

SUPPLEMENTARY INFORMATION FORM

1. Site details

Site Name	West Court Land	Site Address	West Court Land, Park Lane,
NGR	477388, 163627		Finchampstead, Arborfield Green, Wokingham, RG40 4QF
Site Ref Number	TVY181	Site Type ²	macro

2. Pre Application Check list

Site selection (for New Sites Only)

(would not generally apply to upgrade/alterations to existing sites)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?	<u>yes</u>	<u>no</u>
if no explain why Unable to trace a mast register that the Authority keep		
Were industry databases checked for suitable sites by the operator?	<u>Yes</u>	<u>No</u>

² Macro or micro

Extract from industry Site Share OLO.com – results within 1 mile of proposed site

site-share.com by foranfuld

Welcome Jonathan Haddrell | Logout
[Home](#) | [Change password](#) | [Raise a support case](#)

Site Share | **NTQ**

Site Locator

1. Here you can find potential cell sites to site share with.
 2. The Search will look through all sites which have site sharing potential across all the UK operators and MSO providers.
 3. Enter your search criteria below. The search uses wild search logic, so enter RG in postcode to get data for the all areas within the RG postcode.
 4. Once you have selected a suitable site you can perform a Quick Look or Make an On-Line Application.
 5. Enter your criteria below. You have the option to export the results to Excel if required.

[Search](#) [Results](#) [Offered Sites](#) [View Map](#)

Legends: [Add to Comparison list](#) [View site details](#) [Plot site on map](#) [Export To Excel](#)

4 record(s) found Showing: 1 - 4 of 4

Cell ID	Site Name	Site Type	Operator	Easting	Northing	Post Code	Town	MAP	+	-
030547	Airwave Whitehorse Lane	Macro	O2	478784	164125	RG40 4LX	Wokingham	MAP	+	-
BRK0145	EASIGARDENS	Green Field	Orange	477150	162900	RG40 4RA		MAP	+	-
TVY048C	Church Farm, Finchampstead		Airwave Solutions	478790	164100	RG40 4LX		MAP	+	-
TVY048	CHURCH FARM AKA RECTORY FARM	Green Field	Airwave Solutions	478798	164114	RG40 4LX	CHURCH LANE	MAP	+	-

Search

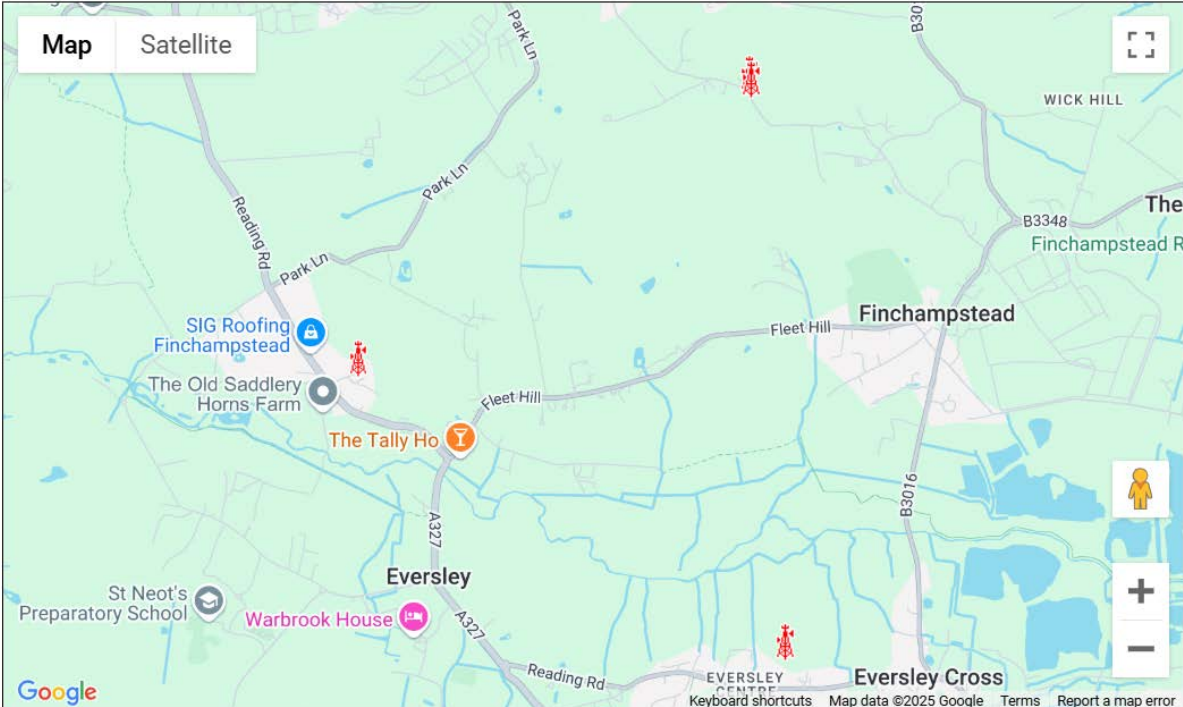
SITE FINDER

Operator:
 Operator Site id:
 Site Name:
 Easting:
 Northing:
 Post Code:
 Radius:
[Search](#)

[Search](#) [Results](#) [Offered Sites](#) [View Map](#)

Normal Sites  Offered Sites 

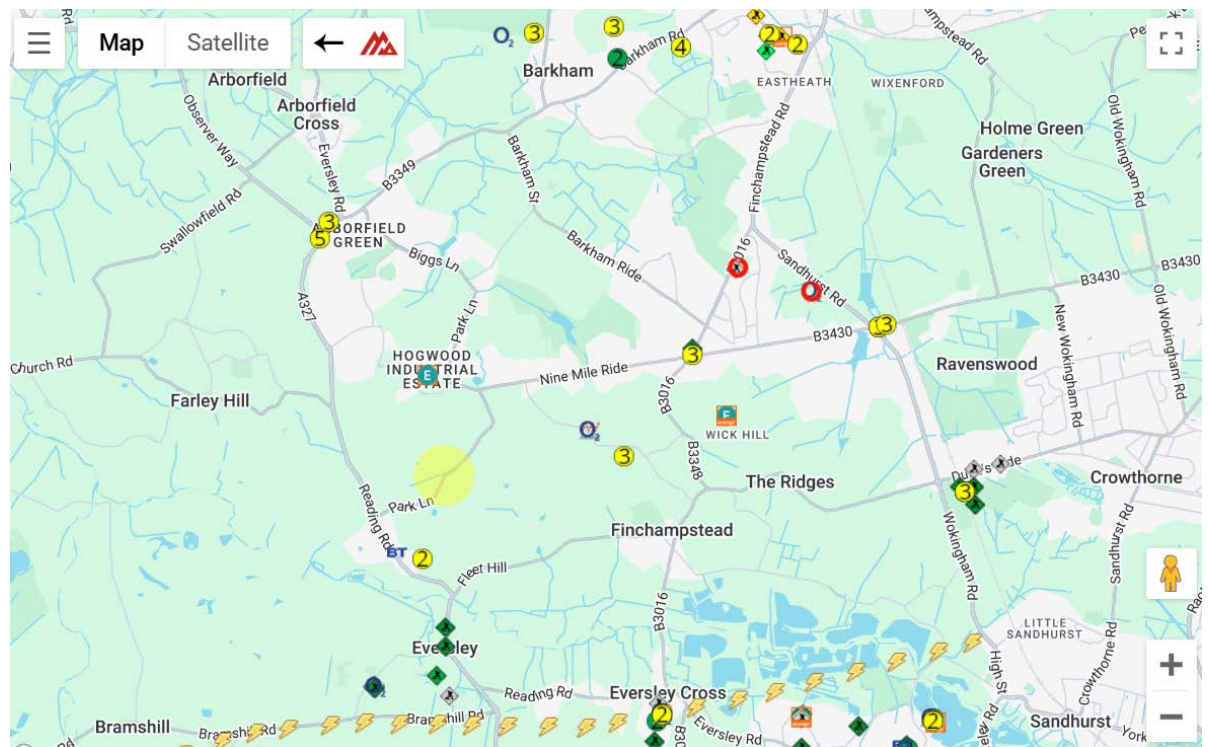
Map **Satellite**



Google

Keyboard shortcuts Map data ©2025 Google Terms Report a map error

Extract from Mastdata.com showing all nearby sites and planning applications, not just shareable sites



Annual Area Wide information to local planning authority

Date of information submission to local planning authority	N/a
Name of contact	N/a
Summary of any issues raised	
Initial rollout consultation was undertaken by Airwave back in 2000. Currently the network is established and mature which means, unlike mobile phone operators, there is no annual rollout plan. Airwave merely require to replace sites which are about to be removed from the network, such as those where landowners issue formal Notice To Quit requiring the removal of apparatus from their land, or alternatively need to improve coverage in areas as a result of other development works in the general vicinity of existing sites which may impact on coverage, such as new offices or high rise flats that impact on coverage footprint on existing radio sites.	

