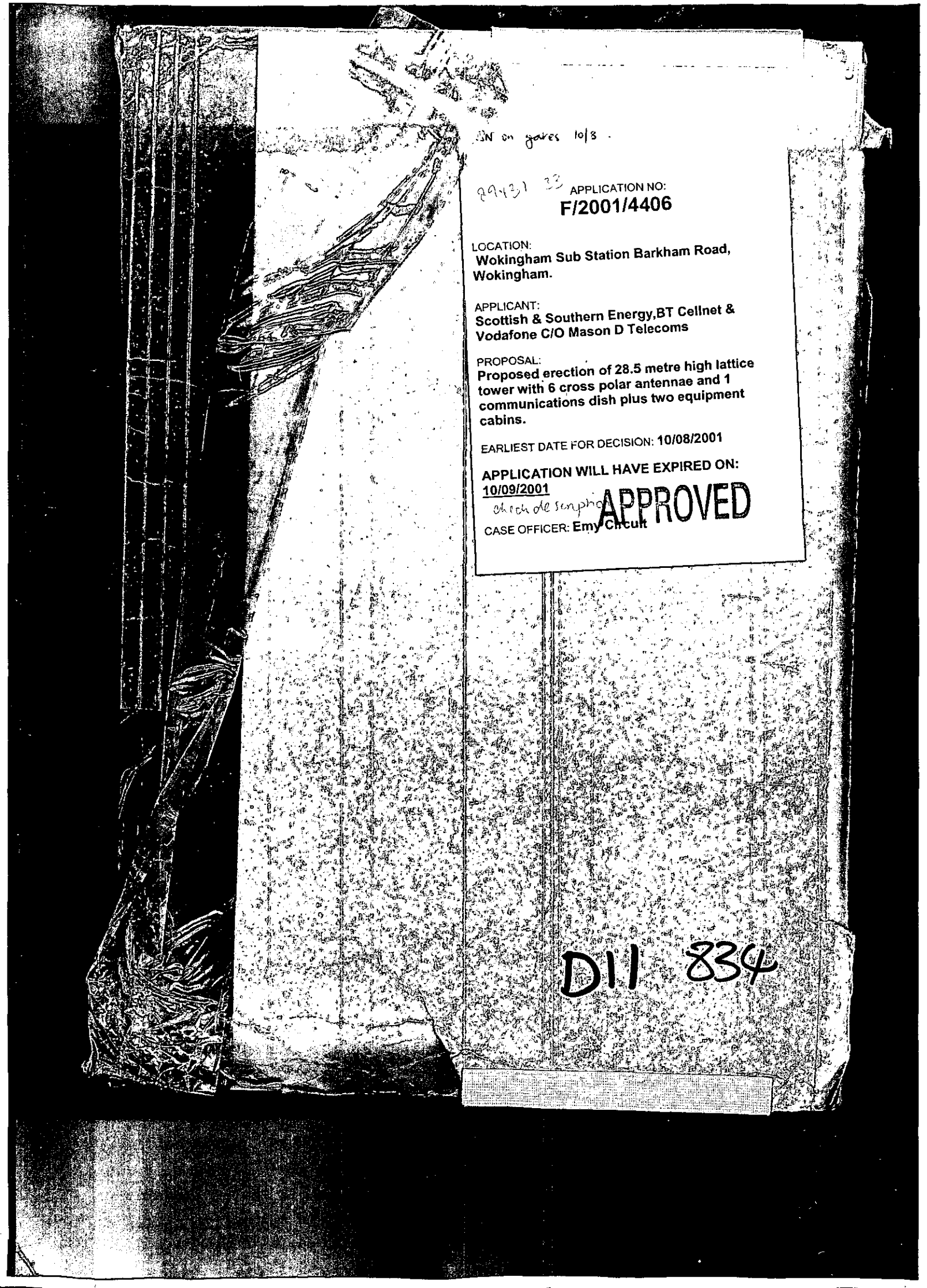

BN on gates 10/8.

89431 33 APPLICATION NO:
F/2001/4406

LOCATION:
Wokingham Sub Station Barkham Road, Wokingham.

APPLICANT:
Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms

PROPOSAL:
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

EARLIEST DATE FOR DECISION: **10/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/09/2001
check de scripho APPROVED

CASE OFFICER: **Emy Circuit**

D11 834

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Scottish & Southern Energy, BT Cellnet & Vodafone
C/O Mason D Telecoms
Pentre Gwydell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA

Application Number: F/2001/4406

Parish: **WOKINGHAM**

Location: **Wokingham Sub Station, Barkham Road, Wokingham.**

Proposal: **Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The equipment shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority:
tower - galvanised steel.
equipment cabins and palisade fencing - grey plastic coated steel.

Condition
3. No development shall take place until a scheme of planting, in accordance with the proposed mitigation measures set out in section 6 of the Ecological Appraisal Ref C2175_01, produced on 22.04.02 and received by the Local Planning Authority on 29.04.02, has been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented in the first planting and seeding season following installation of the equipment hereby approved and shall be retained thereafter. Any trees or plants which, within a period of 5 years from the completion of the landscaping, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
4. No development shall take place until details of measures for the protection of trees during construction, have been submitted to and approved in writing by the Local Planning Authority and the measures shall be implemented in accordance with the approved details.

Condition
5. A coppice management plan shall be implemented in accordance with the details set out in the report by Glanville, received on 4 July 2002, unless otherwise agreed in writing by the Local Planning Authority.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of the nature conservation interest of the Wildlife Heritage Site and the character and appearance of the rural area.

Reason
4. In the interests of the ecology of the Wildlife Heritage Site and the character and appearance of the area.

Reason
5. To prevent an adverse impact on the ecology of the Wildlife Heritage Site.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, EN8 and EN9.
South East Area Local Plan Policies STV2, SC1, SC9, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1 and WNC4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/08/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Emy Circuit

From: Emy Circuit
Sent: 24 July 2002 11:05
To: 'tmarinos@aol.com'
Subject: Proposed mast at Wokingham Sub-station, Barkham Road - F/2001/4406

Cllr Marinos,

You will shortly be receiving a listing letter for this one, with a recommendation for approval. Our Ecologist is satisfied that the ecological impact will be acceptable, with the proposed coppice management plan, which would be conditioned. You mentioned that you were concerned about the visual impact and I asked Catherine Brimble, the Landscape Officer to have a look at the long views. She concluded that it would inevitably be visible from some points, particularly Blagrove Lane, but largely screened by higher ground to the south and that on balance it would not be unacceptably prominent, particularly as it would be seen in the context of the existing pylons on the site (these are taller than the mast would be).

Emy Circuit

From: TMarinos@aol.com
Sent: 09 May 2002 08:24
To: Emy.Circuit@wokingham.gov.uk
Subject: Re: F/2001/4406

Dear Emy,

Thank you for your replies to both my enquiries.

I would strongly object to the mast if the tree loss was in any sense serious.

Tina

Emy Circuit

From: TMarinos@aol.com
Sent: 08 May 2002 22:06
To: Emy.Circuit@wokingham.gov.uk
Subject: F/2001/4406

Dear Emy,

I have read the reports on this application. My concern is the visual line of the lattice tower. How far will this mar the landscape in a very rural area of Wokingham?

From what I could read on the plans the tower is far enough away from housing and the tree report seemed sound.

Regards,

Tina

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM : **Emy Circuit** ☎ **6461**
~~**Policy and Plans**~~
Development control,

TO : **Cllr King** **DATE :** **3 December 2001**
Cllr Marinos
Cllr Morgan

PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT WOKINGHAM SUB-STATION, BARKHAM ROAD – F/2001/4406

Following notification of the recommendation to refuse this application, sent to you on 28 November, the applicant's agent has requested that a decision be deferred until they can carry out an ecological survey in April/May 2002 and we have agreed to hold the application in abeyance until then.

In the meantime, if you would like any further information on the proposal, please contact me on 0118 974 6479.

Emy Circuit,
Senior Planning Officer, Development Control

Application Number F/2001/4406
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC1, SC9

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1/WCC2, WNC4/WOS2

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: C2 SC9

~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

, woodland wildflowers

The proposal would result in removal of trees and soil disturbance within the Wildlife Heritage site and it has not been demonstrated that this would not be detrimental to nature conservation interests or that appropriate mitigation measures could be implemented. Therefore, the proposal is contrary to policies EN9 of the Berkshire Structure Plan , SC9 of the South East Area Local Plan, WNC4 of the Wokingham District Local Plan (Deposit Draft) and the Local Plan Inspector's comments and recommendations upon the relevant District Local Plan policy.

Emy Circuit

From: Andy Glencross
Sent: 29 November 2001 10:55
To: Emy Circuit
Subject: RE: proposed mast at Barkham Sub Station (Bottle Copse) F/2001/4406

Hi Emy

The reason for refusal sounds good. You could add the following to the first sentence "The proposal would result in removal of trees, woodland wildflowers and soil disturbance within the Wildlife Heritage site..... I have heard from an ecologist I know that they are planning to get the work done that I asked for but that won't be until spring 2002.

If you need any further info please do not hesitate to contact me.
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

-----Original Message-----
From: Emy Circuit
Sent: 28 November 2001 15:03
To: Andy Glencross
Subject: proposed mast at Barkham Sub Station (Bottle Copse) F/2001/4406

Andy,

I'm writing this up for refusal, do you have any comments on this as a proposed reason for refusal ?

"The proposal would result in removal of trees and soil disturbance within the Wildlife Heritage site and it has not been demonstrated that this would not be detrimental to nature conservation interests or that appropriate mitigation measures could be implemented. Therefore, the proposal is contrary to policies EN9 of the Berkshire Structure Plan , SC9 of the South East Area Local Plan, WNC4 of the Wokingham District Local Plan (Deposit Draft) and the Local Plan Inspector's comments and recommendations upon the relevant District Local Plan policy."

Thanks for any thoughts you have

Emy

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 24 July 2003
My ref. EXC/2001/4406/minor amendments
Your ref. [Click here and type recipients reference]
File ref: G/text/applications/Bottel copse

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

NickHiggins
Mason D Telecoms
Pentre-Gwyddell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA

Dear Mr Higgins,

PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Thank you for your letter of 1 July 2003 and the accompanying drawings BS230321_01 A BS230321_03 A, showing proposed amendments to the above planning permission.

The proposed amendments comprise of changes to the equipment on the mast, which would result in a reduction in the spread of the lower head frame, and relocation/change in the design and dimensions of one of the equipment cabins. Since the changes to the antennas would reduce the visual impact of the mast and the amendments to the cabin and compound would not be visible from outside the sub-station site the changes are acceptable as minor amendments to the above planning permission.

If you have any further queries regarding this matter, please contact me on (0118) 974 6479. Please note however, that I will be on leave until 18 August.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Emy Circuit

From: Andy Glencross
Sent: 23 July 2003 15:10
To: Emy Circuit
Subject: bottel Copse Antenna

Hi Emy

It appears form the drawing you sent to me that this is merely a rearrangement of equipment within the same size compound. consequently I am satisfied that we have already addresssed all the ecological issues.

Can we ask them when they intend to implement the agreed mgt plan?

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Emy Circuit

From: Andy Glencross
Sent: 09 July 2003 15:18
To: Emy Circuit
Subject: RE: telecoms mast at Wokingham Sub-station/bottle copse, Barkham Road - F/2001/4406

Hi Emy

What is the extra area of concrete surface likely to be?

And second have they started to implement tthe landscape Plan which invovled coppicing part of the WHS?

Cheers

Andy

-----Original Message-----
From: Emy Circuit
Sent: Wednesday, July 09, 2003 8:57 AM
To: Andy Glencross
Subject: telecoms mast at Wokingham Sub-station/bottle copse, Barkham Road - F/2001/4406

Andy,

I don't know if you remember this one? - we required them to do an ecological survey to assess the impact on the WHS and the application was approved subject to implementation of mitigation measures.

The site was originally intended to support two telecom operators but one withdrew - they have now got a new second operator and the equipment they would need would be slightly different to what was approved and they are asking if it can be treated as a minor amendment.

The changes would be to the equipment on the mast and to the cabinets - it's the second bit I would like your opinion on - the compound as originally approved had a double fence around with a narrow strip of land between. The bit in the middle was shown to be surfaced with gravel over a Terram 1000 geotextile membrane. What I failed to pick up on when they submitted landscaping details to comply with conditions was that this surface had been extended to include the area between the two fences. The amendment they are now proposing would site the cabinets on part of this area i.e. within the original development area outside the compound as originally approved. Would there be any problem with this from an ecological point of view?

I can let you have a copy of the plan if it would help.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA

Tel: 01873 851 570
Fax: 01873 851 574

PLANNING SER...	HPT 70656
POL	TLS
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APP	
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	FILE:

01 July 2003

Reference: F/2001/4406

Emy Circuit
Environmental Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy

PROPOSED AMENDMENTS TO PLANNING APPLICATION REF: F/2001/4406 - WOKINGHAM SUB STATION, BARKHAM ROAD

Further to my previous correspondence back in November 2002 in the above matter, I can now confirm that Orange PCS Ltd wishes to make use of Wokingham sub station telecoms mast in place of BT Cellnet (now called O2 (UK)). Accordingly, please find attached amended drawings no BS230321_03 revision A and BS230321_01 revision A to show the amendments that are needed.

You will note that the main changes required to the approved BT Cellnet scheme relate to the antenna mounting frame and ground based equipment cabin.

The antenna mounting frame required for the Orange equipment does not need to be as substantial as that of the approved BT Cellnet scheme and we have therefore proposed a slightly smaller and less bulky wraparound frame.

The equipment cabin approved for BT Cellnet was a single unit whereas Orange proposes to use six smaller individual cabinets, known as a six pack arrangement. I would, however, point out that the cumulative size of the proposed Orange cabinets is in fact less than the total size of the approved BT Cellnet cabin and will not be visible from any publicly accessible land.

I trust that the amendments as set our above and as shown on the attached drawings are acceptable and look forward to receiving your agreement to them. If, however, there is anything you wish to discuss then please do call me on 01873 851570.

Yours sincerely

NH

Nick Higgins
Mason D Telecoms
For and on Behalf of SSE Telecom

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 20 November 2002
My ref. F/2001/4406/02
Your ref.
File ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Nick Higgins
Mason D Telecoms
Pentre-Gwyddell
Coldbrook
Abergavenny
Monmouthshire
NP7 9TA

Dear Mr Higgins,

SUBMISSION OF DETAILS OF FENCING TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2001/4406 - ERECTION OF TOWER, ANTENNAS AND EQUIPMENT CABINS AT WOKINGHAM SUB STATION, BARKHAM ROAD, WOKINGHAM

Thank you for your letter of 14 November, regarding proposed changes to the fencing around the compound. I am pleased to confirm that a combination of galvanised pallisade fencing and green chain link fencing, as shown on Drawing Nos BS210147_01 Rev H and BS210147_03 Rev D is acceptable in relation to condition 2.

In principle, I do not think there would be any objection if the site were occupied by operators other than the original applicants: whether such a change can be treated as a minor amendment will depend on what equipment is proposed.

I hope this is of assistance. If you have any queries, please contact me on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

633142

Exe

18 NOV 2002

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M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

14 November 2002

Your ref: F/2001/4406
Our ref:

Emy Circuit
Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

TELECOMS DEVELOPMENT AT WOKINGHAM SUB STATION, BARKHAM ROAD – F/2001/4406

Thank you for taking the time to discuss the fencing changes and possible change of operator with me at your offices on 1 November 2002.

As discussed, we have experienced difficulties in sourcing plastic coated fencing in order to comply with Condition 2. Therefore, we now propose to use a combination of green chain link fencing to run above the excavated section of the compound with grey galvanised palisade fencing to surround the compound at ground level i.e. inside the excavated section.

Please find attached four copies of the revised drawing no's BS210147_01 revision H and BS210147_03 revision D showing the changes.

Also, you will note from the drawings that the BT Cellnet equipment has been removed. BT Cellnet, now O2 UK, has formally stated that they no longer wish to take occupancy of this site as their network roll out plans for the area have changed since the original planning application was made.

SSE Telecom is currently speaking with another telecoms operator who has expressed a serious interest in replacing BT Cellnet on the mast. Once this has been finalised we will produce new drawings to show the change of operator, which as discussed, can hopefully be construed as a minor amendment to the existing permission. We hope to have this issue resolved before Christmas.

I trust the above is acceptable and that Condition 2 can be varied to reflect the above. If, however, there is anything further you require then please do not hesitate to call.

Yours sincerely,

Nick Higgins

Encs: 1. 4 copies of drawing BS210147_01 revision H
2. 4 copies of drawing BS210147_03 revision D

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 October 2002
My ref: EXC/F/2001/4406
Your ref:

Nick Higgins
Mason D Telecoms
Pentre-Gwyddell
Coldbrook
Abergavenney
Monmouthshire
NP7 9TA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Higgins

SUBMISSION OF LANDSCAPING AND TREE PROTECTION MEASURES TO COMPLY WITH CONDITIONS 3 & 4 OF PLANNING PERMISSION F/2001/4406 – BARKHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM

Thank you for your letter of 14 October regarding the above conditions. I have now consulted the Council's Landscape Officer and can confirm that the planting details shown on drawing No CPM2175/02 and the attached planting schedule and details, received on 14 October 2002 are acceptable.

If you have any further queries regarding this application, please contact me on (01180 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 16 October 2002

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number:	F/2001/4406

In response to your informal consultation dated 7 October 2002 for the above application, the landscape comments are as follows:

The planting details as shown on drawing CPM2175/02 and the attached planting schedule and details are acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

M D T
Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

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15 OCT 2002
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FILE:

14 October 2002

Our ref:
Your ref: F/2001/4406

Miss E Circuit
Senior Planning Officer
Development Control
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

PLANS TO MEET CONDITIONS

Dear Emy,

TELECOMS DEVELOPMENT AT WOKINGHAM SUB STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Further to our telephone conversation last week regarding the proposed planting schedule, please find attached a slightly amended scheme which includes a plan showing the exact location of each shrub to be planted. I trust this removes any ambiguity over the implementation of the scheme. Also attached for completeness is another copy of the tree protection statement.

I would be grateful if Conditions 3 and 4 could now be discharged as soon as possible as my clients urgently require this site to be integrated into their respective telecommunications networks in order to eliminate the current coverage problems. As you know, we were granted planning permission nearly two months ago and would normally have commenced site construction by now.

I shall give you a call towards the end of this week to see how things are progressing, however, in the meantime if there is anything further you require then please do not hesitate to call or email "nhiggins@mdtwales.co.uk".

Yours sincerely,

Nick Higgins

Encs: 1. Amended Planting schedule
2. Tree protection report

CC: Mrs Brimble, Landscape Officer, Environmental Services, Wokingham District Council, P.O. Box 157, Shute End, Wokingham, RG40 1WR

WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM, BERKSHIRE
Planting Scheme

PLANNING SERVICES | HPT
POL | TLG
DC | ENF
APP
CS
15 OCT 2002
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1.0 Introduction

1.1 CPM Environmental Planning and Design was commissioned by Mason D Telecoms to produce a planting scheme in accordance with Condition 3 of the Planning Permission (F/2001/4406) for the proposed development of a telecommunications mast at a site off Barkham Road, Wokingham, Berkshire.

Condition 3 of the Planning Permission states:

'No development shall take place until a scheme of planting, in accordance with the proposed mitigation measures set out in Section 6 of the Ecological Appraisal (Ref C2175_01) produced on 22.04.02 and received by the Local Planning Authority on 29.04.02 has been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented in the first planting and seeding season following installation of the equipment hereby approved and shall be retained thereafter. Any trees or plants which, within a period of 5 years from the completion of the landscaping, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species'

1.2 With reference to the Ecological Appraisal (C2175_01) prepared by CPM on behalf of Mason D Telecoms, it was proposed to mitigate the loss of a single silver birch (*Betula pendula*), a single hazel (*Corylus avellana*) and sixteen alders (*Alnus glutinosa*) through the planting of two specimens each of pedunculate oak (*Quercus robur*), silver birch, goat willow (*Salix caprea*), alder, hazel, hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), rowan (*Sorbus aucuparia*), ash (*Fraxinus excelsior*), apple (*Malus domesticus*), cherry (*Prunus* sp.) and plum (*Prunus* sp). Apple, cherry and plum will provide additional food for foraging badgers.

2.0 Planting Scheme

2.1 The following measures, which constitute the planting scheme, will be undertaken to satisfy Condition 3 of the Planning Permission. The measures have been prepared in accordance with the following guidance:

- Gilbert OL and Anderson P (1998) *Habitat Creation and Repair*. Oxford University Press, Oxford.
- Watson D and Hack V (2000) *Wildlife Management and Habitat Creation on Landfill Sites – A Manual of Best Practice*. Ecoscope Applied Ecologists.

2.2 The planting area is defined as the area within 10m of the outer perimeter of the compound as shown in CPM Plan 2175/02. Proposed individual planting sites within the existing woodland canopy are also indicated on this plan. The planting will be undertaken by a specified planting contractor and it will be their responsibility to undertake any aftercare measures. The planting will be undertaken during the first planting season (November to

March) following the installation of the equipment. Site preparation will be carried out between September and October prior to the planting season.

2.3 Two individuals of each of the species in Table CPM 1 will be planted. The planting position of each specimen will be clearly marked with a cane and coloured tape, prior to site preparation and planting in the locations shown in Plan CPM 2175/02. Where possible, and with the exception of alder and goat willow, well-drained areas within openings in the existing canopy will be chosen. With respect to alder and goat willow, less well-drained areas within openings in the existing canopy will be preferred. The planting positions of each individual will be at least 2m apart. Planting in a staggered pattern will avoid an artificial appearance to the planting.

Trees/Shrubs	
Common Name	**Scientific Name**
Silver Birch	*Betula pendula*
Hazel	*Corylus avellana*
Alder	*Alnus glutinosa*
Pedunculate Oak	*Quercus robur*
Goat Willow	*Salix caprea*
Hawthorn	*Crataegus monogyna*
Holly	*Ilex aquifolium*
Rowan	*Sorbus aucuparia*
Ash	*Fraxinus excelsior*
Apple	*Malus domesticus*
Cherry	*Prunus* sp.
Plum	*Prunus* sp.

Table CPM 1. Planting Schedule

Site Preparation

2.4 Once the planting positions of each tree/shrub have been chosen, each position will be prepared for planting in accordance to the following prescriptions:

- At each position, a circle of 1m radius will be treated with herbicide (formulation of Glyphosate) during September/October. The herbicide will be used in accordance to the specification and application rates for the specific product used. Personnel experienced in the use and application of herbicides will apply the herbicide. If the herbicide is to be used within or adjacent to a watercourse, then the herbicide will be of a type approved for use in or near water and the Environment Agency consulted prior to use.

- Once the vegetation has died back, the treated circle will be cultivated to a depth of 0.5m prior to planting.

- Fertilisers will not be used, as this will only promote increased weed competition that would be detrimental to tree/shrub growth and establishment.

Planting

2.5 Once each tree planting position has been prepared in accordance to the above prescriptions, planting will be carried out between November and March during frost-free conditions according to the following prescription:

- Planting stock, where possible and available, will be native and of local provenance; supplied by a reputable local nursery.
- Alders in the UK can become infected with a disease caused by a *Phytophthora* plant pathogen and there is a possibility that the fungus can be disseminated on nursery stock[1]. To prevent the potential spread of the disease, all planting stock should be from nurseries free of the *Phytophthora* disease and the alder stock checked for signs of the disease prior to leaving the nursery.
- Bare rooted transplants (0.6 to 1.2m in height) will be used as planting stock. They are preferable to small pot-grown trees because, despite their size, they have a greater proportion of roots to above-ground growth and therefore establish faster and do not require staking. The planting stock will be checked to ensure that they have a high proportion of roots to above-ground growth, be less than 1.5m and possess a sturdy fibrous root system.
- Bare rooted transplants will be handled carefully. It is essential that the roots of the transplants do not at any time dry out as this can kill the transplants. The stock will be stored for transport to the site in sealed, polythene bags that are black on the inside and white on the outside. To minimize the time trees are out of the ground, planting will take place on the same day as delivery. If the roots appear dry when removed from the bag, they will be immersed for 3 minutes in warm water prior to planting.
- Each individual will be slit planted, the roots teased apart prior to planting and the roots spread out within the slit. The soil used to backfill the slit will be crumbly and it will be ensured that all the roots make good contact with the soil. The backfilled material will be firmed gently, but not compacted.
- Following planting, each individual tree/shrub will be watered with at least one bucket of water.
- To protect the planted trees/shrubs from competition and grazing, the trees/shrubs will be protected immediately after planting with a plastic spiral tree guard and a light-proof mulch mat (either custom-made mats or roofing felt of 1m dimensions) will be installed around the base of each planted individual. The mulch mats will be securely anchored in place.

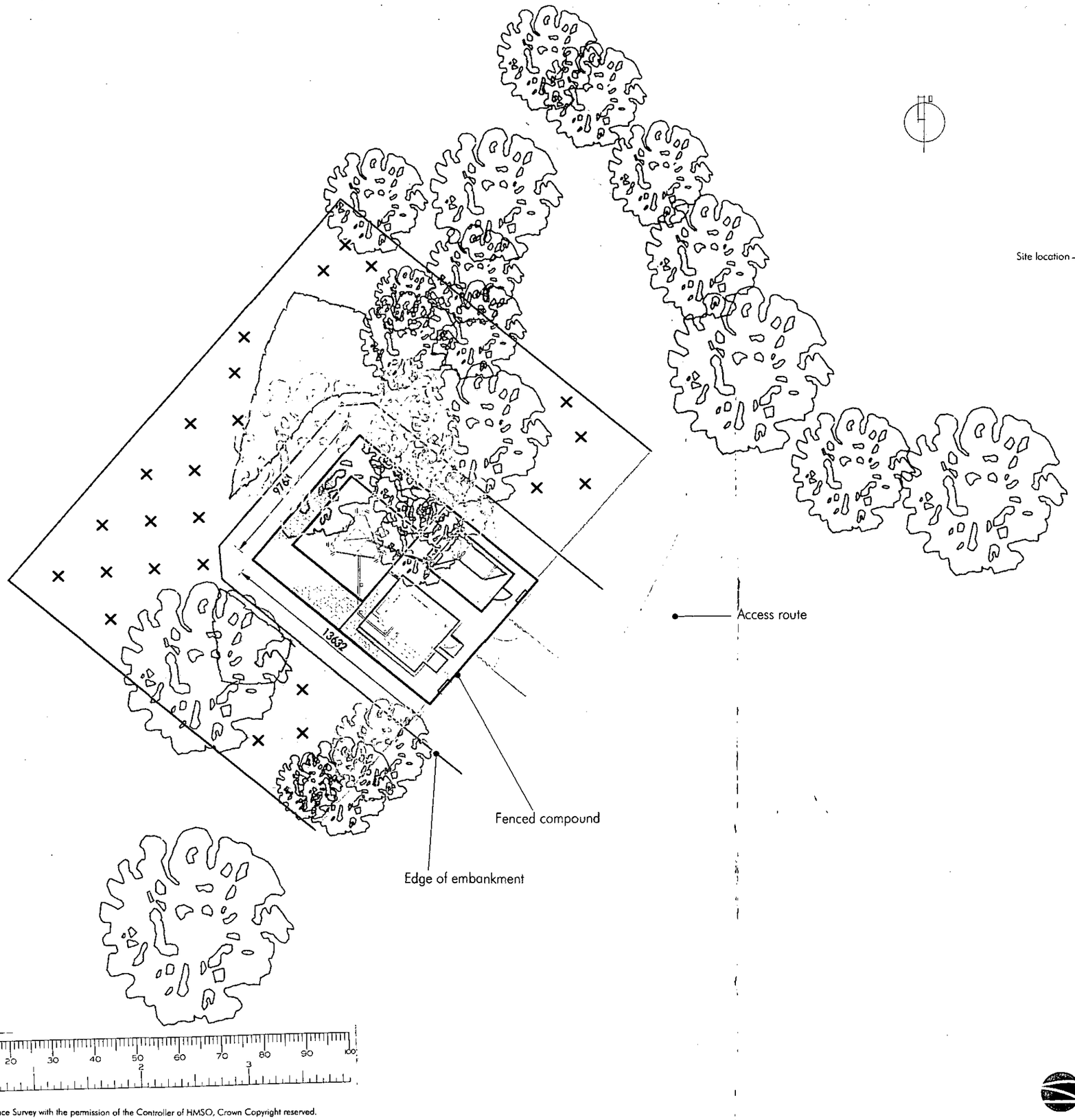
Aftercare

2.6 Following planting the trees/shrubs will enter a 5 year aftercare period, which will be the responsibility of the specified planting contractor, during which time the following measures will be undertaken:

[1] The Forestry Authority (1998) *Phytophthora Disease of Alders*. FCIN6.

