

# **Telecommunications SPG**

Approved by Guildford Borough Council on 18<sup>th</sup> March 2004

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## **Status of Supplementary Planning Guidance on Telecommunications**

### **Status**

This Planning Guidance, which is supplementary to Policy G10 Telecommunications in the Guildford Borough Local Plan 2003, has been formally adopted by Guildford Borough Council. In this respect the Supplementary Guidance has the status of a material consideration in the determination of planning applications by this Authority and in its defence of its decisions at appeal.

### **Statement of Public Consultation**

In accordance with the advice set out in Annexe A (A3) of Planning Policy Guidance Note 1 (PPG1) on General Policy and Principles, the Supplementary Planning Guidance has been the subject of wide public consultation with a total of 166 consultees. These consisted of residents associations, amenity groups, Parish Councils and other interested bodies. Copies were also available for inspection and collection from the Planning Reception at the Council Offices: a notice was put in the Surrey Advertiser; and copies were available for inspection at local libraries.

A public consultation exercise was carried out over an extended period of eleven weeks between 16<sup>th</sup> August 2003 and 3<sup>rd</sup> November 2003 allowing comments to be received on the Draft Supplementary Planning Guidance. The consultation period also involved a workshop event held on Monday 20<sup>th</sup> October 2003. Altogether thirty-seven responses were received, many of these consisted of very detailed and lengthy comments. A number of changes to the SPG were made as a result of the comments received. Full details of the representations made to the Council, together with the Council's response can be obtained on request by contacting 01483 444669.



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## 1.0 Introduction

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1.1 This Supplementary Planning Guidance (SPG) provides advice to all those with an interest in the siting of telecommunication masts in Guildford Borough. Whilst we have issued this guidance primarily for use by telecommunications operators, it will be an important source of information for the general public interested in the issues involved.

- This guidance provides information on:
- the legislation involved in telecommunications development;
- the planning policy context;
- our procedural requirements from operators;
- our monitoring arrangements; and
- guidance on the siting and appearance of telecommunications development in the Borough.
- Consultation arrangements
- Health considerations
- Human rights

### Scope of this guidance

1.2 Supplementary Planning Guidance (SPG) is prepared to provide planning guidance that supplements the policies and proposals of the Local Plan. Such guidance is consistent with the Local Plan and is cross-referenced to the relevant policies and proposals within the Plan. SPG is issued separately from the Local Plan and is made publicly available. It may be taken into account as a material consideration when determining planning applications and in order to increase the weight accorded to it, it is generally prepared in consultation with the public and is the subject of a Council resolution.

## 2.0 The Telecommunications Industry

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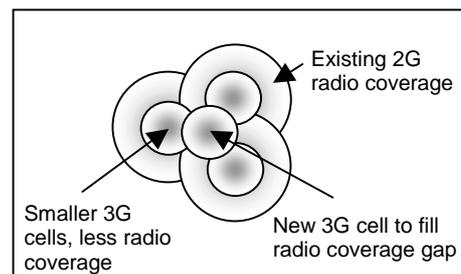
2.1 The development of the telecommunications industry is seen as key to a successful and competitive economy. At present the number of UK mobile phone subscribers is estimated at just over 47 million - more than two thirds of the total UK population. It is estimated that this figure will rise to 50 million users in the next five years, with 25% of calls being made from mobile phones.

2.2 At present there are five companies licensed under the Telecommunications Act 1984 to operate mobile phone networks in the UK. They are:

- O2 (formerly BTCellnet)
- Orange
- T-Mobile (formerly One To One)
- '3' (formerly Hutchinson 3G)
- Vodafone

2.3 Mobile phone technology is now entering its third generation of development. The first generation used a system of analogue radio signals. This was replaced by a second generation that used a digital system known as GSM or 2G and provided greater coverage. Now the third generation of mobile phones, known as 3G, has further advanced technology with greater capabilities of handling more data, for example the ability to access the internet or to view video footage.

2.4 In April 2000 the Government issued 3G licences to the five operators listed above. The 3G licence requires that the network covers 80% of the UK population with a mobile phone reception by 2007. Whilst the 2G licence requires that the network covers 90% of the UK population. The operators will be able to modify their existing 2G systems (with the exception of '3' (formerly Hutchinson 3G) which will have to build a completely new system), to produce the new 3G networks. However, there are a number of differences between 2G and 3G mobile radio base station sites. Because 3G networks operate at a higher frequency, they do not have the same coverage as 2G networks. Consequently, 3G networks have a smaller coverage area and therefore more base stations.



2.5 As well as the systems outlined above for conventional mobile phone networks, there are other systems being developed that will also require the development of masts and antenna, for example, TETRA (Terrestrial Trunk Radio System) being implemented by Airwave and used by the Police and other public services to improve communications and increase public safety. These systems will be subject to the same planning controls as conventional mobile phone masts and base stations. However, development by railway undertakers on their operational land, required in connection with the movement of traffic by rail is classed as permitted development.

