

From: Andrew Chugg
Sent: 15 December 2025 15:22:37 UTC+01:00
To: "Jonathan Haddrell" <jonathan.haddrell@needhamhaddrell.com>
Subject: RE: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762
Attachments: ViewDocument - 2025-12-15T100548.353.pdf

Hi Jonathan,

As discussed, the decision to refuse the above prior approval application was refused last Thursday 11th Dec. However, unfortunately, a formatting problem occurred in the decision letter (annotated copy attached).

Hence, I wanted to draw your attention to the fact that the text highlighted in yellow in the attached constitutes reasons for refusal #1. The other three reasons are therefore misnumbered.

Also, for clarity, the decision indicates that Prior Approval is both required but then is refused.

Apologies for this formatting problem but hopefully the decision is clear. Please feel free to contact me if you have any queries.

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI
Team Manager, Development Management
Wokingham Borough Council
Email: Andrew.chugg@wokingham.gov.uk
Mobile: 07714 226711

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From: Andrew Chugg

Sent: 11 December 2025 11:39

To: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>

Subject: RE: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Hi Jonathan,

As discussed today, even if additional information is provided in respect of highways, trees and alternative sites, it is my view that Reasons for Refusal nos. 1 and 2 (as indicatively referred to in my email of 05 Dec 2025, at 12:17) would still not be able to be overcome.

In our conversation today, I highlighted that the applicant has the ability to withdraw this application. However, I note your agreement that we should issue the decision without delay. I hope to do this later today.

In addition (and especially as this proposal is specifically to provide coverage for blue light services) we would be happy to engage over pre-application discussions on alternative sites. Any pre-application request should be made via our website with the appropriate fee and supporting information:

<https://www.wokingham.gov.uk/planning/applying-planning-permission/find-out-about-pre-application-advice>

My officer report will soon be made available on our website which hopefully will be useful in further assessing alternative sites.

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

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From: Andrew Chugg

Sent: 11 December 2025 09:37

To: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>

Subject: RE: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Hi Jonathan,

I am around this morning before 11AM if ur free?

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

Email: Andrew.chugg@wokingham.gov.uk

Mobile: 07714 226711

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From: Andrew Chugg
Sent: 10 December 2025 11:48
To: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>
Subject: FW: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Hi Jonathan,
I note the contents of your email below and have just left a message on your mobile.
If you could please call me this afternoon (2-3PM) to discuss.
Kind Regards

Andrew Chugg

Andrew Chugg MRTPI
Team Manager, Development Management
Wokingham Borough Council
Email: Andrew.chugg@wokingham.gov.uk
Mobile: 07714 226711

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From: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>
Sent: 09 December 2025 17:25

To: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>

Subject: Re: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Hi Andrew

Good afternoon and apologies for the tardy reply - basic childish mistake....long weekend off (friday and monday), forgot to put out of office on and back today to an overloaded inbox and so have just reached your email.

Ahh, that is more than a little disheartening to hear as this is unquestionably a Planning Need -v- Harm debate as ultimately lives of both emergency services personnel and the general public will be put at risk.

As discussed within the SIT, the proposed installation is a direct replacement for the existing site at Church Farm which has had legal paperwork issued requiring its removal to allow the landowner to proceed with their redevelopment proposals. If that site is not replaced then there will be no emergency services radio coverage to the Finchampstead area.

So this will mean police, firefighters and ambulance personnel will be unable to maintain contact with their control rooms whilst in the area - and putting this into perspective with an example, when ambulance personnel are travelling with seriously ill / injured people, they will maintain direct contact with doctors in A&E with video links and doctors can tell paramedics what / how to do things that otherwise would be outside of their skillsets.

So this is no exaggeration, and I make no excuse for the severity of the statement - lives will be put at risk with such a decision.

Whilst I could talk about the site selection, design and construction of the site - specifically chosen to maximise available screening of the installation; all gravity based non ground intrusive / laid directly on the surface to ensure the protection of trees and roots; build team would apply to highways for temporary road closure of Park Lane for a day - could I be blunt and cut to the chase - would you be willing to consider an EOT for additional supplementary information to be prepared and considered? If so, I am unable to see any consultee comments online and so would you be able to pass copies across please?

