting equipment on listed buildings and/or sites within Conservation Areas and in many instances the presence of antennas goes unnoticed. Such an exact likeness can be achieved as the glass reinforced plastic is an immensely versatile material which combines lightweight properties with inherent strength. It is available in a variety of surface textures and there is an unlimited colour range available which if appropriate can be painted to replica natural fading or weathering. It can be moulded into any shape so as to replicate existing features in which its design can be so accurate in its dimensions and finish. Therefore although the existing louvers are fundamental features of the church tower, their replacement would preserve the aesthetic qualities of these features in which they seeks to mirror. It should be recognised that the workmanship involved in producing GRP solutions and paint techniques, has evolved considerably over time, providing an innovative solution to screen what can be considered by many to be unsightly telecommunications antennas and equipment. Samples, colours and textures will be taken at on-site visits and will assist in matching the replica louvers and exterior finish with the existing features. It is highlighted that the GRP louvers and painted antenna will in part be assembled in a workshop then completed on-site, so as to ensure the new features are weatherproofed and any joins are not overly apparent. GRP solutions and brickwork matching are designed to integrate telecommunications equipment into its surroundings in an architecturally and aesthetically sympathetic manner by mimicking the appearance of existing features. In the case of this proposal, it is considered that the appearance of the GRP louvers through its exact replacement respects the architectural qualities of the existing building and would therefore not harm its character and appearance or the wider setting of the Conservation Area. As such, the appearance of the church and the apertures would not be compromised. It is recognised that the church is a focal point when seen from the surrounding area, however given that the proposal in the main involves like-for-like replacements, it is clear that the GRP louvers swap-outs would preserve the character and appearance of the listed building and views of the church. Similarly it is considered that the small scale form, paint finish and sympathetic position on the tower of the one exterior antenna will not undermine the character and appearance of the listed building.

The ancillary development will be kept to a minimum and any exterior works will be kept to a minimum thus helping to mitigate any visual impact.

With regards antenna heights, it should be appreciated that this has been dictated by the building height, as well as the size and position of the existing louver openings on the tower. Given the restrictive nature of these set positions it should be recognised that this has implicated on how best to optimise the antenna orientations away from the immediate building fabric. Taking into account the size of the immediate openings and the antennas position set back behind louvers it should be recognised that the antennas will have to be carefully mounted to avoid clipping from the aperture surround. Furthermore as with all the antennas the general height and clutter, most notably the main church roof, as well as the topography of the target area, has been taken into account so as to allow adequate signal to project across the target area and fulfil the operator's requirements. In this respect the antenna types, heights and positions are the optimum network solution, when taking into account the nature of the host building, its immediate context and wider target cell character.

It is of note that as well as catering for inherent coverage shrinkage, it should be appreciated that base station sites can not be located too close to each other as this can create technical interference within the network. Should a base station be found too close to a neighbouring installation, this will result in competing coverage problems as a base station site tries to become the dominant cell. Similarly should a 3G base station be located too high it will create technical interference issues in the wider network. In this respect the height of the proposed rooftop structure is technically viable towards controlling where best possible the performance of the site in the wider network. Coupled with the challenges faced when aligning where best possible the Vodafone and Telefónica networks, which have historically grown organically, this has implicated in less technical flexibility. Therefore it is highlighted that the chosen site is the optimum location within the target area to provide the coverage to the Vodafone network.

To justify the siting of the proposed base station, it is highlighted that all networks are made up of many overlapping cells covering a geographical area over which coverage must be achieved. These cells overlap slightly in order to ensure that a phone call remains continuous as a user moves from one cell to another. When a user nears the edge of a cell, the overlap in coverage ensures that the network will hand over the phone call to the next base station in the adjacent cell with the stronger signal. This ensures that the phone call does not drop or cut out. With the emergence of smart phones which can access the internet, it should be noted that in times of high customer volumes and when demand for data streaming increases, the coverage from a base station site will shrink and effectively leaves localised coverage holes on the edge of a cell. To overcome such issues the coverage footprint from a base station site needs to overlap with the adjoining cells so as to maintain consistent coverage throughout. This proposal takes into account such matters as part of the wider Cornerstone network plan.

With regards the requirements of PPS5 it is of note that the proposal offers public benefits in which it is the Church's intention to use the rental income to help preserve and maintain the interior and exterior of the listed building, as well as its grounds, so that the church remains an active place of worship. Similarly the monies will be used to make sure that the church remains a heritage asset and continues to contribute to the visual amenity of the Longridge Conservation Area. Also with regards public benefits and as is noted in previously, the telecommunications installation will provide coverage and network capacity for Vodafone. The use of mobile phones are now considered an essential part of people's everyday lives both at work and in their leisure time. In this respect the proposal will offer improved services and capabilities to the general public and local businesses, providing better connectivity that will have social and economic benefit for the wider area. Furthermore mobile networks can be used to make emergency calls in which in many cases this will mean ambulances can be on the scene faster and police can get a head start in apprehending criminals. In light of the above it is considered that the public benefits can be seen to outweigh any perceived harm the proposal may created.

In light of the character of the target area and the constraints it presents, it is considered that the proposed site represents an appropriate location in which to position a base station. It is considered that the design of the scheme would not seriously impact upon the amenity of the area. It is considered that given the proposals like-for-like appearance with regard the louvers and the painted antennas would not form untoward features on the building or within the street scene. The principle of development has already been accepted by the LPA in the previous case, in which given the efforts to keep development to a minimum and offer mast sharing potential it is considered that the proposal strikes a good balance between environmental impact and operational considerations

CONCLUSIONS

The telecommunications development, is on balance, the optimum solution, minimising environmental impact and meeting operational requirements

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

In accordance with the Code of Best Practice on Mobile Phone Network Development¹, and published Government guidance, this proposal was drawn up having regard to the need for good design

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned
- That the design shows an appreciation of context;

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

¹ Paragraphs 120-126

Documentation Submitted with Application

- Drawings Ref. No's: 100, 200, 300 and 400;
- Heritage Statement;
- Site Specific Supplementary Information;
- Vodafone Coverage Plots (to follow);
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Stations document;
- ICNIRP declaration and clarification statement

Design Component

Use

- The proposed development will consist of a Vodafone mobile phone base station that will provide 2G and 3G network coverage and capacity to this area of Longridge
- The proposal is for a radio base station that consists of radio transmitters and receivers in cabinets connected to antennas by feeder cable. The antennas will be found at the top of the church tower. They must be positioned at a height that is not obstructed by terrain or buildings to provide the radio coverage needed to the area targeted.
- Radio base stations are low-powered devices (between 2 and 200 watts) communicating with low-powered handsets (less than 1 watt) and can only cover limited geographical areas. Whilst in theory radio signals can travel for tens of kilometres, in reality, the landscape, trees or buildings will severely restrict this. In heavily built-up areas, a single small base station might cover as little as a few hundred metres. For this reason, it is essential that base stations are located where people need to use their mobiles, where they live, work and travel.
- The proposal will offer improved services and capabilities to the local community, creating better connections that will have social and economic benefits for the area
- Every day, 20,000 people use the Vodafone network to make emergency calls – in many cases this will mean ambulances can be on the scene faster and police can get a head start in apprehending criminals
- In the commercial world, companies of all sizes, from sole traders to multi-nationals, take for granted the benefits to business efficiency that mobile communications bring. The added security for travellers is a benefit many people will recognise and most families have come to rely on the convenience and reassurance of instant mobile communications

Amount

- The amount of development entails the removal and replacement of the three numbered louvers with a replica glass reinforced plastic (GRP) in which set behind will be three numbered Vodafone dual band antennas
- One numbered Vodafone dual band antenna will be mounted to the rear of the church tower and will be painted to match the brickwork.

Layout

- The layout of the scheme is restricted to the church towers footprint and the existing apertures of the louvers.