Pre-application consultation with local planning authority

Date of written offer of pre-application consultation	11/06/2024	
Was there pre-application contact	Yes	n/a
Date of pre-application contact	11/06/2024	
Name of contact	Kenneth Creighton	
Summary of outcome/Main issues raised: Originally submitted as a Code Notice of permitted development - the mast has since been micro-sited and there has been a change in the mast supplier and fabrication process. Combine the three factors together, and this has resulted in a margin increase in height which now tips the application to a GPDO submission.		

Ten Commitments Consultation

Rating of Site under Traffic Light Model	Red	Amber	Green
Outline Consultation carried out: n/a			
Summary of outcome / main issues raised: n/a			

School / College

Location of site in relation to school / college (include name of school / college):

The nearest school is Bohunt School Wokingham, which is in excess of 1.4km from the site (the red dot on the included map below).

Schools and colleges in and near "Park Lane, Finchampstead, Wokingham, RG40, Berkshire"

Showing **13** schools or colleges

View **All** [Primary](#) [Secondary](#) [16 to 18](#) [View as list](#)

Filters [Clear all filters](#)

Education phase [?](#)

☒ All

☐ Primary

☐ Secondary

☐ 16 to 18

Within a radius of

3 miles

School type [?](#)

☐ Academy

☐ Maintained school

☐ Independent school

☐ Special school

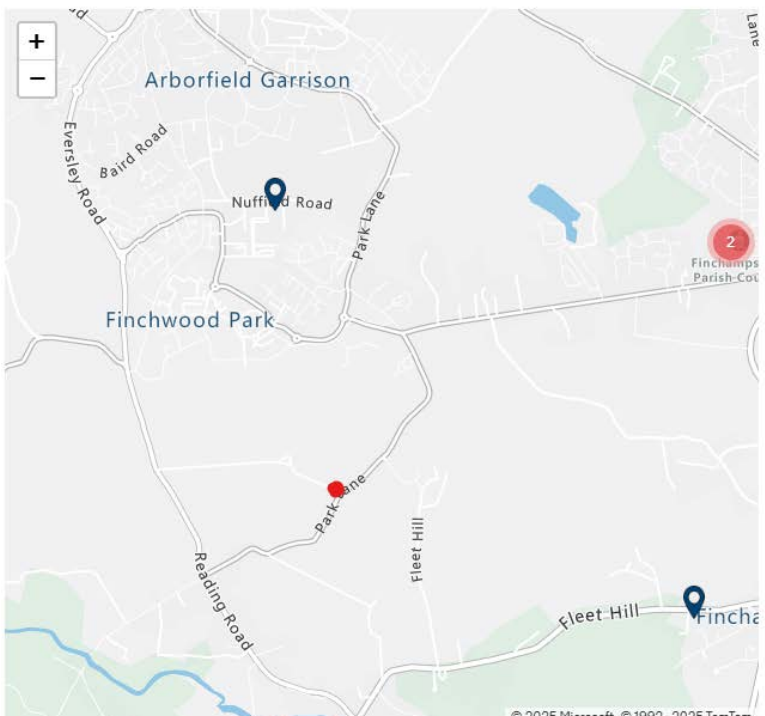
☐ College

Pupil sex

☐ Mixed

☐ Boys

☐ Girls



Outline of consultation carried out with school / college (include evidence of consultation):

n/a

Summary of outcome / main issues raised:

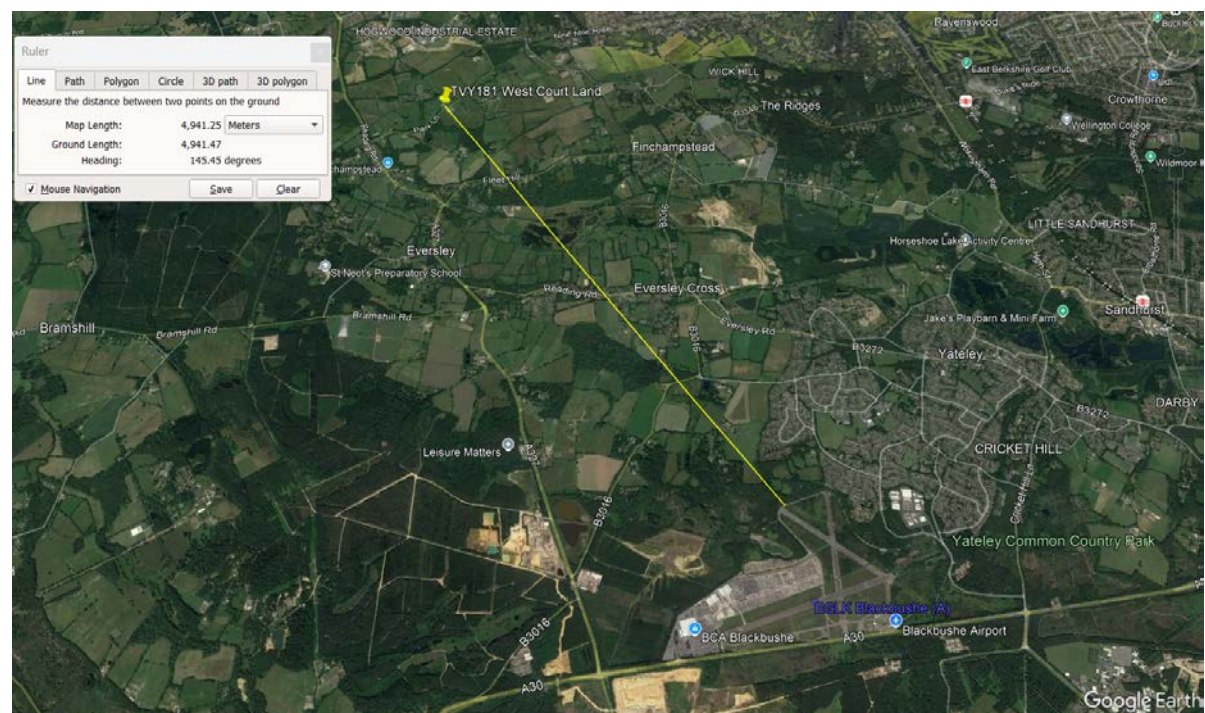
n/a

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation
(only required for prior approval applications - this is a full planning application and so notification is not required).

Will the structure be within 3km of an aerodrome or airfield?	<u>Yes</u>	<u>No</u>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified	<u>Yes</u>	<u>No</u>

Details of response

The closest operational Airport is EGLK Blackbushe (A): Blackbushe Airport, in excess of 4.9kms to south-east.