Thank you ever so much for your further assistance and I look forward to hearing from you.

Best wishes, Jonathan

On 5 Dec 2025, at 12:17, Andrew Chugg
<Andrew.Chugg@wokingham.gov.uk> wrote:

Hi Jonathan,

Unfortunately, I shall be recommending refusal for this application.

Broadly speaking, my concerns with the proposal are summarised below:

Visual Impact and Landscape Harm/Trees

The mast's excessive height, utilitarian design, and location within West Court SANG would create a highly prominent, urbanizing feature that conflicts with the natural character of the SANG and the sensitive Finchampstead landscape. It risks harming existing trees and eroding the area's wooded and heathland qualities, contrary to local and national planning policies.

Impact on SANG Functionality and SPA Mitigation

The proposal would visually intrude on the SANG, reducing its attractiveness for recreation and undermining its role as mitigation for the Thames Basin Heaths SPA. This conflicts with SANG design principles, Natural England guidelines, and the European Birds Directive requirements.

Highway Safety Concerns

Insufficient details have been provided on construction access, delivery arrangements, and vehicle manoeuvring. The lack of swept path analysis and visibility information means the application fails to demonstrate safe access, contrary to policy requirements.

Lack of Evidence on Alternative Sites

The application does not robustly show that less harmful alternative sites have been considered, contrary to the NPPF's requirement to balance telecommunications needs with visual amenity.

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

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Mobile: 07714 226711

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From: Andrew Chugg
Sent: 01 December 2025 14:37
To: 'Jonathan Haddrell' <jonathan.haddrell@needhamhaddrell.com>
Subject: RE: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Ok that's fine.. I will replace the original with this corrected version. thanks

From: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>
Sent: 01 December 2025 14:35
To: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>
Subject: Re: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

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Hi Andrew,

Ahh, got you with the plan - I see now - sorry!

Probably 99 times out of 100, I seldom check the stated scale in the title box of the drawing on the right hand side - I only ever tend to check the stated scale under the words 'Site Plan' on the drawn details and then double check it against the scale bar.

I've had quick word with Heyrods and they have quickly changed it so that the stated scale in the title box now marries with the scale bar 1:125 - I am so sorry about the confusion!

Many thanks, Jon

On 1 Dec 2025, at 14:18, Andrew Chugg
<Andrew.Chugg@wokingham.gov.uk> wrote:

Jonanthan

Thanks for confirmation re 241573.

The Proposed Site Plan shows both 1:100 and 1:125.. however, I will assess on 1:125 as you have indicated below.

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI
Team Manager, Development Management
Wokingham Borough Council
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Mobile: 07714 226711

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From: Jonathan Haddrell <jonathan.haddrell@needhamhaddrell.com>

Sent: 01 December 2025 14:11

To: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>

Subject: Re: Airwave mast at "West Court Land", Park Lane,
Finchampstead RG40 4QF - 252762

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Hi Andrew

Sorry, covering both emails in one:-

- 241573 - correct, my mistake, it wasn't exempt.
- The site plan accurate.... just double checked it again and then spotted the reason.....the proposed site plan is 1:125 and you're measuring at 1:100.

Cheers, Jon
<image005.png>

On 28 Nov 2025, at 19:49, Andrew Chugg
<Andrew.Chugg@wokingham.gov.uk> wrote:

Jon,

In addition, the Proposed Site Plan doesn't appear accurate. Measuring here at 1:100:

<image006.png>

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

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From: Andrew Chugg

Sent: 28 November 2025 19:31

To: Jonathan Haddrell

[<jonathan.haddrell@needhamhaddrell.com>](mailto:jonathan.haddrell@needhamhaddrell.com)

Subject: Airwave mast at "West Court Land", Park Lane, Finchampstead RG40 4QF - 252762

Hi Jonathan,

Your application form states that submission 241573 was "Originally submitted as a Code Notice of permitted development - the mast has since been micrositied and due to the height of the surrounding trees and necessity of an increase in mast height, this now tips the application to a GPDO submission".

However, the proposal under 241573 was for a 27m high mast so presumably wasn't exempt from the Prior Approval process, please clarify?

Also, what does 'microsited' mean?

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

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