Scale

- The replica louvers would be constructed of glass reinforced plastic and would be an exact likeness, in terms of height, size, scale, massing, form, detailing and colour of the ones they would replace

Landscaping

- No landscaping is proposed as part of this application

Appearance

- The exterior appearance of the building would not change in that the GRP louvers are an exact replica.
- One antenna will be face mounted flush to the rear elevation of the tower that faces over the main roof and painted to match the brickwork
- The use of GRP solutions towards camouflaging and disguising equipment is widely accepted as an innovative form of telecommunication development which it has been affectively used when siting equipment on Listed Buildings and/or sites within Conservation Areas which goes unnoticed

Access

Given the proposal's siting at height on the church tower, the site will only be accessed by those personnel associated with the applicant. In light of the siting of the antennas on a building and the intended use to provide mobile phone coverage, the public should have no interest or need to access the base station. Radio base stations are not designed to be accessible by the public. It should therefore be recognised that access to the proposal is set well away from recognised public rights of way and is remote from pedestrian and vehicular movements within the public realm below. It is likely that once built, the site will be visited infrequently for maintenance purposes only.

Therefore no specific public access provisions or sustainable forms of transport are required to be incorporated into the design of or connections to the proposal. With this borne in mind the proposals have also shown consideration for the safety and security of the apparatus and local community as the proposed equipment cabinets are locked and alarmed in order to prevent public access to the site and as such is secure by design.

On average, Vodafone's engineers will attend a site twice a year for routine maintenance. The antennas do not need to be physically maintained once the column is in situ. During the maintenance visits, the antennas might be "optimized." This is when the orientation or down-tilt of the antennas is altered to maximise the coverage offered by the installation. All of these changes to the antennas orientation or down-tilt are done remotely by an engineer working in the cabinet at the base of the column so there is no need for a cherry picker on any of the maintenance visits. The engineer's maintenance vehicle will be parked within the grounds of the church and these routine visits are done on foot.

Community Safety

Vodafone designs and operates all its radio base stations in accordance with the radio frequency or electromagnetic field exposure guidelines suggested in the European Union (EU) Council Recommendation of 12 July 1999

This Recommendation is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for limiting public exposure to electromagnetic fields

This means that in areas where the general public spends time, exposure levels will be fully within guidelines which the UK Government and the European Union have recommended, and which have the formal backing of the World Health Organisation.

A declaration of ICNIRP compliance is provided as part of this planning submission.

Environmental Sustainability

The proposed installation will be part of the Vodafone mobile telecommunications network and the development and maintenance of the necessary infrastructure to support that network is a major contributor to the sustainability of businesses. It should also be recognised that mobile telecommunications can help sustainable economic development. Continually improving mobile network coverage and capacity increasingly enables remote working, reducing the need for many people to travel to their traditional places of work. This can assist in reducing impact on transport networks and can enable many businesses to be more responsive to the needs of their customers.

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Cornerstone : Supporting Technical Information for O2 & Vodafone : -

(ST PAUL'S CHURCH)

VF C.S. 15122

This site is a 2G only site for VF

Date Prepared: 05/12/2011

VF-15122



KEY TO VF COVERAGE PLOTS

The enclosed radio propagation plots are based on Ordnance Survey geographical information.

The level of coverage provided by a particular site is dependant on a number of variables. The main factors which determine the extent of coverage are: the frequency of the signal emitted, the height of the antenna above ground level, the characteristics of the surrounding topography and the type and occurrence of ground clutter such as buildings and trees which can cause 'shadows' or reflections and can absorb the signal.

The O2 Radio Planners have produced accurate visual representations of the level of coverage available in this particular area by using advanced computer modelling software based on a Geographical Information System. The programme takes the numerous variables as above into account and can then calculate and plot the strength of the signal.

Existing and proposed sites are indicated by a circle with site number. The orientation of the antennas is shown by the lines.



Site - lines show orientation of antennas

Note on large rooftop sites the antenna can be distributed in different locations from the site location. This is represented by a line extending outwards from the site to the antenna

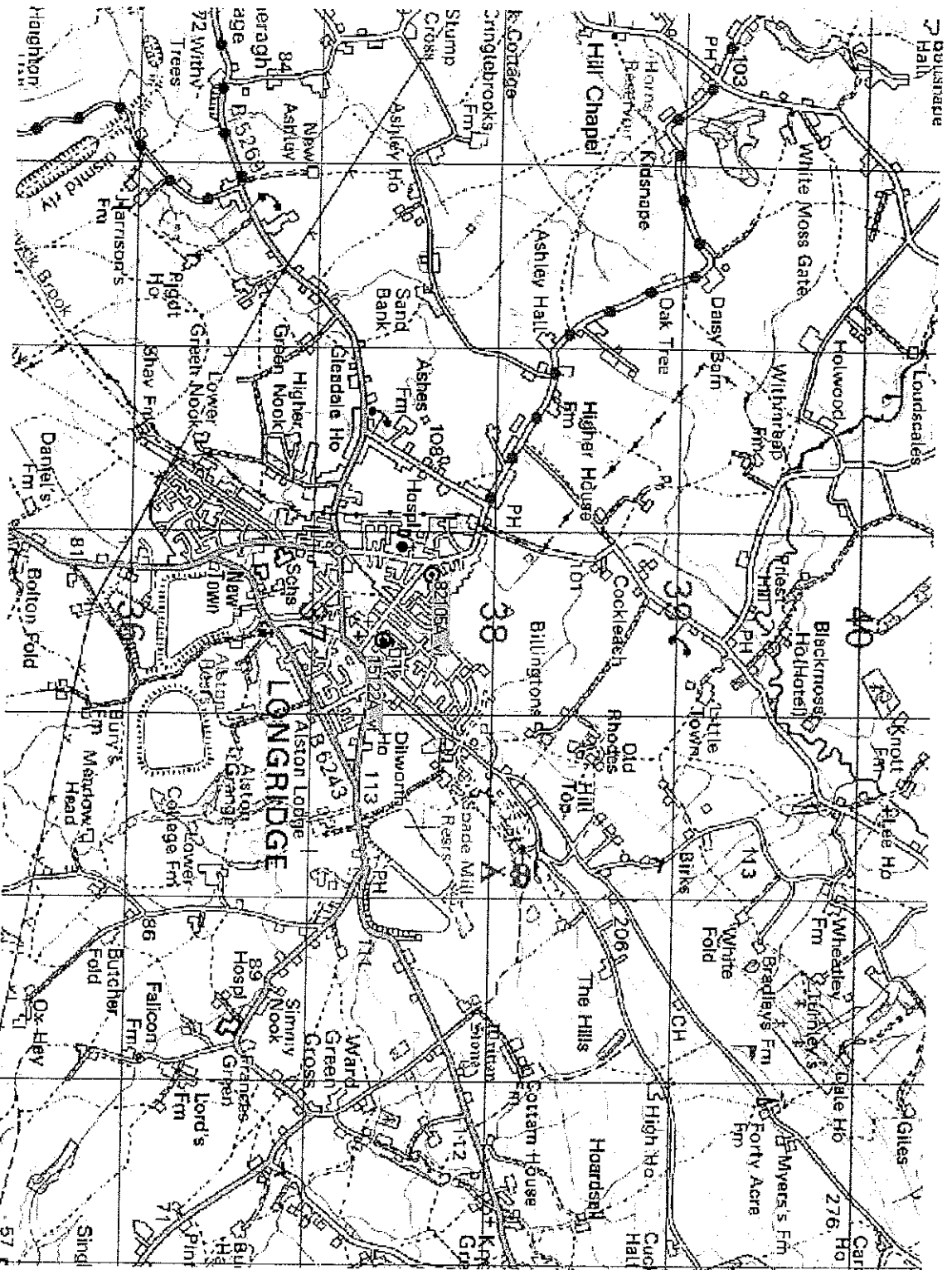
Key for UMTS 3G plots

Orange	Sufficient signal strength to provide adequate service for indoor use of a hand portable mobile in dense urban areas, such as major cities, dense residential areas, industrial areas and retail outlets.	Dense Urban/Urban
Blue	Sufficient signal strength to provide adequate service for indoor use of a hand portable mobile in suburban areas or on a train.	Suburban
Green	Sufficient signal strength to provide adequate service for use of a hand portable mobile in a car	In Car
Yellow	Sufficient signal strength to provide adequate service for outdoor use of a hand portable mobile.	Outdoor
No Colour	Insufficient signal strength to provide reliable service.	No Coverage

VF-15122

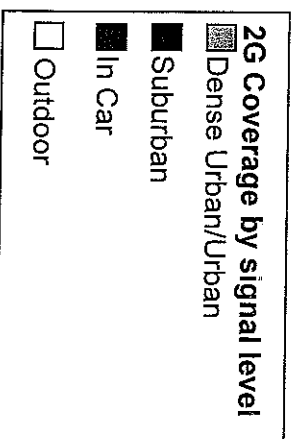


VF Existing GSM (2G) Coverage



This coverage plan must be read in conjunction with the key and site specific supplementary information.