Developer's Notice

Copy of Developer's Notice enclosed?	<u>Yes</u>	<u>No</u>
Date served	07/11/2025	

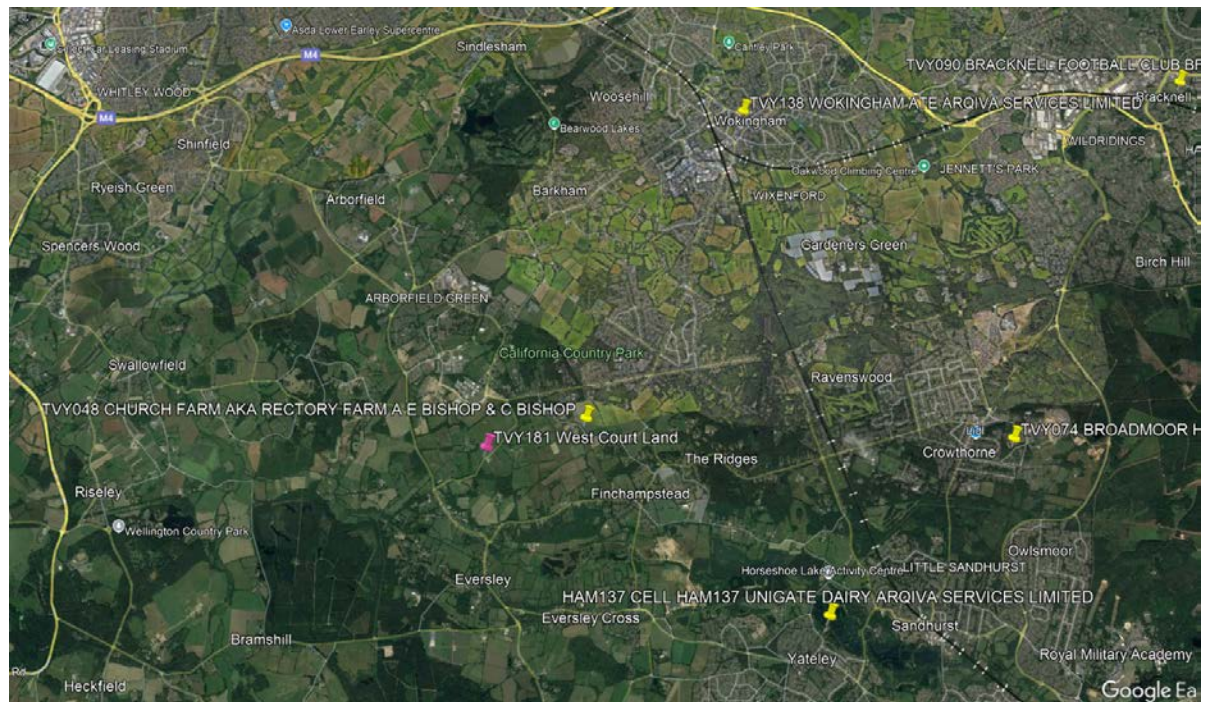
3.0 Proposed Development

The proposed site

West Court Land, Park Lane, Finchampstead, Arborfield Green, Wokingham, RG40 4QF

Enclosed map showing the cell centre and adjoining cells

The yellow pins in the satellite image below show the surrounding sites to TVY181 (shown in pink). TVY048 (east of the pink pin) is the current operating site for the immediate region prior to the issue of a Notice To Quit and site redevelopment. TVY181 is the proposed replacement site.



Type of Structure (e.g. tower, mast, etc.): Lattice Mast

Description : rapid deployment non-ground intrusive and gravity based solution. Lattice mast on steel grillage on top of reinforced concrete blocks laid on the ground.

Overall Height 27.5m lattice mast on top of 1.5m cube concrete blocks (29.1m to the top of the structure)

Height of existing building (where applicable)	Surrounding trees between 12 – 22m
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Equipment Housing

Length	2.712m
Width	2.712m
Height	2.81m

Materials (as applicable) -

Tower/mast etc. – type of material and external colour	Galvanised lattice steel (though can be coloured any RAL or BS5252 number if so required)
Equipment housing – type of material and external colour	Prefabricated steel cabin coloured goosewing grey RAL7035 (though can be coloured any RAL or BS5252 number if so required)

Reasons for choice of design

The level of essential electronic communications apparatus has been the main driver behind the design and type of tower to be deployed.

Typically design choices would be between a solid monopole or a 'see-throughable' lattice structure. It is believed that the lattice structure, tapering and being more visually 'permeable' than solid structures, would have a reduced effect on visual amenity, with far less effect than the solid monopole with numerous headframe structures. Further, the lattice design itself, as opposed to a more solid structure helps to reduce the overall visual bulk amongst the treeline. The mast will have shielding from the surrounding 12-22m tall trees. This will provide immediate screening of the ancillary ground based development and electronic equipment such as equipment cabins and meter cabinets. Meaning that as such it will only be the top 4 to 5m of the structure poking out of the canopy area. Critically, however, the fundamental design choice has been that of an 'RDS' design – rapid deployment site – which has been specifically brought forward from an engineering viewpoint to be a non-ground penetrating and gravity based design solution. This means that there is no reinforced concrete foundation that would be traditionally dug into the ground and critically therefore protecting and ensuring there is no damage to tree roots and surrounding trees.

With the weights and wind-loading stresses of backhaul microwave transmission dishes, a slimline robust structure has been required to be considered and brought forward as an acceptable design. The design is also structurally capable of handling the load bearings of combined antennas and related equipment, enabling 'futureproofing' for both the local and national community.

Whilst the tower is as standard a galvanised lattice steel structure, it can be painted any colour in RAL or BS5252 colour ranges if the LPA would have a preference.

Health and Safety – including ICNIRP compliance

Dish compliance letter and certificate of ICNIRP compliance accompany the application

4.0 Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

Airwave Solutions – radio coverage requirement – Notice To Quit Replacement Site

The Airwave service is a modern, dedicated and private, fully integrated, state of the art, national, digital mobile radio communications service designed to serve the needs of the police and other 'Blue-Light' emergency services and public safety organisations.

It is users of the TETRA system, normally the police, not Airwave, who specify the level of RF coverage to be provided in any location; Airwave is then contractually required to provide that level of RF coverage at all times, even if it means deploying temporary sites until permanent coverage can be provided.

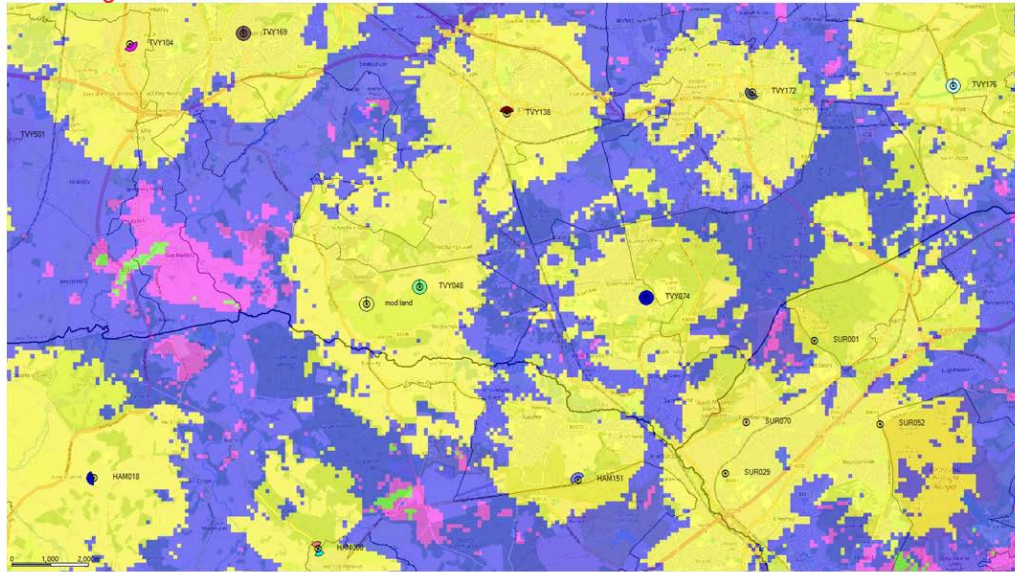
Within this area of Finchampstead, Arborfield Green, Eversley, Farley Hill, The Ridges and surrounds, Airwave is contractually required by the Home Office and Thames Valley Police to provide a service level of +15db enhancement of radio coverage to the towns which is technically termed an E2 enhancement and in simple terms meant that the Emergency Services must have "in-building" radio coverage to a minimum of 97% of all buildings within the defined target area (yellow); in effect in an urban district this means that the emergency services control room can maintain constant officer connection when they are inside of 97% of buildings within a specific stipulated area.

Here, the areas radio coverage is provided by way of a single existing site – TVY048 Church Farm. However the local authority will recall determining that prior approval was not required by the landowner for the proposed erection of an agricultural building on the location of the 'soon to be removed' telecommunications base station – 223823, dated 20/01/2023. The granting of this permission by the LPA, has resulted in the land owner and Airwave's site provider issuing legal paperwork known as a Notice To Quit requiring vacant possession of the site to enable their development to proceed.

