

Our ref: 51689/DB/JI
Project Name: Phoenix Park



Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal: PP-14039023

06 June 2025

Dear Sir/Madam

Land Adjacent to Phoenix Park, Nelson's Lane, Hurst

On behalf of Ratesu Limited, we hereby submit a full planning application for development at the above address.

The description of the proposed development is:

'Erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (temporary development).'

The application comprises of:

- Completed and signed application form and ownership certificates;
- Site Location Plan (Ref: 51689-XX-P1-00 v3) prepared by Pro Vision;
- Proposed Application Drawings prepared by Pro Vision:
 - Site Plan (Ref: 51689-XX-P1-02 v10);
 - Site Section / Southeast Elevations (Ref: 51689-XX-P3-01);
 - Site Section / Northeast Elevations (Ref: 51689-XX-P3-02);
 - Site Section / Northwest Elevations (Ref: 51689-XX-P3-03); and
 - Site Section / Southwest Elevations (Ref: 51689-XX-P3-04).

In support of the enclosed application, the following documentation is submitted:

- Planning Statement (June 2025) prepared by Pro Vision including:
 - Noise Assessment;
- Site Selection Statement (June 2025) prepared by Pro Vision;
- Arboricultural Impact Assessment (Ref: 2467, 3 June 2025) prepared by SJ Stephens Associates;
- Sitecheck Assess Report (Ref: LOW-8799-5759-6921, 11 April 2025) prepared by Landmark Information Group (including Land Contamination Assessment);
- Biodiversity Net Gain Assessment (June 2025) prepared by Pro Vision;

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- Preliminary Ecological Appraisal (June 2025) prepared by Pro Vision;
- Biodiversity Metric Condition Assessments (4 April 2025) prepared by Pro Vision;
- Biodiversity Metric Calculation (6 June 2025) prepared by Pro Vision;
- Flood Risk Assessment and Drainage Strategy (Ref: 25-248-60, Revision 2, 5 June 2025) prepared by Calibro;
- Heritage Assessment (Ref: edp9263_r001c, June 2025) prepared by The Environmental Dimension Partnership Ltd;
- Landscape and Visual Appraisal (June 2025) prepared by Abseline Landscape Planning;
- Product Information Sheets for:
 - Mitsubishi Electric PKA-M R32 Power Inverter Heat Pump;
 - Excel Power Diesel Generator Model XL-DFAW-33s; and
- Topographic Survey (March 2025) prepared by P Stubbington Land Surveys Ltd.

Also submitted but on a **confidential basis for commercial reasons**:

- Economic Impact Statement (June 2025) prepared by Ratesu Ltd.

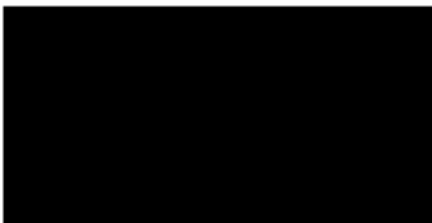
Please note that the requisite application fee of £2,940 will be paid through the Planning Portal by the applicant.

The fee has been calculated based on the development category 'erection, alteration or replacement of plant or machinery'. This category attracts a fee of £588 for each 0.1 hectare (or part thereof) on sites less than 1 hectare. The site area in this case is approximately 0.41 hectares.

The requisite CIL form is also submitted.

We trust that the above and enclosed is sufficient to enable registration of the application, though should you require any further clarification, please do not hesitate to contact me.

Yours faithfully,



James Iles MRTPI

Director

jamesi@pro-vision.co.uk