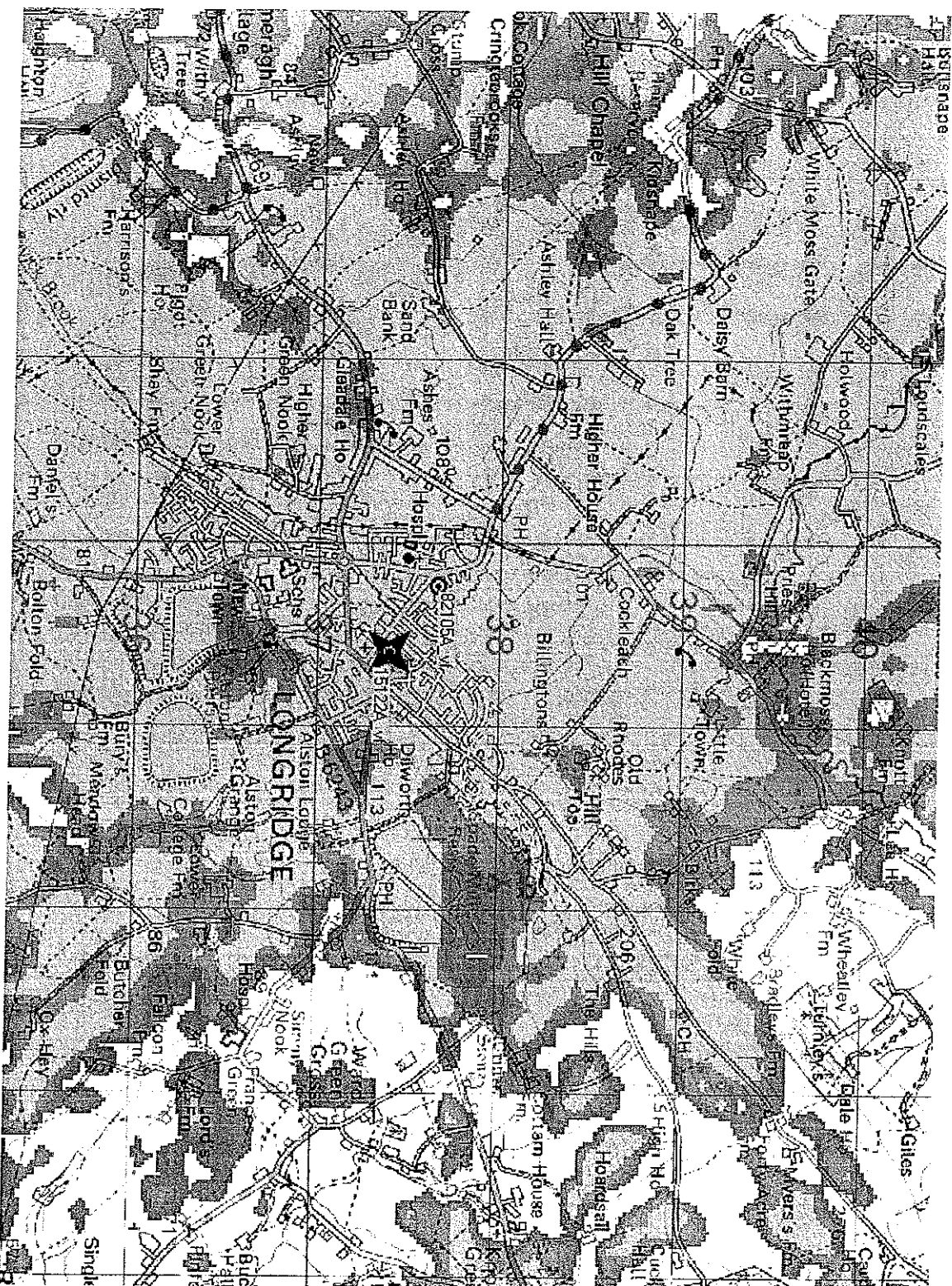
VF-15122



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VF Proposed GSM (2G) Coverage



2G Coverage by signal level

- Dense Urban/Urban
- Suburban
- In Car
- Outdoor

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This coverage plan must be read in conjunction with the key and site specific supplementary information.

Each colour block represents 10 metres square

VF-15122



HEALTH AND MOBILE PHONE BASE STATIONS

We recognise that the growth in mobile technology has led in some cases to public concern about perceived health effects of mobile technology and its deployment, in particular about siting masts close to local communities. Quite naturally, the public seeks reassurance that they are not in any way harmful or dangerous.

We take these public concerns seriously and is committed to providing the latest independent peer-reviewed research findings, information, advice and guidance from national and international agencies on radiofrequency (RF) electromagnetic fields.

Vodafone and Telefónica ensure that our radio base stations are designed and operated so that the public are not exposed to radio frequency fields above guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). In fact, radio base stations operate at low power and emit low levels of radiofrequency fields, typically hundreds to thousands of times lower than the ICNIRP general public guidelines.

Research Reviews

There are over 1300 peer-reviewed publications on the biological and health effects of radiofrequency (RF) signals, which are used in mobile communication technology. Over the past 20 years many national and international agencies have collated, summarised and assessed these publications in research reviews. The majority of these reviews conclude that there is no scientific evidence that radiofrequency fields from radio base stations cause adverse health effects. These research reviews are used by Governments to develop policy on exposure to radiofrequency signals.

The World Health Organisation (WHO) concluded in 2006 that ***"considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that weak RF signals from base stations and wireless networks cause adverse health effects"*** [fact sheet number 304].

Furthermore, the Mobile Telecommunications Health Research (MTHR) programme report, which described the results of this UK research initiative into mobile phone safety to date, did not find any evidence of adverse health effects from mobile phone use or living near radio base stations. This report published in September 2007 concluded: ***"None of the research supported by the Programme and published so far demonstrates that biological or adverse health effects are produced by radiofrequency exposure from mobile phones."*** The report also noted that measurements of radio signals from base stations show that exposures are well below international guidelines.

The MTHR findings are reassuring and consistent with the conclusion that no adverse health effects from mobile phone use have been established. This is reflected in more than 30 independent scientific reviews published in the UK and around the world during the past nine years. Equally reassuring, the MTHR report recognises that, in certain areas, no further research is required.

Compliance with International Exposure Guidelines

All Vodafone and Telefónica installations are designed, constructed and operated to comply with the precautionary ICNIRP public exposure guidelines as adopted in EU Council Recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). These guidelines have been set following a thorough review of the science and take into consideration both thermal and non-thermal effects and are there to protect all members of the public 24 hours a day. In addition, precautionary measures have been taken into account when setting relevant guideline limits for the public (i.e. in the UK a safety factor of 50 times is applied to the public exposure guideline).

Furthermore, base stations operate at low power and emit low levels of radiofrequency (RF) fields and when measured, field strengths are typically hundreds to thousands of times lower than the precautionary ICNIRP general public guidelines.

An ICNIRP certificate is provided with every planning application and this certifies that the mobile phone base station, when operational, will meet the precautionary ICNIRP guidelines. We also provide further documentation to clarify that the ICNIRP certificate declares that emissions from all mobile phone network operators' equipment on the site are considered when determining compliance.

ICNIRP Guidelines

The radiofrequency public exposure limits for EMF fields were developed by the International Commission on Non-ionizing Radiation Protection (ICNIRP) <http://www.icnirp.org> following reviews of all the peer-reviewed scientific literature, including thermal and non-thermal effects. ICNIRP is a non-governmental organisation formally recognised by WHO. Established biological and health effects have been used as the basis for the ICNIRP exposure restrictions. The ICNIRP guidelines have been adopted for use in the European Union and the UK.