Consequently, a replacement site is required to meet the emergency services' specified level of service for Finchampstead and the immediate surrounds previously noted above. A new proposed development has been produced, to uphold legal coverage levels required for the emergency services to continue to operate effectively within the district.

Directly below is a radio plot showing the pre-existing level of service provided for the emergency services from the site TVY048 Church Farm/ Rectory Farm. As stated above, the required level of service for Wokingham's surrounding districts MUST BE A MINIMUM OF YELLOW (defined E2 or +15dB enhancement). As can be seen in the radio coverage plot below, the current site ensures the emergency services have their required level of service.

TVY048 Existing Predicted Levels



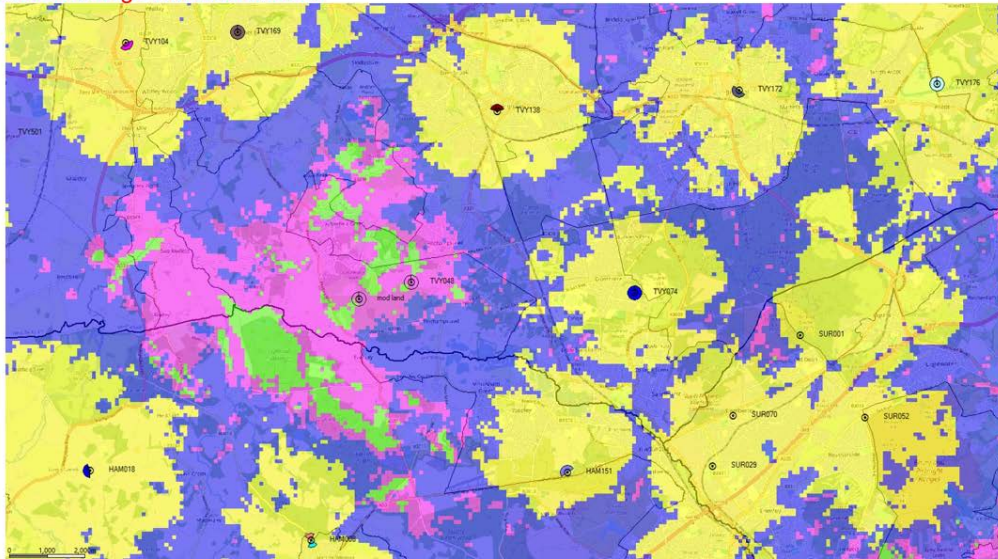
If the base station situated at Church Farm was to be completely removed without an adequate replacement, the radio plots below clearly show the loss in contractual service of +15dB coverage for the emergency services. This would for example prevent officers being able to communicate to one another and control rooms when attending an incident at Arborfield Green Community Centre, or in Hogwood Industrial Estate. Dependent upon precise location of officers, of vehicular sets and walkie talkies at street level, this will further result in no penetration inside any buildings whatsoever.

In reality, what this would mean is that officers in some areas would only have been able to communicate with each other when using car / fire engine / ambulance vehicle communication sets and no hand held calls will be able to be made by officers who are either on the street or inside buildings, whilst in other areas some hand held walkie talkie units will be able to be used but only by officers on the street.

Consequently, the ramifications for public safety and national security would have been extreme - potentially the police would have had no communications between officers and control rooms/commanders, leaving the residents of these areas and essential businesses in the town centre unnecessarily more exposed to crime; potentially the fire service would have been similarly exposed to no communications between fire fighters and unable to coordinate a response to any fire in this area; and this would have been no different for the ambulance service and would have been a severe risk to human life in and around the town and surrounding districts. Not only does the ambulance service rely on the Airwave service for communications between control rooms and paramedics, but the vehicles are fitted with communications services that provide a direct link to hospital emergency rooms so that the Doctors can actually see what the paramedics are doing and similarly are able to tell the paramedics what to do and prescribe drugs for immediate use that otherwise paramedics would not be able to do en-route.

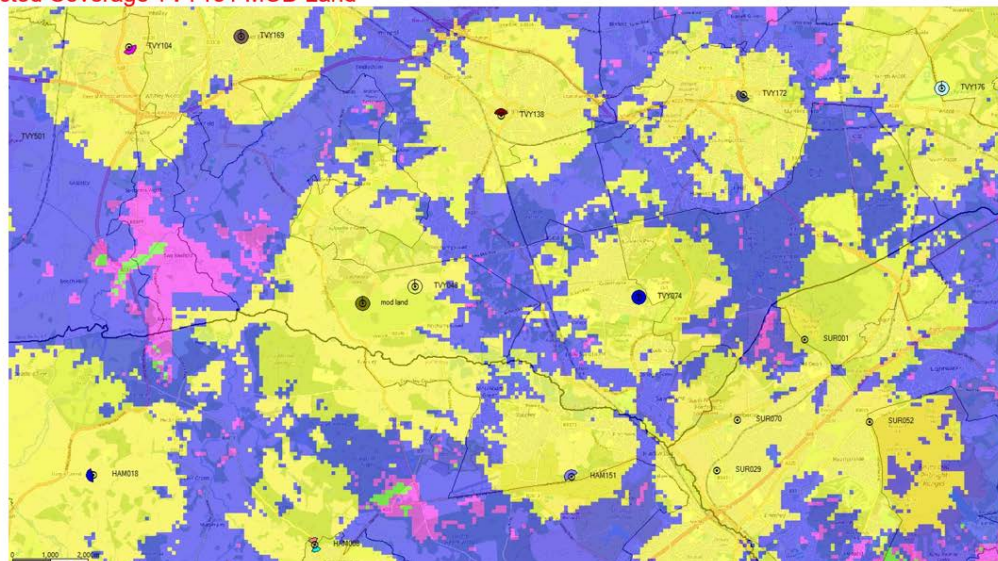
The radio plot below demonstrates the loss of service to this region of Finchampstead and the surrounding districts if TVY048 base station was **removed without replacement**

Predicted Coverage Without TVY048



With the installation of the replacement base station adjacent to Park Lane, (the radio plot below), replacement E2 level coverage is provided meaning that, because the site is located close to former sites, essential +15dB coverage will remain operational in excess of 97% of the buildings in the towns as well as surrounding districts, will continue to benefit from “in-building” radio coverage. In reality, this will mean the continuation of contractual services across this part of Berkshire and its outlying districts and there will be no risk to the public, emergency services personnel or national security.

Predicted Coverage TVY181 MOD Land



5.0 Site selection process

Alternative sites considered and not chosen (not generally required for **upgrades / alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

Site Type	Site Name and address	National Grid Reference	Reason for not choosing site
Greenfield	Land outside Park Farm, Park Lane, Finchampstead, Wokingham, RG40 4QH	477488 163722	Grass verge land adjacent to highway not shielded. Too many underground services, gas and water, to prevent deployment of equipment and use of site.
Greenfield	Land north side of White Horse Lane, Finchampstead, RG40 4LZ	479138 164022; 479175 164017; 478803 164103	Alternative relocated positions examined at Church Farm with the NTQ site provider. Ultimately however, land owner refused to permit equipment to be relocated and unwilling to treat.
Greenfield	Coveford, White Horse Lane, RG40 4LZ	478760 164131	Land owner unwilling to accommodate an installation of electronic equipment, as site is land used for horses.
Greenfield	California Country Park, Nine Mile Ride, Finchampstead, Wokingham, RG40 4HT	478414 164934	Topographical features of site together immediate tree clutter meant no form of replacement radio coverage to the target area would be provided from the location.
Greenfield	Nine Mile Ride Industry, 66 Nine Mile Ride, RG40 4NE	478728 164532	Landowner unwilling to accommodate electronic communications.
Greenfield	White Horse Lane, Finchampstead, RG40 4LX	478695 164180	Landowner looking to redevelop land/ change use – so unwilling to host any new equipment.
Existing Telecoms	Cellnex Church Farm	479125 163902	Existing mast would require redevelopment and height increase to enable sharing. The site is near village church, so would disrupt visual amenity. Land owner unwilling to release additional land to allow site redevelopment.
Greenfield	Finchampstead Cricket and Football Club	479202 163411	Land privately owned with no third party access over the adjacent Parish land. Due to topographical features and tree density,