### 3.0 Planning Permission

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3.1 Not all telecommunication masts require planning permission. Many fall under permitted development, by virtue of the Town and Country

Planning (General Permitted Development) (amended) Order 1995 (GPDO). The GPDO allows telecommunications operators to erect, install or replace most of their smaller equipment and in some cases to put emergency equipment into place for a period of up to 6 months. Larger works may also fall under the GPDO but are subject to Prior Approval procedures, or they may require Full Planning Permission (see below).

### **Prior Approval**

- 3.2 Under permitted development, the prior approval procedure allows the Council to control the **siting and appearance** of certain telecommunications apparatus under 15m (unless on Article 1(5) land for example a Conservation Area or AONB). Operators must therefore apply to the Council for consideration of the siting and appearance of the proposed telecommunications development. A decision on whether siting and appearance is acceptable must be issued within 56 days of receipt of the prior approval application. Failure to issue a decision within this period is equivalent to 'no objection', which means the mast can be erected.

### **Full Planning Permission**

- 3.3 Full planning permission is required where the development is beyond the definition of the GPDO. This includes telecommunications masts over 15 metres high and development within Article 1(5) land, such as Conservation Areas (where these are not 'like for like' replacements).

### **Minor Development**

- 3.4 The Government considers that some minor operations or changes of use of land may not require planning permission. Such as a small antenna discretely placed on a building or structure, which may not have a material effect on the external appearance of the building, i.e. equipment with the appearance similar to a burglar alarm. Historically there was a condition requiring an operator to give the local authority written notice (normally 28 days) before installing any telecommunications apparatus that did not require prior approval or planning permission. This has been superseded by the requirement in point 5 Installation of electronic communications apparatus of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, that a code operator must give one calendar month's notice, in writing, to the planning authority for the area in question. The document also sets out the instances and requirements of where this notice is required.

### **Consultation**

- 3.5 We will expect operators to be able to demonstrate that other relevant stakeholders relevant interest groups and appropriate members of the public (for example immediate neighbours and residents within a reasonable vicinity) have received appropriate consultation. In particular

operators will be expected to follow the 'Traffic Light Model' consultation strategy set out in OPDM Code of Best Practice – on Mobile Phone Network Development. This guide is to assist in ascertaining the amount and type of public consultation that is required for any proposed site, depending on whether the proposal is green, amber or red in sensitivity, determined on 'planning and environmental issues' and 'Community issues'.

- 3.6 Where a proposal is to be sited on or near a children's nursery, school or college, we will also require evidence that the operator has discussed the proposal with the relevant body of the nursery, school or college concerned, paragraph 7.2 provides more guidance on the consultation expected. We encourage operators to set out their consultation procedures in a 'Statement of Community Involvement'. The planning authority will expect a statement of community involvement to be included with all telecommunications applications and will request such a statement if it is not submitted with the application. Operators should summarise the outcome of their pre-application consultation in their 'Statement of Community Involvement'. When a formal planning application is submitted, we will in turn consult the relevant bodies, and residents referred to in paragraph 3.5 above and take into account any relevant planning matters expressed by them.

## **4.0 Planning Context**

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### **National Planning Policy**

- 4.1 Planning Policy Guidance Note 8: Telecommunications August 2001 (PPG8) sets out the Government's guidance on planning for telecommunications development including masts, towers and antennas. Local planning authorities are required to consider national guidance when preparing their development plans. The guidance is also material to the consideration of both prior approval and full planning applications, including consideration of appeals.

4.2 The Government's objective is to '*facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum*' (PPG8, page 11). The Government recognises that advances in telecommunications are an essential and beneficial element in the life of the local community and national economy and therefore encourages local planning authorities to respond positively to telecommunications development proposals. Under PPG8, local planning authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system, which the proposed development is to support (PPG8, page 7).

**POLICY G10: TELECOMMUNICATIONS**

**TELECOMMUNICATIONS DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:**

1. THERE WOULD BE NO UNACCEPTABLE IMPACT ON THE BUILT OR NATURAL ENVIRONMENT;
2. WHERE ANY ADVERSE IMPACT COULD OCCUR THE COUNCIL CAN BE SATISFIED THAT ALTERNATIVES TO THE EQUIPMENT PROPOSED, THE SITE CHOSEN AND THE POSSIBILITY OF SHARING FACILITIES HAVE BEEN FULLY EXPLORED AND FOR TECHNICAL OR LEGAL REASONS ARE IMPRACTICAL;
3. ANY MAST OR OTHER EQUIPMENT PROPOSED IS APPROPRIATELY SITED, DESIGNED, COLOURED AND LANDSCAPED TO CAUSE MINIMAL ENVIRONMENTAL DAMAGE;
4. A COMPREHENSIVE PLAN FOR THE NETWORK HAS BEEN AGREED WITH THE COUNCIL WHICH HAS REGARD TO THE LOCATION AND TYPE OF FACILITIES DETERMINED HAVING REGARD TO THE NEED TO MINIMISE ADVERSE IMPACT ON THE ENVIRONMENT.