In August 2009, ICNIRP published a review of the guidelines for limiting RF exposure and concluded that *"it is the opinion of ICNIRP that the scientific literature published since the 1998 guidelines has provided no evidence of any adverse effects below the basic restrictions and does not necessitate an immediate revision of its guidance on limiting exposure to high frequency electromagnetic fields"*

Further Information:

We encourage wider understanding of the science of RF and health

The external links on this page are some of the key sources of authoritative information

- ▶ **World Health Organisation** - <http://www.who.int/beh-emf/en/>
EMF Project, Geneva, Switzerland
- ▶ **ICNIRP** - <http://www.icnirp.org/>
International Commission on Non-Ionizing Radiation Protection, Munich, Germany.
- ▶ **HPA** - <http://www.hpa.org.uk/HPA/Topics/Radiation/UnderstandingRadiation/1158934607698/>
The Health Protection Agency, a special health authority providing an integrated approach to protecting UK public health
- ▶ **UK Mobile Telecommunications and Health Research** - <http://www.mthr.org.uk/>
- ▶ **UK Mobile Operators Association** - <http://www.mobilemastinfo.com/>
▶ An association representing all five UK mobile phone operators

For further information please contact Telefónica UK Limited and Vodafone UK Limited:-
emf.advisoryunit@vodafone.com Tel. 08454 450 450 or 01753 564306

General Background Information on Radio Network Development for Planning Applications

The Vodafone Group has formed a strategic partnership with the Telefónica Group to share mobile assets here in the UK and across Europe. In the UK this means Vodafone will be working closely together with Telefónica. In essence this agreement allows both organisations to consolidate the number of base stations required through sharing which is in accordance with Government Policy. It also significantly reduce the environmental impact of network development.

Vodafone and Telefónica will continue to compete in the telecoms market to retain and win customers and both will continue to differentiate themselves on the quality of the customer experience. Although they're sharing infrastructure, they'll operate entirely independently as businesses with separate network strategies. Accordingly the key focus will be on the joint build of new sites and consolidation of existing 2G and 3G sites.

This document is designed to provide general background information on the development of a joint Vodafone and Telefónica network. It has been prepared for inclusion with planning applications and supports network development proposal with generic information regarding:-

- 1 Introduction
- 2 Digital networks
- 3 Site selection process
- 4 Planning policy guidance PPG8
- 5 Site or mast sharing
- 6 Councils
- 7 Consultation with schools
- 8 Legal cases
- 9 Further information

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Note - All references in this document refer to England only

1.0 INTRODUCTION

Nearly 25 years ago under the Telecommunications Act 1984, a licence was granted to Vodafone and Telefónica to provide a wireless (or mobile) phone service utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry. Initially because this wireless technology was new and the number of potential customers unknown, a number of tall masts were used to provide basic radio coverage to the main populated areas. The design strategy used was similar to that used by local radio/television i.e. tall masts to cover large distances over all types of topography.

It is important to note that in recent years form has followed function and digital technology has resulted in the development of smaller equipment. In addition, smaller radio coverage areas have resulted in antenna/mast heights being generally reduced. The industry has also been able to develop low impact designs for use in sensitive planning areas such as in Conservation Areas, Listed Buildings, and National Parks etc. The wireless telegraph pole solution is just one example of a design which has minimised impact on visual amenity of the local neighbourhood.

2.0 DIGITAL NETWORKS - "2G/3G" OR SECOND/THIRD GENERATION

The Vodafone and Telefónica 2G digital networks were developed in the early 1990s. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard enabling phones to inter-connect to other networks throughout Europe and Internationally.

In April 2000, Vodafone and Telefónica were successful in their bids for two of the five licences available to provide a 'Third Generation' mobile telecommunications service known as '3G' or UMTS.

In addition to voice services, this technology enables Vodafone and Telefónica to offer high resolution video and multi-media applications. Among other things this enables office services, virtual banking, e-retailing, video conferencing and high quality broadband internet access to be provided to users on the move. This is all made possible by higher rates of data transfer allowing wireless broadband access to the Internet for mobile phones and laptop computer data card users.

The 3G radio base station is designed to provide a service via cells in a similar way as the GSM (2G) system but with a few differences. Due to the increased data transfer, the location of 3G base station sites is even more critical. Base stations must be located where the local demand exists in order to provide the required levels of service, otherwise the network will not function.

Whenever possible, Vodafone and Telefónica will ensure it complies with planning policy guidance (PPG8) by ensuring apparatus be installed on existing buildings and structures, including masts wherever possible. However, in spite of these efforts, there are likely to be instances where there is a need to install additional base stations to provide contiguous service. This is largely due to the characteristics of radio propagation at this frequency, demands on the service and the high data transfer rates. It is very important to note that mobiles can only work with a network of base stations in place where people want to use their phones (or other wireless devices). Without base stations, the mobile phones we rely on simply won't work.

2.1 How the cellular radio network works

The building blocks of the mobile telecommunications network are called radio base stations which transmit and receive calls to and from mobile phones using radio waves, similar to those used in domestic television and radio equipment. Radio base stations are often associated with free-standing masts, however they can be located on, or even inside, existing buildings and other structures. Approximately 66 per cent of Vodafone and O2 sites are located on existing structures or buildings. Vodafone and Telefónica use "radio frequencies" to transmit and receive calls at 900 MHz or 1800 MHz for 2G whilst 3G uses slightly higher frequencies within the 2100 MHz range.

2.2 How radio signals are transmitted

The radio signals are transmitted from antennas which are part of the radio base station and cover an area known as a "cell", hence the term "cellular phone". The size of the cell is dependent on a number of factors including: the height at which the radio base station is positioned; the topography of the surrounding landscape; anticipated demand; and the population density in the area.

Radio signal transmission from a radio base station can be likened to water being distributed from a garden sprinkler. The area immediately adjacent to the sprinkler remains almost "dry". However the grass gets progressively wetter moving further away from the sprinkler, until a wettest point is reached. Then the further away from the centre, the ground becomes progressively drier. Radio base stations provide network services in a similar manner. The area immediately beneath the antennas receives limited or, occasionally, no signal. Moving further away, the signal steadily improves until it reaches an optimum level and then gets progressively weaker.

In order to use mobile phones whenever and wherever we are, a network of radio base stations is required to maintain a continuous signal or 'network service' across a geographical area. The network is designed so that the cells from each radio base station slightly overlap. Travelling even a short distance may take us through a number of cell areas. Mobile phones are designed to monitor the strength of signal from surrounding radio base stations and automatically select the clearest signal, which often comes from the nearest site. As you approach the edge of the cell area, the phone will automatically select the adjoining radio base station, to provide a continuous service. This process is known as 'call handover'.

2.3 Factors affecting network services

The siting of a radio base station is largely dependent on the characteristics of the radio signals which they transmit. The signals are similar to noise or heat in that physical features such as buildings or landscape can obstruct them. In open rural areas one base station can typically cover several kilometres in radius. However in urban areas where surrounding buildings will obstruct the signal, this range can be reduced to as little as a few hundred metres.

2.4 Network Capacity

Radio base station sites can only receive and transmit a limited number of simultaneous calls to and from mobile phones. In areas where the use of phones is particularly high, such as major towns or cities, many sites will reach the maximum number of calls they can process. When a customer attempts to make a call in an area where the network has reached its full capacity, the 'network busy' message is displayed on their mobile phone. In order to continue to meet customer demand and improve the quality of services in these areas, there is a need to increase the capacity of the network to allow more calls to be made.