- The planted trees and shrubs will be checked annually (during May to July) to ensure that the mulch mats and spiral guards are still in place. Any mulch mats that are not in position or have been removed will be replaced immediately. Any weeds that have penetrated the mulch mats will be spot treated with herbicide (Glyphosate). Care will be taken to avoid contact between the herbicide and the planted trees/shrubs.

- Any planted trees/shrubs which die, are removed or become seriously damaged or diseased during the annual checks over the 5 year aftercare period will be replaced with an individual of the same species during the next planting season (November to March). The site will be prepared and the replacement planted in the manner described above.



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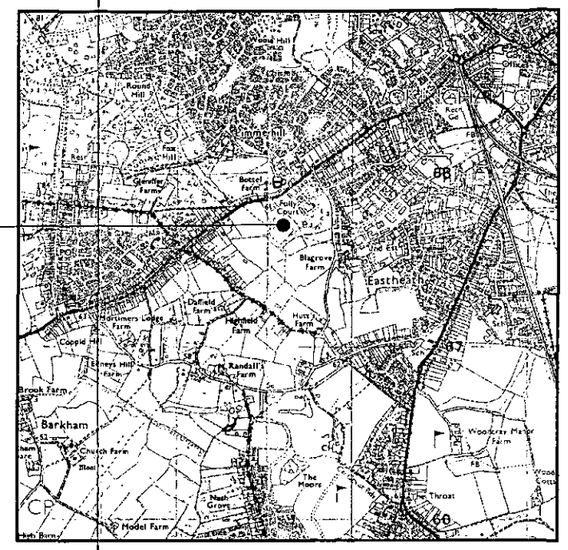

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

15 OCT 2002

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× Proposed tree planting positions

Planting area (10m zone)

PLANS TO MEET CONDITIONS

0 10 metres

Drawing Title: **Planting Scheme Area**

Client: Mason D Telecoms

Project: Wokingham Sub-Station, Barkham Road, Wokingham

Scale: As shown

Drawing No: CPM2175/02

Date: 10/02 RR/GS

Checked: RR 16/10/02

cpm

☑ Akeman Barns, Coln St Aldwyns, Cirencester, Gloucestershire GL7 5AW
Tel : 01285 - 750555 Fax : 01285 - 750636 E-mail : info@cpm-uk.co.uk

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PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 OCT 2002	
COPIES TO	ACK:
	FILE:

PLANS TO MEET CONDITIONS

EXTRACT FROM ABORICULTURAL ASSESSMENT :

Section 2. Recommendations for Tree Protection

Section 2. Recommendations for tree protection.

2.1 Tree Surgery Works

The tree surgery works detailed in this report are proposed on the basis that tree works are undertaken by a qualified Arboricultural contractor who should be listed in the Arboricultural Association's Approved Contractors Directory.

All tree surgery works shall be undertaken in accordance with the requirements of BS5837:1991 Trees in relation to construction (not reproduced here).

2.2 Tree Surgery Works – Timing

It is recommended that the works proposed to trees that have been given a Priority Code of 1are undertaken as soon as possible given that they present a potential hazard.

Works noted as Priority Code 2 should commence prior to any demolition or other site works commencing. This will allow tree works to be undertaken without there being other contractors on the site and will enable tree protection measures to be implemented that will help to prevent damage to the trees during the construction period.

Works noted as Priority Code 3 are to take place following the completion of construction work.

2.3 General Considerations

The adequate protection of retained trees on development sites is of paramount importance if they are to be retained successfully. The protection measures specified below should be implemented prior to development works commencing and must be maintained throughout the construction period.

The inevitable stress caused by development near to existing trees can, if provision for adequate protection is not made, become strain that can severely damage the trees or even result in their death. Although the trees appear healthy during and on completion of the development the full effects may not become apparent for up to five or more years.

2.3.1 Roots

The roots of trees on development sites are the most susceptible part of the tree to damage. Temporary 1.8 metre chestnut pale and wire fencing on a scaffold framework shall be erected around the trees and areas of planting to be retained to exclude all vehicular and pedestrian traffic and prevent the storage of materials within the crown spread of the trees.

It is proposed that the lines of protective fencing shall be agreed with the local planning authority prior to development commencing on site. It is also proposed that fencing be erected in accordance with Appendix A.

As roots can be damaged by the direct toxicity of some materials, care shall be taken as to the nature of any materials stored near the protective fencing. All excavations shall be outside the protective fencing with the area within remaining totally undisturbed.

Protective fencing shall be erected prior to any materials or machinery being brought to the site and before construction proceeds. It shall be maintained intact throughout the construction period.

2.3.2 Trunks, Stems & Branches

Essentially the above ground parts of a tree, being more visible are more easily protected. Fencing erected to protect the roots should in most cases provide sufficient protection for the above ground parts. Should it be necessary to prune the branches to accommodate development or construction equipment this shall be on the advice of an arboriculturalist and in accordance with the recommendations of BS 3998 1989.

2.4 Specific Proposals for Tree Protection During Demolition / Construction.

The requirements of the British Standard BS 5837:1991 have been followed in the preparation of these proposals.

2.4.1 Protective Fencing

Temporary 1.8 metre tall chestnut pale and wire fencing secured to a scaffold pole framework shall be erected around the trees and areas of planting to be retained to exclude all vehicular and pedestrian traffic and prevent the storage of materials within the crown spread of the trees.

Fencing shall follow the lines of fencing agreed with the local planning authority and shall be erected as detailed in Appendix A Tree Protective Fencing.

We propose that the line of fencing shall be set at 1 metre from outside of the line of the proposed boundary fence that will surround the base station.

Notices shall be placed on each side of each fenced off area stating 'Protected Area - no operations within fenced area'.

Fencing shall be maintained throughout the period of any subsequent construction.

2.4.2 Material Storage on Site

No materials shall be stored in the protected areas.

No oil, diesel or solvents shall be stored any closer than 5 metres from the edge of the canopy of any trees.

No cement, concrete of other lime-based materials either loose or in bags shall be stored under the canopies of any trees.

2.4.3 Vehicle & Pedestrian Traffic through Protected Areas

No vehicle or pedestrian traffic shall be allowed through protected areas.

2.4.4 Concrete / Mortar / Plaster Mixing on Site

No mixing shall take place in protected areas or under the canopies of any trees.

2.4.5 Telephone, Electric & Other Cables, Notice Boards

None shall be fixed to any part of any tree.

2.4.6. Fires

None shall be allowed on site.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 4 October 2002

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number:	F/2001/4406

In response to your consultation dated 26 September 2002 for the above application, the landscape comments are as follows:

It would be helpful if the applicant could indicate on a plan the proposed location of the proposed tree planting, and protective fencing in relation to the mast and the existing woodland. The number of trees to be planted may be acceptable however without seeing the extent of the planting on a plan, I cannot confirm this. The applicant will need to submit these plans in relation to the other details submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 26 September 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/4406

Location: Wokingham Sub Station, Barkham Road, Wokingham.

Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Applicant: Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms.

Case Officer: Emy Circuit

The new plans show the following: Planting details (condition 03) and tree protection measures (condition 04). (NB details to elaborate on information already submitted - see application file).

Comments are required by 06/10/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2001/4406 Date Rec. 19/9/02

Location: Wokingham Sub-station, Barkham Road

Parish: Wokingham

Applicant: Scottish + Southern Energy, BT Cellnet + Vodafone

Description of attached plans: planting details (condition 3) and tree protection measures (condition 4) (NB details to elaborate on information already submitted - see application file).

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 26.09.02

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2001/4406 Date Rec. 19/9/02

Location: Wokingham Sub-station, Barkham Road

Parish: Wokingham

Applicant: Scottish + Southern Energy, BT Cellnet + Vodafone

Description of attached plans: planting details (condition 3) and tree protection measures (condition 4). (NB details to elaborate on information already submitted - see application file).

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 26.09.P5

Yellow - Case Officer Copy
Green - Part One Copy

PLANS TO MEET CONDITIONS

4406

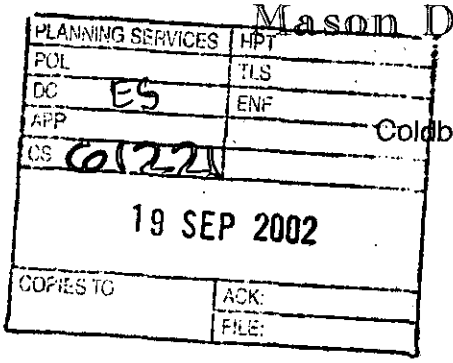
M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

17 September 2002

Our ref:
Your ref: F/2001/4406



Miss E Circuit
Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

TELECOMS DEVELOPMENT AT WOKINGHAM SUB STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Further to the planning permission granted for the above development on 14 August 2002, I write in order to discharge condition 3 and condition 4.

Condition 3 relates to additional planting around the site area. In order for you to discharge this condition please find enclosed a scheme of planting prepared by Dr Rob Rowland of CPM that accords with the mitigation measures suggested within the original Ecological Appraisal. The planting will be implemented as per the details contained within the attached report.

Condition 4 relates to the protection of trees during site construction. Extensive recommendations for tree protection were included as part of the arboricultural assessment submitted to your authority in September 2001. I attach the relevant extracts from the arboricultural assessment which will be adopted and adhered to during site construction.

I trust the above meet with your approval and are sufficient to discharge the above conditions. I look forward to hearing from you, however, if there is anything further you require then please do not hesitate to contact me.

Yours sincerely,

Nick Higgins

Encs: 1. Scheme of Planting
2. Tree Protection Report

PLANS TO MEET CONDITIONS
4406

WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM, BERKSHIRE
Planting Scheme

1.0 Introduction

1.1 CPM Environmental Planning and Design was commissioned by Mason D Telecoms to produce a planting scheme in accordance with Condition 3 of the Planning Permission (F/2001/4406) for the proposed development of a telecommunications mast at a site off Barkham Road, Wokingham, Berkshire.

Condition 3 of the Planning Permission states:

'No development shall take place until a scheme of planting, in accordance with the proposed mitigation measures set out in Section 6 of the Ecological Appraisal (Ref C2175_01) produced on 22.04.02 and received by the Local Planning Authority on 29.04.02 has been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented in the first planting and seeding season following installation of the equipment hereby approved and shall be retained thereafter. Any trees or plants which, within a period of 5 years from the completion of the landscaping, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species'

1.2 With reference to the Ecological Appraisal (C2175_01) prepared by CPM on behalf of Mason D Telecoms, it was proposed to mitigate the loss of a single silver birch (*Betula pendula*) a single hazel (*Corylus avellana*) and sixteen alders (*Alnus glutinosa*) through the planting of two specimens each of pedunculate oak (*Quercus robur*), silver birch, goat willow (*Salix caprea*), alder, hazel, hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), rowan (*Sorbus aucuparia*), ash (*Fraxinus excelsior*), apple (*Malus domesticus*), cherry (*Prunus* sp.) and plum (*Prunus* sp). Apple, cherry and plum will provide additional food for foraging badgers.

2.0 Planting Scheme

2.1 The following measures, which constitute the planting scheme, will be undertaken to satisfy Condition 3 of the Planning Permission. The measures have been prepared in accordance with the following guidance:

- Gilbert OL and Anderson P (1998) *Habitat Creation and Repair*. Oxford University Press, Oxford.
- Watson D and Hack V (2000) *Wildlife Management and Habitat Creation on Landfill Sites – A Manual of Best Practice*. Ecoscope Applied Ecologists.

2.2 The planting area is defined as the area within 10m of the outer perimeter of the compound. The planting will be undertaken by a specified planting contractor and it will be their responsibility to undertake any aftercare measures. The planting will be undertaken during the first planting season (November to March) following the installation of the equipment. Site preparation will be carried out between September and October prior to the planting season.

2.3 Two individuals of each of the species in Table CPM 1 will be planted. The exact planting position of each specimen will be clearly marked with a cane and coloured tape prior to site preparation and planting. Where possible and with the exception of alder and goat willow, well-drained areas within openings in the existing canopy will be chosen. With respect to alder and goat willow, less well-drained areas within openings in the existing canopy will be preferred. The planting positions of each individual will be at least 2m apart. Planting in a regular pattern will be avoided to prevent an artificial appearance to the planting.

Trees/Shrubs	
Common Name	***Scientific Name***
Silver Birch	*Betula pendula*
Hazel	*Corylus avellana*
Alder	*Alnus glutinosa*
Pedunculate Oak	*Quercus robur*
Goat Willow	*Salix caprea*
Hawthorn	*Crataegus monogyna*
Holly	*Ilex aquilifolium*
Rowan	*Sorbus aucuparia*
Ash	*Fraxinus excelsior*
Apple	*Malus domesticus*
Cherry	*Prunus* sp.
Plum	*Prunus* sp.

Table CPM 1. Planting Schedule

Site Preparation

2.4 Once the planting positions of each tree/shrub have been chosen, each position will be prepared for planting in accordance to the following prescriptions:

- At each position, a circle of 1m radius will be treated with herbicide (formulation of Glyphosate) during September/October. The herbicide will be used in accordance to the specification and application rates for the specific product used. Personnel experienced in the use and application of herbicides will apply the herbicide. If the herbicide is to be used within or adjacent to a watercourse, then the herbicide will be of a type approved for use in or near water and the Environment Agency consulted prior to use.

- Once the vegetation has died back, the treated circle will be cultivated to a depth of 0.5m prior to planting.

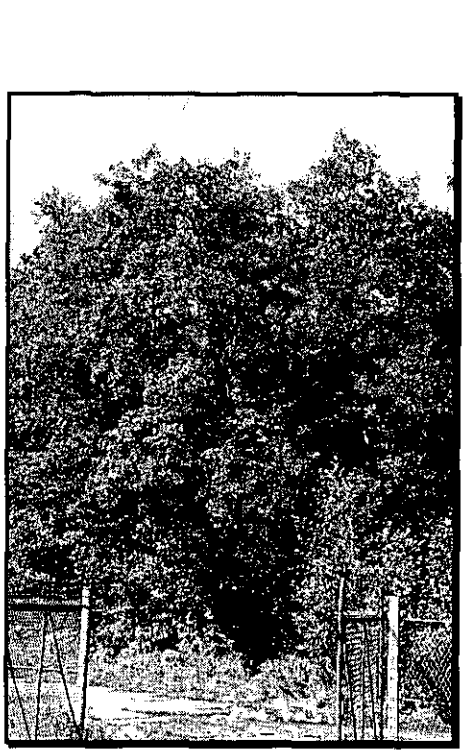
- Fertilisers will not be used, as this will only promote increased weed competition that would be detrimental to tree/shrub growth and establishment.

Planting

2.5 Once each tree planting position has been prepared in accordance to the above prescriptions, planting will be carried out between November and March during frost-free *conditions according to the following prescription:*

- Planting stock, where possible and available, will be native and of local provenance; supplied by a reputable local nursery.

Wokingham Cell Site Base Station.



Arboricultural Survey
&
Recommendations for Tree Protection

4 September 2001

Additional Plan

John W Platts - Chartered Landscape Architect
96 Fairacres Road, Iffley Fields, Oxford, Oxfordshire OX4 1TG.
Tel. 01865 245337. Fax: 07020 968832. E-mail: johnplatts.landscape.architect@ntlworld.com

Job No. 01032.
Title: Wokingham Cell Site Base Station
Date: 4 September 2001.
Arboricultural Survey
John W Platts - Chartered Landscape Architect
96 Fairacres Road, Iffley Fields, Oxford OX4 1TG.
Tel. 01865 245337. Fax: 07020 968832.
E-mail: johnplatts.landscape.architect@ntlworld.com

- Alders in the UK can become infected with a disease caused by a *Phytophthora* plant pathogen and there is a possibility that the fungus can be disseminated on nursery stock[1]. To prevent the potential spread of the disease, all planting stock should be from nurseries free of the *Phytophthora* disease and the alder stock checked for signs of the disease prior to leaving the nursery.

- Bare rooted transplants (0.6 to 1.2m in height) will be used as planting stock. They are preferable to small pot-grown trees because, despite their size, they have a greater proportion of roots to above-ground growth and therefore establish faster and do not require staking. The planting stock will be checked to ensure that they have a high proportion of roots to above-ground growth, be less than 1.5m and possess a sturdy fibrous root system.

- Bare rooted transplants will be handled carefully. It is essential that the roots of the transplants do not at any time dry out as this can kill the transplants. The stock will be stored for transport to the site in sealed, polythene bags that are black on the inside and white on the outside. To minimize the time trees are out of the ground, planting will take place on the same day as delivery. If the roots appear dry when removed from the bag, they will be immersed for 3 minutes in warm water prior to planting.

- Each individual will be slit planted, the roots teased apart prior to planting and the roots spread out within the slit. The soil used to backfill the slit will be crumbly and it will be ensured that all the roots make good contact with the soil. The backfilled material will be firmed gently, but not compacted.

- Following planting, each individual tree/shrub will be watered with at least one bucket of water.

- To protect the planted trees/shrubs from competition and grazing, the trees/shrubs will be protected immediately after planting with a plastic spiral tree guard and a light-proof mulch mat (either custom-made mats or roofing felt of 1m dimensions) will be installed around the base of each planted individual. The mulch mats will be securely anchored in place.

Aftercare

2.6 Following planting the trees/shrubs will enter a 5 year aftercare period, which will be the responsibility of the specified planting contractor, during which time the following measures will be undertaken:

- The planted trees and shrubs will be checked annually (during May to July) to ensure that the mulch mats and spiral guards are still in place. Any mulch mats that are not in position or have been removed will be replaced immediately. Any weeds that have penetrated the mulch mats will be spot treated with herbicide (Glyphosate). Care will be taken to avoid contact between the herbicide and the planted trees/shrubs.

- Any planted trees/shrubs which die, are removed or become seriously damaged or diseased during the annual checks over the 5 year aftercare period will be replaced with an individual of the same species during the next planting season (November to March). The site will be prepared and the replacement planted in the manner described above.

[1] The Forestry Authority (1998) *Phytophthora Disease of Alders*. FCIN6.

PLANS TO MEET CONDITIONS

4406

EXTRACT FROM ABORICULTURAL ASSESSMENT :

Section 2. Recommendations for Tree Protection

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The adequate protection of retained trees on development sites is of paramount importance if they are to be retained successfully. The protection measures specified below should be implemented prior to development works commencing and must be maintained throughout the construction period.

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It is proposed that the lines of protective fencing shall be agreed with the local planning authority prior to development commencing on site. It is also proposed that fencing be erected in accordance with Appendix A.

As roots can be damaged by the direct toxicity of some materials, care shall be taken as to the nature of any materials stored near the protective fencing. All excavations shall be outside the protective fencing with the area within remaining totally undisturbed.

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2.3.2 Trunks, Stems & Branches

Essentially the above ground parts of a tree, being more visible are more easily protected. Fencing erected to protect the roots should in most cases provide sufficient protection for the above ground parts. Should it be necessary to prune the branches to accommodate development or construction equipment this shall be on the advice of an arboriculturalist and in accordance with the recommendations of BS 3998 1989.

2.4 Specific Proposals for Tree Protection During Demolition / Construction.

The requirements of the British Standard BS 5837:1991 have been followed in the preparation of these proposals.

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Temporary 1.8 metre tall chestnut pale and wire fencing secured to a scaffold pole framework shall be erected around the trees and areas of planting to be retained to exclude all vehicular and pedestrian traffic and prevent the storage of materials within the crown spread of the trees.

Fencing shall follow the lines of fencing agreed with the local planning authority and shall be erected as detailed in Appendix A Tree Protective Fencing.

We propose that the line of fencing shall be set at 1 metre from outside of the line of the proposed boundary fence that will surround the base station.

Notices shall be placed on each side of each fenced off area stating 'Protected Area - no operations within fenced area'.

Fencing shall be maintained throughout the period of any subsequent construction.

2.4.2 Material Storage on Site

No materials shall be stored in the protected areas.

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No cement, concrete of other lime-based materials either loose or in bags shall be stored under the canopies of any trees.

2.4.3 Vehicle & Pedestrian Traffic through Protected Areas

No vehicle or pedestrian traffic shall be allowed through protected areas.

2.4.4 Concrete / Mortar / Plaster Mixing on Site

No mixing shall take place in protected areas or under the canopies of any trees.

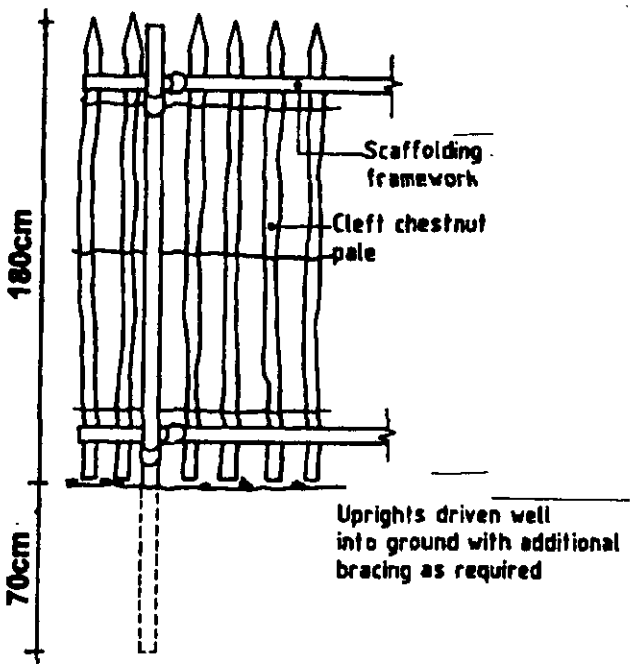
2.4.5 Telephone, Electric & Other Cables, Notice Boards

None shall be fixed to any part of any tree.

2.4.6. Fires

None shall be allowed on site.

Appendix A: Tree Protective Fencing On Scaffold Framework 1.8m High Above Ground Level.



Notes:

1. Vertical and horizontal framework of scaffolding well braced to resist impacts.
2. Cleft chestnut pale fencing to BS1722 part 4 wired together & fixed to posts with galvanised wire.
3. Notice to be fixed to each protected area instruction machines, materials & people to keep out.
4. Protective fencing to be erected prior to any work commencing on site & be maintained throughout the construction period.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4406

Applicant : Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms.

Location : Wokingham Sub Station, Barkham Road, , Wokingham.

Proposal : Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/8

Date of Neighbour Notifications : .....

Date of Site Visit : .....17 August 2001.....

Date Registered : 16/07/2001

Earliest Date for Decision : 10/08/2001

Latest Consultation Date/Site Notice Expiry Date : 10/08/2001

This application will have expired on: 10/09/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Local residents - 2 letters from properties in Barkham Rd - ① health risk, eyesore, ② would be better located in area already cleared of trees

Highways - no objection

Environmental Health - no objections - comments re Health risks.

Policy - accords with WCCIG, should not detract from character or nature conservation value.

Ecology - WNCA - impact on WHS - ecological survey + management plan required

Wokingham Town Council - "no objection"

Forestry Commission - info on Ancient Woodland.

Landscape/Trees - survey required - loss of woodland.

English Nature - "does not wish to comment."

Planning Issues :

Gap x WHS - substation itself is excluded.

Bottle Copse

F/2001/4406
Wokingham Sub-Station, Barkham Road, Wokingham

Proposal: The proposal is for erection of a 28.5 metre high lattice mast, to be shared by two operators BT Cellnet and Vodafone.

- Compound – 13.6 x 9.8 metre area, enclosed by 2.5 metre palisade fencing
- *Tower - grey galvanised steel lattice, 28.5 metres high with two* headframes
- Vodafone equipment on tower – 7 dishes at 28 metres
- *B T Cellnet equipment on tower – 9 dishes at 24.5 metres*
- Equipment cabins – one for each provider, each 3.7 x 2.7 metre footprint and 3 metres in height, proposed to be grey plastic coated steel – dark green may be preferable for the cabinets and palisade fencing – colour to be submitted
- Scottish and Southern Electricity have two existing antennas on the sub-station site, which would be relocated on the proposed mast.

Location: The application site is adjacent to an existing electricity sub-station, which is located within an area of woodland (Bottel Copse). Access is via a track from Barkham Road, some130 metres to the north.

As well a being in the Countryside and the Green Gap between Wokingham and Barkham Hill, the woodland surrounding the sub-station is designated as a Wildlife Heritage Site (WHS). The area immediately to the north of the sub-station is also Ancient Semi-Natural Woodland. It is noted that, while the boundary of the WHS follows the edge of the existing electricity compound, the area to the north-east of the compound has also been cleared. (The applicants were asked to consider whether the proposed compound could be located in this area but Scottish and Southern Electricity would not permit this as it is used for temporary storage and would accommodate any future expansion of the sub-station.)

Appraisal:
Principle (BSP C2; SEALP STV2, SC1; WDLPDD WOS2, WCC1) – the site is located in an area of Countryside. Policy advice indicates that the proposal could be considered acceptable in principle under WCC1 G, as it could not easily be accommodated in a settlement. Therefore, the main issues are the impact on the rural character of the area and the WHS and the proximity to neighbouring premises.

The impact on the rural character of the surrounding area (BSP C2, C6; SEALP STV2, SC1; WDLPDD WCC1,WCC2) - Some trees would be lost as a result of the proposals, as set out in para. 5.1 of the ecological report. However, these would be from the interior of the site and would not change the appearance of the site from public viewpoints and the proposed

compensatory planting , outlined in section 6 of the ecological report would protect the rural character of the area in the longer term.

The site is surrounded by established woodland and only the highest part of the mast would project above the trees. It is necessary for the antennas to project above the tree line for them to function. Furthermore, these would be seen in the context of the existing pylons, which are taller than the mast would be. The Landscape Officer has considered long views of the site and concluded that while the mast would be visible from some points, particularly Blagrove Lane, it would be largely screened by higher ground to the south and would not be unduly prominent, particularly given the context of the pylons.

The impact on The Wildlife Heritage Site (WHS) and Ancient Semi-natural Woodland (SEALP SC9; WDLPDD WNC3, WNC4) – The proposal would result in removal of trees and disturbance of the ground within the Ancient Semi-natural woodland and, initially, there were concerns regarding the ecological impact. The applicants commissioned an ecological survey of the site (it was necessary for this to be carried out in April or May and the application was held in abeyance until the survey could be carried out), which concluded that the impact on the WHS would be negligible and proposed mitigation measures. On the basis of this report, the Council's Ecologist is satisfied that the impact would be acceptable, subject to a management plan for the site.

Three existing pylons within the woodland (applicant comments that these already create aerial clutter). Due to Scottish and Southern's Health and Safety requirements it would not be possible to locate the proposed equipment on these pylons.

Proximity to neighbouring properties – The Guide Dogs for the Blind Centre would be about 100 meters from the compound, while Ye Olde Leathern Bottel and 229 Barkham Road, which would be about 140 metres from it. The Council has adopted a policy of not permitting telecommunications apparatus on its own land, when it would fall within 60 metres of buildings where there is a regular and prolonged human presence. This is not a development control policy, but nonetheless it is noted that the proposals would comply with this requirement.

Recommendation: conditional approval

CONDITIONS AND REASONS

1. C001/R001 (5 years)
2. The equipment shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority: tower, galvanised steel; equipment cabins and palisade fencing grey plastic coated steel.

3. No development shall take place until a scheme of planting, in accordance with the proposed mitigation measures set out in section 6 of the Ecological Appraisal Ref C2175_01, produced on 22.04.02 and received by the Local Planning Authority on 29.04.02, has been submitted to and approved in writing by the Local Planning Authority. The approved planting scheme shall be implemented in the first planting and seeding season following installation of the equipment hereby approved and shall be retained thereafter. Any trees or plants which, within a period of 5 years from the completion of the landscaping, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. REASON In the interests of the nature conservation interest of the Wildlife Heritage Site and the character and appearance of the rural area.

4. No development shall take place until details of measures for the protection of trees during construction, have been submitted to and approved in writing by the Local Planning Authority and the measures shall be implemented in accordance with the approved details. REASON In the interests of the ecology of the Wildlife Heritage Site and the character and appearance of the area.