PARTICULAR ATTENTION WILL BE PAID TO THE SITING OF ALL TELECOMMUNICATIONS DEVELOPMENT WITHIN OR IN CLOSE PROXIMITY TO CONSERVATION AREAS, LISTED BUILDINGS, AONB, AGLV, SSSI'S, SNCI'S, OPEN COUNTRYSIDE AND WHERE DEVELOPMENT MAY AFFECT THE AMENITIES OF OCCUPIERS OF NEARBY PROPERTIES.

**Guildford Borough Council Planning Policy**

4.3 Our telecommunications policy reflects Government guidance set out in PPG8. Policy G10: Telecommunications of the adopted Guildford Borough Local Plan 2003 is set out opposite. The adopted Local Plan is available to view at the Planning Reception, our website, local Libraries or available to purchase.

4.4 In accordance with national policy we will give favourable consideration to telecommunication development where the design of the development is acceptable and its impact on the environment is minimal.

**5.0 Network Rollout Plans and Pre-application Discussions**

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5.1 The five mobile phone operators have introduced their ten best practice commitments to help address concerns relating to telecommunications development. These are set out at the end of this document.

**Network rollout plans**

5.2 Paragraph 4.57 of Guildford Borough's Local Plan states: -  
 "Operators will be expected to submit a comprehensive plan showing the

location and type of facilities required, enabling the Borough Council to make a comprehensive assessment of the environmental effect of the proposed network and avoiding having to deal with each mast in an ad hoc way." Mobile phone operators have made a commitment to provide local planning authorities with annual rollout plans for their area. The Government strongly advises that operators discuss these plans with local planning authorities on a yearly basis.

5.3 It is therefore expected that operators consult us of their rollout plans on an annual basis. This information should include:

- A plan showing the locations of the operator's existing sites (on an appropriate scale map);
- A plan showing the locations of the operator's preferred locations for new sites (known as search areas) or approximate locations for the year ahead (on an appropriate scale map);
- A schedule identifying existing sites, to include a site name, reference number, address, grid reference and status of site;
- If available, the rollout plan in digital format to facilitate compilation of all the operators' rollout plans onto one plan; and
- A single point of contact to co-ordinate discussions.

5.4 Once we have received this information, we will compile a single plan for Guildford Borough, which will be available to view at the planning help desk. We may contact each operator to clarify points where this information is unclear and to discuss any concerns we may have.

5.5 The details of all telecommunications applications submitted to us are recorded on our Telecommunications Register, as well as being plotted onto our GIS system which is available to view in our planning help desk. It is hoped that in the future this will also be available on our website. A schedule of these applications by Ward can also be viewed at our planning help desk, on our website, emailed or sent by post on request.

5.6 More information on the locations of base stations can be found at the Office of Communications website [www.ofcom.org.uk](http://www.ofcom.org.uk).

### **Pre-application discussions**

5.7 We encourage pre-application discussions with operators on specific development proposals. We will require, in writing from operators, prior to any discussions (as set out in the Government's Best Practice Guide 2002):

- An explanation of their needs in a particular area;
- Specific details of the type and location of the proposals;
- Details of any other mobile phone systems on the building or site;

- Area of search and details of alternative options, including mast sharing;
- Details of the design options considered;
- Details of the proposed consultation strategy; and
- The proposed 'Traffic Light Model' rating for a proposed site (see the Glossary).

A copy of the ODPM Code of Best Practice on Mobile Phone Network Development can be obtained from: OPDM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB

Tel: 0870 1226 236

Email: [opdm@twoten.press.net](mailto:opdm@twoten.press.net)

Website; [www.planning.odpm.gov.uk/advice.htm](http://www.planning.odpm.gov.uk/advice.htm)

## **6.0 Siting, Appearance and Amenity**

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- 6.1 Planning Policy Guidance Note 1: General Policy and Principles (PPG1) emphasises the importance of securing good design in proposed developments. 'By Design', issued by the Government with the Commission for Architecture and the Built Environment (CABE) in 2000 also sets out fundamental urban design principles that should be taken into account. These include:
- 6.2 considerations of the design and layout in the context of neighbouring buildings and the townscape and landscape of the wider locality;
- 6.3 respecting the character of the area; and
- 6.4 consideration of the scale, massing and height of proposed development in relation to adjoining buildings, topography, views, vistas and the general pattern of heights in the area.
- 6.5 Guildford Borough has a high quality rural environment, much of it designated as Green Belt and an Area of Outstanding Natural Beauty (the Surrey Hills AONB) as well as a number of Conservation Areas and Listed Buildings throughout the Borough and in the historic town centre. We therefore encourage all operators to consider carefully the design and siting of any proposed telecommunications development. There are also individual trees and areas of woodland protected by Tree Preservation Orders which should not be adversely affected by telecommunications development.
- 6.6 In addition to protecting the built and natural environment, Local Plan Policy G10 recognises that particular attention will also be paid to assessing the impact of proposals on the amenities of occupiers of nearby properties.