2.5 Technical Requirements

Vodafone and Telefónica radio engineers identify the need for a new radio base station where the existing signal strength is insufficient to support network requirements, or where demand on the system is such that we need to increase capacity. The location of each radio base station is determined by the following factors:-

- The proximity of adjacent radio base stations and the signal coverage from them
- The terrain height of the area and surrounding topography
- The height and density of the buildings and structures within the area
- The potential customer demand within the area
- The service type that is required

3.0 SITE SELECTION PROCESS

The following site selection procedures apply to each installation to identify and sequentially discount alternative site options:-

- 1 Following a technical review which identifies need, Vodafone and Telefónica's radio engineers undertake a desktop analysis to identify the best way of meeting the site requirement. This is completed by using Telefónica and Vodafone's computerised radio propagation modelling tool. This tool shows every site on both existing networks and identifies those areas where insufficient signal level exists or where there is a need to increase capacity.
- 2 The desktop search also identifies other operators' existing telecommunications installations. This interrogation of databases ensures any mast-sharing opportunities are maximised. Where available the LPA's mast register is also reviewed.
- 3 The radio engineers define a search area, which is then issued to an acquisition agent who undertakes a detailed ground search with the radio engineer to identify suitable options.
- 4 The acquisition agent will obtain site-specific details to identify those sites that are viable options. The possible options are short-listed according to those that combine the following: location within or close to the search area, a willing landlord, adherence to planning and environmental policy, and sensitivity. These options are then returned to the radio engineers for a computer modelling assessment, taking into account the ground height, potential available antenna height and surrounding obstructions.
- 5 Discussions are offered to the local planning authority to consider local policies and any protected areas and to agree additional public consultation if required. These discussions are used to identify a 'preferred' option.
- 6 A plan for local consultation is drawn up, and where appropriate, a consultation exercise is undertaken with the local community. The issues associated with the proposal are discussed to obtain their views on the options under consideration. After this review the final preferred option is selected.
- 7 Finally a site survey provides a full structural analysis of site including identifying power routes and how the site will be linked into the network. Terms with the landlord are then finalised, detailed plans prepared and the application submitted.
- 8 Vodafone and Telefónica are committed to ensuring the number and visual impact of any additional sites is minimised. Telefónica and Vodafone will continue to develop and utilise sympathetic and innovative design solutions.

4.0 PLANNING POLICY GUIDANCE ON TELECOMMUNICATIONS (PPG 8)

PPG 8 seeks to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It encourages local planning authorities to respond positively to telecommunications development proposals, whilst taking into account other planning policy.

PPG 8 states that fast, reliable and cost-effective communications can attract business to an area. PPG 8 states that good communications can enrich life at home and offer new choices in education, entertainment, shopping and banking.

4.1 Need for development

PPG 8 advises that operators are required to provide a high quality service, which includes the need to meet customer demand. It states that systems are demand-led, therefore operators are continually expanding their networks to accommodate customer requirements of service and quality.

PPG 8 advises that local planning authorities should have regard to any technical constraints on the location and proposed development. Material considerations include the significance of the proposed development as part of a national network.

4.2 Siting and design

PPG8 identifies that "protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications. Masts and antennas often require a particular operating height, which allows signals to clear trees and urban clutter. Telecommunications development may therefore need particular locations in order to work effectively." (Paragraph 64 – Appendix)

PPG 8 states "Siting and design concerns may centre particularly on the type of mast and its impact. Its height, ancillary development and the scope for landscaping and screening will also be important considerations. But many of the antennas have special siting needs because they have a limited range or require line-of-sight. Authorities should take account of these needs." (Paragraph 74, Appendix)

In seeking to arrive at the best solution for an individual site, local planning authorities and operators should consider the use of sympathetic design to minimise the impact of development on the environment. It advises that depending upon their location, an appropriately designed single operator mast may have a smaller environmental impact than a shared one.

5.0 SITE / MAST SHARING

Vodafone and Telefónica actively encourages and supports site sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licence. Telefónica and Vodafone has implemented a number of measures to identify site-sharing opportunities.

Where a new ground based radio base station site is required, every effort will be made to ensure that sufficient land is acquired to accommodate a second operator's equipment. Approximately two thirds of all Telefónica and Vodafone radio base stations are now located on existing structures, such as buildings, pylons or existing masts.

6.0 COUNCILS

6.1 Moratoria

Government guidance on mobile telecom installations advises that local authorities should make suitable council owned property available to network operators for base station development. If suitable council sites are not made available, operators may have to look for alternative sites which the local community might find less acceptable.

Moratoria may also increase the number of new sites needed as council owned buildings are often better suited for base stations e.g. tall buildings. The operators believe it is preferable to deal with proposed developments on council property on a case by case basis.

6.2 Mast register

Guidance in the English Government's Code of Best Practice on Mobile Phone Network Development recommends that local authorities develop a register of local base stations based on a map. This is mirrored in the devolved administrations.

The code goes on to say, *"Ideally, all the information should be available to be viewed electronically and in hard copy. Local authorities should ensure that the mast register is kept up to date and may make a reasonable charge if anybody wishes to obtain a copy of any of the information."*

The MOA welcomes the provision of registers of base stations by local authorities in addition to Ofcom's public database of UK base stations. <http://www.ofcom.org.uk/sitefinder/>

Market research by Ipsos MORI indicates that approximately two thirds of UK local authorities have mast registers.

7.0 CONSULTATION WITH SCHOOLS

The operators fully comply with Government Guidance on pre application consultation with schools and colleges. They provide evidence to the local planning authority that they have consulted the relevant body of the school or college.

The English Government's Code of Best Practice on Mobile Phone Network Development gives guidance on the factors operators should consider when determining whether consultation is required, as each development is different. These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted. A recent report stated there is no scientific basis for siting base stations away from schools (NRPB report, January 2005).

8.0 LEGAL CASES

The following legal cases may be helpful:-

8.1 Harrogate case November 2004

The Court of Appeal gave a judgment that Government Planning Guidance in PPG8 is perfectly clear in relation to compliance with the health and safety standards for mobile phone base stations. The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

8.2 Winchester case November 2004

The Court of Appeal decision upheld an earlier decision by Mr Justice Sullivan that a mobile phone network operator should not use its compulsory acquisition powers as part of its day to day radio base station siting processes.

The Court of Appeal agreed with Mr Justice Sullivan that these far-reaching statutory powers were never intended for use in day to day planning situations and should be used by an operator only as a last resort when there is no other siting alternative. The House of Lords on 16 March 2005 refused leave to appeal the Court of Appeal ruling.

8.3 Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act

This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations

9.0 FURTHER INFORMATION

We trust the above answers your main queries regarding our planned installation

The enclosed site-specific details will identify the alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining Prior Approval applications. A copy of the report is available at <http://www.lgo.org.uk/pdf/phone-masts-sr.pdf>

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	St Paul's Church	Site Address:	The Church of St. Lawrence with St. Paul's, Church Street, Longridge, Preston, Lancashire, PR3 3WA
NGR:	E360592, N437382		
Site Ref:	VF 15122, CS 20076, O2 n/a	Site Type:	Macro

2. Pre Application Check List

320111040P

Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	Yes	<u>No</u>
If no explain why: The LPA does not have an up-to-date mast register and rely on their own on-line planning records which detail all applications. Nevertheless this information has been reviewed where found.		
Was the industry site database checked for suitable sites by the operator:	<u>Yes</u>	No
If no explain why: n/a		

Annual roll out consultation with LPA

Date of last annual rollout information/submission:	27 th October 2011
Name of Contact:	Head of Planning
Summary of outcome/Main issues raised:	General rollout requirements within the authority

Pre-application consultation with LPA

Date of written offer of pre-application consultation:	10.11.11	
Was there pre-application contact:	<u>Yes</u>	No
Date of pre-application contact:	14.11.11	
Name of contact:	Jane Tucker	
Summary of outcome/Main issues raised: Acknowledgement of receipt of pre-application enquiry. No site specific comments provided.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model:	<u>Green</u>	Amber	Red
Outline Consultation carried out: 10.11.11 - Individual letters of consultation including draft plans were sent to the ward councillors, and Longridge Town Council.			
Summary of outcome/Main issues raised: No comments received to date.			