			site fails to provide any sufficient requisite replacement radio coverage to Finchampstead and its immediate surrounds.
Greenfield	Park Farm, Park Lane, RG40 4QH	477401, 163577	Would require creation of new access onto highway – creating a larger environmental footprint. Also too disconnected from electricity supply for equipment. Landowner not prepared to treat with telecoms operator
Greenfield	West side of White Horse Lane	478359, 164287	Fields to the north west of White Horse Lane. More visually exposed than other site options. No electricity supply nearby. Land owner unwilling to treat with telecom operator.
Greenfield	Park Farm, Park Lane, RG40 4QH	477480, 163710	Potential site in the yard behind wall abutting highway. Landowner not prepared to treat with telecoms operator.
Existing Telecoms	EE (OPCS BRK7041), Ivanhoe Road, Wokingham, RG40 4QQ	477255, 164631	10m streetworks site. Incapable of being shared.
Existing Telecoms	Cellnex Ducks Nest Farm	476211, 165900	Existing Cellnex tower accommodating EE, 3, O2 and Vodafone. Set too far to the west to provide any requisite replacement radio coverage to Finchampstead, The Ridges, Eversley Cross and Ravenswood.
Existing Telecoms	EE 10779 Warren Crest Farm, Wick Hill, RG40 3SW	480077, 164293	Existing EE mast near Wick Hill to the east of Finchampstead. Sharing of this site is only possible with Airwave's antennas being located below EE's antennas. Antennas fail to clear the trees and so fails to provide requisite replacement radio coverage to the Finchampstead, Arborfield Green and surrounding area.



A visual depiction of the site selection process and subsequent discounted sites.

Additional relevant information:

Background information – The Airwave TETRA System: The need for the Development

The electronic communications requirement of any public safety group including, the Police, Ambulance and Fire and Rescue services is to avoid putting human lives at risk.

In the past when UK disasters have struck, emergency response teams from different police forces and emergency services had a difficult time communicating with each other, due in part to the lack of standardisation in their mobile radio equipment. Each of the 45 (formerly 51 prior to the amalgamation in Scotland) geographic police forces in the UK were responsible for establishing and maintaining its own emergency telecommunications systems. This resulted in a situation when adjoining police forces often used systems employing different equipment and differing operating frequencies. This had the overall effect of providing a rigid, unresponsive and overloaded system (especially in periods of heavy demand) and affected the ability of the police forces to conduct their business effectively.

Other emergency services including Ambulance, Fire and Rescue, Mountain Rescue, British Transport Police, Civil Nuclear Constabulary, Military Police and local authority emergency planning, also used separate systems with limited interconnectivity and significant problems often arose during major incidents, when a fully coordinated approach of all services was required. This led to severe criticism in the reports of the inquiries following amongst others the Hillsborough football and Kings Cross rail disasters and more recently the London terrorist bombings.

In the past, the emergency services also suffered radio interference on their systems, originating both within and from outside of the UK, which caused severe operational difficulties. The systems used by the emergency services were also limited; almost every police force and other emergency service had areas in which they operated without any effective radio coverage. This led at times, such as during the Hungerford massacre incident, to emergency services falling back on using the commercial public mobile phone networks to try to improve communications, which were not secure.

Attempting to patch different systems together, in order to aid the deployment of officers and equipment by the emergency services significantly added to the congestion of the systems; especially in major incident situations, and because these systems offered no prioritisation of calls, overloaded radio channels could seize up and provide no effective communication at all.

Most forces' equipment could not transfer data or text, an important operational requirement, and few had any form of encryption (using a secret code, so as to make messages unintelligible to unauthorised parties). They were open to listening by anyone prepared to buy cheap scanning equipment.

Against this background, and following the events such as those previously described, where poor communications exacerbated already exceptional situations, the Association of Chief Police Officers (ACPO) requested the Home Office to carry out a review of police mobile communications. The ACPO decided that future policing demands required a radio service which:-

- Operated on a national basis
- Provided guaranteed levels of coverage and service
- Provided voice, text and data
- Could be used to access vital data bases, such as the Police National Computer, from vehicle or handheld radios.
- Would enable officers to work in separate 'talk-groups'
- Would allow seamless communications with officers in neighbouring forces and across the country.
- Would be encrypted to such a high standard that only a determined professional would have any chance of intercepting police communications.
- Have a panic button that the officer could press in an emergency, and which would immediately alert the control room and colleagues.

This led to the Major Review of Emergency Services' Communications. The Home Secretary accepted the outputs of the Major Review, leading to the creation of the Public Safety Radio Communications Project. The aim was to have one totally integrated system across the UK for the police and also to allow for the integration of other emergency services into the system including Fire and Rescue, the Ambulance service, Coastguard, Mountain Rescue and HM Customs and Excise, amongst others.

The system identified as the most suitable to meet these requirements was TETRA (Terrestrial Trunked Radio) which is the only official European Standard for Digital Professional Mobile Radio. TETRA is a global standard for radio communication in the same way that GSM, UMTS and LTE are the standards for 2G, 3G, 4G and 5G mobile telephony, respectively.

TETRA is a trunked radio system where the radio channels are in a common pool and the TETRA system automatically allocates the radio channel to the radio users at the beginning of each call. The user does not need to know what channel he or she is using. This automatic allocation from a common pool is called trunking and the systems using this method are called trunked mobile radio systems.

A simple analogy to trunking is to compare it with a common queue in a bank, where the queue feeds several cashiers windows. This provides a more efficient service for the user when compared with forming separate queues at each cashier's window.

In addition to trunking, the TETRA system also employs Time Division Multiple Access (TDMA). This further saves channels as it can split the trunked channel between four users. That is to say that the channel is split into four timeslots enabling 4 users to be given a quarter of the time on the channel: each user is given approximately 14 milliseconds in every 56 milliseconds to transmit their signal.

The result is that TETRA gives better voice quality, more advanced data features, more efficient use of the valuable RF spectrum and security from eavesdropping through encryption (scrambling).

Following a European wide competition, Airwave Solutions Ltd, was awarded the contract by the Home Office for the UK wide project in February 2000. Airwave was formerly part of BT but is now in private ownership, following the demerger of O2 from BT and its subsequent sale.

Airwave Solutions Ltd is an Electronic Communications Operator pursuant to the Communications Act 2003, with the responsibility to establish and operate the emergency telecommunications network throughout the United Kingdom. For the police this had to be fully operational by 2005, before the old frequencies started to be withdrawn and the radio systems decommissioned. The Fire and Rescue and Ambulance services followed from 2006 onwards.

Airwave introduced the new network throughout the country on a police force by police force basis; Fire and Rescue and Ambulance services were similarly deployed on a county-by-county basis. The system has now been fully operational for some time with all the 'Blue Light' emergency services, together with other state security and rescue agencies including British Transport Police, Civil Nuclear Constabulary, Customs and Immigration, Mountain Rescue and the Coastguard using the system. The Airwave service is also used by the military, for example, when the Army runs major public events such as the 'Ten Tors Challenge' on Dartmoor.

The Airwave system is fully functioning and all its users have informed Airwave it is a considerable improvement over their previous systems. It has demonstrated its benefits at a number of major civil emergencies: the role of Airwave at the Boscawen emergency was the subject of praise by the Chief Constable of Devon and Cornwall. During the emergency in Carlisle, Airwave was the only telecommunication system not affected by the floods and continued to provide service throughout the emergency. During the terrorist bombings in London on 7 July 2005, Airwave provided a dedicated service for the British Transport Police and the City of London Police, and the system was deployed using 'leaky-feeders' to provide additional communications to aid the emergency services operations underground. The Airwave system was also made available to all the emergency services so that they could all communicate with each other, which aided the rescue operations. The Airwave service played a vital role in policing and customs and excise work following the grounding of the ship 'MSC Napoli' off the East Devon coast in January 2007. And of course, more recently, Airwave provided the pivotal security communications role for all Homeland security during the 2012 Olympics.

The Airwave network is required to provide communications to all its subscribers without interruption, in contrast to the severe congestion sometimes experienced by the public cellular operators, where congestion on the public cellular networks results in calls being dropped or missed altogether, or their customers receiving an 'network busy' message and being unable to use their phones for many hours. On occasions, the commercial mobile networks are switched off; for example, following the terrorist bombings all the commercial mobile networks were switched off in London for some hours for security reasons to prevent further bombs being detonated using mobile phone signals or text messages.