## Mast sharing

- 6.7 PPG8 identifies the submission of annual rollout plans as an early opportunity to explore mast and site sharing. The identification of suitable locations for mast and site sharing will be directed by policy G10 as amplified by this SPG, including the environmentally sensitive areas identified in paragraphs 6.15 to 6.24 below. Mast sharing is when mast antennas are put on the same mast. Both national and local adopted policy is to encourage operators to share masts whenever possible. However, we do recognise that it is sometimes not possible for all the operators to share a mast due to constraints including coverage problems, radio interference and structural loading. We also recognise that the best solution in terms of appearance may not be to mast share. For example, shared masts can in some cases increase the overall mast size and as a consequence have a greater negative visual impact.
- 6.8 As part of any application for telecommunications development, we will require evidence that site sharing has been investigated, in order to prevent loss of amenity. This evidence should include consideration of our 'Telecommunications Mast Register' and sites in neighbouring Districts, and reasons why mast sharing is not considered a viable option (this may be as part of the Design Statement).

## Use of Existing Buildings & Structures

- 6.9 The use of existing buildings and structures to accommodate telecommunications equipment can be an innovative way to minimise the environmental impact of development. Telecommunications apparatus can be designed so that it is barely recognisable from the existing structure. Equipment can be camouflaged or concealed in street furniture for example. Current examples of buildings and structures where telecommunication equipment has been installed in Guildford Borough include:

- Water Towers
- Electricity pylons
- Broadcast Masts
- Church spires

***The Angel on Guildford Cathedral is sitting on a phone mast. This is a good example where masts can be concealed within existing structures to minimise the impact on the environment.***



- 6.10 The use of existing trees to camouflage equipment or the design of masts to replicate trees has been used in the past, although antennas need to be above tree line for a clear signal. We recognise that in some cases this can be an effective way to minimise the environmental impact of development, especially in rural areas. However, care must be taken to ensure that trees are not harmed by development, and an extensive array of antennae projecting above the tree line in a prominent or distinctive location will not be acceptable.
- 6.11 Any telecommunications equipment proposed on an existing building or structure must be sensitively designed so that the architectural quality and style of the building or structure is not compromised. This will include consideration of the height, scale, colour and materials used. For example, an extensive array of antenna projecting above the roofline in a prominent or distinctive location will not be acceptable.
- 6.12 The following points, which are set out in the Government's Best Practice Guide to Mobile Phone and Network Development 2002 (page 28), should be considered by operators in any application for telecommunication equipment on existing buildings or structures:
- Be painted to correspond with the background or to reduce contrast;
  - Keep in proportion to the building or structure;
  - Respect architectural style;
  - Have minimal impact above the roofline;
  - Not be detrimental to views and general skyline;
  - Avoid creating clutter; and
  - Use clean lines and maintain symmetry.
- 6.13 Fixing apparatus to Listed Buildings or buildings in a Conservation Area or within the curtilage of such buildings is unlikely to be acceptable if it adversely affects their character, appearance or setting. In such cases, separate consent will be required. For more information, please contact our Conservation Team on 01483 444664.

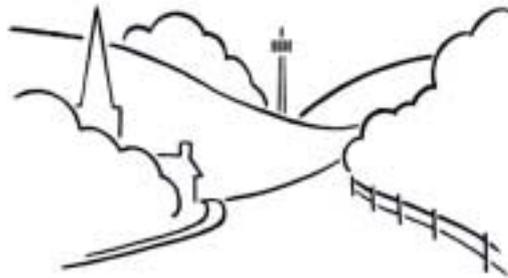
### **New Masts and Base Stations**

- 6.14 Where it is not possible to mast share or use existing buildings and structures, operators should aim to minimise the visual impact of any proposal on the environmental quality of the Borough. There are a number of ways in which the impact of new masts and base stations can be greatly reduced. These include:
- Sites within close proximity to similar structures, for example, lamp posts or road signs or enclosed within commercial and industrial sites;
  - Sites within an existing group of trees of mature woodland;
  - The use of modern slimline or monopole designs; and

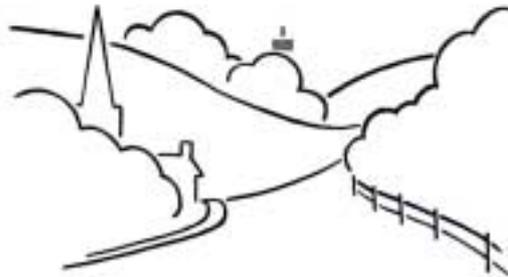
- The use of appropriate colouring.