¹ Macro or Micro

School/College

Location of site in relation to school/college: - In accordance with the Code of Best Practice on Mobile Phone Network Development no schools or colleges were found within 250 metres of or considered to have a direct or functional relationship with the proposed site.
Outline of consultation carried out with school/college: - 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	<u>No</u>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	<u>No</u>
Details of response: n/a		

Developer's Notice

Copy of Developer's Notice enclosed?	<u>Yes</u>	No
Date served:	05.12.11	

3. Proposed Development

The proposed site: It is noted from the outset that the Church of St Lawrence with St. Paul's is a Grade II Listed Building, which was first listed on the 22 nd November 1983. It is a Church of England site in which the church operates as a place of worship and thus benefits from Ecclesiastical Exemption relating listed planning matters. It is also acknowledged that the building is found within Longridge Conservation Area. The Church of St. Lawrence with St. Paul's is found centrally within the small town of Longridge. It is found at the end of Church Street; a no through road that slopes steadily up from Berry Lane. Towards the front of the site and at the entrance to the church there are two mature trees which stand at approximately 16 metres in height. At the south-west end of the church there is a stone tower which is approximately 21.5 metres to top. On each of the towers four sides there are two sets of louver openings. The main body of the church runs off from the tower and is made up of pitch roof sections. The church is set within its own grounds in which on the south east side there is a car park and on the north west side there is an area of open space.

Enclose map showing the cell centre and adjoining cells: See attached Vodafone coverage plots, showing the prediction from the proposed site and adjoining cells in the wider networks.
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Type of Structure	
Description: The proposal relates to the installation of 3 no. dual band Vodafone antennas set within the existing church tower, behind replacement and exact replica Glass Reinforced Plastic (GRP) louvers. There will also be 1 no. dual band Vodafone antenna face mounted to the rear exterior of the tower which will be painted to match the brickwork. There will also be ancillary equipment cabinets and structural improvements internally.	
Height of existing building: -	21.5 metres
Equipment Housing:	PSU
Length:	1800 mm
Width:	800 mm
Height:	800 mm
Equipment Housing:	RBS 2206
Length:	1800 mm
Width:	600 mm
Height:	400 mm
Tower/mast etc – type of material and external colour:	GRP to replica existing louvers. Exterior antenna to be painted to match brickwork
Equipment housing – type of material and external colour:	Galvanised steel - painted light grey (RAL 7035)

Reasons for choice of design:
The design pursued is the optimum solution to the operator in which the scheme constitutes a rooftop installation on a tall building. The reason for the choice in design stems from the previously approved scheme, in which given the building's listed status a camouflaged solution have been advanced. It is highlighted from the outset that planning permission has previously been granted for a similar Vodafone scheme at the church, however it was never implemented (LPA Ref. 3/2004/1159 – approved 14/01/05). In this previous case the proposal related to the installation of 6 no. panel antenna within the existing church tower, set behind the existing louvers which were to be replaced with exact replicas. Also there was to be 2 no. equipment cabinets located internally within the church tower. The latest proposal subject to this application seeks to update and revise this scheme. The latest proposal now involves 3 no. dual band Vodafone antennas capable of providing both 2G and 3G coverage. In this respect it keeps the extent of development relating to a minimum. Furthermore in reducing the number of antennas in the tower it frees up potential space for another operator's antennas to be added should a requirement arise in the future. Three numbered antennas will be mounted behind the existing louvers which are to be replaced with exact replicas made from GRP. These antennas will be mounted on brackets behind the GRP louvers in which given the radio translucent properties of the GRP material the signal will be able to penetrate through. In this respect the antennas will not be visible and given the louvers will be replaced with likened GRP, to the naked eye presence of telecoms will probably go unnoticed. Allowing for the main roofline and massing of the building, protruding out from the church tower on the north-east side of the building, this has prevented the utilisation of the louvers on this side of the church tower. In this respect given the restrictive nature of the apertures and the signal clipping that would result from the building itself, it has meant that one antenna is to be face mounted to the exterior of the church tower. This antenna will be positioned discretely off the main elevations and will be painted to match brickwork.

4 Technical Information

ICNIRP Declaration attached	Yes	No
ICNIRP 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 the site are taken into account.		

Frequency:	1800 & 2100 MHz
Modulation characteristics ²	GSM & UMTS
Power output (expressed in EIRP in dBW per carrier)	Maximum 32 dBW
In order to minimise interference within its own network and with other radio networks, Vodafone and Telefónica 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 and Vodafone separate networks, the radio base station that is the subject of this application will be configured to operate in this way.	
Height of antenna to top (metres above ground level)	21.7 metres & 19.1 metres

5 Technical Justification

Enclose predictive coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required):
The site is required to provide 2G and 3G Vodafone coverage and capacity to this area of Longridge. The technical network requirements and surrounding sites operated by both Vodafone and Telefonica as part of the Cornerstone project have been taken into account. Vodafone and Telefónica are both Electronic Communications Code Systems Operators licensed under the terms the Communications Act 2003 to provide mobile personal communications networks in the UK. In order to improve the level of service it provides for their customers in line with its licence requirements, both companies are constantly developing their networks, as well as refining and modernising their equipment. The dynamic nature of technological advances in the telecommunications industry, coupled with the demands from subscribers to provide new and better quality services, dictates a continual reinvestment programme in the infrastructure behind the use of mobile devices. Operators are currently involved in developing new sites to provide coverage to areas which have not benefited from access to the full services they offer and to areas of their existing network where increased capacity or improved service quality is required.

² The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase modulation

The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation

Many more people now use mobile devices for personal and business purposes and to a large proportion of the UK population; the use of a mobile phone is now considered an essential part of people's everyday lives both at work and in their leisure time. These customers legitimately demand and expect to have adequate signal coverage and capacity for their mobile devices throughout the country. Mobile phones are now intrinsic to our personal and professional lives and with that people expect they will be able to use their devices when and wherever they need them. However it remains the case in some areas and at particular times of the day, capacity on mobile networks may not keep up with demand, creating network congestion, poor download speeds and service disconnections. Combating these technical deficiencies are at the forefront of the origins of a new search cell instruction and the need to upgrade existing base station sites in an operators network.

The ownership and use of mobile devices has changed dramatically since its mass market conception in which the introduction of pre-pay mobile tariffs in the late 1990s led to rapid growth in mobile phone take-up. This resulted in fierce competition between operator providers which lead to falling prices meaning mobile phones and usage are a lot more affordable to the general consumer market. As the cost of a handsets and bundle packages has fallen this has coincided with the decline in use of fixed line calls, whereby according to the independent regulator and competition authority, Ofcom, in 2006 household mobile take-up passed that of fixed lines for the first time.

Although the main functionality of mobile phones to support voice calls and messaging remains at its core, in recent years the emergence of smart phones and high-spec wireless devices has put added pressures on operators networks as customers demand reliable data streaming and coverage capacity. Indeed the increasing ownership of smart phones is driving significant increases in the number of people accessing the internet on mobile phone networks, creating the emergence and growth of the 'pocket internet'. According to Ofcom research data volumes over mobile networks increased by 240% in 2009, in which this demand has put significant strain on operators existing networks infrastructure and thus the need for more base stations. Ofcom have reported that over a quarter of the population in the UK said they have a smart phone, more than double the number two years ago, in which 23% of adults are reported to access internet content and/or send emails from their mobile phones. In this respect many consumers have commented that typical mobile speeds and usage caps are insufficient for the use of data-hungry mobile devices seeking to download music, video content and applications. Indeed internet-based communications services such as social networking sites and instant messaging has put added pressure on mobile phone networks as the growth in the average time spent online can be attributed to the use of the internet becoming more mainstream and accessible via mobile devices.

Ofcom have noted that many households now have a variety of means of telecommunications available at their finger tips from their use of satellite systems, fixed line telephones, broadband and mobile phones. However there has been a growth in the proportion of mobile-only homes as network providers increase the amount of minutes that are bundled within mobile contract line rental and market dongle support, meaning that it is not always necessary to have a landline in order to be able to access the internet. In-building coverage and capacity is a key objective of the operators infrastructure rollout and upgrade, however given the very nature of mobile devices which can be taken and used wherever they are needed, this has resulted in the need for high threshold levels of 3G coverage to provide this service to its customers. Indeed in light of the use of smart phones, SIM card enabled tablets as well as mobile supported satellite navigation systems, this means that in car and outdoor signal strengths need to provide adequate and reliable coverage for the use of hand portable devices. According to YouGov, satisfaction among mobile users with 'staying connected' has

seen the steepest declines of all network-related attributes, with 20% of mobile broadband rating their experience as poor in July 2009, compared to 9% in June 2008.