5. A coppice management plan shall be implemented in accordance with the details set out in the report by Glanville, received on 4 July 2002, unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent an adverse impact on the ecology of the Wildlife Heritage Site.

Application Number F/2001/4406
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See attached report

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC1, SC9, SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC2, WBE1, WNC4.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, EN8, EN9

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Sub Station Barkham Road Wokingham.

APPLICATION NUMBER: F/2001/4406

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 August 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on gates at Barkham Rd

2. DESCRIPTION OF SURROUNDINGS

Substation in woodland area on edge of settlement

3. DESCRIPTION OF SITE/BUILDING bank adjacent to substation. Cleared area opposite (considered but not ok with landowner)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Site well screened with established trees

5. SITE CONSTRAINTS

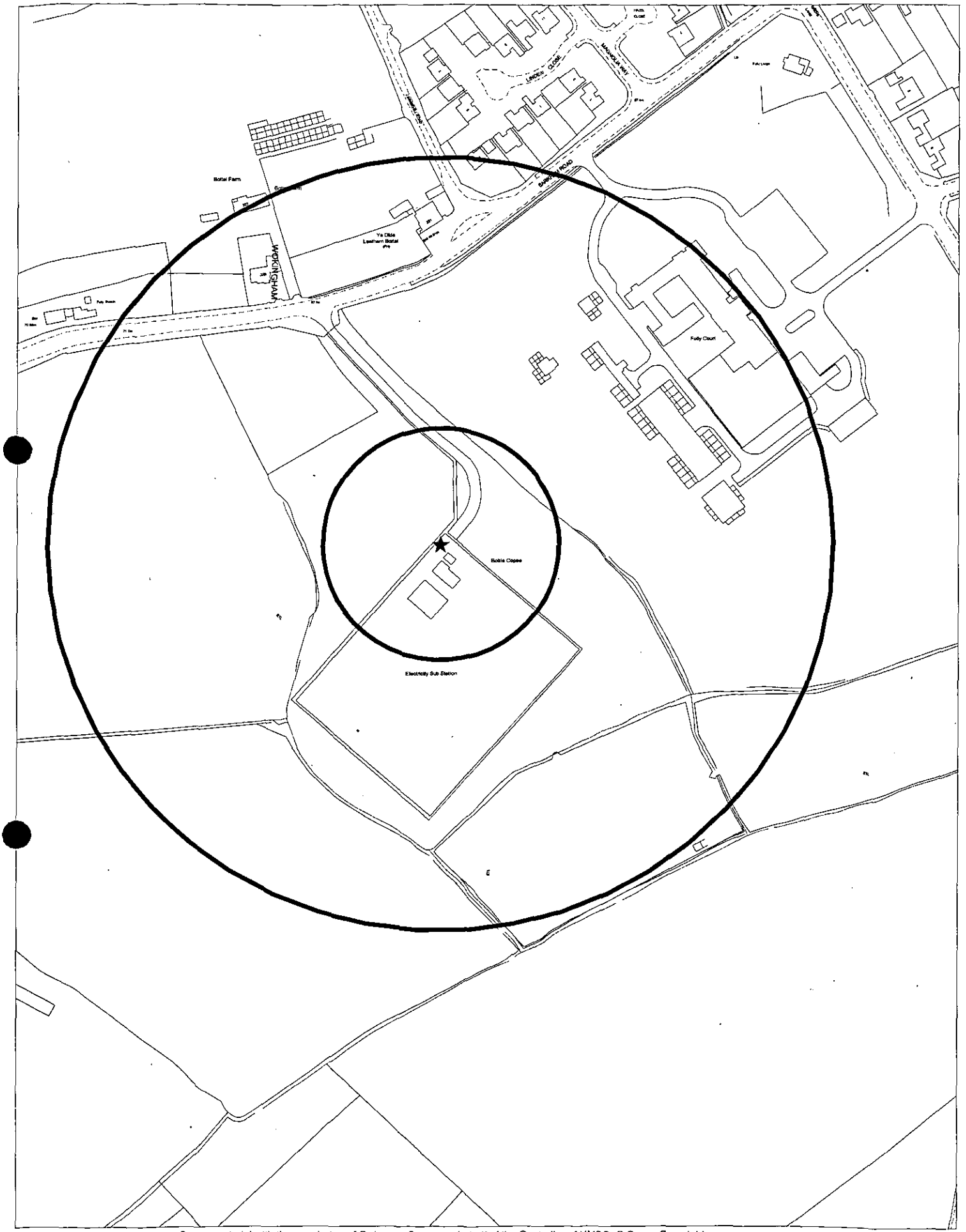
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 2500

N
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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 1250

N
W E
S

Emy Circuit

From: TMarinos@aol.com
Sent: 31 July 2002 14:28
To: Emy.Circuit@wokingham.gov.uk
Subject: F/2001/4406

dear Emy
Thanks for the information
i do not wish to list this application

Tina

Tel: (0118) 974 6479

Date: 24/7/02

My ref: F/2001/4406

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4406
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 August 2002

Yours faithfully

TG Watson

~~John Mitchell~~ Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/4406**
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 24/7/02

My ref: F/2001/4406

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2001/4406
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 August 2002

Yours faithfully

T Watson

~~John Mitchell~~ Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/4406**
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 24/7/02

My ref: F/2001/4406

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/4406
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 August 2002

Yours faithfully

T E Watson

~~John Mitchell~~ Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/4406**
Wokingham Sub Station, Barkham Road, , Wokingham.
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor King

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Emy Circuit

From: Andy Glencross
Sent: 23 July 2002 16:43
To: Emy Circuit
Cc: iburton@glanvillegroup.com
Subject: PA F/2001/4406 Wokingham Sub Station Barkham Rd Wokingham(Mgt Plan)

Hi Emy

I am satisfied with the Coppice Management Plan produced by Glanville Associates and consequently I am satisfied that providing the Coppice Management Plan is implemented this development is unlikely to adversely affect the overall ecological value of the Wildlife Heritage Site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Emy Circuit

From: Andy Glencross
Sent: 09 July 2002 11:59
To: Emy Circuit
Cc: 'iburton@glanvillegroup.com'
Subject: PA F/2001/4406 Sub Station Barkham Rd Wokingham (Mgt Plan)

Hi Emy

I am satisfied that the Coppice Management Plan supplied on behalf of the applicant by Glanville Consultants represents a suitable management plan for this Wildlife Heritage Site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

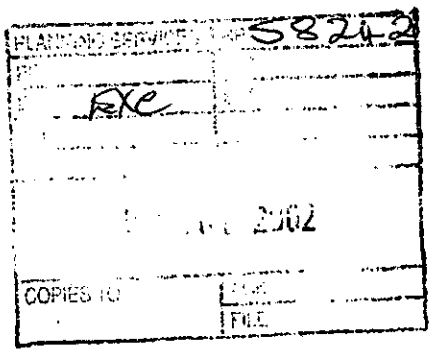
M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

03 July 2002

Your Ref: F/2001/4406
Our Ref:



Ms E Circuit
Development Control
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

PROPOSED TELECOMS DEVELOPMENT AT WOKINGHAM SUB STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

As requested, please find attached a copy of the Coppice Management Plan prepared for Andy Glencross to accompany the above planning application. I believe that this is the final issue and is to Andy's satisfaction.

Therefore, I trust that the planning application may now progress and I look forward to hearing from you regarding the decision.

I trust the above is sufficient for your purposes, however, if there is anything further you require then please do not hesitate to contact me.

Yours sincerely,

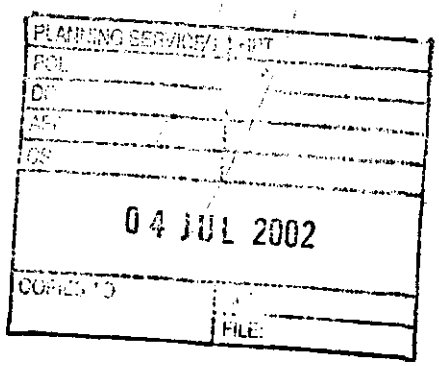
Nick Higgins

Glanville

Coppice Management Plan

At

Wokingham
Cell Site Base Station
Wokingham
Berkshire



Prepared for:

SSE Telecom
Scottish and Southern Energy

June 2002

1.0 INTRODUCTION

1.1 The site, known as Bottle copse, is located adjacent to the existing Wokingham Sub-Station and proposed cell site base station and consists primarily of coppice woodland. Beyond this, there are a number of other habitats such as carr, scrub, grassland, marshy grassland and bracken. The coppice woodland is classified as semi-natural woodland and designated as a Wildlife Heritage Site.

1.2 The construction of the proposed cell site base station, on the edge of woodland, necessitates the removal of 16 Alders and one Silver Birch. In order to mitigate the impact of removing these trees, Wokingham District Council have requested a Coppice Management Plan to be implemented in the surrounding areas of Bottle Copse. The site to be managed covers an area of approximately one acre which is to be regenerated over a five year period.

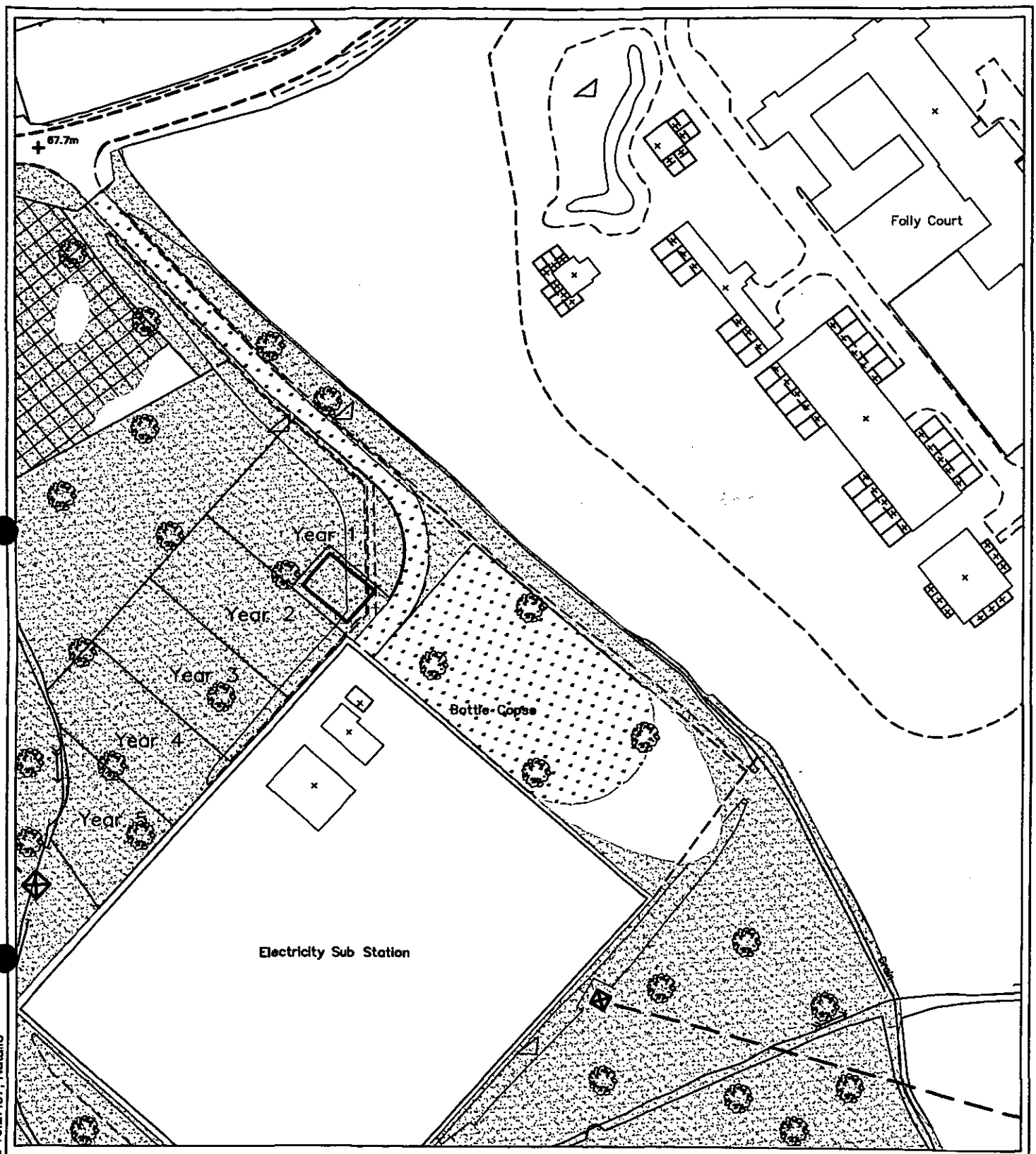
2.0 PROPOSALS

2.1 The coppicing of the site will take place over a five year period starting in autumn 2002, as such the site has been divided into roughly five equal plots to be coppiced over the forthcoming years.

2.2 The coppicing is to be carried out between October and March the following year, commencing in 2002. This is to ensure no work is undertaken when birds are nesting or important plants are shooting, flowering or seeding.

2.3 Attached is a plan showing the area to be managed and the sequence in which the plot is to be developed. The coppicing is to start adjacent to the site access road and work progressively inwards, this will allow access to and clearance of the coppice woodland with a minimum of disruption to other vegetation. No vehicles will be permitted off of the site access road into the woodland.

2.4 The coppicing will involve the felling of all under shrub species including Hazel, Birch and Rowan. Species such as Oak and Crab Apple are to be retained at an appropriate density, not greater than 50 trees of all age classes per hectare. All risings are to be stored neatly on site to provide deadwood habitat for both plants and animals or up to 80% can be removed by hand if desired. Where required, the replanting of native species such as Hazel, Chestnut or Oak saplings to be carried out to maintain the desired density of not greater than 3 metre centres.



KEY:

- Woodland
- Bare ground
- Proposed mast site
- Area to be managed
- Scrub
- Grassland
- Existing pylon

Glanville
Corinthian Court, 80 Milton Park
Abingdon, Oxon OX14 4RY
Tel: (01235) 833002
Fax: (01235) 835492
postbox@glanvillegroup.com

Project :	SSE Wokingham Sub Station
Title :	Coppice Management Plan
Project Engineer : I. Burton	Scale : 1:1250
Drawing No.	BS210147/map

BS-2001\0147\201147_OSmap.dwg, 02/07/2002 16:27:57, Natalie

Emy Circuit

From: Andy Glencross
Sent: 07 June 2002 15:24
To: Emy Circuit
Subject: PA F/2001/4406 Wokingham Sub Station Barkham Rd Wokingham

Hi Emy

I am satisfied with the ecological appraisal of the site and the proposed location of the mast and compound. This satisfies the first point I raised in my original comments however they have not yet addressed my second comment which include again below

(2) A management plan outlining the suggested mitigation for the environmental damage caused by the development. Ideally this should aimed at putting the entire WHS in favourable management condition and implemented over a period of say 10 years under a Section 106 agreement.

Having shown that this appliccation will have a small impact I think I would be willing to accept a plan for the coppicing of the appropriate areas rather than the whole site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

forwarded to agent 10/6/02

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 13 May 2002

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number:	F/2001/4406

In response to your consultation dated 1 May 2002 for the above application, the landscape comments are as follows:

I have no additional comments to make on the ecological survey.

If the location of the proposed mast as shown on the site layout plan is acceptable in terms of the ecological appraisal and there is not any other alternative location within the site for the mast, then I have no objection to the proposals provided that additional trees and shrubs are planted as part of the mitigation measures. The applicant will need to submit details of the landscape scheme including full species name, size of plant at time of planting and planting densities and/or numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 01 May 2002

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/4406

Location: Wokingham Sub Station, Barkham Road, Wokingham.

Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Applicant: Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms.

Case Officer: Emy Circuit

The new plans show the following: Ecological appraisal. Drawing nos: BS210147/01 F, BS210147/03 C.

Comments are required by 11/05/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/4406 (Planaps) / (Ludhouse) Date Rec. 29/4/02

Location: Wokingham Sub-Station, Barkham Road

Parish Wokingham

Applicant: Scottish & Southern Electricity, BT Cellnet & Vodafone

Description of attached plans Ecological appraisal.

Drawing No's: BS210147/01 F, BS210147/03 C

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Andy Glencross, Countryside Office

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 01.05.PS

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

4406

26 April 2002

Your ref: EXC/F/2001/4406

M D T
Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

PLANNING SERVICES	HPT 55924
POL	
DC EXC	
APP	
CS	
29 APR 2002	
COPIES TO	ACK
	FILE:

Ms E Circuit
Senior Planning Officer
Development Control
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

Re: PROPOSED TELECOMMUNICATIOSN DEVELOPMENT AT WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Please find enclosed the ecological appraisal/survey for the above development. The ecological survey concludes that the impact of the proposed mast will be negligible and that the chosen position is the most appropriate location in which to develop. I trust that the application will now progress further and that a favourable decision will be issued shortly.

Also enclosed with this letter you will find revised drawings, which show minor changes to the Vodafone equipment cabin. The affect drawings are the site layout BS210147/01 and the elevation BS210147/03, which need to be replaced on your file with the enclosed drawings, revision F and C respectively. For completeness I have also outlined the site area in red and land in SSE ownership in blue on the layout drawing 01F.

I look forward to hearing from you and if there is anything further you require then please do not hesitate to contact me on the above number or email "nhiggins@mdtwales.co.uk".

Yours sincerely,

Nick Higgins

Encs: 1. Ecological appraisal/survey
2. 6 No. copies of revised site layout drawing BS210147/01 Revision F
3. 6 No. copies of revised site elevation drawing BS210147/03 Revision C

ADDITIONAL PLAN
4406

cpm

WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM, BERKSHIRE
Ecological Appraisal

1.0 Introduction

1.1 This report has been prepared by CPM on behalf of Mason D Telecoms. It presents the results of an ecological appraisal of Bottle Copse, in relation to the proposed development of a telecommunications mast. The location of the mast is constrained by future development proposals for expansion of the existing substation, which include the development of an official storage depot on an area of currently bare open storage space adjacent to the substation. The mast needs to be accessible from the existing access track and hence the proposed location is on the edge of Bottle Copse.

1.2 The site, which surrounds the existing Wokingham substation, consists primarily of woodland, although it includes a mosaic of habitats including carr, scrub, grassland, marshy grassland and bracken. The woodland is classified as semi-natural ancient woodland, which indicates that woodland has been known from the site since 1600.

1.3 The area is designated as a Wildlife Heritage Site (WHS) for its nature conservation interest, known as Bottle Copse WHS, and it is shown on plan CPM 2175/01.

2.0 Policy

2.1 Wildlife Heritage Sites are afforded protection under policy WNC4 of the Wokingham local plan, which is quoted below:

> *Policy WCN4: Protection and management of Wildlife Heritage Sites and Regionally Important Geological and Geomorphological Sites (Existing or Proposed).*
>
> *The Council will take account of the Nature Conservation Interest of the Wildlife Heritage Sites and the Regionally Important Geological and Geomorphological Sites. Existing designated sites are shown on the proposals map.*
>
> *In determining proposals for development that could adversely affect existing and proposed sites, the Council will, where appropriate, require that development proposals are accompanied by an environmental statement.*
>
> *The Council will encourage the management of Regionally Important Geological and Geomorphological Sites and Wildlife Heritage Sites to maintain and enhance their conservation value.*
>
> *Where a site is shown to have a nature conservation value (outlined above) then any proposal that leads (directly or indirectly) to deterioration, sufficient to remove or adversely affect its value, will not be permitted.*

2.2 As there is the potential for impacts to arise from the proposals, Wokingham District Council are seeking an ecological assessment in order to justify the positioning of the mast, to determine the significance of any impact of the proposed development on the designated site, and to mitigate/compensate for any adverse impacts that might arise.

3.0 Methodology

3.1 The site was visited on 10 April 2002, and subject to a walkover ecological survey, carried out at a standard between phase 1 habitat survey and phase 2, more detailed habitat or species surveys. The whole of the area designated as WHS was surveyed in order to identify habitat communities, species composition (so far as the time of year permits) and presence of (or potential for) protected species. Potential for enhancement was also considered.

4.0 Results

4.1 The WHS is predominately woodland, which during the survey was driest towards the northern edge, and progressively wetter south towards the substation. The woodland is dominated by pedunculate oak *Quercus robur*, with locally common silver birch *Betula pendula*, goat willow *Salix caprea* and alder *Alnus glutinosa*. The woodland understorey is dominated by hazel *Corylus avellana*, which has been coppiced in places, and there is occasional hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, rowan *Sorbus aucuparia* and ash *Fraxinus excelsior.*

4.2 The ground flora within the woodland is generally very sparse (see photo 1). Much of the ground layer consists only of leaf litter, with patches of nettle *Urtica dioica*. Other species occur sparingly, including bracken *Pteridium aquilinum*, male fern *Dryopteris filix-mas*, bramble *Rubus fruticosus* agg, lords and ladies *Arum maculatum*, bugle *Ajuga reptans*, foxglove *Digitalis purpurea*, moss *Mnium hornum*, tufted hair-grass *Deschampsia cespitosa* and soft rush *Juncus effusus*, especially towards the wetter, open areas. There is also a carpet of bluebells *Hyacinthoides non-scripta* present in an area where the hazel has been extensively coppiced (see photo 2 and target note 1 on plan).



Photo 1: Within the woodland, looking across the ditch that marks the ownership boundary. Mature pedunculate oak, hazel and silver birch line the ditch, whilst ground flora is sparse.



Photo 2: The carpet of bluebells within the coppiced area adjacent to the existing substation.

4.3 Within the woodland area itself is an area of wet willow carr, dominated by grey willow *Salix cinerea* (target note 2; see photo 3), whilst other open patches of marshy grassland are devoid of trees. Species present here include soft rush, silverweed *Potentilla anserina*, creeping cinquefoil *Potentilla reptans*, greater bird's-foot trefoil *Lotus uliginosus*, bittersweet *Solanum dulcamara*, angelica *Angelica sylvestris*, great willowherb *Epilobium hirsutum* and sorrel *Rumex acetosa*.



Photo 3: Open marshy grassland and willow carr within the WHS.

4.4 Along the western edge of the WHS, the woodland opens out to grassland (target note 3), which contains cock's-foot *Dactylis glomerata*, false oat-grass *Arrhenatherum elatius*, hogweed *Heracleum sphondylium*, creeping buttercup *Ranunculus repens*, germander speedwell *Veronica chamaedrys*, creeping thistle *Cirsium arvense*, cleavers *Galium aparine*, agrimony *Agrimonia eupatoria*, yarrow *Achillea millefolium*, lesser stitchwort *Stellaria graminea* and raspberry *Rubus idaeus*.

4.5 South of the substation (area 4) the woodland consists of more even-aged willow, alder and silver birch, over a sparse ground flora that includes tufted hair-grass, bluebell, lords and ladies, bramble and sycamore *Acer pseudoplatanus* seedlings. The banks that link the woodland areas on either side of the substation contain a more diverse ground flora, including honeysuckle *Lonicera periclymenum*, greater stitchwort *Stellaria holostea*, wood spurge *Euphorbia amygdaloides* and primrose *Primula vulgaris*.

4.6 Near to the entrance to the site, in the northeastern corner, is a discrete, fenced unit of land (target note 5) that contains a mosaic of bramble scrub (also gorse *Ulex europaeus* and elder *Sambucus nigra*), bracken and grassland. This area contains a large main badger sett, with approximately 19 entrances and abundant signs of activity including fresh spoil, bedding, footprints and hair. A further 15 or more entrances are scattered through the adjacent dry woodland.

Current Management

4.7 The majority of the WHS survives in its current state without active management, although the following practices were noted during the survey.

4.8 A corridor of woodland is regularly cut where it lies below existing power-lines (target note 6), resulting in a swathe of regenerating woodland, together with a patch of blackthorn scrub and an open glade of bracken and scattered trees.

4.9 A large number of alders have been planted in rows alongside the access track, and adjacent to area 5 (target note 7).

4.10 An area adjacent to the northeast side of the substation has been cleared, and is currently used for open storage (target note 8). Much of this area is therefore bare ground although further southeast it becomes open grassland with species such as bent-grasses *Agrostis* species, Yorkshire-fog *Holcus lanatus*, ragwort *Senecio jacobaea*, common vetch *Vicia sativa*, tufted vetch *Vicia cracca*, creeping jenny *Lysimachia nummularia*, clustered dock *Rumex conglomeratus*, soft rush and compact rush *Rumex conglomeratus*.

5.0 Impact of Proposals

5.1 The location of the proposed mast is shown in the plan and in photograph 4. It effectively lies outside of the edge of the woodland habitat, requiring the removal of a single silver birch and hazel from the woodland edge, and an area of rough grassland and bramble. However, it also necessitates the removal of 16 of the planted alders from the bank adjacent to the access track. All of the trees that require removal are at most semi-mature, and have no potential for roosting bats. There would be no impact to other parts of the WHS, as access to the mast site is along the existing road, and construction of the mast and its ancillary apparatus would be confined to within the perimeter of the compound.



Photo 4: The site of the proposed mast compound, which results in the loss of 16 of the planted alders, an area of rough grassland and bramble, and single small silver birch and hazel.

5.2 Given that the potential future expansion of the substation requires land to the south of the access road, the impact of the proposed location of the mast on the integrity of the WHS as a whole, and on the quality of habitats within the WHS, is therefore considered to be negligible.

5.3 There is a large badger sett approximately 100m away, with signs that badgers forage throughout the woodland area. However, it is not considered that there will be any impact to badgers (or indeed any other protected species) since the proposals affect such a limited area.

6.0 Mitigation

6.1 As mitigation for the negligible impacts that would occur as a result of the proposals, the following compensation measures are proposed:

6.2 Planting of trees and shrubs in the vicinity of the mast.

6.3 Tree/shrub planting in the grassland strip (shown in photo 4) of two specimens of each of the species mentioned below would compensate for the loss of single silver birch, hazel and 16 alders, and would increase the diversity of the woodland in this area.

6.4 Species should be native and of local provenance, and could include those species already present in the wood: pedunculate oak *Quercus robur*, silver birch *Betula pendula*, goat willow *Salix caprea*, alder *Alnus glutinosa*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, rowan *Sorbus aucuparia* and ash *Fraxinus excelsior*. Additional species such as apple *Malus domesticus*, cherry and plum *Prunus* species would provide further diversity whilst also supplying additional food for foraging badgers.