6.14 Masts and base stations should not be located in areas of open countryside or on hilltops or ridgelines where they will have a significant adverse impact on the skyline. In these circumstances, two small masts may be more acceptable instead of a single prominent structure. Every effort should be taken to minimise the impact of new masts and base stations. The Council and operators should seek together to find the optimum environmental and network solution on a case-by-case basis.

***This mast located on top of a ridgeline has a significant impact on the skyline and should be avoided.***

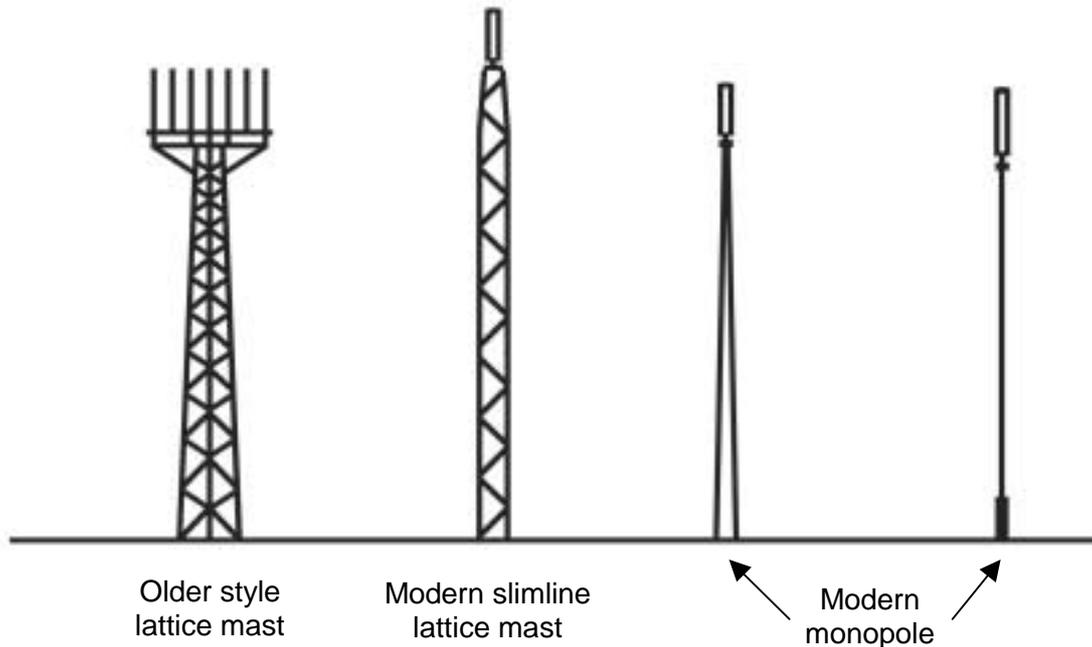


***Sensitive tree planting and screening can reduce the impact***



6.16 Sites requiring a new access route should ensure that this does not have an unacceptable impact upon the surrounding landscape.

6.17 The basic types of mast design are set out below. Wherever possible, we encourage the use of modern slimline lattice or monopole designs unless there are technical reasons for not doing so.



6.18 Colour finishes of all apparatus should be sensitively designed for the individual location and will usually be site specific. We suggest choosing colours appropriate to backdrop/streetscape.

***This mast is designed as a street lamp and painted green to fit in with the existing background. It is a good example of how to minimise the visual impact of masts on the surrounding locality.***



6.19 Radio equipment is generally located in purpose built cabins or within an existing building, called base stations. There are a number of ways that base stations can be designed so that they fit in with the existing

character of the area. Base stations can be concealed by woodland or landscaping or equipment can be housed within a cabin, designed to integrate into the existing environment.

### **Removal of redundant telecommunication apparatus**

6.20 Paragraph 4.58 of the adopted Local Plan 2003 states that we will impose a planning condition on telecommunication equipment requiring its removal when the apparatus becomes redundant. The Telecommunications Act 1984 states that once apparatus is not or is no longer used for the purpose of the operator's system the operator is no longer entitled to use it. We consider it appropriate and complementary to the Act to impose a planning condition on equipment requiring their removal in those circumstances where the environmental benefit justifies it.

### **Environmentally Sensitive Areas**

6.21 As well as assessing telecommunications development against Policy G10, particular attention will be paid to proposals for telecommunications equipment within the following environmentally sensitive areas:

6.22 **Conservation Areas & Listed Buildings.** The Historic Environments chapter of the Guildford Borough Local Plan 2003 sets out our policies for the protection of the historic environment, *including archaeological heritage*. All telecommunications proposals that impact on a Conservation Area, Listed Building, or area of archaeological importance will also be considered against the policies set out in this chapter.