In light of the above it is emphasised that the only reason an operator seeks to place a base station anywhere is to improve the service to its customers. PPG8 confirms that local planning authorities should not question the need for a proposed telecommunications development. Indeed it would not be financially viable for operators to develop their existing networks further and invest time and monies into any particular case, if there was no demand for the mobile phone service it seeks to provide. Irrespective of the above to many the correlation between their own personal mobile phone usage as opposed to the wider customer needs and demands in a particular area are unrelated matters. Given peoples expectations that their mobile devices will function regardless when and wherever they need them, it should not be taken for granted that there is a robust telecommunication infrastructure behind their use. Therefore a base stations contribution within the operator's network should be seen as an important economic driver and material planning consideration.

Further detail regarding the general operation of the Vodafone and Telefónica networks 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

Site ³	Site Address	NGR	Reason for not choosing ⁴
n/a	n/a	n/a	n/a

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

It is highlighted that planning permission has previously been granted for a similar Vodafone scheme at the church (LPA Ref. 3/2004/1159 – approved 14/01/05). This proposal related to the installation of 6 no. panel antenna within the existing church tower, set behind the existing louvers which were to be replaced with exact replicas. Also there was to be 2 no. equipment cabinets located internally within the church tower. This development has not implemented whereby the latest proposal subject to this application seeks to revise the scheme.

General Background

As highlighted previously the Vodafone Group have formed a strategic partnership with the Telefónica Group to share their mobile assets across Europe. In the UK this project is called 'Cornerstone' in which it means Vodafone UK Limited will be working closely with Telefónica UK Limited to pool their resources so as to save on infrastructure costs and make substantial improvements to their 2G and 3G networks. In essence this exclusive agreement between the two aforementioned operators breaks barriers in addressing the historical limitations encountered in conventional mast share schemes, in which it will allow both organisations to consolidate the number of base stations they require through sharing each others sites and in turn significantly reduce the environmental impact of network development.

³ ETS – Existing Telecomm site, ES – Existing Structure, RI – Roof Top, GF – Greenfield

⁴ SP – Site Provider, RD – Redevelopment Not Possible, I – Technical Difficulties, P – Planning, O – Other

The proposal is consider against the following planning policies.

Planning Policies

Local Planning Policy

It is recognised that Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"* The development plan framework is provided by the Ribble Valley Borough Council Development Plan, although it is acknowledged that the Local Planning Authority are working towards formulating a Local Development Framework which will in time supersede this document. In the meantime it is considered that the following telecommunication planning policy is applicable: -

Policy ENV23 - Telecommunication

"The Council will approve proposals for the development of telecommunications equipment subject to the following criteria:

- i) Development will only be approved within the area of Outstanding Natural Beauty or which affects a site of Special Scientific Interest where it has been proved to be in the national interest and where no alternative site exists.*
- ii) The proposal does not harm any wildlife habitat or area of historical or architectural importance*
- iii) The siting and design plus the use of materials and colours must minimise the impact of the development on the landscape.*
- iv) Where possible shared use of an existing mast or the development of additional facilities at an existing site should be undertaken.*
- iii) The Council will expect applications for large masts to show evidence that the possibility of erecting antennas on existing buildings has been explored.*
- vi) Proposals must incorporate appropriate landscaping and screening plans."*

National Planning Policy

PPS1 - Delivering Sustainable Development (2005)

Planning Policy Statement 1 (PPS1) sets out the overarching planning policies on the delivery of sustainable development through the planning system, in which it replaces PPG1 "General Policy and Principles". It is recognised by many that telecommunication networks are a core infrastructure asset for any modern economy, and local authorities need to plan positively for their installation and long term use. PPS1 advocates sustainable economic development whereby it is noted in paragraph 23 that the Government is committed to promoting a strong, stable, and productive economy. In this regards it is noted that paragraph 23 (viii) aims to *"ensure that infrastructure and services are provided to support new and existing economic development and housing"*, in which the rollout and upgrade of telecommunications sites can be justified towards addressing such matters.

PPS5 - Planning for the Historic Environment (2010)

PPS5 was recently published and replaces the PPG15 'Planning and the Historic Environment' (1994) and PPG16 'Archaeology and Planning' (1990). PPS5 states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Indeed it should be weighed up whether the harm to the building's fabric is necessary to deliver public benefits that outweigh any undue impact on a heritage asset. Such matters will be expanded upon below and in the Heritage Statement which accompanies this planning submission.

PPG 8 – Telecommunications (2001)

PPG8 'Telecommunications' is the national planning document offering guidance to local authorities in the formulation of local plan policy and evaluation of telecommunications developments. Overall aim of PPG8 is to allow for the growth of new and existing telecommunications networks in conjunction with environmental considerations.

Paragraph 1 of PPG8 emphasises the Governments' generally positive approach to telecommunications: - *"The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has a responsibility for protecting public health."* Paragraph 1, PPG8.

PPG8 goes further in paragraph 2 and states that *"The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunication service, a wider range of services from which to choose and equitable access to the latest technologies"*.

Paragraph 7, advises that each telecommunications system have different antenna types, siting needs and other characteristics. *"Planning Authorities should have regard to any technical constraints on the location and proposed development."*

As noted in paragraphs 19 - 23, in order to limit visual intrusion, the Government attaches considerable importance to keeping the number of radio telecommunications masts, and sites for such installations to a minimum by promoting the use of tall buildings and mast sharing.

PPG8 acknowledges the commercial pressures placed on mobile telecommunications systems and that basis of demand for such services, confirming that: - *"These systems are demand-led. Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base station sites is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where the demands on network capacity are greatest."* Paragraph 22, PPG8

Paragraphs 12 and 13 of Annex 1 provide guidance regarding the siting and appearance of telecommunications facilities. Factors, which the LPA should consider when assessing applications for ground based masts, include:

- The height of the site in relation to surrounding land;*
- The existence of topographical features and natural vegetation;*
- The effect on the skyline or horizon;*
- The site when observed from any site, including from outside the authority's own area;*
- The site in relation to designated areas;*
- The site in relation to existing masts, structures or buildings; and*
- The site in relation to residential property.*

Code of Best Practice on Mobile Phone Network Development (2002)

The Code of Best Practice was published in November 2002 and produced jointly by all Mobile Phone Operators, and representatives of Central and Local Government. It provides clear and practical advice to ensure that delivery of significantly better and more effective communication and consultation between operators, local authorities and local residents.

Paragraph 126 acknowledges the options for design used by an operator will be affected by site conditions, technical constraints, landscape features and capacity requirements. The main options would include mast and or site sharing; and installation on existing buildings and structures.

With regards mast and site sharing it is stated in paragraph 127 that *"it has been a longstanding Government policy objective to encourage telecommunications operators, wherever practicable, to share masts and sites as a means of reducing overall mast numbers."*

Paragraph 137 recognises that *"in using existing buildings and structures, operators should bear in mind structural limitations that may restrict their use as potential sites. For example, many older buildings were not designed to take the extra weight of telecommunications equipment."*

The Code of Best Practice states in paragraph 142 that *"the use of GRP, which can be moulded into any shape and coloured appropriately, can be very useful in harmonising features into the landscape. It can, for example, be used to simulate masonry and stone features such as chimneys and plinths."*

The guidance note goes further in paragraph 143 and recognises that camouflaging and disguising equipment *"have the advantage of using existing features and as such avoid the need to create new and unnecessary forms of development."*

Reasons for Siting & Appearance

As previously noted this latest proposal stems from a similar unimplemented Vodafone scheme at the church (LPA Ref. 3/2004/1159 – approved 14/01/05). The proposal related to the installation of 6 no. panel antenna within the existing church tower, set behind the existing louvers which were to be replaced with exact replicas. The latest proposal now involves 3 no. dual band Vodafone antennas capable of providing both 2G and 3G coverage set behind GRP louvers. In this respect the extent of development has been greatly reduced and kept a minimum, which is acknowledged as a fundamental objective when looking to do works to a listed building. Nonetheless it should be noted that in reducing the number of antennas in the tower it frees up potential space for another operator's antennas to be added should a requirement arise in the future.