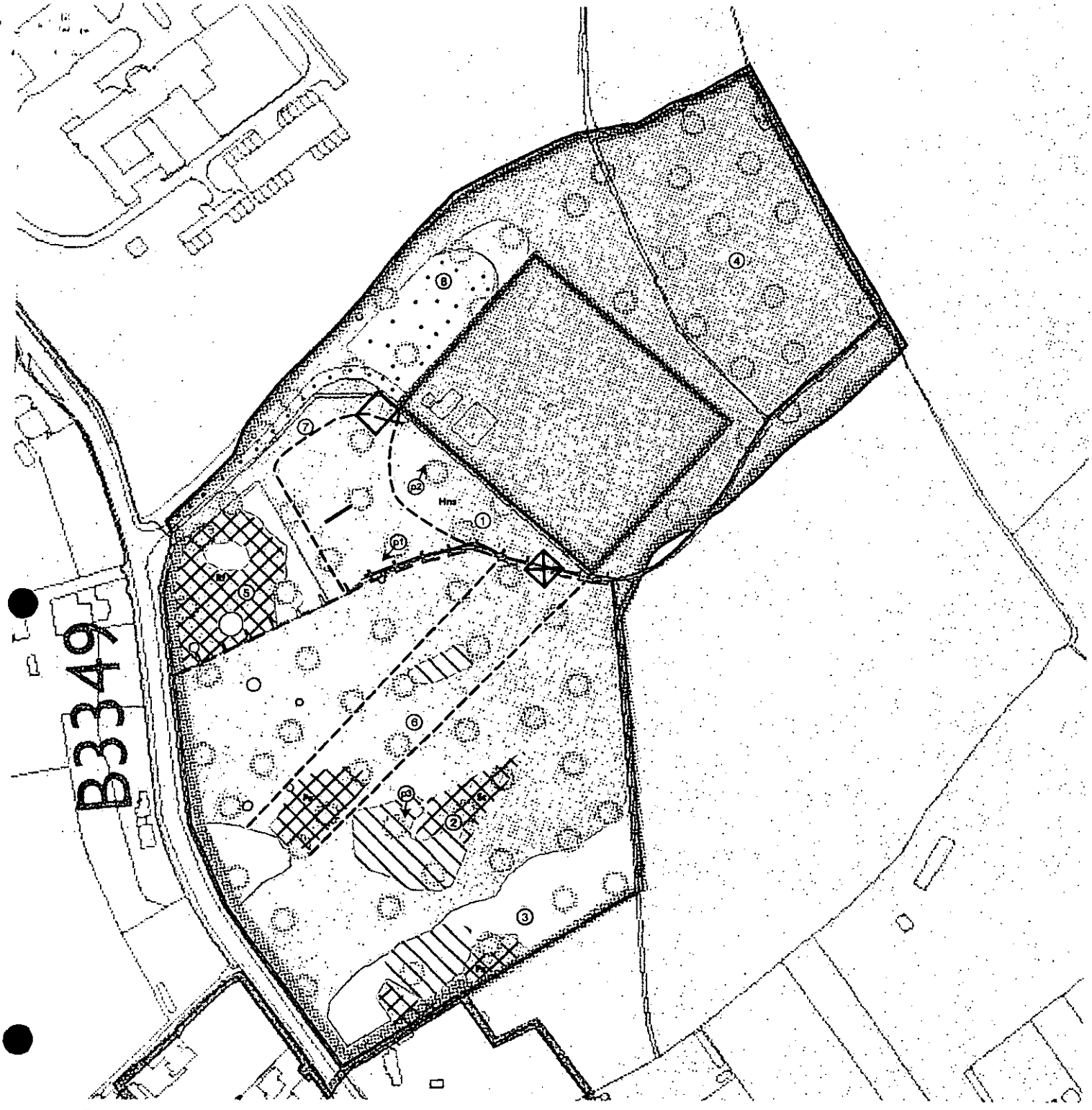
Enhanced Management of the WHS

6.5 The WHS does not warrant large-scale management, and survives in its current state without such intervention. However, small-scale coppicing undertaken on a several yearly rotation would help to diversify the woodland structure, and increase the diversity of the ground flora. This could be undertaken in certain compartments within the woodland at the same time as management work beneath the existing power-lines.

7.0 Conclusion

7.1 The proposed location of the telecommunications mast has a negligible impact on Bottle Copse Wildlife Heritage Site. Given that the potential future expansion of the substation requires land to the south of the access road, it is not considered that the mast could be located in an area that would have significantly less impact.

7.2 Mitigation measures are proposed that compensate for the removal of single silver birch and hazel, and 16 planted alders from alongside the existing access road.



- Wildlife Heritage site boundary
- Woodland
- Scrub
- Bracken
- *Grassland*
- Marshy Grassland
- Bare ground
- Existing substation (not surveyed)
- Ditch
- Badger Sett
- Hns Bluebell
- Ps Blackthorn
- Rf Bramble
- Sc Grey Willow
- *Extent of SE ownership*
- Site of proposed mast
- Existing pylon
- ③ Photograph

Drawing Title	**Plan CPM 1 :Habitat Features**
Client	Mason D Telecoms
Project	Wokingham Sub-Station, Barkham Road, Wokingham
Drawing No	CPM2175/01
Date	04/02 AJ/MP
Checked	AJ 04/02

cpm

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Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 March 2002
My ref: EXC/F/2001/4406
Your ref:

Nick Higgins
Mason D Telecoms
Pentre-Gwyddell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Higgins

PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Thank you for your email regarding the ecological survey for the above site. On the basis of the information submitted to date, it has not been demonstrated that the proposal would not have an unacceptable adverse impact on the Wildlife Heritage Site (WHS) and an ecological survey is required to enable this aspect of the proposal to be more fully assessed.

I understand that you intend to commission Dr Paula Cox to carry out the survey and that she has already had some discussion with the Countryside Officer, Andy Glencross regarding what is required.

A detailed ecological report on Bottel Copse WHS is required. It should provide an assessment of the damage that the mast would cause to the WHS and suggest possible measures to mitigate against that damage. The following should be included:

(1) A detailed botanical survey of the site including a site species list and identification of areas of high, medium and low botanical interest.

(2) Ecological rationale for the exact location of the mast and associated structures.

(3) Any other features/species of conservation interest recorded during the course of carrying out number (1)

(4) Management Recommendations for the entire site.

(5) Any other suggested mitigation measures.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you would like any further advice, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

Emy Circuit
From: Andy Glencross
Sent: 05 March 2002 10:51
To: Emy Circuit
Subject: RE: Wokingham Sub-Station - F/2001/4406

Hi Emy

I have already had a chat with their consultant over what we will require. In brief we need to assess the damage that the mast will have on the WHS and to mitigate where possible against that damage. We require a detailed ecological report on Bottel copse WHS, this should include the following.

(1) A detailed botanical survey of the site including a site species list and identification of areas of high, medium and low botanical interest.

(2) Ecological rationale for the exact location of the mast and associated structures.

(3) Any other features/species of conservation interest recorded during the course of carrying out number (1)

(4) Management Recommendations for the entire site.

(5) Any other suggested mitigation measures.

This should enable us to determine this application on ecological grounds.

I hope you don't mind writing to the applicant, if you are really busy I can do it? Let me know what you want me to do?

Cheers

Andy

-----Original Message-----
From: Emy Circuit
Sent: 05 March 2002 10:06
To: Andy Glencross
Subject: FW: Wokingham Sub-Station - F/2001/4406

Andy,

Do you remember this one (the mast at Bottel Copse, which we requested an ecological survey for)? Please can you provide some guidance on what is required? I can write to him if you let me have the info or, if you would rather write to him directly, please can I have a copy for the file.

Thanks

Emy

-----Original Message-----

From: **Nick Higgins** [SMTP:nhiggins@mdtwales.co.uk] <**mailto:**[SMTP:nhiggins@mdtwales.co.uk]>
Sent: 05 March 2002 09:48
To: emy.circuit@wokingham.gov.uk
Subject: Wokingham Sub-Station - F/2001/4406

Emy,

Spring is now fast approaching and we are aiming to complete the ecological survey required to enable the determination of the above application in the first two weeks of April. At present we have no formal request for the ecological survey from your authority.

Therefore, I would be grateful if you could provide us with a written brief detailing what should be covered in the ecological survey so that we can provide you with all the information you require. We can then simply give this brief to our ecologist, who will work from it and be in a position to provide you with all the information you require from the outset.

Regards,

Nick Higgins

Tel: 01873 851570
Fax: 01873 851574
Mob: 07977 562215
e-mail: nhiggins@mdtwales.co.uk

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 December 2001
My ref: EXC/F/2001/4406
Your ref:

Nick Higgins
Mason D Telecoms
Pentre-Gwyddell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Higgins

PROPOSED TELECOMMUNICATIONS DEVELOPMENT AT WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM – F/2001/4406

Thank you for your letter of 30 November, in which you request that a decision on the above application be deferred until the necessary ecological survey can take place. I am pleased to confirm that the Council will hold the application in abeyance until April/May 2002 when an ecological survey can be carried out.

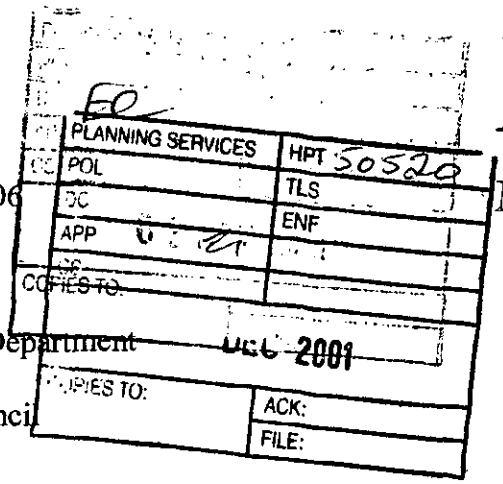
In the meantime if you have any queries please contact me on 0118 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: Wokingham sub-station, Barkham Road.doc

M D T
Mason D Telecoms
Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574



30 November 2001

Your ref: F/2001/4406

EO
PLANNING SERVICES | HPT 50520
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APP
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FILE:

E Circuit
Planning Officer
Environmental Services Department
Planning services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1RW

Dear Emy,

Re: Proposed development of Radio Base Station for Scottish & Southern Energy Plc, BT Cellnet and Vodafone Ltd at Wokingham Sub-Station, Barkham Rd, Wokingham, Berkshire RG41 4BT

Further to our telephone conversation of 29 November 2001, I can confirm that as discussed, we wish to defer the planning application, ref F/2001/4406, pending an ecological survey in Spring.

As you know, the Countryside Officer, Mr Glencross, has requested the ecological survey in order that the impact on Flora and Forna plants surrounding the application site area can be assessed. As you are aware, such a survey cannot be carried out until Spring, when the relevant plant species begin to flourish. Hence we wish to defer the application until this time.

I would be grateful if you could send me written confirmation of the deferral. We will contact you again in April/May once the ecological survey has been completed to discuss the further progression of the planning application.

In the meantime, should you require any additional information please do not hesitate to contact me.

Yours sincerely,

Nick Higgins

Emy Circuit

From: Nick Higgins [nhiggins@mdtwales.co.uk]
Sent: 30 November 2001 15:30
To: emy.circuit@wokingham.gov.uk
Cc: Nick Summers; Graeme Swift
Subject: Wokingham Sub-Station - F/2001/4406

Dear Emy,

I can confirm that as per our telephone conversation yesterday, we wish to defer the application pending an ecological survey.

I have attached to this e-mail the letter which I am sending to you today to formalise the situation.

Many thanks,

Nick Higgins

Tel: 01873 851570
Fax: 01873 851574
Mob: 07977 562215



deferral letter.doc

e-mail; nhiggins@mdtwales.co.uk

Exe

Rcy Ke

PLANNING SERVICES	HR: 48804
POL	TLS
17 OCT 2001	
TO:	ACK:
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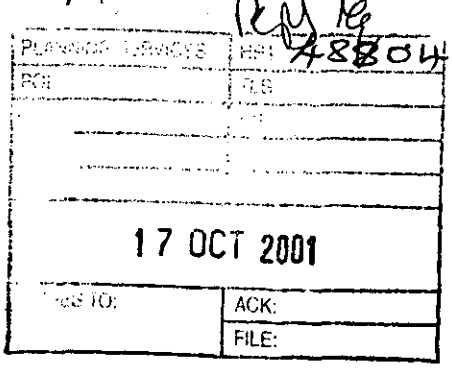

M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook, Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

12 October 2001

Your Ref: F2001/4406

Emy Circuit
Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Proposed development of 28.5m lattice tower at Wokingham Sub-Station, Barkham Road, Wokingham

Further to our recent telephone conversation, I would like to take this opportunity to re-emphasise the background of the application site and the purpose it will serve. It is also appropriate to bring to light the implications incurred if this application were to be refused.

The chosen site position was arrived at as a result of Vodafone carrying out in depth pre-application and pre-roll-out consultation. The site, regardless of what land designations stand, is a substantial electricity sub-station and as such is classed as a Commercial Brownfield location, where development is undoubtedly more appropriate than at alternative and more prominent greenfield positions near to the residential areas.

The immense importance of the site is underlined by the fact that Vodafone and BT Cellnet are working together on this application and have put aside their competitive differences to comply with the PPG8 Government Guidance on both site and tower sharing. Evidence was detailed within the application supporting information to show that both applicants have investigated every possibility prior to deciding upon the subject site. They have encountered great difficulties in achieving the LPA's 60m boundary clearance policy on other alternative sites, however the subject site does comply with this.

In the pre-application consultation between Vodafone, Mason D Telecoms (MDT) and the Local Planning Authority (LPA) it was stated that the LPA prefer to see monopole structures developed. A monopole structure was investigated but unfortunately a monopole cannot be used in this instance as monopoles cannot accommodate more than one user nor achieve the 28.5m height required. The height is only required due to the height of the surrounding tree copse, which will obscure the installation

We appreciate that the area in which the site is positioned is designated as Ancient Semi Natural Woodland and a Wildlife Heritage Site, but emphasis must be placed upon the fact that the position of the site is immediately adjacent to the live compound of the sub-station; an area of heavy commercial use.

As detailed within the application supporting statement, the application site is to be a crucial site for both the Vodafone and BT Cellnet 3G network rollout. Justification coverage plots have been produced for both operators which clearly prove that if the application were to be refused, there would be large areas within the applicants networks with no 3G coverage. It is essential for you to acknowledge that both applicants are legally obliged by the terms of their Government License to provide a 3G service to 80% of the UK population, which includes Wokingham, by 2007.

It is important to note that if this joint application were to be refused, rather than one structure being developed within a very well screened sub-station accommodating two operators, two structures would be required by each applicant, in less appropriate positions. Regardless of the outcome of this application, both BT Cellnet and Vodafone will still need to provide coverage to this area and two free standing masts will be needed to fulfil the network requirements. Therefore we feel that it is in the LPA's best interest to carefully consider the implications of a refusal and note the legal obligations contained in the mobile operators license, and help prevent the proliferation of towers in the area.

To date the application has been running for 14 weeks and because of the recent request for the ecological survey it seems as though the application could easily run for an additional 6 – 7 months if the ecological survey is to be considered. We feel that this is unacceptable and considering a tree survey was conducted and produced on request, within 3 weeks of the request, which proved that the tress in this area are regenerating naturally. No significant trees would be lost through the development and a decision should have by now been reached. The fact that an ecological survey would be required should have been brought to our attention some 11 – 12 weeks ago and not in the 14th week of the application.

The tree survey submitted identified that the trees to be lost are Alder, which are not the desired or valuable trees within the woodland. The survey identifies the Oak, Birch, Goat Willow and Hazel as being the tress of most value and does not classify them as being higher than Quality Class C, which is reasonably low. The survey identifies the Alder species as regenerating naturally in various parts of the site and as such these areas could be actively encourage to prosper so as to compensate for the lost trees in the area of the proposed site. In short, the survey does not regard the Alder trees to be lost as having any great importance and suggests that they were merely planted to surround the concrete access track at the time of its construction. Hence the proposed development will not adversely impact upon the Ancient Semi Natural Woodland.

In addition, there is the issue regarding the time of year an ecological survey can be conducted. Mr Glencrof, the Countryside Officer for the LPA, has been consulted and he stated that an ecological survey can only happen at certain times of the year, with the earliest date being April/May. Obviously these time scales will have an adverse impact upon the application and the site as a whole in terms of the proposed development. These long time scales proposed would not be acceptable to either Vodafone or BT Cellnet and if imposed upon the application, the applicants will seek to find alternative locations, which would lead to an unacceptable proliferation of towers.

Due to the concerns voiced by the Countryside and Wildlife officers, the possibility of changing the site position within the sub-station has been examined so as to allay the

concerns. However it is simply not possible to change the position due to the possible future operational constraints faced by SSE.

The Wokingham sub-station is a major supply point for the whole of Berkshire and is the point where the National Grid is linked in with the local supply for the area. Wokingham sub-station supplies electricity to the whole of Wokingham, 50% of Bracknell, 10% of Reading and to all the villages and towns in between.

Scottish & Southern Energy Plc have an obligation to accommodate future expansion of the current electricity supply to meet the demands of new houses and industrial buildings planned for the area. As a result, the majority of the land within the sub-station has been earmarked for possible future sub-station expansions to meet the anticipated increased demand for electricity at some time in the future.

You may have noticed during your site visit that adjacent to the sub-station is a large square section of land which appears to be unused. This land has been allocated for future sub-station expansion and cannot be built upon and at present is being used as a temporary storage area. You also have to appreciate that should the sub-station need to be expanded a large number of high and low voltage cables will need to run beneath the earth throughout the sub-station, as they already do. Scottish & Southern Energy Plc cannot allow the proposed telecoms site to interfere at all with the sub-station operation and as such the chosen site position is the only place available.

The sub-station has excellent dense tree screening, which surrounds it on all sides and will screen the proposed tower almost to its entirety. The fact that a very small number of trees will be lost as a result of the development has been proved to be inconsequential by the tree survey with the tree survey also confirming that the roots of the surrounding larger trees will not be affected by the proposed development, if the recommendations within the tree survey are followed.

Scottish & Southern Energy plc are more than happy to replant any lost or affected trees as a compensatory measure so as to reintroduce the lost trees. However, the tree survey identifies the trees to be lost as Alder and states that in the woodland Alder will and currently are naturally regenerating, but I stress again, SSE will happily help the regeneration of trees by a scheme of additional tree planting.

Both the LPA and MDT are agreed the siting and appearance of the installation is not an issue due to the aforementioned woodland that surrounds the sub-station. It is clear that the sub-station is an ideal location for telecoms development, and SSE has gone to great lengths to prove this in producing the tree survey as requested.

In view of the above, my clients feel that they have, up until now, been more than co-operative with the LPA in helping the progression of this application and note that the application is now unacceptably within its **14th week**. In the event of this application being refused, my clients would not hesitate to submit an immediate Appeal and feel strongly that they would encounter no problems in winning an Appeal, due to the substantial amount of pre application consultation.

In view of the above, we hope that you are now in a position to make a positive recommendation regarding our clients application. However, if there is anything further you require then please do not hesitate to contact me.

Yours sincerely,

Nick Higgins

Emy Circuit
From: Andy Glencross
Sent: 15 October 2001 12:17
To: Emy Circuit
Subject: RE: Proposed mast at Wokingham Sub Station, Bartkham Road F/2001/4406

Hi Emy

I have just spoken with Nick Higgins, he is a little worried about this application will now proceed. I should have made clear in my comments the ecological survey of the site could not be done until April or May. Can you let me know how we should proceed.

Cheers

Andy

-----Original Message-----
From: Emy Circuit
Sent: 12 October 2001 16:02
To: Andy Glencross
Subject: Proposed mast at Wokingham Sub Station, Bartkham Road F/2001/4406

Andy,

Just to forewarn you that Nick Higgins is likely to phone you for more info on what would be required re ecological survey etc.

Emy

Emy Circuit

From: Andy Glencross
Sent: 08 October 2001 15:12
To: Emy Circuit
Subject: Planning Application F/2001/4406 Sub Station Barkham Rd Wokingham (2)

Hi Emy

There is nothing within the Arboricultural Survey that would lead me to alter my comments of the 24 July 2001. This proposal will have a detrimental affect on this Wildlife Heritage Site.

As the application currently stands I would advise refusal. If the applicant wishes to persue it then they will need to provide the following information.

(1) An ecological survey of the site. This should outline exactly what will be lost and why this particular location has been chosen.

(2) A management plan outlining the suggested mitigation for the environmental damage caused by the development. Ideally this should aimed at putting the entire WHS in favourable management condition and implemented over a period of say 10 years under a Section 106 agreement.

I am more than happy to meet the applicant or their agents on site for discussions.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Spoke to Nick Higgins. 12/10

- will send further details of why this precise site, owners would not consider elsewhere eg on compacted area
- will contact Andy Glencross for more detail of what would be required

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 3 October 2001

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number:	F/2001/4406

In response to your informal consultation dated 2 October 2001 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as a Green Gap / Wedge. The proposal will lead to the further erosion of landscape features (i.e. woodland) within the Green Gap between Wokingham and Barkham Hill, which is unacceptable and contrary to Policy WCC2 in the District Local Plan Draft Deposit.

It the mast can be relocated within the site without the loss of woodland and this would be more acceptable from a countryside and landscape basis.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 1 October 2001

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number:	F/2001/4406

In response to your consultation dated 18 September 2001 for the above application, the landscape comments are as follows:

The site is designated ancient woodland and a Wildlife Heritage Site (WHS), therefore the removal of trees and any proposed earth works? may be unacceptable. I suggest that Andy Glencross is asked to comment on the application.

I am assuming that English Nature have also been consulted, however as the proposal involves the removal of a number of trees the Forestry Commission should also be informed to see if the applicant needs consent for the their removal.

Catherine Brimble

Catherine Brimble
Landscape Architect

Forestry Commission

PLANNING SERVICES | HPT | TLS
1 OCT 2001
COPIES TO:

Wingrave Area Office
(South East England Conservancy)
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Aylesbury
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HP22 4RF

Tel: 01296 681181/681381
Fax: 01296 682310
Email: fc.seeng.wingrave@forestry.gov.uk

Conservator
Alan Betts

E.Circuit, Development Control Officer
Planning Services
Wokingham District Council
P.O.Box 157, Shute End
Wokingham, Berks
RG40 1WR

27th September 2001

Your ref: **F/2001/44066**

Our ref: **Planning application/ASNW**

Dear Sir/Madam

Thank you for consulting the Forestry Commission again regarding the additional Arboricultural Survey proposed at the Wokingham Sub Station address.

Attached is a copy of our letter to you, dated 1st August 2001. Again, please take into account the comments it makes when a planning decision is being considered.

Yours faithfully

p.p. **Mike Habergham**
Woodland Officer
for the Forestry Commission (South East England)

Forestry Commission

Wingrave Area Office
(South East England Conservancy)
The Old Barn
Upper Wingbury Farm
Wingrave
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Conservator
Alan Betts

Chief Planning Officer
Wokingham Unitary Authority
Council Offices
Shute Road
WOKINGHAM
Berkshire
RG11 1BN

FAO : Emy Circuit

1 August 2001

Our Ref: PLA/019/427/SC-MH
Your Ref: F/2001/4406

Dear Sir

Planning Application for Wokingham Sub Sation, Barkham Road, Wokingham

With reference to the above application, we felt it may be helpful to provide you with information on the Government's forestry policy that may be relevant to your authority's consideration of the above application. As a Government Department, our role is to provide you with factual information that may be relevant to your consideration of the application. It is not our intention to express any views either in support of, or against the application.

Ancient woodland is irreplaceable and the Government's forestry policies discourage development that results in its loss, unless there are overriding public benefits arising from the development. The policy context is set out in the following documents:

You will note from the above that the Government's policies highlight the importance which they place on preventing further loss of semi-natural woodland. The value of ancient woodlands relates to the fact that they have never been converted to another land use and so retain some of the flora and fauna of our primordial woodland. Many ancient woodland sites have been "felled" in the past and replanted with native and/or non-native trees, but still retain the flora and fauna which makes them so important.

Further information about the value ancient woodlands generally may be obtained from English Nature who are the Government's statutory advisors on nature conservation.

We hope these comments are helpful to your consideration of the application. If you have any further queries please do not hesitate to contact us.

Yours faithfully



Mike Habergham
Woodland Officer

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL.
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Emy Circuit

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 20 Sept 01.

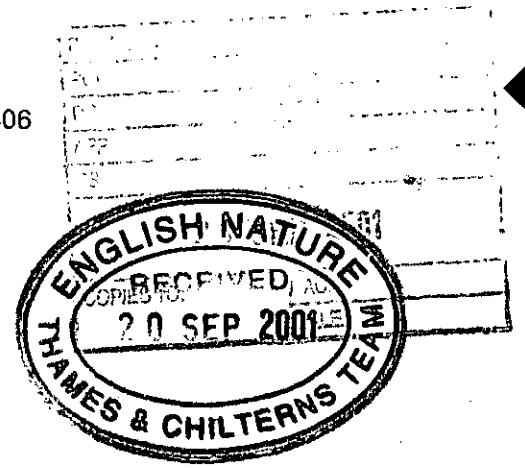
Tel. (0118) 974 6479

Date: 18 September 2001

Your Ref:

My Ref: Emy Circuit / F/2001/4406

English Nature
Foxhold House
Thornford Road
Crookham Common
Newbury
Berks



WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
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PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/4406

Site Address: Wokingham Sub Station, Barkham Road, , Wokingham.

Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins..

Revised/additional plans show: Arboricultural survey.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **28/09/2001**. Any comments received after this date will not be taken into account in determining the application.

Please quote reference number **F/2001/4406** in all communications and any response should be addressed to **Emy Circuit** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Emy Circuit

Development Control Officer

Date: 18 September 2001

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/4406

Location: Wokingham Sub Station, Barkham Road, Wokingham.

Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Applicant: Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms.

Case Officer: Emy Circuit

The new plans show the following: Arboricultural survey.

Comments are required by 28/09/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/4406 (Planaps) / (Ludhouse) Date Rec. 11 September 2001

Location: Wokingham Sub Station, Barkham Road

Parish Wokingham

Applicant: Scottish & Southern Energy, BT Cellnet & Vodafone

Description of attached plans

Arboricultural survey

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Countryside Office (Andy Glencross)
Forestry Commission
English Nature.

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 229 Barkham Road

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 18.09.PS

Yellow - Part One Copy
Green - Officer's Copy

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[Cover illustration: T337 Common Alder
(Alnus glutinosa)]

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Authorised By

ARBORICULTURAL SURVEY

Section 1. Introduction & Methodology.

1.1 The Brief.

This arboricultural survey has been prepared in response to an instruction given by Glanville Consultants, Corinthian Court, 80 Milton Park, Abingdon OX14 4RY.

The site inspection was undertaken on Monday 3 September 2001 to assess the condition of the subject trees specifically:

- the main bole and central stem;
- the primary and secondary branch system and crown supported thereon;
- trees and hedges in relation to their surroundings and in relation to the proposed cell site base station.

1.2 The Site.

The site is located adjacent to the access road and entrance to the Wokingham Electricity Sub Station compound. It is situated on the edge of an area of mature deciduous woodland that we understand has been designated as a Wildlife Heritage Area.

Adjacent to the access road is an embankment beyond which the land rises to the northwest. The majority of the trees covered in this report are located on or immediately adjacent to this embankment.

The site is as illustrated on drawing 01032/100.

1.3 Subject Trees.

The site is located on the edge of a woodland area. Only those trees located within the proposed site area or in such a proximity to it that the works could possibly affect them have been included in this survey.

The trees covered in this report are as noted on the arboricultural survey drawing numbered 01032/100 and are as detailed in Section 4 Tree Survey Details. No other trees are covered by this survey.

The arboricultural survey drawing is taken directly from the site survey drawing BS210147/101 dated August 2001 prepared by Glanville Consultants.

1.4 Tree Survey Methods.

'T' numbers have been used to identify individual trees with G' numbers used to identify groups of trees.

All trees have been individually tagged with tree numbering commencing at 03310 and finishes with 03340. For simplicity only the last three digits have been used to identify individual trees in this report.

All trees have been visually inspected from ground level unless otherwise stated with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection. All measurements are metric and are approximate.

Recommendations are made on the basis of maximising the trees life expectancy given their current situation and in the context of the proposed base station.

1.5 Priority Codes.

Priority codes from 1 to 3 have been given for each tree. The definition of the codes used is as follows:

Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard.

Priority 2: Work that should be undertaken prior to any works commencing on site.

Priority 3: Work that should be undertaken following the completion of the development.

1.6 Height & Crown Spread.

Tree height and canopy spread have been estimated on site. All dimensions are given in metres and are approximate.

1.7 Life Expectancy.

The definitions of the terms used are as follows:

-15	**Short:**	Under 5 years.
15	**Medium:**	5 to 15 years.
+15	**Long:**	15 to 25 years.

1.8 Quality Class.

The definition of terms are as follows and are as defined by BS 5837:1991 Trees in relation to construction. These reflect the trees overall arboricultural and amenity value in relation to the site and its surroundings.

Quality Class A (green): trees that should influence development layout options and whose retention is most desirable. These are the best trees on site.

Quality Class B (blue): trees of significant value (within the context of the site) whose retention is also desirable.

Quality Class C (brown): trees whose location should not have a significant influence on development layout and whose retention is optional.

Quality Class D (red): trees generally requiring removal.

1.9 Canopy Density.

It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species.

1.10 Leaf Size & Colouration.

It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

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It was noted that all the Alder had small holes in the leaves (shot holes). These are most likely the cause of insect damage and it is not thought generally to be detrimental to tree health.

1.11 Trunk Girth.

Measurements of trunk girth at 1.5 metres above ground level (diameter at breast height or dbh) have not been taken.

1.12 Root & Butt Decay Pathogens & Structural Defects.

It should be taken that, unless otherwise stated with each individual entry, there were no external signs that root and butt decay pathogens or structural defects were present at the time the inspection was undertaken.

1.13 Vigour.

It should be taken that, unless otherwise stated with each individual entry, the vigour of the trees are typical of the species present.

1.14 Limitations.

Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 5-year period. Any alteration to the site and the development proposals could change the current circumstances and may invalidate this report and any recommendations made.

Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

Section 2. Recommendations for tree protection.