6.23 **The Surrey Hills AONB.** All telecommunications development that impacts the Surrey Hills AONB will also be considered against Policy RE5 of the Guildford Borough Local Plan 2003. As such, *'development inconsistent with the primary aim of conserving and enhancing the existing landscape character will not be permitted'*. In addition any development will also be considered against the Surrey Hills Management Plan once adopted.

6.24 **Area of Great Landscape Value (AGLV).** All telecommunications development that impacts on the AGLV in the Borough will also be considered against Policy RE6 of the Guildford Borough Local Plan 2003. As such, *'development within the AGLV should be consistent with the intention of protecting the distinctive landscape character of the area'*.

6.25 **Sites of Special Scientific Interest (SSSI's).** All telecommunications development that impacts SSSI's in the Borough will also be considered against Policy NE2 of the Guildford Borough Local Plan 2003. As such, *'development which would harm the SSSI will not be permitted unless the reasons for development clearly outweigh the intrinsic value of the site itself and the national policy to safeguard the nature conservation value of such sites'*.

- 6.26 **Sites of Nature Conservation Interest (SNCI's).** All telecommunications development that impacts SNCI's in the Borough will also be considered against Policy NE3 of the Guildford Borough Local Plan 2003. As such, *'planning permission will not be granted for proposals which are likely to harm the nature conservation interest, directly or indirectly, unless clear justification is provided that the reasons for development outweigh the value of the site in its local or regional context.'*
- 6.27 **Open areas of Countryside including the Green Belt.** Given that the most of the rural areas in the Borough are designated Green Belt, operators may need to locate masts in these areas to provide a suitable network. All telecommunications development that impacts on the Green Belt will also be considered against Policy RE2 of the Guildford Borough Local Plan 2003.
- 6.28 **Trees and areas of woodland protected by Tree Preservation Orders.** Individual trees and areas of woodland protected by Tree Preservation Orders should not be adversely affected by telecommunications development. The Council will assess any applications against Policy NE5 of the Guildford Borough Local Plan 2003.

### **Design Statements**

- 6.29 We give a high priority to achieving quality design in new developments. To promote this we now expect most planning applications to be accompanied by a design statement that justifies the design approach of the proposal. We will require, as part of any application for telecommunications development, a design statement that sets out the design of your proposal. The design statement should demonstrate that you have considered the points set out in this section. For further advice see GBC Design Statement Planning Application Guidance Notes.

### **Loss of Amenity**

- 6.30 Loss of amenity is a well-established reason for refusing planning applications which adversely impact on the amenity of nearby occupiers, including residents. The Council will pay particular attention to possible loss of amenity arising from telecommunications development. In the context of telecommunications equipment amenity includes-
- visual impact on the character and appearance of the area,
  - Noise and vibration (see section 8.0), and
  - Residents' enjoyment of their homes

## 7.0 Health Considerations

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- 7.1 Following public concern, the then Minister for Public Health, Tessa Jowell, at the Department of Health (DH) requested the Chairman of the National Radiological Protection Board (NRPB), Sir Walter Bodmer set up an Independent Expert Group on Mobile Phones (IEGMP), backed by the Department of Trade and Industry, to investigate the possible health effects of mobile phone technology. Sir William Stewart was appointed chairman of IEGMP. The National Radiological Protection Board (NRPB) acted as secretariat to the group. The findings were published in May 2000 in a report known commonly as the Stewart Report. The report states that the balance of evidence does not suggest that mobile phone technologies are a risk to health. However, it suggests that a precautionary approach is taken particularly with regard to children. Further to this report recent findings published in 'Health Effects from Radiofrequency Electromagnetic Fields: Report of an Independent Advisory Group on Non-ionising Radiation' 2003 states *"In aggregate the research published since the IEGMP report does not give cause for concern. The weight of evidence now available does not suggest that there are adverse health effects from exposures to RF fields below guideline levels, but the published research on RF exposures and health has limitations, and mobile phones have only been in widespread use for a relatively short time. The possibility therefore remains open that there could be health affects from exposure to RF fields below guideline levels; hence continued research is needed (paragraph 21 chapter 8)."* A copy of the report can be viewed on [www.nrpb.org](http://www.nrpb.org).
- 7.2 The Government recognises in PPG8 that "Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval". However as a result of the Stewart Report, the Government has taken the view that if a proposed development meets the ICNIRP (International Commission on Non-Ionising Radiation) guidelines it should not be necessary for an authority, in processing an application, to consider health effects further (PPG8, page 10). Consequently all new base stations are expected to meet the ICNIRP guidelines. Operators are however required to consult schools and colleges near their proposals before making an application. In determining whether a school or college should be consulted, the Government suggest that the following factors should be considered (Best Practice Guide, page 14), if: -
- the proposed site is on school/college grounds; or
  - the proposed development would be seen from the school/college or its grounds;
  - the site is on a main access point used by pupils/students to the school/college;
  - there is a history of concern about base stations within the local community;

- the local planning authority has requested consultation with the school/college;
  - the school/college has requested that it be included in any consultation.
- 7.3 We therefore expect all applications to be accompanied by a statement that the apparatus when operational will be compliant with the ICNIRP guidelines and the other information in relation to the precautionary approach surrounding schools in PPG8 has been addressed. We will request such a declaration if it is not included with an application. If one is not submitted, the application will be refused on perception of health risk.