In summary, the operational requirements mean that Airwave system must exhibit flexibility, reliability, rapidity and security, coupled with an excellent grade of service, with full radio coverage. The TETRA system more than meets these requirements and differs from public mobile radio systems primarily in terms of faster call set-up, group calls, prioritisation of call, enhanced security features and the possibility of direct calls from mobile station to mobile station without a connection via a base station, called direct mode operation.

These requirements, coupled with the need to avoid the frustrations and operational risks which would arise if there were, for example, excessive waiting time for call set-ups or frequent call disconnections, can be satisfied only through a system offering good and robust radio coverage, which requires a comprehensive network of telecommunications base stations to be available at all times.

In this part of Berkshire, Airwave has provided the specified level of dedicated RF coverage for the emergency services: it is primarily the police and sometimes other emergency services, not Airwave, who specify the level of RF coverage required to be provided in any particular locality, hand-held, in-car etc. However, following the Notice to Quit at TVY048 requiring the removal of the former base station from the land, if no adequate replacement site is made operational, the required level of RF coverage would not be adequate for the emergency services or public safety. Thus, the current replacement proposal based at MOD land will continue to ensure the protection of emergency services personnel, along with public and national security, by means of robust and comprehensive radio coverage.

What this means in practice is that a police officer will be able to be in constant contact with his/her control room including when he/she is attending an incident at the Hogwood industrial estate or Finchampstead Ridges. It is vitally important for the safety of the police officer that he/she is able immediately to summon assistance if required. This can only be achieved if continuous RF contact is made available. Indeed, the TETRA hand-held radio that an officer carries has an in-built GPS system and an emergency call button, so that the exact location of the officer requiring emergency assistance can be identified and back-up sent without delay.

The same ability of the TETRA system to locate accurately the position of the caller is of course of vital importance to other users, for example a lost or injured child in or around Longmoor Lake at California Country Park or Finchampstead Recreation Ground. When found, the location of the actual rescuer / officer can be immediately identified from the TETRA handset's GPS facility and the necessary back-up emergency services assistance directed to the exact location.

Similarly, the ability of the Fire and Rescue and Ambulance services to call in assistance (say) of the Air Ambulance is greatly simplified by the Airwave TETRA system. The ability of the trauma doctor to talk directly to the paramedics already at the scene of (say) a major accident along Nine Mile Ride enables lifesaving treatment to begin earlier and the air medic to be briefed on the situation before he/she arrives at the scene of the incident. The ability of officers in police helicopters to speak directly to those on the ground and vice versa is also vital in police operations, where using conventional video, or infra-red heat seeking technology, the officers in the air are able to locate a suspected criminal hiding, or an injured person lying on the ground, even in the dark, and to be able to direct officers on the ground to where the person is hiding or lying injured.

This technology is also vital for apprehending suspected criminals driving high speed vehicles, where a police helicopter is able to easily and safely keep up with any road vehicle, rather than the police becoming involved in a dangerous high-speed chase. Officers in the air can talk directly to those in vehicles, keeping them informed about the vehicle the helicopter is tracking (often without the vehicle on the ground even being aware it is being tracked) and enabling the officers on the ground to plan

and be guided to a location where they can safely stop the vehicle without putting the general public at risk.

The data abilities of the TETRA system are also vital for Thames Valley Police, DVLA and immigration services, amongst others. Automatic number plate recognition systems in police vehicles, linked by the Airwave system to DVLA, identify untaxed and uninsured motor vehicles. Customs and immigration staff can easily check for illegal immigrants, failed asylum seekers etc., working or attempting to work illegally in the Greater Wokingham area with the use of hand-held thumb print scanners linked via the Airwave system to the immigration services databases to check the right of the individual to be working in the UK or even in the country.

A fully functioning and operational Airwave system is therefore of overriding importance to the security of state and the general public of Finchampstead, including areas such as Arborfield Green and Eversley Cross, and the personal duties of those officers employed to carry out those often onerous and dangerous duties on behalf of state and public.

It is the users of the system, normally the police, not Airwave, who specify the level of RF coverage to be provided in any location; Airwave is then contractually required to provide that level of RF coverage at all times, even if it means deploying temporary sites until permanent coverage can be achieved.

ESN, Airwave and the Projected Date of Decommissioning

As the LPA will be aware, it was expected that the next generation of emergency services radio communications over the EE mobile network, the so-called Airwave replacement, should have been operational nationwide by September 2017. However, the ESN programme has been, and continues to be, dogged with delays and the projected date of decommissioning of Airwave's equipment has continued to be extended and extended.

Though it appears that the core base station network between EE and the Home Office's EAS service has been built, operational systems are neither in place or as yet proven field tested.

As a result, Airwave's contract with the Home Office to continue to provide the emergency services core radio communications network for the safety and protection of its officers, the general public and to maintain national security.

However, industry commentators state that the only device that can withstand interference is Airwave and that the so-called Airwave "trusty" handset will always survive whereas smartphone chipsets while battery connected regularly turn to dust near interference or electromagnetic interference. Thus, many industry experts continue to state that the 2026 date is an ambitious timeframe, as, after all, Airwave can only be switched off when it is safe to do so.

Whilst this may be a matter of conjecture by industry experts, it is fully ratified by the Government and its ministers at the Home Office. And with this in mind, we specifically would highlight extracts from Hansard – UK Parliament from the House of Commons (10 Jan 2024) and the House of Lords (29 Jan 2024) in which is stated: -

*Commons – Recent NAO and PAC reports have indicated that **Airwave Shutdown by December 2026 is now unlikely to be achieved**, but new timescales cannot be confirmed until procurement is complete.....**Airwave will only be shut down when it is safe to do so.***

*Lords - The expected transition to ESN in 2024 and **Airwave shutdown in 2026 cannot now be achieved**.....the Home Office state that it would be 2029 (ESN operational).....to reassure my noble lords, **there is no reason at all why Airwave cannot be extended beyond 2030.***

Considering these Government statements within Parliament, it is reasonable to assume that both the civil service press and market commentators are correct in their statements that **ESN likely will not be ready to replace Airwave as the primary mission-critical communications platform for public safety until the end of the decade.**

PLANNING POLICY

The planning system in England is 'plan-led'. In accordance with s70 of the Town and Country Planning Act, 1990, and section 38 of the Planning and Compulsory Purchase Act, 2004, in determining planning applications the local planning authority is required to have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations, and is required to determine the application in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

However, in this case, the equivalent of outline planning permission is already granted for the development by Part 16 of the GPDO 2015 (as amended). As such the proposed development is permitted development and can be carried out by a code operator subject to limitations and before beginning the development by the submission of an application for a prior approval determination to the LPA.

Development Plan policies that seek to prevent or limit the installation of additional telecommunications apparatus, other than for siting and appearance reasons, or seek to restrict the installation of new masts, are therefore of no relevance to such proposals. In *Murrell v Secretary of State for Communities and Local Government and Another* Court of Appeal 2010, at paragraphs 44 to 50 of his judgment Lord Justice Richards confirmed this is the case in a case relating to agricultural buildings prior approval permitted development. He stated:

44. It is not strictly necessary for me to go on to consider the second issue, concerning the inspector's approach to the question whether, if prior approval was required, it should be given. But since permission to appeal on that issue was granted because it raised an important point of principle, and since we heard full argument on it, I think it right to make some observations on it.

45. The question of prior approval under paragraph A2(2) can only arise in respect of "permitted development" within Class A (i.e. development falling within the terms of Class A and not excluded by paragraph A1). Such development is permitted subject to the conditions in paragraph A2, including the condition relating to prior approval, but those conditions do not affect the principle of development. In recognition of the importance of agriculture and its operational needs, the GPDO has already taken a position on the issue of principle. Thus, as the guidance in Annex E spells out, if the GPDO requirements are met, "the principle of whether the development should be permitted is not for consideration" in the prior approval procedure (paragraph E15).