2.1 Tree Surgery Works

The tree surgery works detailed in this report are proposed on the basis that tree works are undertaken by a qualified Arboricultural contractor who should be listed in the Arboricultural Association's Approved Contractors Directory.

All tree surgery works shall be undertaken in accordance with the requirements of BS5837:1991 Trees in relation to construction (not reproduced here).

2.2 Tree Surgery Works – Timing

It is recommended that the works proposed to trees that have been given a Priority Code of 1are undertaken as soon as possible given that they present a potential hazard.

Works noted as Priority Code 2 should commence prior to any demolition or other site works commencing. This will allow tree works to be undertaken without there being other contractors on the site and will enable tree protection measures to be implemented that will help to prevent damage to the trees during the construction period.

Works noted as Priority Code 3 are to take place following the completion of construction work.

2.3 General Considerations

The adequate protection of retained trees on development sites is of paramount importance if they are to be retained successfully. The protection measures specified below should be implemented prior to development works commencing and must be maintained throughout the construction period.

The inevitable stress caused by development near to existing trees can, if provision for adequate protection is not made, become strain that can severely damage the trees or even result in their death. Although the trees appear healthy during and on completion of the development the full effects may not become apparent for up to five or more years.

2.3.1 Roots

The roots of trees on development sites are the most susceptible part of the tree to damage. Temporary 1.8 metre chestnut pale and wire fencing on a scaffold framework shall be erected around the trees and areas of planting to be retained to exclude all vehicular and pedestrian traffic and prevent the storage of materials within the crown spread of the trees.

It is proposed that the lines of protective fencing shall be agreed with the local planning authority prior to development commencing on site. It is also proposed that fencing be erected in accordance with Appendix A.

As roots can be damaged by the direct toxicity of some materials, care shall be taken as to the nature of any materials stored near the protective fencing. All excavations shall be outside the protective fencing with the area within remaining totally undisturbed.

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Protective fencing shall be erected prior to any materials or machinery being brought to the site and before construction proceeds. It shall be maintained intact throughout the construction period.

2.3.2 Trunks, Stems & Branches

Essentially the above ground parts of a tree, being more visible are more easily protected. Fencing erected to protect the roots should in most cases provide sufficient protection for the above ground parts. Should it be necessary to prune the branches to accommodate development or construction equipment this shall be on the advice of an arboriculturalist and in accordance with the recommendations of BS 3998 1989.

2.4 Specific Proposals for Tree Protection During Demolition / Construction.

The requirements of the British Standard BS 5837:1991 have been followed in the preparation of these proposals.

2.4.1 Protective Fencing

Temporary 1.8 metre tall chestnut pale and wire fencing secured to a scaffold pole framework shall be erected around the trees and areas of planting to be retained to exclude all vehicular and pedestrian traffic and prevent the storage of materials within the crown spread of the trees.

Fencing shall follow the lines of fencing agreed with the local planning authority and shall be erected as detailed in Appendix A Tree Protective Fencing.

We propose that the line of fencing shall be set at 1 metre from outside of the line of the proposed boundary fence that will surround the base station.

Notices shall be placed on each side of each fenced off area stating 'Protected Area - no operations within fenced area'.

Fencing shall be maintained throughout the period of any subsequent construction.

2.4.2 Material Storage on Site

No materials shall be stored in the protected areas.

No oil, diesel or solvents shall be stored any closer than 5 metres from the edge of the canopy of any trees.

No cement, concrete of other lime-based materials either loose or in bags shall be stored under the canopies of any trees.

2.4.3 Vehicle & Pedestrian Traffic through Protected Areas

No vehicle or pedestrian traffic shall be allowed through protected areas.

2.4.4 Concrete / Mortar / Plaster Mixing on Site

No mixing shall take place in protected areas or under the canopies of any trees.

2.4.5 Telephone, Electric & Other Cables, Notice Boards

None shall be fixed to any part of any tree.

2.4.6. Fires

None shall be allowed on site.

Section 3. Summary.

3.1 Site Trees & Species Composition

The majority of the trees within the proposed site and adjacent area are mature Common Alder with a belt of these trees crossing approximately half of the site area.

Though species composition in this area is somewhat limited as you move into the woodland diversity increases with the addition of Birch, Goat Willow and Hazel growing in close proximity to the site.

Oak may be the dominant woodland tree here though none were noted close to the proposed site area.

3.2 Tree Health

A detailed assessment involving ground level and climbing inspections and/or core sampling has not been undertaken as this fell outside of the scope of this survey. However the survey involved ground level examination as detailed in section 1.4 to 1.14.

The majority of the Alder were noted as being in good condition and no trees were noted as being in a poor condition.

3.3 Age / Class

The majority of the Alder seemed to be of about the same age. Their location, being grouped on or close to the embankment to the access road, indicates that they may have been planted at the time the road was constructed.

In the open ground to the southeast it was noted that Alder was regenerating naturally.

Within the woodland there was little Alder evident with Birch, Goat Willow and Hazel being most common. A high proportion of these trees seemed to be the result of coppice regeneration with the exception of two mature Birch.

The proposed development will require the removal of all of the trees within the proposed compound area. However this represents a small proportion of this species of tree locally and if natural regeneration is encouraged the loss of these trees is likely to be compensated for relatively quickly/

3.4 Quality Class

With the exception of one mature Birch all of the trees were given a quality class of C. This is due to their woodland setting and that though almost all of the trees were in good condition their value could not be regarded as significant in the context of the wider environment.

3.5 Comments regarding the proposed site layout in relation to site trees -

The proposals will require the removal of all of the existing trees within the proposed base station compound. However there are few trees that are sufficiently close to the outside of the site boundary to be adversely affected provided the tree protection measures recommended in 3.6 below are undertaken.

There should be no adverse affects on the adjacent woodland as the site area is quite small.

The majority of trees that will require removal are Alder. As this seems to be regenerating well in the open area of the embankment to the southeast this could be encouraged to compensate for the loss of trees. Other species could be planted here to reflect those present in the woodland and to increase species diversity.

3.6 Recommendations for Future Action

To minimise the impact on the trees retained adjacent to the proposed compound area the following is recommended:

- Excavation under the canopies of trees to construct roads or other paved areas with their associated kerbs drainage and service runs can seriously affect tree health.

  The line of service runs should be carefully designed to avoid passing under tree canopies if at all possible. Where this is not possible allowance should be made to ensure excavations are undertaken by hand in accordance with the British Standard.

- The careful selection of surface treatments to the proposed driveway and parking areas to ensure that minimum excavation occurs under tree canopies and that the surfaces are flexible and porous.

  To help achieve this it is proposed that the recommendations contained within the Arboricultural Practice Note APN1 Driveways Close to Trees be followed.

- The lowering of the water table and/or the disruption of soil moisture profiles can be detrimental to the retained trees. It is recommended that as much of any hard surfaced areas as possible either drain to soft landscaped areas and/or drain to soakaways.

- It is proposed that the Recommendations for Tree Protection detailed in Section 2 and Appendix A of this report are followed. It is proposed that the lines of protective fencing are erected along a line that is 1 metre out from the proposed line of the boundary fence to the compound and that this is erected prior to works commencing on site.

  All protective fencing must remain intact and in place throughout the period of construction if it is to be effective.

- It is recommended that, prior to construction commencing close to trees where access will be required under tree canopies, the ground is protected by boarding as detailed in figure 6 on page 16 of the British Standard BS5837:1991.

- It is proposed that the recommendations detailed in the British Standard BS 5837:1991 Trees in Relation to Construction are followed in connection with the preparation of development proposals for this site.

- It is recommended that arboricultural inspections are undertaken on a 5-yearly cycle following the completion of construction so that the health of the retained trees can be monitored in relation to their continued viability and safety. This is particularly important with reference to the mature trees comprising G1 located in the verge to the south of the development, T289 flowering Cherry located in the verge to the west of the development, T294 - T295 Ash and T304 Sycamore located along the northern boundary.

Section 4 Tree Survey Details

>**T** = numbers - individual trees >**G** = numbers - groups of trees >**W** = woodland groups >**H** = numbers - hedges

All trees have been individually tagged with tree numbering that commencing at 03311and finishes with 03340. For simplicity only the last three digits have been used to identify individual trees in this report.

4. Individual Trees – with reference to drawing 01032/100.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T311	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good with a straight clear stem. The crown has been lifted in the past with epicormic regeneration to approx. 3 metres & suckering at the base. Minor dead wood. **Recommendations:** no work required.
T312	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as above but with an asymmetric crown due to suppression from adjacent trees. **Recommendations:** no work required. **Note:** this tree is situated just inside of the proposed boundary fence to the base station compound & it is anticipated that it will require removal.
T313	Common Alder *(Alnus glutinosa)*	Young mature	8	3-4	+15	C	N/A	**Condition:** good with slight damage to the base of the main stem that is possibly due to grazing by deer. Minor dead wood. **Recommendations:** no work required. **Note:** this tree is situated just outside of the proposed boundary fence to the base station compound. It could be retained having its canopy raised clear of the proposed boundary fence.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T314	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311above but with asymmetric crown due to suppression from adjacent trees. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T315	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311above. It may have lost its main leader in the past. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T316	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T317	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good, previously pruned & crown lifted to approx. 4-5 metres with good callusing & no signs of decay evident. The crown is distorted due to aspect & the proximity of adjacent trees. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T318	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	15	C	N/A	**Condition:** average, the canopy is heavily distorted due to suppression from adjacent trees. Previously pruned & crown lifted to approx. 4-5 metres with good callusing & no signs of *decay evident. Epicormic regeneration on main stem.* **Recommendations:** no work required.
T319	Common Alder *(Alnus glutinosa)*	Young mature	5	2.5-3	+15	C	N/A	**Condition:** average, twin stemmed at approx. 2.5 metres. Previously pruned up to approx. 2 metres. These points are callused with no decay evident. Cambium exposed at ground level possibly due to grazing damage from deer. **Recommendations:** no work required.
T320	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	2	**Condition:** *good as T311 above. Bifurcated at base with* included bark. **Recommendations:** remove co-dominant stem. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T321	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T322	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	5	2-3	+15	C	2	**Condition:** average, bifurcates at approx. 2 metres. There is significant possible impact damage at the base of the main stem *with exposed cambium. Good callus with no visible decay* evident. **Recommendations:** formative prune. **Note:** *this tree is situated inside of the proposed boundary fence* to the base station compound & will require removal.

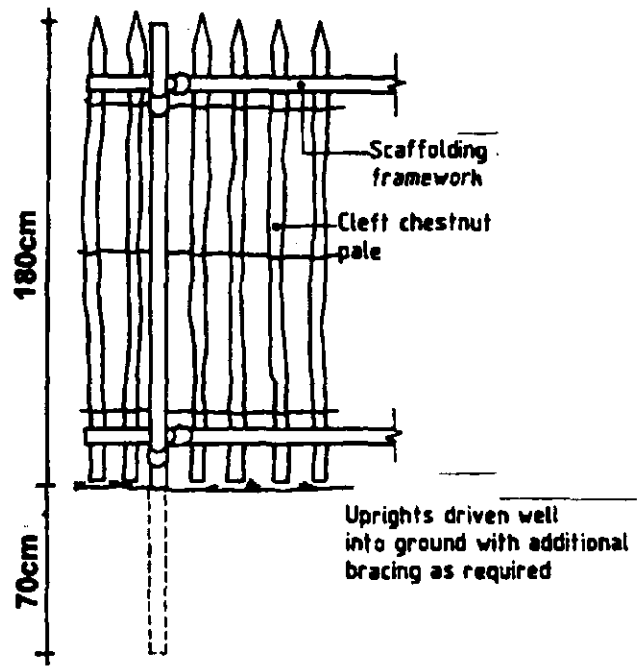
Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T323	Common Alder *(Alnus glutinosa)*	Mature	9	2-3	+15	C	N/A	**Condition:** good, pruned in the past to crown lift, minor dead wood. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T324	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	9	2-3	+15	C	N/A	**Condition:** good, as T323 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T325	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	9	2-3	+15	C	N/A	**Condition:** good, as T323 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal
T326	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T327	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	10	3-4	+15	C	2	**Condition:** good, as T311above. With epicormic growth from ground level. **Recommendations:** remove epicormic growth & prune to a single stem. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T328	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T329	Common Alder *(Alnus glutinosa)*	Mature	9	2-3	+15	C	N/A	**Condition:** good, as T323 above. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T330	Common Alder *(Alnus glutinosa)* Tree not illustrated on site survey.	Mature	10	3-4	+15	C	N/A	**Condition:** good as T311 but has not been crown lifted. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T331	Birch *(Betula pendula)*	Mature	11	5-6	+15	B	2	**Condition:** average, bifurcated at approx. 3 metres with included bark & a tight fork. The canopy is leaning towards the access drive. Lifted in the past, minor dead wood & some marginal necrosis to the leaves possibly due to climatic stress. **Recommendations:** formative prune. **Note:** this tree will be outside of the boundary fence but close to it. It is likely that it can be retained. It may require crown lifting clear of the proposed boundary fence.
T332	Common Alder *(Alnus glutinosa)*	Mature	10	3-4	+15	C	2	**Condition:** average, growing very close to T331. Twin co-dominant stems from base with included bark. Clear stems to 3-4 metres. **Recommendations:** remove smaller stem. **Note:** this tree will be outside of the boundary fence but close to it. It is likely that it can be retained.
T333	Common Alder *(Alnus glutinosa)*	Mature	9	2-3	+15	C	N/A	**Condition:** good, as T323 above. **Recommendations:** no work required. **Note:** this tree will be outside of the boundary fence but close to it. It is likely that it can be retained.
T334	Common Alder *(Alnus glutinosa)*	Young mature	6	2	+15	C	N/A	**Condition:** average, minor dead wood with some minor die back in the canopy. Asymmetric crown. Damage at approx. 300mm with cambium exposed but no decay evident. Damage may be due to grazing by deer. **Recommendations:** no work required.

Tree No.	Species	Age/ Class	Height M.	Spread	Life Expec	Quality Class	Priority Code	Condition & Recommendations.
T335	Birch & Hazel *(Betula pendula Corylus avellana)*	Mature	4-5	4-5	15	C	N/A	**Condition:** average, two species growing together, multi-stemmed regeneration possibly from coppicing. Minor dead wood, some crossing branches. Typical of coppice regeneration. **Recommendations:** no work required. **Note:** this tree is situated inside of the proposed boundary fence to the base station compound & will require removal.
T336 & T337	Goat Willow *(Salix caprea)* Not illustrated on the survey – located to the west of T335	Mature	3-4	3-4	15	C	2	**Condition:** average, possibly coppice regeneration, striations on bark typical of the species. T337 is twin stemmed with at ground level with a tight fork & some included bark. Suppressed by adjacent vegetation. **Recommendations:** no work or coppice. **Note:** these trees may be close to the boundary fence & may require removal. If retained they could be coppiced.
T338 T339	Birch *(Betula pendula)* Not illustrated on the survey – located to the northwest of T335	Mature	3-4	3-4	15	C	2	**Condition:** average, possibly coppice regeneration, exposed roots close to main stems, minor dead wood throughout crown, leaning stems, suppressed by adjacent vegetation. **Recommendations:** no work or coppice.
T340	Birch *(Betula pendula)*	Mature	10-12	5-6	+15	C	N/A	**Condition:** average, burrs on main stem, secondary stem at ground level, minor dead wood, marginal necrosis on foliage. There is damage on the main stem at approx 5 metres that requires a climbing inspection. **Recommendations:** remove co-dominant stem at ground level, inspect damage on main stem & report.

Appendix A: Tree Protective Fencing On Scaffold Framework 1.8m High Above Ground Level.



Notes:

1. Vertical and horizontal framework of scaffolding well braced to resist impacts.
2. Cleft chestnut pale fencing to BS1722 part 4 wired together & fixed to posts with galvanised wire.
3. Notice to be fixed to each protected area instruction machines, materials & people to keep out.
4. Protective fencing to be erected prior to any work commencing on site & be maintained throughout the construction period.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 1st August 2001

Location:	Wokingham Sub Station, Barkham Road, Wokingham
Proposal:	Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae
Application Number:	F/2001/4406

In response to your consultation dated 17th July 2001 for the above application, the tree and landscape comments are as follows:

The above site is locked and signed "Danger of Death". I therefore have been unable to walk the application site and my comments are based on a desk top examination of the proposal drawings only.

The applicant states in Question 12 on the Planning Application Form that no trees are to be felled. However, the Site Layout drawing (BS210147/01 Rev. C) indicates that "Trees are to be removed clear of compound..... and roots treated" and that "Vegetation is to be cut back".

Before the application can be fully considered, the applicant should be required to produce for approval a Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This is necessary to access the quality and condition of the existing trees on site and quantify the impact of the development proposals upon them. The removal of trees may also affect the character of the site and views to and from it.

Once this has been produced I should wish gain access to ensure that the survey is accurate and then produce my response.

ROBERT PETROW
Consultant Landscape Architect

confirmed survey required
before application can progress
survey s/v 17/8

Forestry Commission

Wingrave Area Office
(South East England Conservancy)
The Old Barn
Upper Wingbury Farm
Wingrave
Aylesbury
Buckinghamshire
HP22 4RF

Tel: 01296 681181/681381
Fax: 01296 682310
Email: fc.seeng.wingrave@forestry.gov.uk

Conservator
Alan Betts

Chief Planning Officer
Wokingham Unitary Authority
Council Offices
Shute Road
WOKINGHAM
Berkshire
RG11 1BN

ES

PLANNING SERVICES | HPT 46551
POL | TLS
DC | ENF
APP | CS
09 AUG 2001
COPIES TO: | ACK: | FILE:

FAO : Emy Circuit

1 August 2001

Our Ref: PLA/019/427/SC-MH
Your Ref: F/2001/4406

+ faxed copy received 8/8

Dear Sir

Planning Application for Wokingham Sub Sation, Barkham Road, Wokingham

With reference to the above application, we felt it may be helpful to provide you with information on the Government's forestry policy that may be relevant to your authority's consideration of the above application. As a Government Department, our role is to provide you with factual information that may be relevant to your consideration of the application. It is not our intention to express any views either in support of, or against the application.

Ancient woodland is irreplaceable and the Government's forestry policies discourage development that results in its loss, unless there are overriding public benefits arising from the development. The policy context is set out in the following documents:

You will note from the above that the Government's policies highlight the importance which they place on preventing further loss of semi-natural woodland. The value of ancient woodlands relates to the fact that they have never been converted to another land use and so retain some of the flora and fauna of our primordial woodland. Many ancient woodland sites have been "felled" in the past and replanted with native and/or non-native trees, but still retain the flora and fauna which makes them so important.

Further information about the value ancient woodlands generally may be obtained from English Nature who are the Government's statutory advisors on nature conservation.

We hope these comments are helpful to your consideration of the application. If you have any further queries please do not hesitate to contact us.

Yours faithfully



Mike Habergham
Woodland Officer

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/4406

Proposal: Proposed erection of 28.5m high lattice tower with cross polar antennae and communications dish plus two equipment cabins

Site Address: Wokingham Sub Station, Barkham Road, Wokingham

Applicant: Scottish & Southern Energy, BT Cellnet & Vodafone C/O Mason Telecoms

Your observations are required in respect of this application **by 10/08/01**

No objection

ES

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 AUG 2001	
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	FILE:

SIGNED: _____ **DATE:** 26/07/01

CLERK TO Wokingham Town Council

Emy Circuit

From: Andy Glencross
Sent: 24 July 2001 15:08
To: Emy Circuit
Subject: Planning Application F/2001/4406 Sub Station Barkham Rd Wokingham

Hi Emy

My comments on the above application are as follows.

This prposed development will have a detrimental affect on the WHS . Ancient Semi-Natural Woodlands like Bottle Copse valuable for their undisturbed soil profiles and the wildflowers that grow there in addition to the the more obvious trees.

Policy WNC4 of the Wokingham District Local Plan Deposit Draft 1997 states the following

Where a site (WHS) is shown to have a nature conservation value then any proposal that leads directly or indirectly to deterioration,, sufficient to remove or adversley affect its value will not be permitted.

In addition this policy goes on to state that

In determining proposals for development that could adversley affect existing and proposed sites, the council will where appropriate require that development proposals are accompanied by an environmental statement.

This development if allowed would at the least lead to a redrawing of the WHS boundary to exclude the development site.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Policy and Plans Consultation

Date: 23rd July 2001
Case Officer: Emy Circuit
Location: Wokingham Sub Station, Barkham Road
Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.
Application Number: F/2001/4406
Applicant: Scottish & Southern Energy, BT Cellnet & Vodaphone C/O Mason D Telecoms

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Relevant policies in the WDLPDD applicable to this application:

WCC1 - Development in the Countryside (outside the metropolitan green belt)
WCC2 - Green Gaps and Wedges (outside the metropolitan green belt)
WNC4 - Protection and Management of Wildlife Heritage Sites and Regionally Important Geological and Geomorphical Sites (Existing or Proposed)

This application should be considered against the above policies. The site is located within the countryside and within a green gap and wedge, it is also located within a Wildlife Heritage Site (Bottle Copse). As the proposal is located in a green gap and wedge it should be tested against Policy WCC2 to ensure that it does not affect or detract from their open countryside appearance and character. The proposal appears to be acceptable in principle because it accords with WCC1 (G) as it is appropriate to the countryside and cannot be accommodated within a settlement. However, it should be appropriate in scale, form, materials, design and character to its location.

Furthermore, it is important that the proposal does not adversely affect the nature conservation value of the Wildlife Heritage Site.

Debra Hammond
Policy and Plans
23rd July 2001

Seen

-WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

E

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

23 JUL 2001

From: John Mullaney
Environmental Health

My Ref: JRM

To: Emy Circuit
Development Control

Your Ref:

Date: 19/07/2001

WOKINGHAM SUBSTATION, BARKHAM ROAD, WOKINGHAM F/2001/4406

Having considered the Environmental Health implications of the above planning application, I have no objections to planning consent but have the following comments to make in relation to this proposal.

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and in particular schools.

The National Radiological Protection Board (NRPB) was established by the Radiological Protection Act 1970 and is responsible for conducting research and providing advice and services for protection against ionising and non-ionising radiation in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

The NRPBs' current advice is that there is no proven human health risk from these installations. This position is confirmed by the Chartered Institute of Environmental Health and pressure groups such as Powerwatch network. There are however countries and areas of the world where precautionary measures have been adopted, e.g. New Zealand Ministry of Education has issued a policy statement preventing cellular phone antennas from being sited at state schools in the future.

Further research is currently being undertaken into possible health implications although to date no definitive statement can be made.

The NRPB have set up an Advisory Group to look into this matter. This Group has concluded, in reference to buffer zones for sensitive developments, that there is neither a clear basis from which to derive a meaningful assessment of risk, nor is there any indication of how putative risk might vary with exposure. Thus there is no scientific justification for seeking to reduce exposure in these situations and that a decision to do so must be based on social and economic rather than scientific grounds.

continued.....

The Chartered Institute of Environmental Health's current policy is as follows:

"The CIEH with regard to overhead and buried high voltage power lines, electricity sub-stations, wind generators, microwave and radio transmitters mobile phone base stations and other similar installations emitting electro magnetic radiation (EMR) in close proximity to dwellings considers:

(a) That the effect on human health based on scientific evidence is insignificant and not proven.

(b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.

(c) That a precautionary approach to restricting building or access near such installations (apart from physical safety barriers) cannot be sustained on health grounds alone and if adopted must be based on access, amenity and public acceptability considerations.

(d) That Local Authorities should adopt a policy on how to address questions from the public on Electromagnetic radiation from such sources."

Please contact me if you require further information.

John Mullaney

John Mullaney
Senior Environmental Health Officer

HIGHWAYS CONSULTA[redacted] SHEET

From: Emy Circuit **Date:** 17 July 2001

Application Number: F/2001/4406

Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Parish: WOKINGHAM TOWN

Site Address:
Wokingham Sub Station, Barkham Road, , Wokingham.

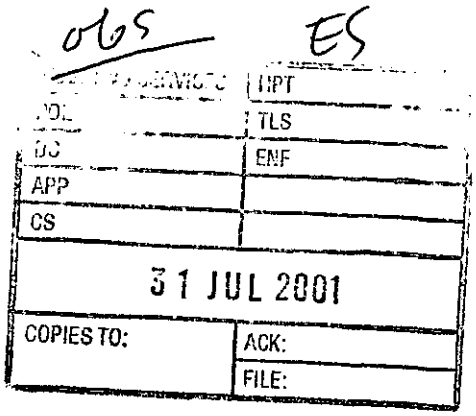
Applicant:
Scottish & Southern Energy,BT Cellnet & Vodafone C/O Mason D Telecoms.

Your observations are required in respect of this application within ***7 days*** *of the above date.*

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggin 20/07/01



229 Barkham Road
Wokingham
Berkshire RG41 4BY

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26th July 2001

Your Ref:Emy Circuit
F/2001/4406
My Ref:RGA 5608 PM

For the attention of John Mitchell – Development Control Manager

Dear Sirs

Application Number: F/2001/4466
Site Address: Wokingham Sub-Station, Barkham Road, Wokingham
Proposal: Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

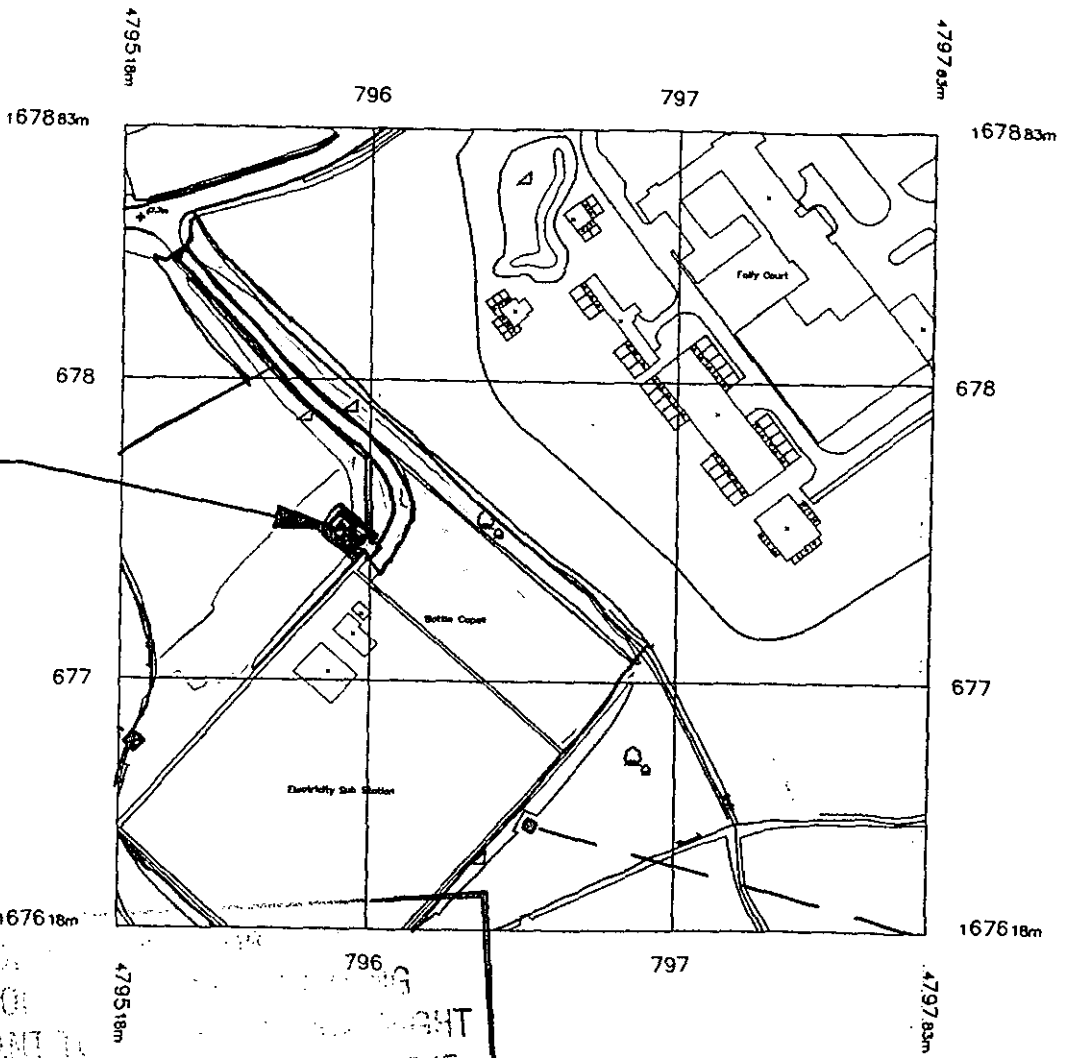
I thank you for your communication of 17th July regarding the above, I have subsequently visited the site. I enclose a photocopy of the site, the area highlighted in green is covered in trees, etc.