In light of the above it should be acknowledged that the principle of development and the design concept has already been accepted by the Local Planning Authority. However it is recognised that since this determination PPS5 has emerged. PPS5 recognises that the fabric of a building will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials. In this instance the GRP louvers will take an exact likeness to the ones they will replace. The one exterior antenna proposed will be mounted discretely on the elevation of the tower which faces over the main roof and will be painted to match the brickwork. In this respect it is considered that the one exterior face mounted antenna has been positioned in a sympathetic position in which coupled with its

camouflaged qualities it will not appear overly pronounced to the detriment of the host building or the surrounding area. In light of the above given the very nature of the development and its height above ground level, it is considered that there will be a minimal impact on the architectural qualities of the church and the visual amenity of the surrounding area when seen from afar. In this respect it is considered that the camouflaged design of the scheme and the siting of ancillary works internally will help preserve the historical and architectural importance of the listed building.

The use of GRP solutions towards disguising equipment is widely accepted as an innovative form of telecommunication development. It has been affectively used when siting equipment on listed buildings and/or sites within Conservation Areas and in many instances the presence of antennas goes unnoticed. Such an exact likeness can be achieved as the glass reinforced plastic is an immensely versatile material which combines lightweight properties with inherent strength. It is available in a variety of surface textures and there is an unlimited colour range available which if appropriate can be painted to replica natural fading or weathering. It can be moulded into any shape so as to replicate existing features in which its design can be so accurate in its dimensions and finish. Therefore although the existing louvers are fundamental features of the church tower, their replacement would preserve the aesthetic qualities of these features in which they seeks to mirror. It should be recognised that the workmanship involved in producing GRP solutions and paint techniques, has evolved considerably over time, providing an innovative solution to screen what can be considered by many to be unsightly telecommunications antennas and equipment. Samples, colours and textures will be taken at on-site visits and will assist in matching the replica louvers and exterior finish with the existing features. It is highlighted that the GRP louvers and painted antenna will in part be assembled in a workshop then completed on-site, so as to ensure the new features are weatherproofed and any joins are not overly apparent. GRP solutions and brickwork matching are designed to integrate telecommunications equipment into its surroundings in an architecturally and aesthetically sympathetic manner by mimicking the appearance of existing features. In the case of this proposal, it is considered that the appearance of the GRP louvers through its exact replacement respects the architectural qualities of the existing building and would therefore not harm its character and appearance or the wider setting of the Conservation Area. As such, the appearance of the church and the apertures would not be compromised. It is recognised that the church is a focal point when seen from the surrounding area, however given that the proposal in the main involves like-for-like replacements, it is clear that the GRP louvers swap-outs would preserve the character and appearance of the listed building and views of the church. Similarly it is considered that the small scale form, paint finish and sympathetic position on the tower of the one exterior antenna will not undermine the character and appearance of the listed building. The ancillary development will be kept to a minimum and any exterior works will be kept to a minimum thus helping to mitigate any visual impact.

With regards antenna heights, it is should be appreciated that this has been dictated by the building height, as well as the size and position of the existing louver openings on the tower. Given the restrictive nature of these set positions it should be recognised that this has implicated on how best to optimise the antenna orientations away from the immediate building fabric. Taking into account the size of the immediate openings and the antennas position set back behind louvers it should be recognised that the antennas will have to be carefully mounted to avoid clipping from the aperture surround. Furthermore as with all the antennas the general height and clutter, most notably the main church roof, as well as the topography of the target area, has been taken into account so as to allow adequate signal to project across the target area and fulfil the operator's requirements. In this respect the antenna types, heights and positions are the optimum network solution, when taking into account the nature of the host building, its immediate context and wider target cell character.

It is of note that as well as catering for inherent coverage shrinkage, it should be appreciated that base station sites can not be located too close to each other as this can create technical interference within the network. Should a base station be found too close to a neighbouring installation, this will result in competing coverage problems as a base station site tries to become the dominant cell. Similarly should a 3G base station be located too high it will create technical interference issues in the wider network. In this respect the height of the proposed rooftop structure is technically viable towards controlling where best possible the performance of the site in the wider network. Coupled with the challenges faced when aligning where best possible the Vodafone and Telefónica networks, which have historically grown organically, this has implicated in less technical flexibility. Therefore it is highlighted that the chosen site is the optimum location within the target area to provide the coverage to the Vodafone network.

To justify the siting of the proposed base station, it is highlighted that all networks are made up of many overlapping cells covering a geographical area over which coverage must be achieved. These cells overlap slightly in order to ensure that a phone call remains continuous as a user moves from one cell to another. When a user nears the edge of a cell, the overlap in coverage ensures that the network will hand over the phone call to the next base station in the adjacent cell with the stronger signal. This ensures that the phone call does not drop or cut out. With the emergence of smart phones which can access the internet, it should be noted that in times of high customer volumes and when demand for data streaming increases, the coverage from a base station site will shrink and effectively leaves localised coverage holes on the edge of a cell. To overcome such issues the coverage footprint from a base station site needs to overlap with the adjoining cells so as to maintain consistent coverage throughout. This proposal takes into account such matters as part of the wider Cornerstone network plan.

With regards the requirements of PPS5 it is of note that the proposal offers public benefits in which it is the Church's intention to use the rental income to help preserve and maintain the interior and exterior of the listed building, as well as its grounds, so that the church remains an active place of worship. Similarly the monies will be used to make sure that the church remains a heritage asset and continues to contribute to the visual amenity of the Longridge Conservation Area. Also with regards public benefits and as is noted in previously, the telecommunications installation will provide coverage and network capacity for Vodafone. The use of mobile phones are now considered an essential part of people's everyday lives both at work and in their leisure time. In this respect the proposal will offer improved services and capabilities to the general public and local businesses, providing better connectivity that will have social and economic benefit for the wider area. Furthermore mobile networks can be used to make emergency calls in which in many cases this will mean ambulances can be on the scene faster and police can get a head start in apprehending criminals. In light of the above it is considered that the public benefits can be seen to outweigh any perceived harm the proposal may create.

In light of the character of the target area and the constraints it presents, it is considered that the proposed site represents an appropriate location in which to position a base station. It is considered that the design of the scheme would not seriously impact upon the amenity of the area. It is considered that given the proposals like-for-like appearance with regard the louvers and the painted antennas would not form untoward features on the building or within the street scene. The principle of development has already been accepted by the LPA in the previous case, in which given the efforts to keep development to a minimum and offer as much sharing potential it is considered that the proposal strikes a good balance between environmental impact and operational considerations.

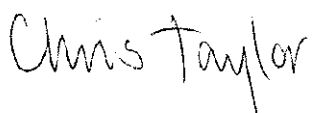
Health & Safety

Court cases have confirmed that the public perception of health risks can be a material consideration within the land-use planning system. However the weight to be attached to this issue has to be determined accordingly in each case by the decision maker. It has been generally held, and widely established at planning appeal, that health concerns are not a sufficient basis alone for withholding planning permission providing it has been demonstrated that the proposed installation will comply with the ICNIRP guidelines.

Government advice regarding mobile telephone technology and health issues is outlined within the PPG8 (2001) which states: *"it is the Government's firm view that the planning system is not the appropriate mechanism for determining health safeguards. It remains central government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed development meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."* Paragraph 98, PPG8.

In this instance, Vodafone and Telefónica believe that it is not necessary to consider health effects further, as recommended by PPG8. Both operators are committed to ensuring that all new installations are ICNIRP compliant, and consequently it is considered that there is no basis for this application to be refused on health and safety grounds or for reasons relating to public concerns about health and safety. An ICNIRP compliance certificate is attached as part of this submission in which it is of note that the ICNIRP declaration produced by Vodafone and Telefónica takes into account the cumulative effect of the emissions from the proposed Vodafone and Telefónica installation and all radio base stations present, at or co-located near to the proposed installation. RF emissions from the proposed installation will be many times lower than the ICNIRP reference standard in all publicly accessible areas around the installation. In the light of the above information, it is clear that the weight to be given to such concerns should not be so great as to warrant a refusal of the application on health grounds.

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