46. Paragraph E22 draws an analogy with outline planning permission, stating that details submitted for prior approval "should be regarded in much the same light as applications for approval of reserved matters following the grant of outline permission". The analogy is not a precise one and is not put forward as such in Annex E. One obvious difference is that in the case of an outline planning permission there exists an accrued permission, whereas in a Class A prior approval case no permission accrues until the occurrence of one of the events in paragraph A2(2)(iii). In practice there may also be differences of detail: for example, although both cases may involve the approval of siting, design and external appearance, in the case of outline planning permission there is likely to have been an assessment of the general suitability of the site at the permission stage, leaving less flexibility at the reserved matters stage. Nevertheless, the two situations call for a broadly similar approach, and the analogy with outline planning permission has a real value in underlining the point that the assessment of siting, design and external appearance has to be made in a context where the principle of the development is not itself in issue.

47. What troubles me about the inspector's decision on the substantive appeal in this case is that, far from acknowledging that the principle of development was not in issue, she appears to have based herself on policies where the principle of development was very much in issue, so that on the question of impact on visual amenity her decision reads more like the determination of an ordinary planning application than the determination of an application for prior approval of a Class A permitted development. Thus:

i) She makes no explicit reference to Annex E, the most important policy guidance for the decision she had to make. I accept that there are indications that she had the guidance in mind: in particular, the passage in paragraph 13 of her decision about isolated buildings (cf. paragraph E27 of Annex E) and

the passage in paragraph 15 about the operational needs of the agricultural business (cf. paragraph E16 of Annex E). All the same, the absence of explicit reference to Annex E is very surprising and there is insufficient in her reasons to show that she took the guidance properly into account.

ii) The only policy that she actually quotes is key principle 1(iv) of PPS7, which provides for strict control of new building development in the countryside. It is not apposite in the context of a Class A permitted development, and we were told that neither party referred the inspector to that subparagraph. The Local Plan policies to which she refers are likewise concerned with the principle of development in rural areas, and a number of them (Policies GS1, GS3 and ENV8) provide that development will not be permitted unless specified criteria are met. It is true, as Beatson J pointed out, that her reference to those policies reflected the cases put to her by the parties, but that does not meet my concern about the use she made of them.

*48. It was permissible for the inspector to take the policies into account in so far as they bore on the question of impact on visual amenity, and it is possible that she did in fact use them only for that limited purpose: she said in paragraph 11 that the adverse effect of the proposed development on the open character and appearance of the surrounding countryside would be contrary to the “objectives” of the policies. I have borne in mind what was said by Hoffmann LJ in *South Somerset District Council v Secretary of State for the Environment* [1993] 1 PLR 80 as to how a decision letter of this kind should be read. Reading the decision letter in that way and as a whole, I am far from persuaded that the inspector did adopt the correct approach.*

49. The question whether the particular form of development proposed is acceptable in terms of siting, design and appearance involves a balancing exercise. Paragraph E16 of Annex E refers to the weighing of two sets of considerations: on the one hand, the operational needs of agriculture and related matters; on the other hand, the effect of the development upon the landscape in terms of visual amenity, as well as the implications for ancient monuments, archaeological sites and sites of recognised nature conservation value. That exercise involves potentially difficult planning judgments, which are the province of the local planning authority and, on appeal, the planning inspector and with which the court will not interfere otherwise than on grounds of irrationality. That makes it all the important for the court to be satisfied that the decision-maker has approached the exercise from the right perspective when attributing weight to the competing considerations. An approach premised, for example, on the need for strict controls over development in the countryside could produce a different result from an approach premised on an acceptance of the principle of development in the countryside. This adds to my concern about the inspector’s decision in this case.

50. Accordingly, if the substantive decision as to prior approval had been a live issue, I would have been in favour of allowing the appeal on that issue, quashing the inspector’s decision and remitting the matter for a fresh decision.

This matter was also dealt with at a recent telecoms prior approval appeal in Cannock (PINS ref: APP/C3430/A/12/2172974) where in permitting a shared O2 and Vodafone base station in the Green Belt, Inspector Moon a very experienced telecoms inspector stated at paragraph 4 of his decision:

“4. The appeal arises from a decision of the Council not to give their approval for the siting or external appearance of a development that would otherwise be permitted under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO). The permission granted under the GPDO is equivalent to an outline planning permission and the Council’s considerations of the matter are limited to the effects of the development arising from its siting or external appearance, not the principle of the development. Although the site is within the Green Belt, it seems to me, therefore, that there is no scope to consider whether the scheme represents inappropriate development in the Green Belt, or whether very special circumstances need to be demonstrated to justify the granting of approval for it. On that basis, the Council’s first reason for refusal is outside the scope of the matters they were able to consider and should therefore be disregarded.”

In accordance with the requirements of Part 16 of the Order only the siting and appearance of the development are relevant to the consideration of an application for a prior approval determination.

National Planning Policy Guidance

National Planning Policy Framework (2024) (NPPF)

The National Planning Policy Framework (NPPF), which came into effect on 27th March 2012 and revised in December 2024, provides the overarching policy guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: -

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe place, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

With regard to communication infrastructure the NPPF specifically promotes the type of development proposed, and indeed provides a whole chapter to **Supporting High Quality Communications** – Chapter 10; paragraphs 119 – 121: -

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and*
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.”*

In respect of NPPF guidance on the deployment of electronic communications apparatus in context of the current proposal the following is relevant: -

- An assessment for the purposes of establishing the appropriate level of consultation has been carried out. Using this Traffic Light Rating assessment, the option of the replacement slimline lattice mast has been categorised 'green'. As such and given that the site is divorced from residential or educational facilities and is screened by 22m tall trees, we intend to rely upon the statutory consultation process of the application. If you feel this to be incorrect then please let us know.
- The application is for the essential replacement of the existing base station TVY048 at Church Farm for continuous emergency services communications and includes a signed certificate confirming that the installation continues conform to ICNIRP Public Exposure Guidelines as required by paragraph 122(b).
- The operator's proposal has been designed to help minimise as far as possible any potential visual impact with the lightweight and screened structure.

The proposed development is therefore in complete harmony with the thrust of the NPPF and should be acceptable in principle, the detail being subject to compliance with the site-specific policy framework and other relevant material considerations.

Paragraph 123 clarifies that LPA's '*must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for the electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.*'

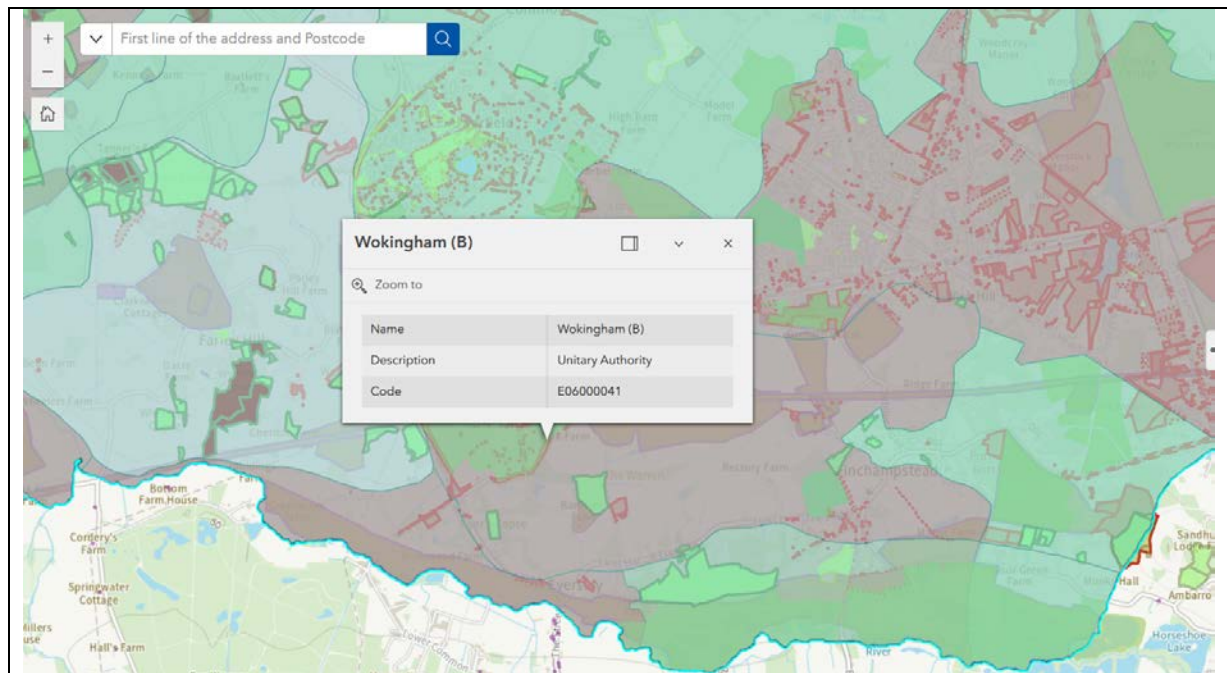
As with all of Airwave installations, we can confirm the installation of the emergency deployed apparatus was designed and continues to be operated within the relevant ICNIRP guidelines on public exposure. Thus, the only remaining considerations must be planning related which are considered wholly appropriate given the use of an existing facility mitigation of visual impact as discussed in the preceding subsection.