## **8.0 Noise**

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- 8.1 Potential noise emissions by base stations are covered by environmental legislation. However, the Council may consider imposing a condition to safeguard against unacceptable noise emissions on a planning consent.

## **9.0 Human Rights Act 1998**

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- 9.1 This Act provides certain rights which are often relied on by objectors. Article 8 of the Convention, provides a right to respect for private and family life. Article 1 of First Protocol provides a right to the peaceful enjoyment of property. Both of these are qualified rights. That is to say the decision maker must balance the public interest of having a mobile phone system or systems, which contributes to the economic well being of the country, against any interference with the enjoyment of property, or private and family life. If acceptable in normal planning terms it is most unlikely that a proposal would involve a disproportionate burden and result in a violation of these rights.

## **10.0 Further information**

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### **Contacts at Guildford Borough Council**

- **Planning Permission & Pre-Application Discussions:** contact the Development Control Team on 01483 444623 (for applications in the West of the Borough) or 01483 444622 (for applications in the East of the Borough).



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- **Planning Policy, Mast Register and Rollout plan submissions:** contact the Planning Policy Team on 01483 444669 or email [localplans@guildford.gov.uk](mailto:localplans@guildford.gov.uk)
- **Trees and Woodland Officer:** contact Parks and Countryside on 01483 444768
- **Conservation & Historic Buildings:** contact the Conservation Team on 01483 444664

### Operators

#### Hutchinson 3G UK

(trading as 3)  
0845 604 3000  
[www.three.co.uk](http://www.three.co.uk)

#### T-Mobile

0870 321 6047  
[networkinfo@t-mobile.co.uk](mailto:networkinfo@t-mobile.co.uk)  
[www.t-mobile.co.uk](http://www.t-mobile.co.uk)

#### O2 UK

0113 388 6780  
[cellsnationalhelpdesk@o2.com](mailto:cellsnationalhelpdesk@o2.com)  
[www.o2.co.uk](http://www.o2.co.uk) and [www.mmo2.com](http://www.mmo2.com)

#### Vodafone

01635 677706  
[environment.planning@vodafone.co.uk](mailto:environment.planning@vodafone.co.uk)  
[www.vodafone.co.uk](http://www.vodafone.co.uk)

#### Orange

0800 783 5021  
[site.information@orange.co.uk](mailto:site.information@orange.co.uk)  
[www.orange.co.uk](http://www.orange.co.uk)

### Telecommunications Industry Contacts

- **Office of Communication**

[www.ofcom.org.uk](http://www.ofcom.org.uk)

- **Independent Expert Group on Mobile Phones**  
*www.iegmp.org.uk*
- **International Commission on Non-Ionizing Radiation Protection**  
*www.icnirp.de*
- **Federation of the Electronics Industries (FEI)**  
Russell Square House  
10-12 Russell Square  
London, WC1B 5EE  
020 7331 2015  
*www.fei.org.uk*
- **Mobile Operators Association (MOA)**  
Russell Square House  
10-12 Russell Square  
London WC1B 5EE  
020 7331 2015  
*info@ukmoa.org*  
*www.mobilemastinfo.com*
- **National Radiological Protection Board (NRPB)**  
NRPB  
Chilton  
Didcot  
OX11 0RQ  
*www.nrpb.org.uk*
- **GSM Association**  
6-8 Old Bond Street  
London  
W15 4PH  
020 7518 0530  
*www.gsmworld.com*
- **Mobile Manufacturer's Forum (MMF)** – *www.mmfai.org*
- **The UK Federation of Communication Services (FCS)** – *www.fcs.org.uk*

### Health Issues

- **BMA Report** – *www.bma.org.uk*
- **Department of Health** – *www.doh.gov.uk/mobile.htm*
- **Stewart Report** – *www.iegmp.org.uk*
- **World Health Organisation Report** – *www.who.ch/pet-emf*

### Planning

- **Guildford Borough Local Plan 2003** – *www.guildfordborough.co.uk*

- For PPG8 and the Best Practice Guide to Mobile Phone and Network Development 2002, **Office of the Deputy Prime Minister** - [www.odpm.gov.uk](http://www.odpm.gov.uk)