I object to the proposal on the grounds that the current siting of the equipment involves the felling and clearing of substantial trees and shrubs which form part of the natural screening of the area from Barkham Road.

It would be far better if the site could be moved to the other side of the service road, somewhere in the area etched blue on my attached plan extract. This blue area is an earthed area without vegetation and, on the face of it, would seem ideal and would not involve the felling of any trees, etc.

Yours faithfully

RICHARD G ALLEN FRICS IRRV ACI Arb



The Site

SITE LOCATION PLAN SCALE 1:2500
O.S. Extract Ref No SU7967
O.S. Co-Ordinates 479590/167751

THIS Based upon the 1998 Ordnance Survey 1:2500 map with permission of the Controller of Her Majesty's Stationery Office, ©Crown Copyright. Licence No: AL814229

C1

OXC OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENG
- 4 OCT 2001	
COPIES TO	ACK. ✓
	FILE:

165 Barkham Rd
Wokingham
Berks
RG41 2RS.

Dear Ms Circuit,

I am writing to object to planning application F/2001/4406.

I object on grounds of it being bad for my family's health and also that it would be an eyesore.

Yours sincerely

Deborah Chrimes
on behalf of
Paul Chrimes.

Received by Wokingham District Council

Application No: F/2001/4406

Proposal:
Proposed erection of 28.5 metre high lattice tower with 6 cross polar antennae and 1 communications dish plus two equipment cabins.

Location:
Wokingham Sub Station, Barkham Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4406 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/08/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

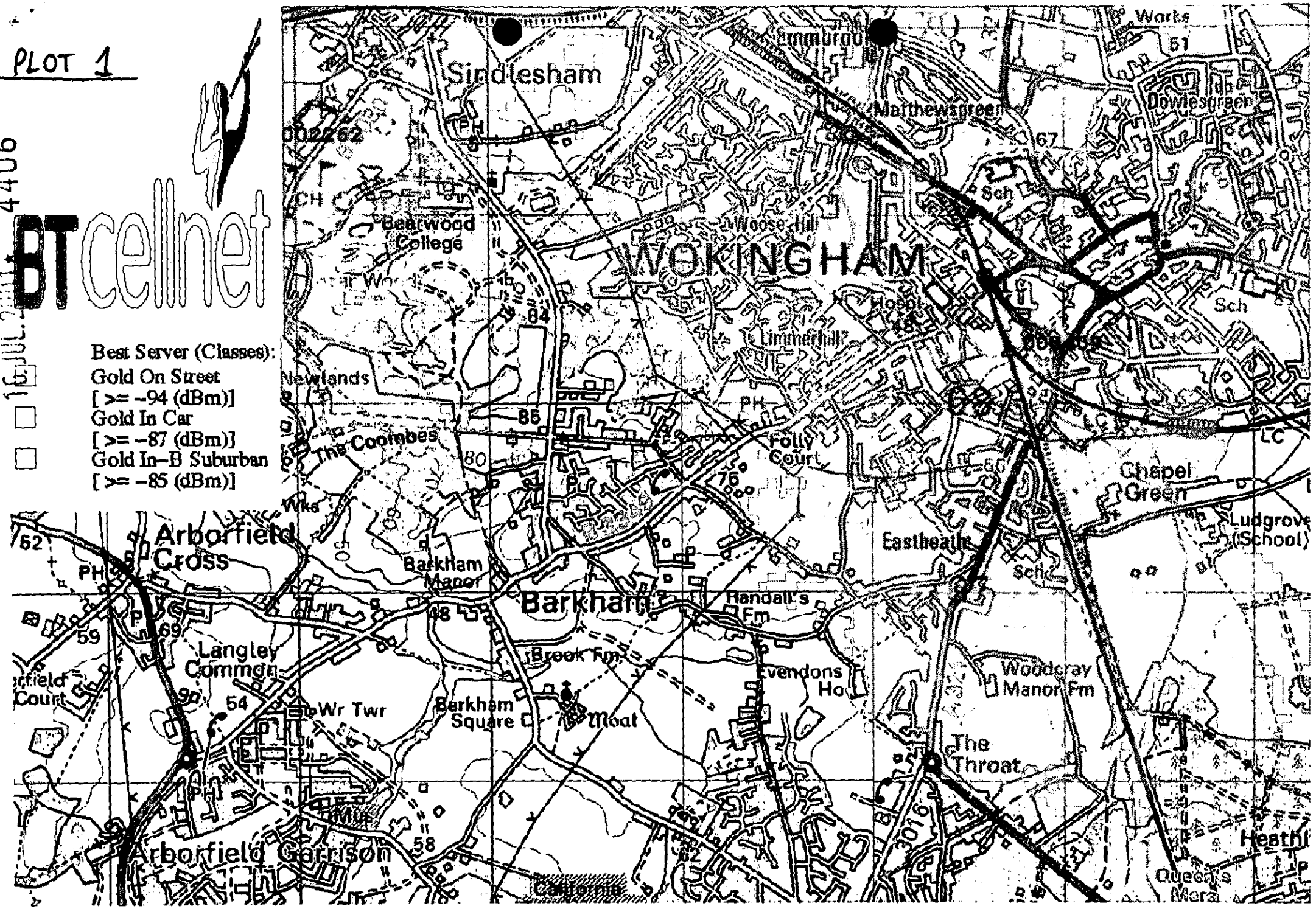
17 July 2001

PLOT 1

BT cellnet

16 JUL 2001 4406

Best Server (Classes):
Gold On Street
[>= −94 (dBm)]
Gold In Car
[>= −87 (dBm)]
Gold In–B Suburban
[>= −85 (dBm)]

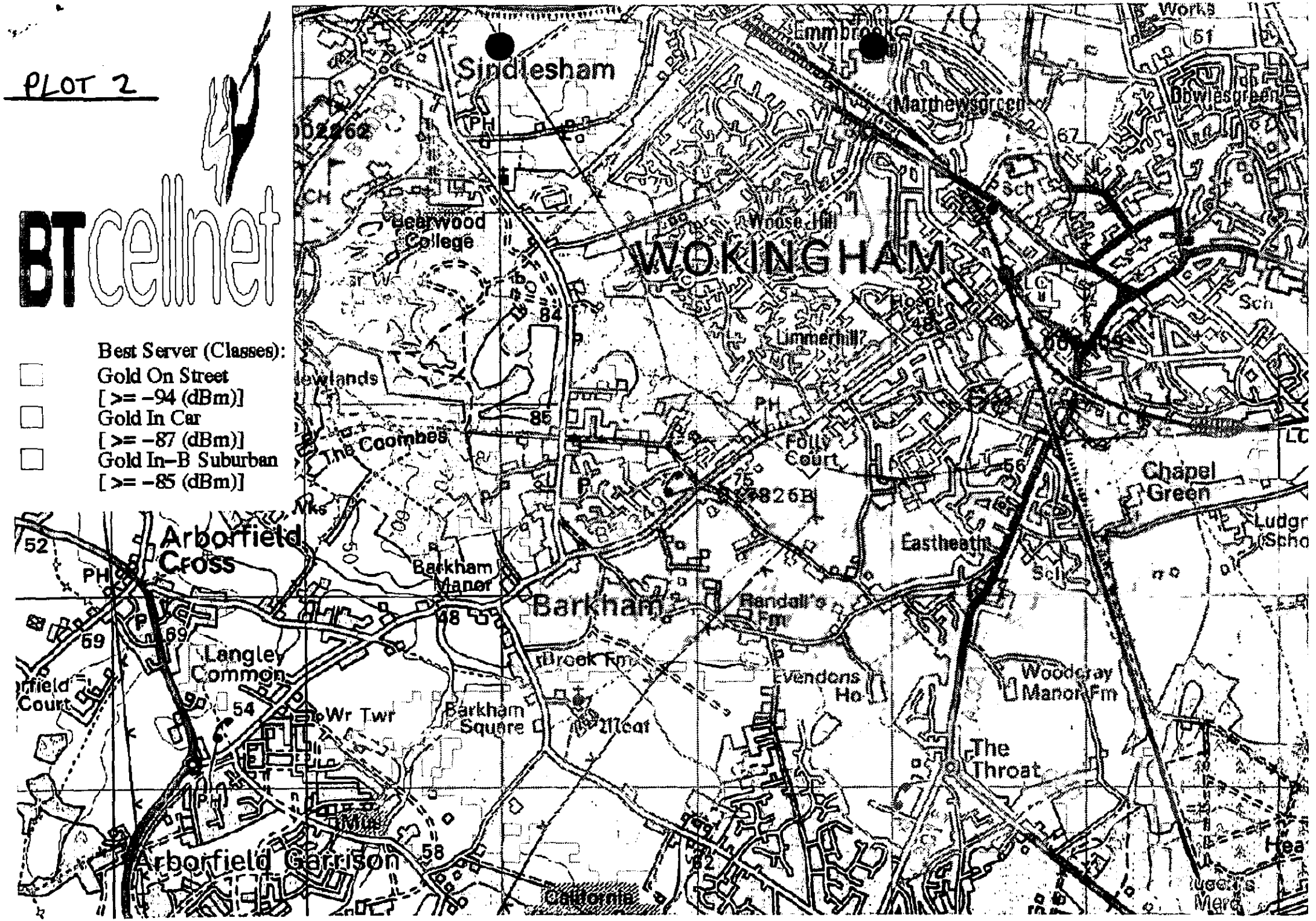


PLOT 2

BTcellnet

Best Server (Classes):

- ☐ Gold On Street [>= -94 (dBm)]
- ☐ Gold In Car [>= -87 (dBm)]
- ☐ Gold In-B Suburban [>= -85 (dBm)]



16.JUL.2001* 4456

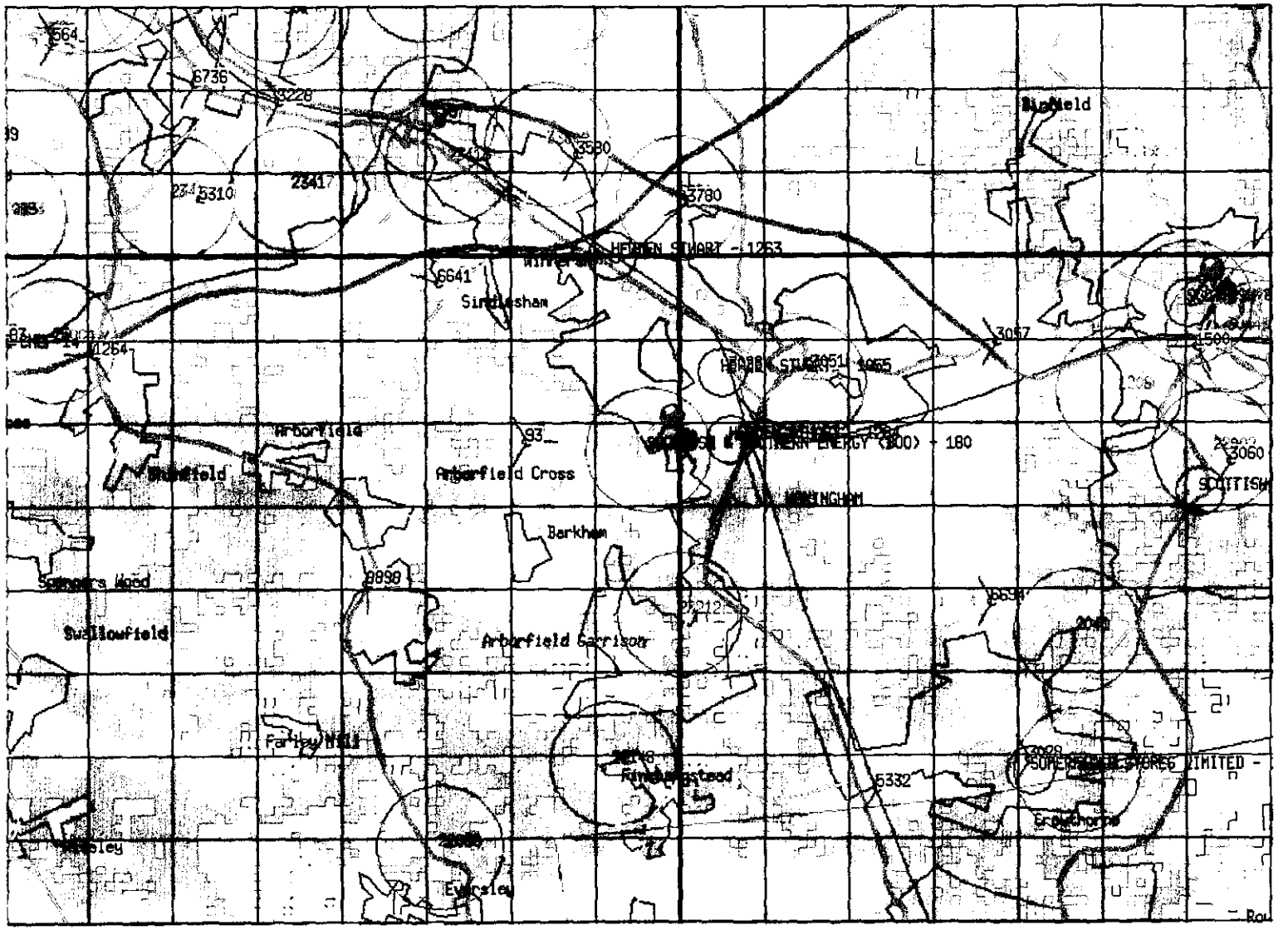
2G Coverage Plots

Key For Interpreting Propagation Plots

	Sufficient signal strength to provide adequate service for indoor use of a handportable mobile in urban areas
	Sufficient signal strength to provide adequate service for indoor use of a handportable mobile in suburban areas
	Sufficient signal strength to provide adequate service for use of a handportable mobile in a car
	Sufficient signal strength to provide adequate service for outdoor use of a handportable mobile in suburban areas
	Insufficient signal strength to provide reliable service

vodafone

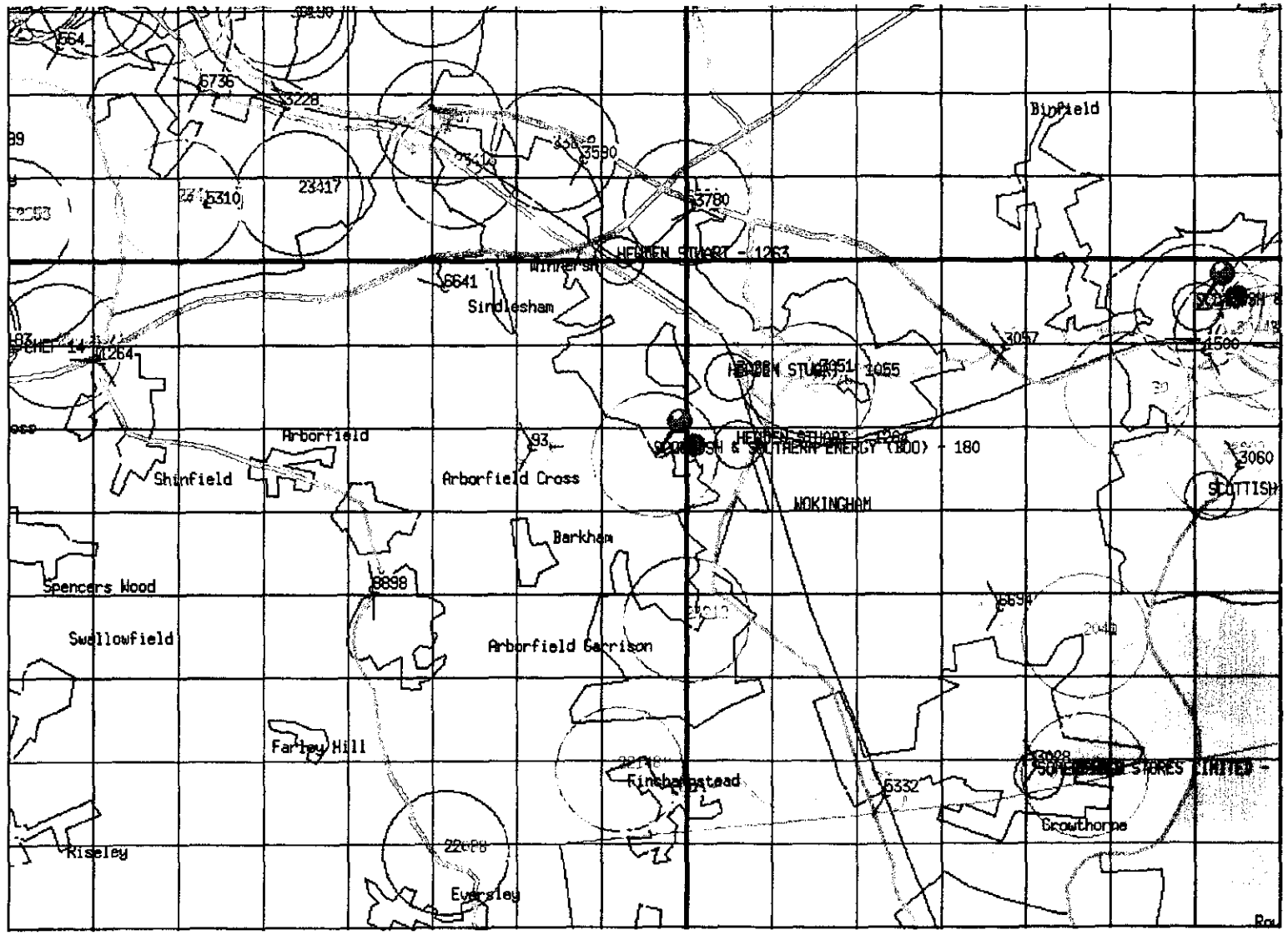
Existing coverage



vodafone

vodafone

Height



vodafone

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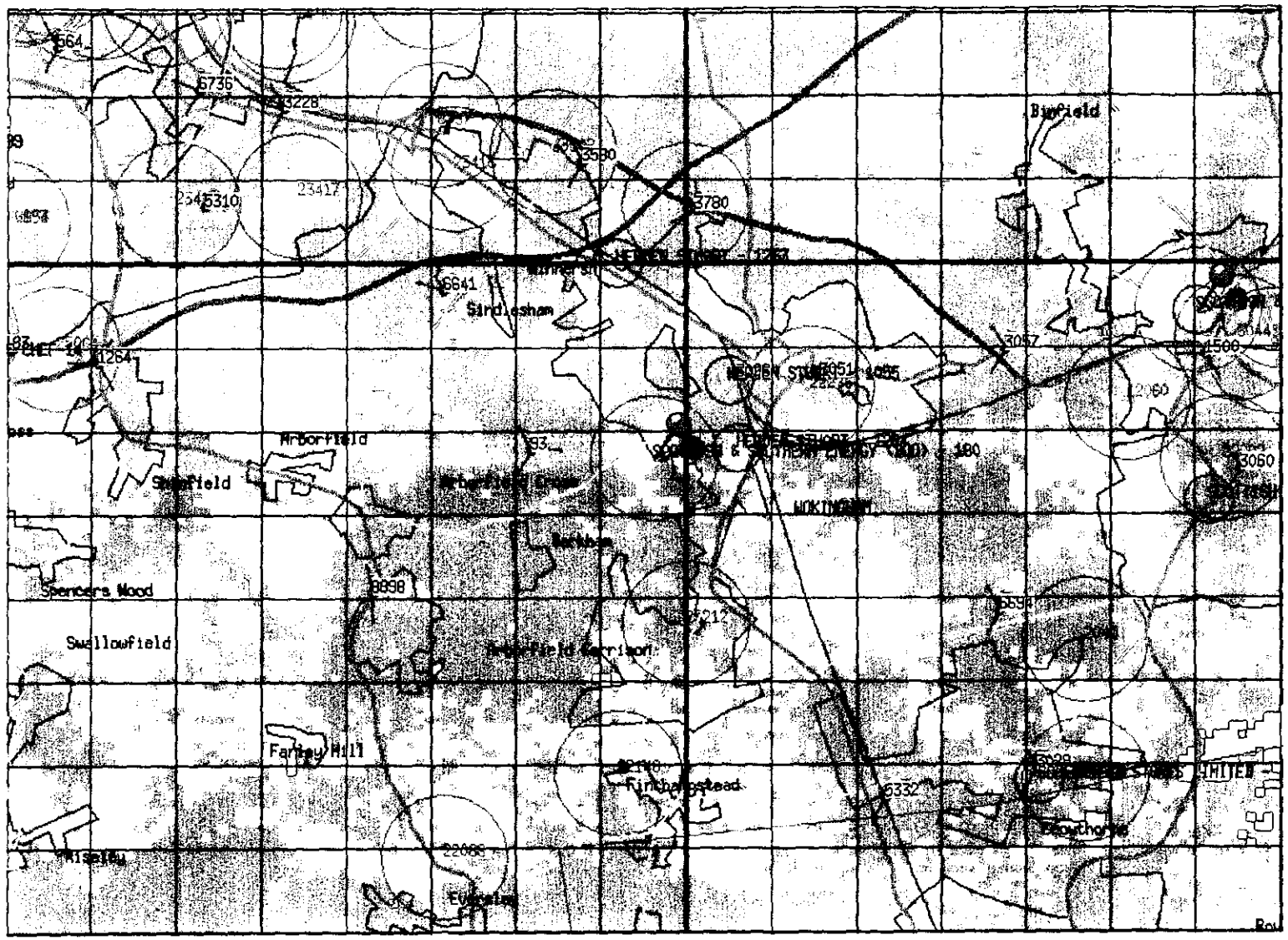
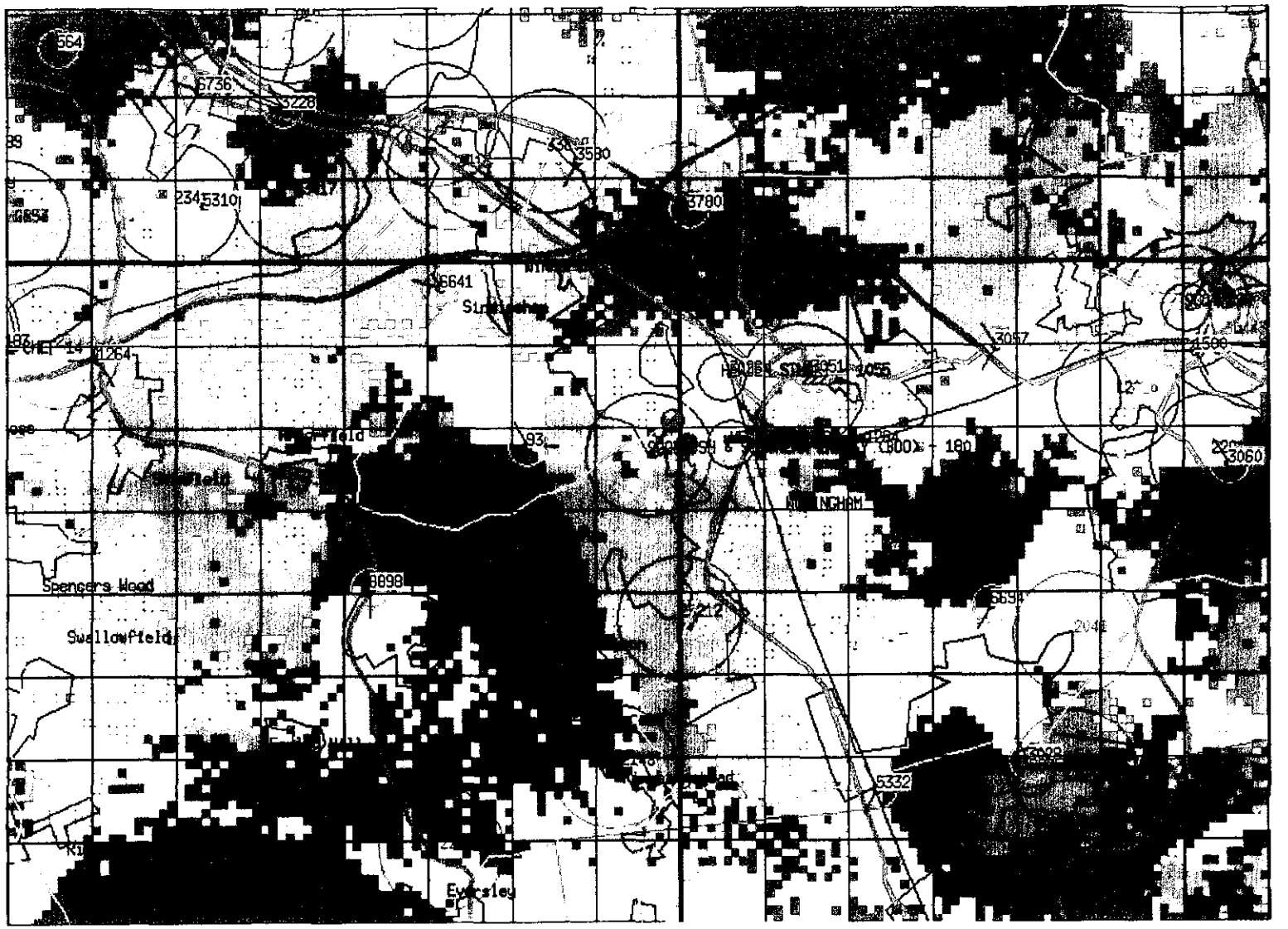


vodafone

vodafone

Existing frequencies



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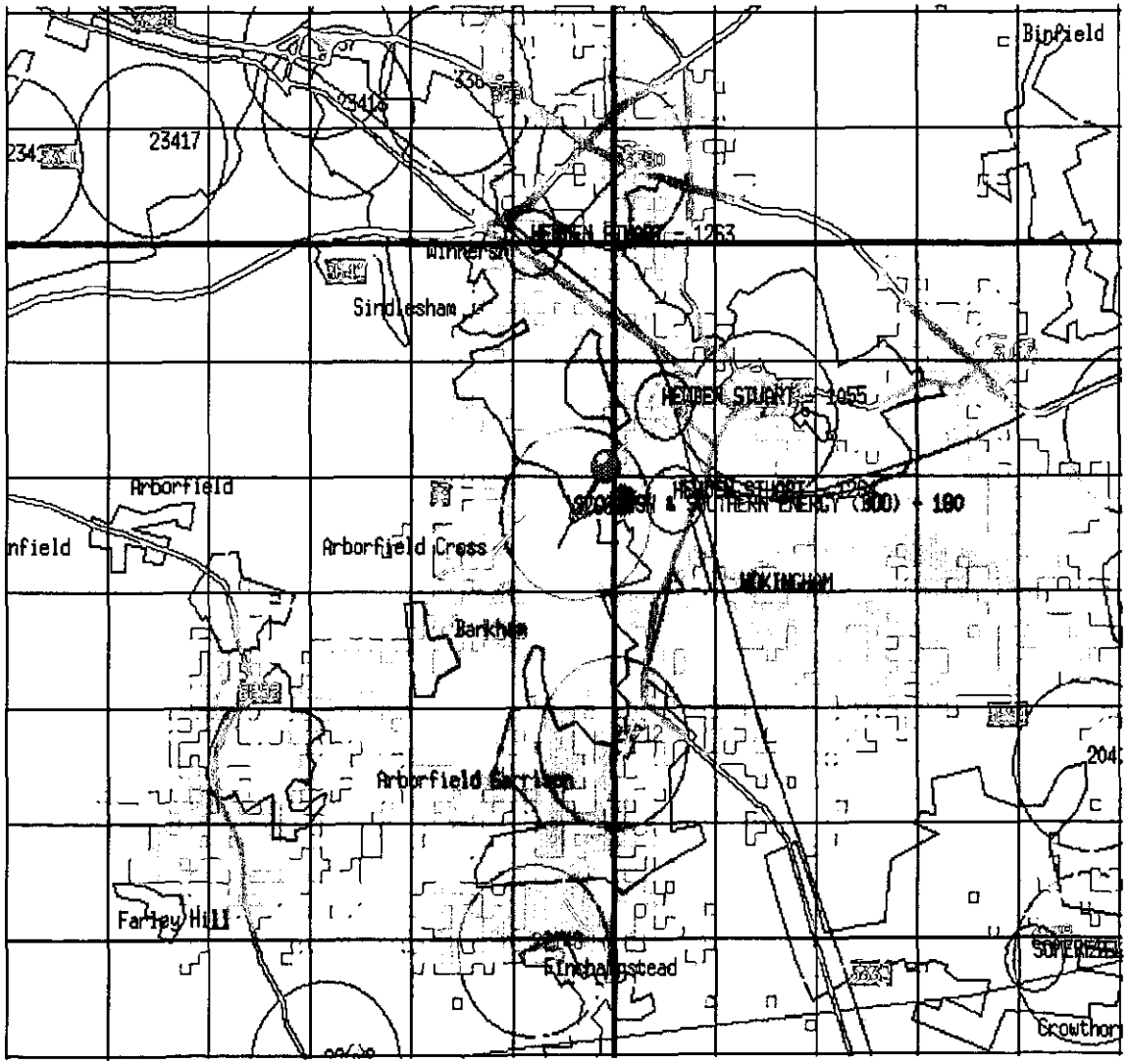
vodafone

