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Our ref: JDH/ASL/TVY181



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

7th November 2025

Via Planning Portal (PP-14470000)

Dear Sir or Madam

Submission of an Application for a Prior Approval Determination

**PROPOSED DEVELOPMENT AT WEST COURT LAND, PARK LANE, FINCHAMPSTEAD,
ARBORFIELD GREEN, WOKINGHAM, RG40 4QF
NGR – 477388, 163627**

On behalf of Airwave Solutions Ltd, we make this application for a determination as to whether or not prior approval on detailed siting and appearance is required for the replacement of electronic communications apparatus at the above site. This application is made under Part 16 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with the electronic communications code under the Telecommunications Act 1984 Schedule 2 as amended by the Communications Act 2003.

This application comprises:

- **Written description of development:** Installation of an essential replacement electronic communications apparatus comprising slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.
- **At:** West Court land, Park Lane, Finchampstead, Arborfield Green, Wokingham, RG40 4QF, as identified and shown in the location plan, TVY181-DD-01 Rev B.
- The prescribed fee has been paid electronically as part of the Planning Portal process.
- A copy of the Developer's Notice given to the landowner.
- Confirmation as to whether or not the developer has had to notify the MOD, CAA or aerodrome operator.

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Additionally, we enclose for your further assistance the following:

- Additional drawing nos. TVY181-DD-02 rev B (proposed site plan) and TVY181-DD-03 rev B (proposed site elevation).
- A supplementary information template as set out in the Code of Practice.
- A certificate of ICNIRP compliance.
- Relevant Supreme Court and Planning Inspectorate decisions
- Telecommunications coverage plots
- General Background Information
- Parliamentary and Lords Statements

At present, the wider region of Wokingham's radio communications coverage is provided by multiple sites; however, the more immediate area such as Finchampstead, has coverage provided by way of a single existing site – TVY048, located at Church Farm. However, under permitted development regulations, the site provider has now gained planning permission, to redevelop the site, therefore a replacement site is required. Notwithstanding this, given the specific service that is provided by the operator, the necessity to maintain emergency services communications is essential. Thus, the result of these discussions has brought forward the proposed installation at West Court land.

This application has been prepared in accordance with the Code of Practice for Wireless Network Development in England (March 2022). Furthermore, this application is identified as the most suitable option that balances operational need with local planning policies and national planning guidance.

Design and Access Statement

Although not an application for planning permission, we provide nonetheless a design and access statement. The design of the apparatus has been guided by the technical and operational requirements of Airwave's system having proper regard to minimise appearance.

Following a site visit, it was determined that the minimal form of development would best comprise of a 27.5-metre monopole. We believe that the development will ensure there is reduced impact on visual amenity to the local area given that the proposed development is shielded by 18-20m tall trees.

The replacement apparatus required will not bring about any additional requirements with regards to access. In accordance with all relevant health and safety regulations and guidelines, access to the site is to be restricted to authorised personnel and access for maintaining or servicing all the apparatus can only be carried out by properly trained and qualified staff. Such routine operations will continue to be carried out roughly once a quarter, with no requirement to increase this arising out of the development proposed. The application does not therefore give rise to any public issues associated with access.

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As the apparatus proposed will lead to continuation of a public service provided in the local area, the application merits support and accords in all respects with national and local planning policy.

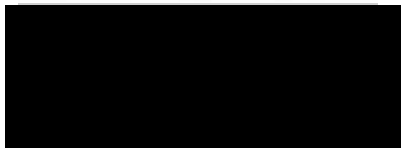
If for any reason you wish to meet to discuss the merits of the application or need assistance with any visits of the site and surrounding area, please let us know.

Please also take this application and the details contained within it as **due notification under the relevant condition of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003**. In particular, you are given notice of the operator's intention to install the electronic communications apparatus that is described in more detail in the application documentation (including the scale drawings) and to be located as shown on the application plans. As you may know, these general conditions replace those in the operator's licence that was withdrawn by virtue of the Communications Act 2003.

Finally, your attention is drawn to the 56-day statutory time period associated with an application of this nature with paragraph A.3.(7) of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Additional detailed advice is further provided to the statutory period within paragraph 101 in the Code of Practice for Wireless Network Development in England.

We trust everything is in order, but if you do require any further information or clarification, please do not hesitate to contact Jonathan Haddrell.

Yours faithfully



JONATHAN D HADDRELL, BSc (Hons) MRICS
For and on behalf of
AIRWAVE SOLUTIONS LTD