## Interest Groups

- **Mast Action UK**  
MAUK Head Office  
PO Box 312  
Hertfordshire  
EN7 5ZE  
[www.mastaction.co.uk](http://www.mastaction.co.uk)
- **Mast Sanity**, a branch of Campaign for Planning Sanity  
Head Office  
97 Spa Crescent  
Little Hulton  
Manchester  
M38 9TU  
[www.mastaction.org](http://www.mastaction.org)
- **Powerwatch**  
2 Tower Road  
Sutton  
Ely  
Cambridgeshire  
CB6 2 QA  
[www.powerwatch.org.uk](http://www.powerwatch.org.uk)
- **Friends of the Earth**  
Friends of the Earth  
26-28 Underwood Street  
London  
N1 7JQ  
[www.foe.co.uk](http://www.foe.co.uk)

## 11.0 The Ten Commitments

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The operators' Ten Commitments to best siting practice are set out below:

1. **IMPROVED CONSULTATIONS WITH COMMUNITIES**  
Develop, with other stakeholders, clear standards and procedures to deliver significantly improved consultation with local communities.
2. **DETAILED CONSULTATION WITH PLANNERS**  
Participate in obligatory pre-rollout and pre-application consultation with local planning authorities.
3. **SITE SHARING**  
Publish clear, transparent and accountable criteria and cross-industry agreement on site sharing, against which progress will be published regularly.
4. **WORKSHOPS FOR COUNCILS**  
Establish professional development workshops on technological

developments within telecommunications for local authority officers and elected members.

5. **DATABASE OF BASE STATION SITES**

Deliver, with the Government, a database of information available to the public on radio base stations.

6. **COMPLIANCE WITH ICNIRP PUBLIC EXPOSURE LEVELS GUIDANCE**

Assess all radio base stations for international (ICNIRP) compliance for public exposure, and produce a programme for ICNIRP compliance for all radio base stations as recommended by the Independent Expert Group on Mobile Phones (IEGMP).

7. **ICNIRP CERTIFICATION**

Provide, as part of planning applications for radio base stations, a certification of compliance with ICNIRP public exposure guidelines.

8. **PROMPT RESPONSES TO ENQUIRIES**

Provide specific staff resources to respond to complaints and enquiries about radio base stations, within ten working days.

9. **SUPPORT RESEARCH INTO HEALTH AND MOBILE PHONES**

Begin financially supporting the Government's independent scientific research programme on mobile communications health issues.

10. **STANDARD DOCUMENTATION FOR PLANNING SUBMISSIONS**

Develop standard supporting documentation for all planning submissions whether for full planning or prior approval.

*(Federation of the Electronics Industry, Developing Mobile Networks, [www.fei.org.uk](http://www.fei.org.uk))*

## 12.0 Glossary

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### **2G (Second Generation)**

The second generation of GSM is the technology currently used in the operation of mobile phones at 900MHz and 1900MHz.

### **3G (Third Generation)**

Third generation is the generic term used for the next generation of mobile communications systems. The third generation technology used in the UK is called UMTS. These services operate at 2100MHz to 2200 MHz (2.1GHz - 2.2GHz).

### **Antenna**

A device which transmits and receives radio waves. There are different designs in operation including Omni-directional antennas, sectored antennas and dual/tri-band antennas, sectored antennas and dual/tri-band antennas.

### **Base Station**

A base station consists of radio transmitters and receivers in a cabin or cabinet connected to antennas by feeder cable.

### **Electromagnetic Waves/Fields**

Electromagnetic waves are emitted by many natural and man-made sources. Electromagnetic waves are used to transmit and receive signals from mobile phones and their base stations. The type of electromagnetic waves mobile phones use is called radio frequency (RF) waves/fields.

### **Frequency**

Frequency is the number of times per second at which an electromagnetic wave oscillates. It determines the wave's properties and usage. Frequencies are measured in hertz (Hz). 1Hz is one oscillation per second. 1kHz a thousand, 1MHz is a million and 1GHz is a thousand million. Mobile telephone systems currently

operate at 900MHz and 1800MHz. 3G will operate at 2.1GHz – 2.2GHz.

### **GSM**

GSM – Global System for Mobile Communications is the international, pan-European operating standard for the current generation of digital cellular mobile communications. It enables mobile phones to be used across national boundaries. GSM systems are operated by O2UK and Vodafone at 900 and 1800MHz, and by T-Mobile and Orange at 1800MHz.

### **ICNIRP**

The International Commission on Non-Ionising Radiation Protection (ICNIRP) is an independent scientific organisation responsible for providing guidelines for public exposure to radio frequency waves.

### **Radiation**

The emission or transfer of radiant energy as particles, electromagnetic waves, sound etc.

### **Traffic Light Model**

The Traffic Light Model assists in ascertaining the amount and type of public consultation that is required for any proposed site.

### **UMTS**

Universal Mobile Telecommunication System (UTMS) is part of the international vision of a global family of third generation mobile communication systems. The UK refers to this as 3G.

### **Wavelength**

Wavelength is the distance in metres between any two 'similar' points on a radio wave. This portion of the wave is referred to as one complete cycle. The lower the frequency of a wave the longer the wavelength.

*(Government's Best Practice Guide to Mobile Phone and Network Development 2002)*