Proposed coverage

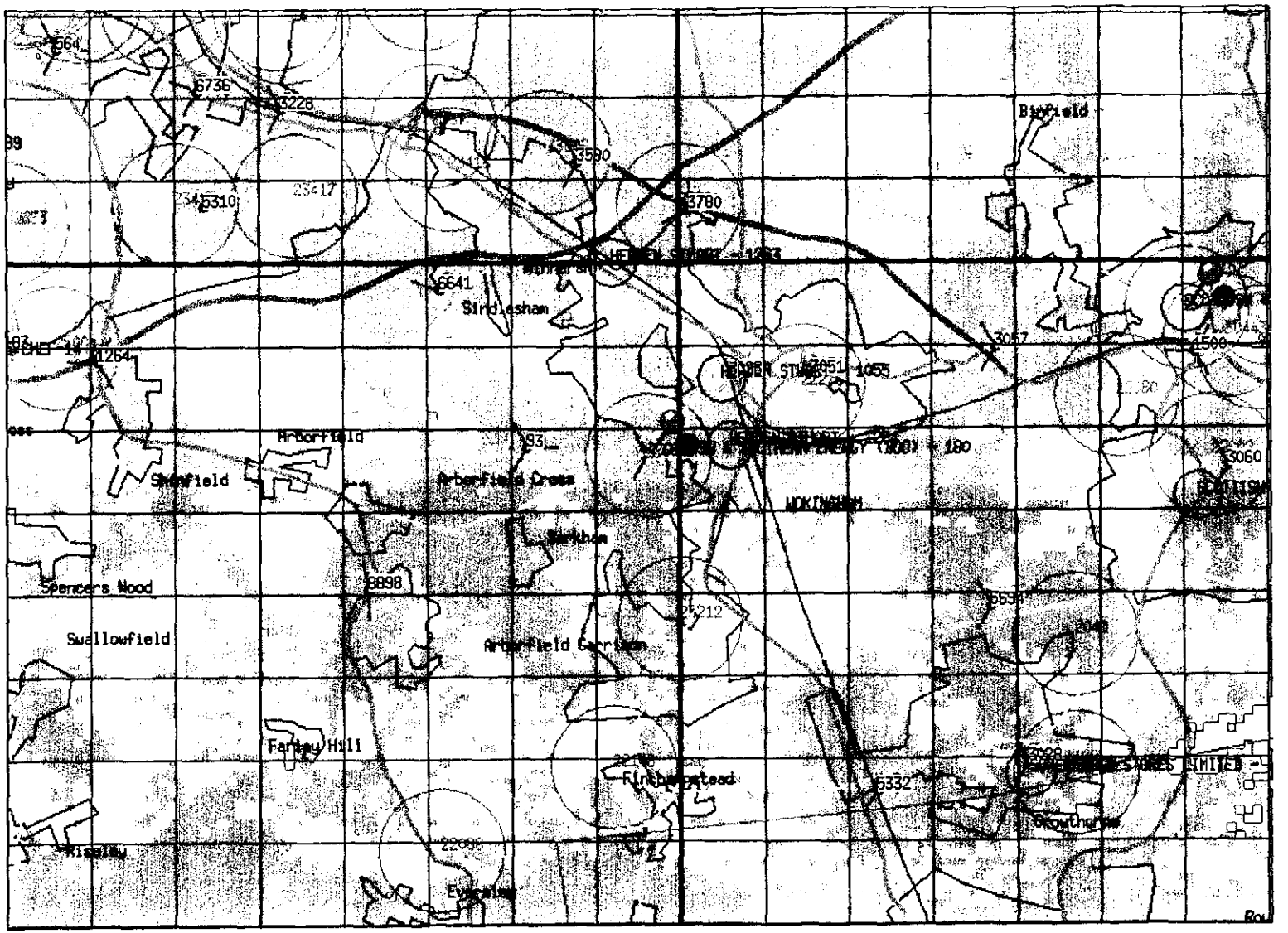


- REF: 22666TD
- 479620 167680
- 27 metres
- 4/4/4
- 90/210/330

vodafone

vodafone

NOD with proposed



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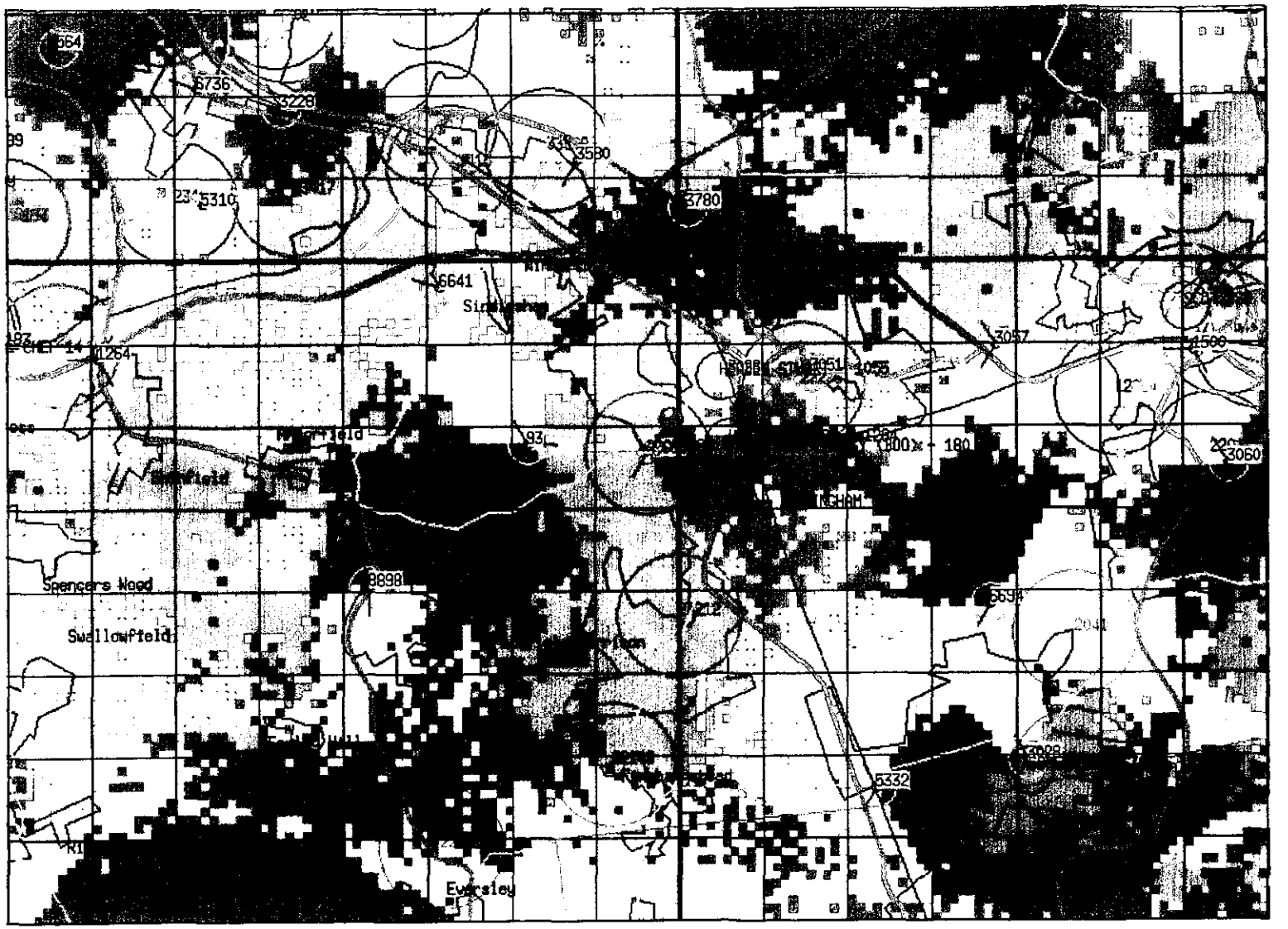
Proposed frequencies



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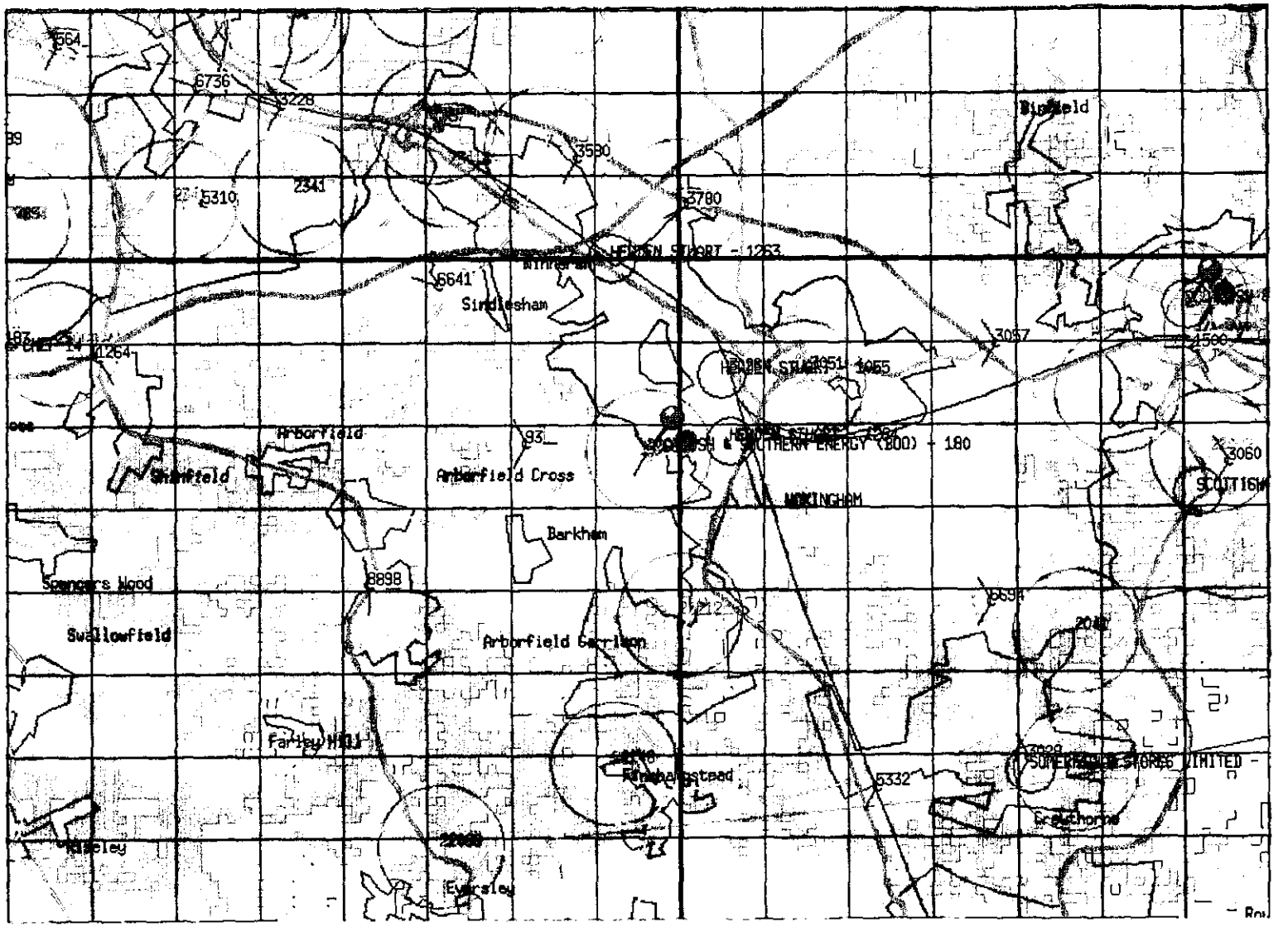
Existing with proposed coverage



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16.JUL.2001* 4465

vodafone

3G Coverage Plots

VODAFONE COVERAGE LEVELS FOR UMTS

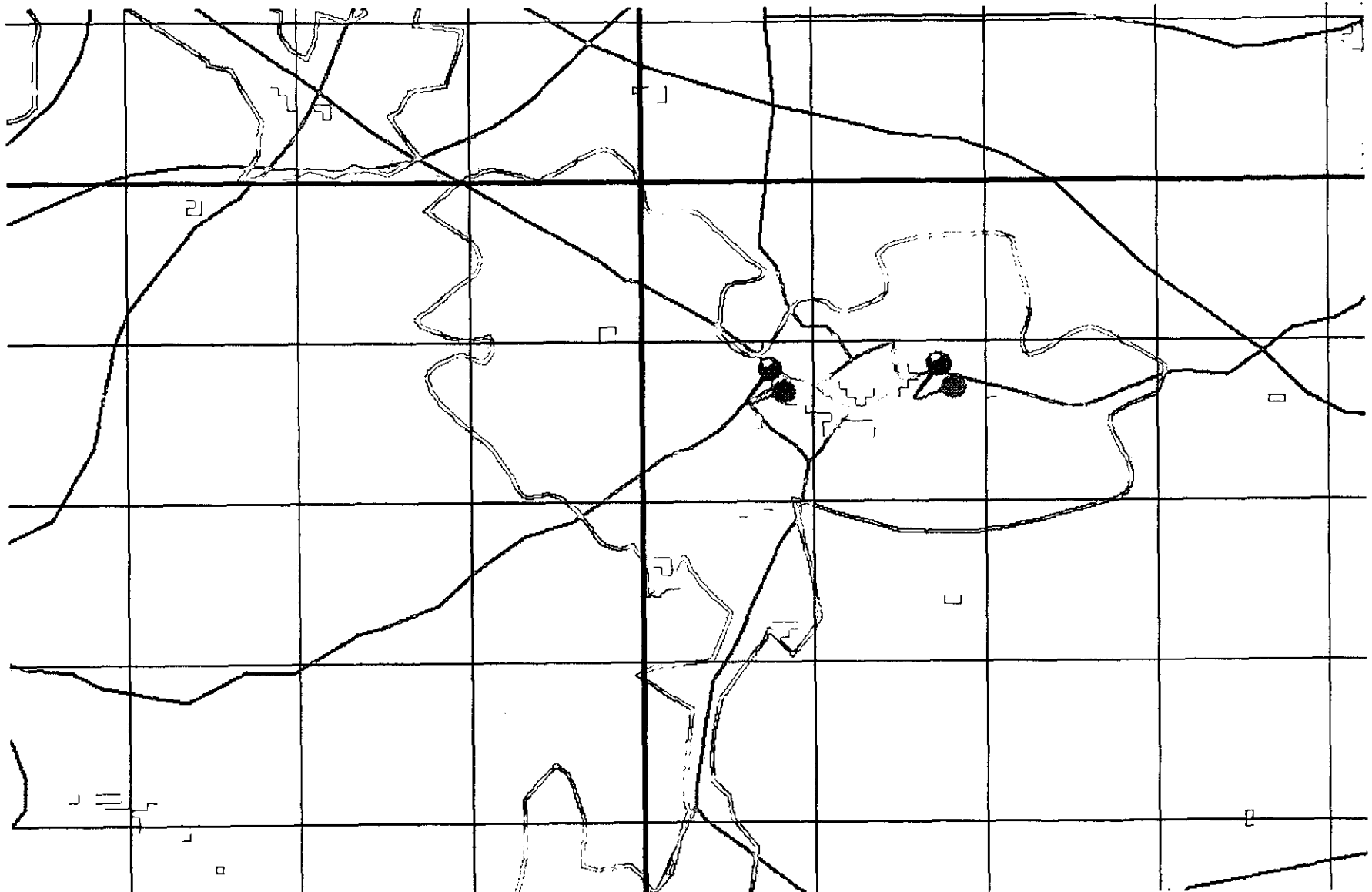
	INDOOR URBAN COVERAGE **INDOOR SUBURBAN COVERAGE** **IN VEHICLE COVERAGE** **OUTDOOR COVERAGE**
	NO COVERAGE

This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 square metres

vodafone

vodafone

Wokingham clutter layer

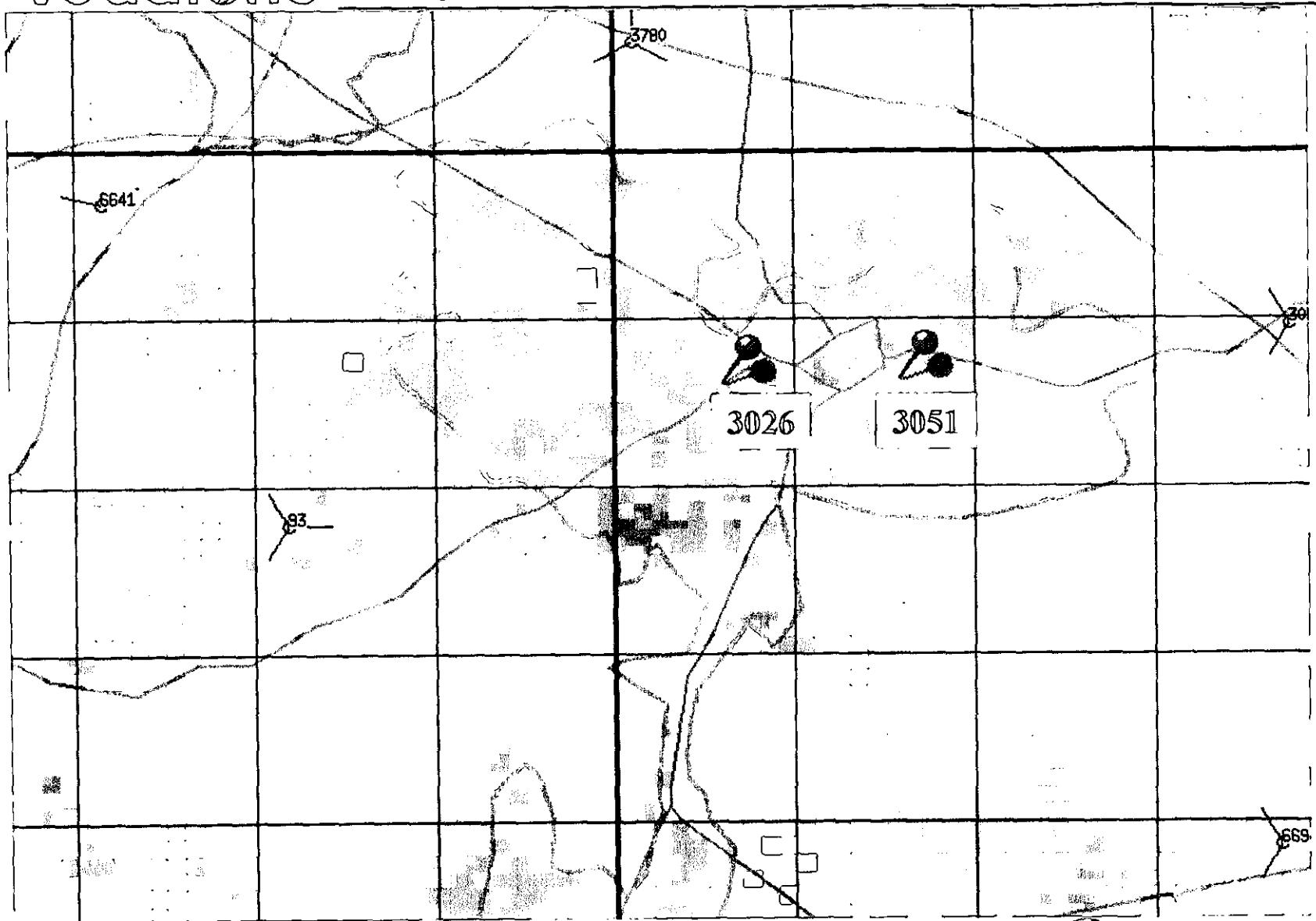


This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 square metres

vodafone

vodafone

Wokingham coverage with upgraded sites only

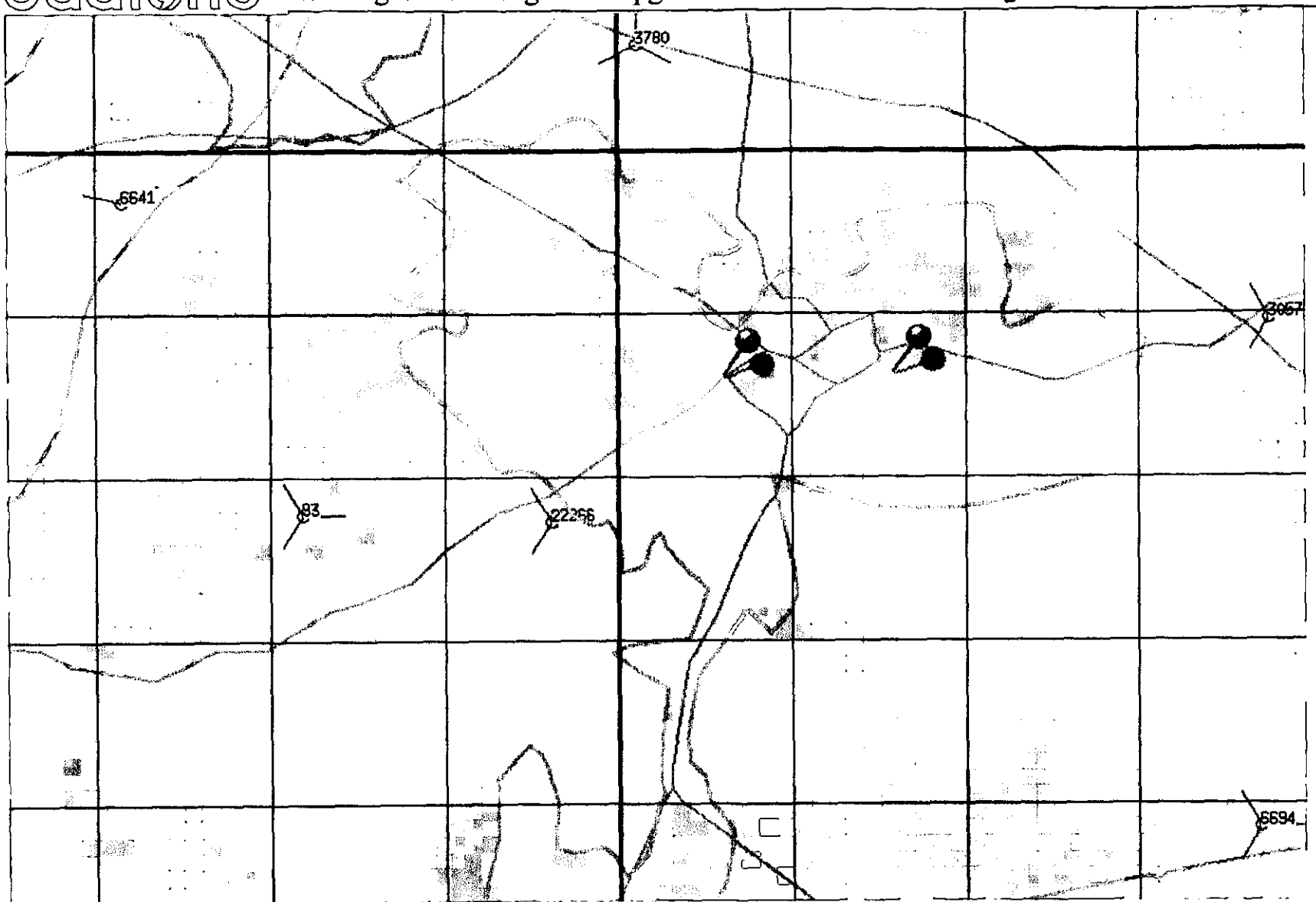


This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 square metres

vodafone

vodafone

Wokingham coverage with upgraded sites and 22266 Wokingham West



This coverage plan must be read in conjunction with the key and the accompanying explanatory notes.
Each colour block represents 100 square metres

vodafone

NO
HISTORY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 JUN 2001~~ Valid 06 JUL 2001

Officer: EXC | Application No. F/2001/4406

Map No. ..... Site ...001.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

82/83

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F...) PROPOSED ERECTION OF 28.5M HIGH LATTICE TOWER WITH 6 CROSS POLAR ANTENNAE AND 1 COMMUNNICATIONS DISH PLUS TWO EQUIPMENT CABINS

Location: SUB STATION, BARKHAM ROAD

Parish: WOKINGHAM Ward: Evendons 17.7.01B.

Applicant: SCOTTISH & SOUTHERN ENERGY, BT CELNET & VODAFONE

Fee Received 95-00 ✓ Required ~~90-00~~ ? = ~~floor space~~ ? Additional ..... Refund .....

Enforcement Section (1) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red line does not include access	5/7	✓ 10 JUL 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned Q24	Floor space of cabinets. check fee.	5/7	✓ 10 JUL 2001
4	Correct S 66 certificate			
5	Elevation plans	All elevations of tower & cabinets & fence around compound		✓
6	Floor plans	+ floorplans of cabins.	5/7	
7	Metric scale disclaimer		sent by fax.	
8	Encroachment letter		all returned 10/7	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.7.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans re Wildlife Heritage Site
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Forestry Commission, Dinton Pastures, English Nature } re Ancient Woodland / W.H. Site.

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish ✓ .....
Southern Electricity Board adj to Wokingham Sub-station
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Green gap / wedge Rural Area)

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... SIN at entrance from Barkham Rd .....

..... + See map .....

16 JUL 2001 4406



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Development Control Section, Environmental Services, Wokingham District Council.

2 July 2001

Scale: 1 : 2500

N W E S

16.JUL.2001 * 4406

BTcellnet

Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration")

BT Cellnet
260 Bath Road
Slough
SL1 4DX

Certifies that the proposed equipment and installation as detailed in the attached planning / GPDO application at:

Wokingham Sub Station, Barkham Road, Wokingham, RG41 4BT.....
.....
.....

is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed 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)".

* Reference: 1999/519/EC

Date: 04/07/2001.....

Signed: .....

Name: Abdul Ajaz

Position: Sites Acquisitions Manager

VODAFONE
EMF ADVISORY UNIT

vodafone

16 JUL 2001 4486

ICNIRP PUBLIC EXPOSURE GUIDELINES

COMPLIANCE STATEMENT

The recent study undertaken by the Independent Expert Group on Mobile Phones (IEGMP), sometimes known as the 'Stewart Report', concluded that ***"the balance of evidence to date suggests that exposures to RF radiation below NRPB and ICNIRP guidelines do not cause adverse health effects to the general population."***

Further to this, Nick Raynsford MP, Minister for Housing and Planning, stated in his letter of 29 June to all council leaders in England: ***"if a proposed development meets the ICNIRP guidelines (as recommended by Stewart on a precautionary basis), it should not be necessary for a planning authority, in processing an application, to consider the health effects further."*** Despite this, it should be noted that it is not a statutory requirement that installations comply with the ICNIRP guidelines for public exposure.

On 8 June 1999, the European Union (EU) Health Council agreed a recommendation for limiting exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). The recommendation was based on the exposure limits laid down by the International Commission on Non-Ionising Radiation Protection (ICNIRP) for public exposure.

From July 1999, Vodafone's build guidelines for new radio base station installations in the UK were altered to ensure that they complied with the European Union recommendation for general public exposure. In fact, surveys on installations built since this date have shown that they are typically hundreds, or even thousands, of times below these guidelines.

Prior to July 1999, all Vodafone sites were designed to comply with the National Radiological Protection Board (NRPB) guidelines for limiting exposure to electromagnetic fields. These installations are currently being audited to ensure they are also compliant with the EU recommendation.

Vodafone Limited
The Courtyard, 2-4 London Road, Newbury, Berkshire RG14 1JX, England
Telephone: +44 (01635) 33251, Facsimile: +44 (01635) 45713

M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

Farah Humayun,
Wokingham District Planning Officer,
Wokingham District Council,
Planning Department,
P O Box No. 157,
Council Offices,
Shute End,
Wokingham,
Berkshire RG40 1WR.

22 June 2001

Dear Mrs. Humayun,

Telecommunications Installations and Compliance with the ICNIRP Public Exposure Guidelines

The recent study undertaken by the Independent Expert Group on Mobile Phones (IEGMP), sometimes known as the 'Stewart Report', concluded that ***"the balance of evidence to date suggests that exposures to RF radiation below NRPB and ICNIRP guidelines do not cause adverse health effects to the general population."***

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Prior to July 1999, all Vodafone sites were designed to comply with the National Radiological Protection Board (NRPB) guidelines for limiting exposure to electromagnetic fields. These installations are currently being audited to ensure they are also compliant with the EU recommendation.

I hope this information provides you with the necessary assurance but should you require any further information on this subject then please contact our EMF Advisory Unit on 01635 677706.

Yours sincerely

N. Higgins

Fax.
01873
851574.
N.
FAO Higgins

16.JUL.2001* 4406

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

FAX

Date: 05-07-01

Number of pages including cover sheet: 3

To:
Mr Higgins

Phone:

Fax phone: 01873 851574

CC:

From:
Jess Hurst
Planning Admin.

Phone: 0118 9746429

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

As per phone call yesterday. Details of information required to make application valid.

16 JUL 2001

M D T

Mason D Telecoms

Pentre-Gwyddell
Coldbrook
Nr Abergavenny
Monmouthshire
NP7 9TA
Tel: 01873 851 570
Fax: 01873 851 574

16 JUL 2001 4406

NH/nh

13 July 2001

Head of Development Control,
Wokingham District Council,
Development Control,
P O Box No. 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

For the attention of Farah Humayun.

Dear Sir or Madam,

Erection of a Radio Base Station for Scottish & Southern Energy Plc., BT Cellnet and Vodafone at Scottish & Southern Energy Plc. Sub-Station, Barkham Road, Wokingham, Berkshire RG41 4BT.

Further to our telephone conversation, I have pleasure in submitting the following planning application on behalf of Scottish & Southern Energy Plc., BT Cellnet and Vodafone. BT Cellnet and Vodafone have been licensed by the Government to provide a Cellular telecommunications network in the United Kingdom, and in order to facilitate this our clients have been conferred the status of Public Telecommunications Code Systems Operator.

A ENCLOSURES:-

1. 6 No. copies of the Planning Application.
2. A copy of the Notice, as required under Article 66.
3. 6 No. copies of the elevation and layout drawing No. BS210147/01, Revision C.
4. 6 No. copies of the site elevations and compound fencing details drawing No. BS210147/03.
5. 6 No. copies of tower elevations drawing No. BS210147/05.
6. 6 No. copies of the equipment cabins elevations and details drawing No. BS210147/06.
7. A cheque for the planning application fee in the sum of £95.00.
5. An ICNIRP Compliance Statement from Vodafone.
6. An ICNIRP Compliance Statement from BT Cellnet
7. Justification coverage plots demonstrating the need for the Vodafone installation.
8. Justification coverage plots demonstrating the need for the BT Cellnet installation.

B THE PROPOSED DEVELOPMENT:-

The proposed development consists of:-

i) A 28.5 M. slimline lattice tower, with headframe for Vodafone and wraparound frame for BT Cellnet.
ii) Vodafone equipment cabin (size 3.710m. x 2.510m. x 2.975m. high), being of light grey coloured plastic coated steel.
iii) BT Cellnet equipment cabin (size 3.725m. x 2.525m. x 2.805m. high), being of light grey coloured plastic coated steel.
iv) 6 No. Vodafone cross polar antennae and 1 No. Vodafone communication dish fixed to the top of the slimline lattice tower.
v) 9 No. BT Cellnet antennae fixed to the slimline lattice tower.
vi) Two Yaggi antennae relocated to the tower for Scottish & Southern Energy Plc's emergency vehicles.
vii) A compound area (13.632m. x 9.764m.), within which the slimline lattice tower and equipment cabins are to be situated, which is made secure with 2.5 M. high perimeter palisade fencing.

The communication dishes, antennae and equipment cabins would all normally constitute permitted development as contained in Part 24 of Schedule 2., of the Town and Country Planning (General Permitted Development) (Amendment) Order 1999. However, in view of the tower height and the land designation as a countryside area, we are including these elements of the development within the planning application.

The compound area will be made secure by perimeter fencing, with the enclosed equipment cabin being of plastic coated steel with one door. Access to the site will be required approximately 6 times per annum for routine maintenance visits and access will be via the existing road to the sub-station, as identified, on the attached Drawing No. BS210147/01, Revision C.

C INTRODUCTION AND JUSTIFICATION:-

The attached application relates to a secluded position surrounded by thick mature tree cover, within an existing electricity board sub-station just off the Barkham Road. Currently within the electricity compound are three 32 M. high 132 kV "drop" pylons, one at the top level of the compound, and the others located in the eastern and southern corners. The pylon structures add to the "aerial clutter" already existing in the area, hence the site was deemed appropriate for a telecoms development.

It is not possible to utilise the existing pylons within the compound due to Scottish & Southern Energy's Health & Safety requirements, as they are "drop" pylons, and the high voltage cables are routed into the live electricity compound. Problems regarding access and maintenance of the equipment would also therefore arise if such a structure were used.

I attach coloured computer generated propagation plots from Vodafone and BT Cellnet, which show the need for the installations and demonstrate the effect of integrating the subject sites into the appropriate network and thus eliminating the coverage problems currently experienced in the Wokingham area.

C(I) VODAFONE TECHNICAL JUSTIFICATION:-

The Vodafone Cell, No. 22666TD, is required to provide radio coverage principally to the western side of Wokingham town centre and the areas in the close vicinity. As you can appreciate, given the historical nature of the buildings located within the town centre, appropriate sites for telecoms

development are few and far between.

The cell is also designed to uplift the 2G coverage provided to the main "A" road network which runs north to south through Wokingham town centre and also to provide 3G coverage to the town centre as they currently do not have a full 3G network within Wokingham. The subject site will act as a crucial site for the roll out of the 3G network within Wokingham and without the application site, a hole within Vodafone's 3G network will be maintained. Obviously if Vodafone are to satisfy their recently acquired 3G license, this area of Wokingham must have full 3G coverage.

The main backbone of Vodafone's 3G network roll out is formed by the upgrading of existing 2G sites where ever possible. The coverage plots provided show the predicted coverage levels produced from all the 2G sites capable of being upgraded within Wokingham. On the coverage plots, motorways are shown as blue lines, the boundary of Wokingham town is shown as a purple line and A roads are shown as green lines.

With all that capable 2G sites upgraded, the western side of Wokingham and the town centre are still without a satisfactory level of coverage. The predicted coverage from the subject cell 22266 uplifts the 3G coverage to a satisfactory level.

In addition, Vodafone currently do not provide a full 2G service to this area due to the network operating at full capacity, given the densely populated and commercial nature of the town centre area. Hence, the cell is designed assist the surrounding 2G cells in maintaining a continual level of radio coverage and as a result will alleviate the 2G capacity issues within Wokingham.

All Vodafone's installations operate within the guidelines set down by ICNIRP (The International Commission on Non-Ionising Radiation Protection) and the NRPB (National Radiological Protection Board). For further information regarding the conformation with the ICNIRP standards, please refer to the Vodafone ICNIRP compliance statement attached.

C(ii) BT CELLNET TECHNICAL JUSTIFICATION:-

The BT Cellnet Cell No. 17826B is required to provide 3G coverage and aid the current levels of 2G coverage in western Wokingham with the desired coverage areas being Limmerhill, Woose Hill and Barkham. BT Cellnet faced similar problems to Vodafone in finding an appropriate site for development, which would also satisfy the coverage requirements. For this reason BT Cellnet have opted for a joint application with Vodafone at the Wokingham Sub-Station; an appropriate site for telecoms development.

In the western Wokingham area, BT Cellnet's 2G network, is currently operating at capacity. Cell No. 17826B is designed to aid the current 2G BT Cellnet installations by adding additional call capacity to the network, which will alleviate the strain currently placed upon the network. If BT Cellnet are to satisfy the demands of their 2G network operators license, their network needs to adequately meet the consumer demands by providing a continual level of radio coverage. In its present state, the network is not meeting the demands placed upon it by the consumer, so hence the 2G element of the application site is required.

BT Cellnet are now also seeking to provide a 3G service to the whole of the Wokingham area. The coverage plots provided show the predicted 3G service which will be acheived by upgrading the existing 2G site in Wokingham town centre, Cell No. 409. As can be seen from plot 1, once cell 409 has been upgraded there is still a large coverage hole on the western side of Wokingham.

Obviously, if BT Cellnet are to satisfy their 3G network-operating license, then this area of Wokingham must have a full 3G service provided too it. Plot 2 shows the predicted 3G coverage levels produced by the application site cell 17826B, which adequately fills the desired coverage area on the western side of Wokingham.

The BT Cellnet installation will operate within the guidelines set down by ICNIRP (The International Commission on Non-Ionising Radiation Protection) and the NRPB (National Radiological Protection Board). For further information regarding the conformation with the ICNIRP standards, please refer to the BT Cellnet ICNIRP compliance statement attached.

C(iii) PROPOSED LOCATION JUSTIFICATION:-

Vodafone and BT Cellnet, as a result of their coverage problems, have therefore directed their search in an area where they believe a tower can be developed with the least visual impact to the environment. After careful consideration of a number of other sites, Vodafone and BT Cellnet have opted for a site share at Wokingham Sub-Station for the following reasons:-

1. The site is a considerable distance from any residential development, more than the specified 60 M clearance, and the proposed slimline lattice tower is unlikely to appear intrusive to the local area given the dense mature tree cover surrounding the site. The site is well back off the road and is at a much lower ground level meaning the hill and the trees will hide the ground-based equipment. The trees nearly screen the tower to its full height, with the effect being the antennae just protruding above the tree canopy.

2. This is an existing Electricity Board Sub-Station, or "brownfield" site, where there are three existing pylons, of substantial lattice construction, which already generate visual clutter at this location. We do not believe that the proposed tower will therefore increase the visual intrusion on the environment due to the tower height being lower than the existing pylons.

4. The proposed tower has been kept to the minimum possible height, to provide the necessary radio coverage, as telecommunications equipment needs to operate with 360 degrees clear line of site to make the system work effectively and link each station with the adjacent cells. Radio tests have determined that 28.5 M. is the absolute minimum height necessary because of the undulating nature of the land, surrounding tree heights, and the distance the site is located from the intended coverage areas.

5. The proposed tower is of slimline lattice design and has been specified in preference to a monopole, in order to make the tower as inconspicuous as possible, by blending into the existing aerial clutter created by the electricity pylons. Through experience we have discovered that a weathered galvanised steel tower blends more effectively than a painted tower, as throughout the seasons the tree colour changes thus emphasising a painted tower at certain times of the year. However, if it were seen appropriate by the local authority, our clients would be happy to paint the tower a specified colour.

6. Our clients are complying with Government Guidance to site share wherever possible, to avoid unnecessary proliferation of towers in the area. It is apparent that no current installation in the town is capable of redevelopment to accommodate more than one operator whilst satisfying the operators needs. The additional height is required to allow for the specified vertical separation between the two operator's equipment and to enable the signal to reach the desired coverage areas. In addition, our clients would be happy to

offer this site for use by any of the other telecoms operators, further emphasising their commitment to site sharing.

In addition, Scottish & Southern Energy Plc. wish to enhance their existing emergency telecommunications network and already have two Yaggi antennae for telecommunications use located on the electricity sub-station site. It is proposed to relocate these existing telecoms antennae to the new tower, thus improving their network.

D OTHER SITES INVESTIGATED:-

Vodafone and BT Cellnet have considered a number of other existing towers in the area for the prospect of a site expansion and redevelopment. The sites investigated are as follows:-

Exiting Towers Investigated:-

1. Vodafone currently have a "pitchfork" style antenna located at Wokingham railway station, at NGR 480590E 168640N, which supports omni directional antennae. This site was originally progressed for a site expansion and redevelopment to enable the structure to support cross polar antennae – which enable the cell to handle more calls at one time by increasing the cells capacity. The redevelopment would have required a larger equipment cabin, but due to insufficient space and Railtrack not providing permission for the redevelopment, the proposal was abandoned.

2. At Wokingham District Hospital, NGR 480370E 168505N, there is a lightweight lattice tower, which seems to be in place to serve the emergency services vehicles. A site expansion at this location was also discounted as the tower would need to be substantially redeveloped in order to support the additional equipment. The Hospital is also located within high density residential, with no natural screening in the form of trees, so a redevelopment would make the tower a very prominent feature in the town. In addition, there is not enough space to extend the tower foundations as the tower is sited in a very tight enclosure.

3. Opposite the existing Vodafone pitchfork antennae on the other side of the road, is a lightweight lattice tower owned by Railtrack, which is approx. 8/10 M tall. At this site there is not the space in which to place the required equipment cabin due to the tight nature of the existing compound. The site would also not be acceptable to Railtrack for telecoms development, as it is situated too close to the railway line and hence is not suitable.

4. The 20 M lattice tower at the Wokingham Police station located in the town centre was also investigated, but there was not enough space on the ground to accommodate an equipment cabin at ground level. The existing structure would also require redevelopment, to be made more substantial in order to support the additional equipment, this would undoubtedly make the tower very much more intrusive. From Vodafone's point of view, this site is also too close to their existing Cell 3051, meaning the site is of little significance to Vodafone and if it were used Vodafone may experience severe Cell interference.

Existing Buildings Investigated:-

1. On the Eastheath Industrial Estate is a building named Cyber House, which currently supports three pole mounts and six antennae. This building will not provide the necessary coverage levels from its location as the building is too far from the intended coverage area.

2. The BT Exchange and Elms Road multi-storey Car Park were also investigated, but from Vodafone's perspective, both of these sites are too close to Cell 3051. Hence the sites would not provide coverage to the desired area to the west of the town centre and if utilised may cause severe Cell interference with Cell 3051.

Greenfield Options Investigated:-

1. The land to the rear of Tesco, which is currently used for horse trials, was investigated, but it is located within a small dip and thus would not enable the desired level of coverage to be achieved as a result of the low ground height. The site is also too far away from the existing Vodafone site at the railway station and as a result would not serve the desired purpose.

E PRE APPLICATION CONSULTATIONS

On 8 March 2001, the prospect of developing a telecommunications tower at the Wokingham sub-station was discussed with Farah Humayun of Wokingham District Council. Farah Humayun confirmed the sub-station to be located within a landscape area designated as a countryside and green gap area. It was at this time the 60 M clearance rule for telecommunications was highlighted. Farah Humayun did not discount the site for telecommunications development as the site affords existing aerial pylon clutter and dense tree screening.

Vodafone have also carried out further, more site-specific consultations with Mike Thorp of Wokingham District Council. Vodafone attended a meeting on 22 May 2001 with Mike Thorp to discuss their overall 3G network rollout plans within Wokingham. Vodafone were informed that Wokingham District Council prefer and encourage site sharing and co-locations where ever possible and were informed of the 60 M clearance rule from properties and buildings.

F NATIONAL TELECOMMUNICATIONS POLICY:-

National policy on telecommunications is contained in Planning Policy Guidance Note 8 (PPG 8). This requires Planning Authorities to recognise the importance of modern telecommunications systems and to understand the operational constraints faced by operators in terms of location of masts and towers.

It is also important to consider the implication and guidance contained within Paragraph 26 which states, ***"Planning authorities need to be alive to the special needs and technical problems of telecommunications development. Each application should be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include the significance of the proposed development as part of a national network".***

Paragraph 26 continues, ***"Applications should not be refused on the basis of policies which take insufficient account of the growth and characteristics of modern telecommunications".***

Paragraph 30, states ***"In some cases, local planning authorities may be disposed to conclude that planning permission ought to be refused because of siting or appearance considerations. But they should first seek to understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service. It will clearly improve the chances of an early decision if the operator is prepared to explain the limitations, and***

discuss the feasibility of alternative sites".

Refusal of this application would maintain a weak point in BT Cellnet's and Vodafone's network at this location which must be served if my clients are to comply with their Governmental licence conditions. Customers will be deprived of the quality of service which the Government expects operators to provide. In this respect I would ask you to note the terms and conditions of my clients licence which obligates them, as a public telecommunications code systems operator, ***"to provide a service and to ensure that all reasonable demands for the service are capable of being satisfied".***

It is the fundamental requirement of the telecommunication Network operators licence conditions, that the licensee must take all reasonable steps to secure that the visual amenity of properties in proximity to which telecommunications apparatus is installed is protected as far as is practical, and by consequence of this the character of the surrounding area should also be, wherever possible, protected.

This requirement is outlined in Schedule 4, Condition 7 of the licence which also requires that the minimum practicable number of items of apparatus are erected, allowing for estimated growth in demand, and that before erecting a new mast the operator must investigate replacing an existing mast or erecting in co-operation with another operator of a personal telecommunications system, a mast for the joint use of the licensee and another operator. Failure to comply with such conditions places the operator in contravention of his licence and could have serious repercussions.

All these requirements are clearly designed to help minimise the impact of the network development on the amenity of the area and all have been complied with by the applicant.

In addition a balance must be sought to provide an optimum operating height in densely populated and hilly areas, as equipment sited onto higher ground can result in the broadcast of signals beyond the requirements of the network. Conversely, when sited on lower ground, signals would be unable to provide coverage to the directed boundaries of the cell. Siting is crucial for the operation of the network.

When choosing a site from which acceptable levels of coverage can be achieved, consideration must be given to a variety of issues, including a site's ability to fulfil the necessary technical constraints. The willingness of a site owner to allow Vodafone to lease an area of land and the ability to build the development, which minimises the impact on the surrounding environment.

It is interesting to note that Paragraph 25, PPG 8 states that, ***"Masts and antennae often require a particular operating height typically 20m... which allows signals to clear trees and urban clutter. Telecommunications development may, therefore, need particular locations in order to work effectively ...".***

Also, Paragraph 5 of PPG8 (revised) states that, ***"Local planning authorities should respond positively to telecommunications development proposals especially where the proposed location is constrained by technical considerations, whilst taking account of the advice on the protection of the urban and rural areas in other planning policy guidance notes".***

G PLANNING APPEAL DECISIONS:-

In Appeal Ref:- APP/B5480/A/89/131918/P5 - 22.3.90, concerning the erection of a radio base

station comprising of a 30 M. high radio tower together with an associated equipment building and security fence located in the Green Belt. The Inspector found the determining issues in this case to be whether the proposals would be harmful to the visual amenities of the area which falls within an approved Green Belt and if so whether the special circumstances of this case should override such harm.

The Inspector noted that the Appeal site is situated in pleasant open, agricultural countryside undulating in character near to the top of the ridge. The Inspector found that ***"the equipment building would.... be screened to a considerable extent by existing hedgerows and would not be visually intrusive".***

With regard to the proposed tower the Inspector commented that this would not be an attractive structure and would be detrimental to the amenities of the area. Therefore it was considered to be necessary to examine the special needs of the proposal in the light of advice given in PPG8 and to consider whether they are strong enough to outweigh any harm to the visual amenities of the area which might be caused.

In this respect the Inspector noted that the proposal would serve an area of very high demand that at the present time is without adequate coverage and accepted that ***"the special requirements of the facility makes it essential for the structure to be sited both as near as possible to the centre of the cell area and on high ground to obtain maximum coverage".*** The Inspector therefore concluded, ***"In view of these factors and having regard to the special needs and technical problems of the communications industry, I am satisfied that the circumstances of your clients case are strong enough to override any damage that the proposed tower and equipment building would do to the visual amenities of the area".*** On this basis the Appeal proposal was sustained.

In Appeal Ref:- APP/D0325/A/90/163637/P£ - 25.2.91, concerning the erection of a 20 M. high radio tower and associated equipment cabin in the Green Belt. The primary issues in this case are firstly, whether the development is appropriate within the Green Belt, and secondly whether it would cause significant harm to the appearance of the surrounding area.

The local plan contains a presumption against inappropriate development within the Green Belt and this is reinforced by PPG2, which states that approval should not be given except in very special circumstances. The Inspector noted that the Local Plan makes provision for exceptions to this negative presumption and indicates that ***"development which is essential to the provision of certain public utilities, including telecommunications, and need to occupy a Green Belt site will normally be considered acceptable".*** When assessed against the general extent of the Green Belt in the area and attempts made to obtain a suitable alternative, the Inspector concluded that he was ***"satisfied that in this particular case the proposal would be appropriate development in the Green Belt".***

The area around the appeal site is gently undulating attractive fields and woodland with little sign of built development. Despite this the Inspector was of the opinion that ***"the equipment building would not be visible from much of the surrounding area because of the woodland to the north and south".*** Furthermore, a ***"motorway embankment would act as a screen and a backdrop of trees would avoid any impression of significant visual harm being caused".***

With regard to the proposal mast the Inspector had ***"no doubt that the highest sections of the tower and both sets of aerials would be seen above the trees from a relatively wide area".*** He

concluded however that ***"the visual impact of the structure would be reduced by the undulating countryside and the woodland to the north and east. Therefore taking into account the height of the nearby motorway bridge and the power lines and pylons which cross the field, I do not believe that the proposed mast would be so intrusive as to constitute demonstrable harm".***

The appeal was sustained conditionally and two conditions relating to landscaping and materials were imposed.

In submitting this application we have also considered the comments of the Inspectorate in the appeal T/APP/Q4625/A/91/187072/P4 which related to a proposed 36.5 telecommunications tower on an industrial estate in Solihull, West Midlands. The inspector considered the main issue to be whether the proposal would materially harm the character and appearance of the area and the visual amenities of residents.

The Inspector noted that ***"...the tower would be located within an existing business park and telecommunications towers are seen to be increasing in such areas".*** On this basis he continued ***"although clearly the tower would be a prominent feature on the approach to the park, it would not in my view seriously detract from the business, character and appearance of the area".*** With regard to the impact on residential properties the inspector concluded that ***"given the location of the tower in relation to the dwelling, the separation, screening and presence of other tall structures in the area, I do not consider that the proposal would materially harm the visual amenities of residents".***

In addition, it is also relevant to point out that within the immediate surrounding area there are already other visual intrusions into the skyline including overhead electricity cables and pylons, which in itself, introduces a non-conformist public utility use and establishes a vertical emphasis on any views which may be seen from passing motorists. There are no residential properties overlooking the installation and it is our opinion that any impact which does occur has been kept within reasonable bounds.

This is further referenced in an Appeal between Dacorum Borough Council and MPC, relating to a 22.5m. tower. The Inspector referred to existing electricity pylons in close proximity to the Appeal site were considered to be, ***"...major features in the landscape and given that from most locations the proposed tower would be seen in conjunction with one or more of these features and given the slim profile of the mast the Inspector concluded that it would not appear unduly conspicuous.***

We have also noted the comments of the Inspectorate in the Appeal, T/APP/M5450/A/93/219567/P8, which related to a proposed 22.5m. telecommunications tower at Millhillians Sports Club, Headstone Lane, Harrow. It was stated in the letter that, ***"...it will often be the case that the special needs of technical requirements of a particular proposal will, of necessity, prevail over established planning policies... it is necessary to balance the benefits arising from the proposed development against the harm it would occasion to the Green Belt."*** The Inspector continued...***"Although the tower and its antennae would, of necessity, rise above the trees, it's visual impact on the wider area would be limited by it's open latticework construction*** and conclude that ***"I consider that the development would not materially detract from the character and appearance of the area, nor significantly threaten the integrity of the Green Belt, and that positive benefits would flow from the improvement of the telecommunications network in the vicinity."***

A further Appeal, APP/Y3615//A/93/219939/P9 concerned the proposed 30m. telecommunications tower within the Green Belt near Ash, Aldershot, Hampshire. The inspector stated that, ***"...the technical requirements of establishing a cellular telecommunications network mean that it is not always possible to site the necessary apparatus in urban areas. The appeal proposal is one such instance and the limited flexibility for siting a mast to serve the surrounding local cell is a special factor which in my opinion justifies the development of the Green Belt."***

He continued, ***"There is clearly widespread acceptance that there will sometimes be circumstances in which telecommunications equipment will, unavoidably, need to be located in the open countryside. This is recognised in Paragraph 25, PPG8. In summary, I find that there are special circumstances inherent in this scheme which warrant a departure from the stringent Green Belt constraints on development which apply in the locality.***

H SUMMARY:-

Finally, in support of this application, we would summarise that the new tower position is required to offer an extension of the services supplied by BT Cellnet and Vodafone to the Wokingham town centre and west Wokingham area, and also to provide 3G coverage.

The site chosen protects as far as possible the visual amenities of the surrounding area, through the positioning of the mast at a location which has existing aerial clutter together with the existing mature tree screening.

The chosen site is also located more than 60M from an area where people may work, live or simply congregate and hence complies fully with the councils regulations on telecoms development.

We believe that the proposed site offers a very satisfactory solution from an environmental viewpoint.

It is clear, therefore, given the difficult topography in the west Wokingham area, that the application site has been well and sensitively chosen and we would request that a positive recommendation is made to your committee.

I trust that the above information is sufficient for your purposes and look forward to hearing from you in due course. In the meantime, should you require any additional information, then please do not hesitate to contact me.

Yours faithfully,

N. Higgins

Mason D Telecoms

On behalf of Scottish & Southern Energy Plc, Vodafone and BT Cellnet.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16.JUL.2001* 4406

1.	APPLICANT'S NAME	SCOTTISH & SOUTHERN ENERGY PLC AND BT CELLNET AND VODAFONE.
	ADDRESS	WESTACOTT WAY, LITTLEWICK GREEN, MAIDENHEAD BERKSHIRE
	POST CODE	SL6 3QB PHONE 01628 584445.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N.P. HIGGINS
		MASON O TELECOMS
	ADDRESS	PENTRE-GWYDDEL, COLDBROOK,
		ABERGAVENNY, MONMOUTHSHIRE
	POST CODE	NP7 9TA PHONE 01873 851570
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	WOKINGHAM SUB-STATION, BARKHAM ROAD, WOKINGHAM, RG41 4BT.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEVELOPMENT OF A RADIO BASE STATION TO PROVIDE 28.5M A SLIMLINE LATTICE TOWER TO SUPPORT EQUIPMENT FOR SCOTTISH & SOUTHERN ENERGY PLC, BT CELLNET AND VODAFONE, AND 3 NO. EQUIPMENT CABINS TO BE LOCATED AT GROUND LEVEL, WITHIN THE COMPOUND
5. Give the area in hectares or part of a hectare	AREA OF SITE	133.10 M^2
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER AND PROPOSED TENANTS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 No. COPIES OF BS210147/01 REVISION C.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EXISTING ELECTRICITY BOARD SUB-STATION.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? YES
IF YES, ARE ANY TO BE FELLED? NO

YES/~~NO~~

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TOWER - GREY GALVANISED STEEL
EQUIPMENT CABINS - GREY PLASTIC COATED STEEL

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

2.5M HIGH PALISADE FENCE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING, USE OF EXISTING SUBSTATION GATED AND ACCESS TRACK. COMPOUND HAS PROPOSED 3M WIDE ACCESS GATES.

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

N/A.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ N/A.	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF SCOTTISH & SOUTHERN ENERGY PLC DATE 22/6/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMS				133.10M²
OTHER	Please Specify				
	TOTAL				133.10M².

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

UN MANNED SITE.

	Cars	Lorries
Existing	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

DEVELOPMENT OF A RADIO BASE STATION TO PROVIDE A 35M LINE LATTICE TOWER TO SUPPORT EQUIPMENT FOR SCOTTISH & SOUTHERN ELEC. PLC BTCELLNET AND VODAFONE AND 2 NO EQUIPMENT CABINS TO BE LOCATED AT GROUND LEVEL, WITHIN THE PROPOSED COMPOUND.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

N/A - TELECOMS APPLICATION.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? N/A.

Existing Staff	Transferred Staff	New Staff	Total
0	0	0	0

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'