The proposal outlined within the document and the supporting enclosures, is in complete accordance with the guidance as set out in the National Planning Policy Framework.

Local Policy

Wokingham Borough Local Development Framework's Adopted Core Strategy Development Plan will provide specific advice and guidance to the Authority in determining this application.

An extract from the map is shown below. The site lies outside of any Article 2(3) land.



It is noted that there are no policies relating directly to telecommunications development in the Local Plan. However, of relevance is Policy CP3 – General Principles for Development together with CP18 – Arborfield Garrison Strategic Development Location:

CP3 – General Principles for Development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces of occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1000 population provision together with recreational/ sporting facilities in addition to private amenity space;*
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) Do not lead to a loss of community or recreational facilities/ land or infrastructure unless suitable alternative provision is available.*

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

The application under consideration by the Authority is in respect of replacement radio electronic communications network exclusively for the nation's Emergency Services use.

Criterion A's considerations are met by the proposed development. The selected height of the lattice mast is the minimum height required to retain line of sight connection to the wider Microwave Ring Network. The lattice mast provides optimal height to clear any ground-based clutter and the topography of the land, ensuring uninterrupted signal transmission and reception. There is no significant adverse effect on the landscape, due to the 22-metre-tall trees providing screening; combined with careful and considerate design which has brought forward sustainable development of a slimline lattice mast, which is able to fall away into the tree line, rather than sit as a solid and more exposed structure.

Criterion C is also met by the proposed development. The mast has been positioned away from any significant ecological, heritage, or geological features. Additionally, the area surrounding the mast is shielded by 12-22m tall trees, providing natural screening, reducing impact on visual amenity for the wider landscape of Finchampstead and Arborfield Green.

The proposed development also reflects Criterion G: as the mast does not impact existing open space or recreational facilities. The location is chosen away from the heart of the communities and areas such as the recreation ground, or sports clubs; and therefore, does not lead to a reduction in community open space. By providing emergency service telecommunications coverage, the proposed development would enhance connectivity and support future development of community facilities by improving overall infrastructure.

Both criterion I and J are met by the proposal, as the proposed development will not lead to a net loss of residential accommodation or land, as it is sited away from residential accommodation. By being situated away from the more residential areas, not only does visual amenity remain unaffected, but also mitigates potential concerns related to visual intrusion or noise. This careful placement ensures that there is minimal impact on the local population, whilst still meeting the technical requirements for the emergency services to operate effectively by having their legally required levels of radio coverage.

Without security of state and protection of the emergency services personnel and the general public, economic and social objectives in the area and its surrounds would be damaged, with crime impacting businesses without police being able to maintain social order or the ambulance service / fire service being unable to communicate with paramedics and response teams trying to protect and save lives and property.

CP18 – Arborfield Garrison Strategic Development Location

Within the area identified at Arborfield Garrison, a sustainable, well designed mixed use development will be delivered including:

- 1) Phased delivery of around 3,500 dwellings including affordable homes in accordance with policy CP5;*
- 2) Employment;*
- 3) Appropriate retail facilities;*
- 4) Social and physical infrastructure (including provision of at least two new primary schools and a secondary school, together with children's centre and youth facilities);*
- 5) Measures to maintain separation from Arborfield Cross, Barkham Hill and Finchampstead North;*
- 6) Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy CP8 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);*
- 7) Improvements to transport capacity along the A327 (to both the M3 and Reading) and routes towards Bracknell and Wokingham (including the extension of Nine Mile Ride to the A327); and*
- 8) Measures to improve accessibility by non-car transport modes along the A327, B3030, B3349 and B3430 corridors especially on the routes to Bracknell, Reading, Winnersh and Wokingham.*

The development will be guided by a Development Brief Supplementary Planning Document produced with the involvement of stakeholders including all interested landowners in the area covered by the Strategic Development Location as defined on the Proposals Map.

A co-ordinated approach to the development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.

The creation of effectively a small town at the former Arborfield Garrison site must have the safety and security of not only its population but also that of emergency services personnel at the forefront of its thinking. Without security of state and protection of the emergency services personnel and the general public, economic and social objectives in the new small town and its surrounds would be annihilated with the breakdown of society with crime destroying businesses without police being able to maintain social order or the ambulance service / fire service / coastguard service being unable to communicate with paramedics and response teams trying to protect and save lives and property.

To conclude therefore, the application proposal brought forward conforms in entirety and the applicant believes that it has clearly demonstrated beyond all doubt total adherence with local Policy and as such should be granted as soon as practically possible, perhaps under delegated authority, to authorise the proposed development.

Other Issues: -

Need – v – Harm

Occasionally there are instances, particularly in greenbelt or high landscape areas, where there is a balancing act to maintain between the essential need for the electronic communications services and potential harm to the character of visual amenity of an area. In this instance, there is an unquestionable need to maintain public safety and security of state as well as for the protection of emergency services personnel in Finchampstead and its surrounding districts.

However, there are numerous appeal and Public Inquiry precedents setting out clear guidance in the event of such debate. In this regard we also attach, and refer to, the following Appeals and Public Inquiries: - Goldthorn Hill (APP/D4635/W/24/3348964) an appeal undertaken by the Needham Haddrell for another client in respect of a mast replacement in Wolverhampton, Wells Cathedral School (APP/Q3305/W/20/3257171), Barnet (APP/Q5300/W/16/3142885), Winchester (APP/L1765/W/18/3197522), Stevenage (APP/K1935/W/21/3281055) and Monton (APP/U4230/W/21/3288161).

As Inspector Fort stated in Barnet:-

.....I have had regard to the Framework's guidance at paragraphs 6-7, which state that the purpose of the planning system is to contribute towards the three dimensions of sustainable development, namely the economic, social and environmental. In considering the scheme I have had regard to the evidence submitted by the appellants that demonstrates the significant improvement to mobile phone 2g, 3g and 4g network coverage that would be achieved for both the residents of Hadley Wood and train passengers. The proposal would thus have demonstrable economic and social benefits, through facilitating digital connectivity for both employment and social purposes. Moreover, through enabling home working the proposal could have positive environmental effects by reducing the necessity for people to commute.

Consequently, the appeal scheme would provide demonstrable economic and social benefits that would outweigh its minor effects on the character and appearance of the station. The proposal, due to its lack of significantly harmful visual effects on the character and appearance of the adjacent MGB would not conflict with the CP33 of the Enfield Core Strategy (adopted November 2010) ("the Core Strategy") or Policy DMD 83 of the Enfield Development Management Development Plan Document (adopted November 2014) ("the DMDPD"). Whilst I detect some conflict with the objectives of CP30 of the Core Strategy and DMD37 of the DMDPD, I have given greater weight to the Framework in these regards as the proposal's minor harms to the immediate character and appearance of the station are outweighed by its substantial economic and social benefits, and an appropriate condition could considerably soften any harmful visual effects.

In this particular case, it is suggested by the developer that the installation of 27.5-metre slimline lattice mast, shielded by 18-20-metre-tall trees would have minimal effect on visual amenity. However, without the replacement of the emergency services apparatus, the future security and safety of the town and its residents, as well as emergency services personnel as well as national security is unquestionably in doubt. And thus, in perhaps the words of Inspector Fort, the minor harms to the immediate site will be outweighed by the development's substantial economic and social benefits.

ICNIRP and Perceived Risks, Health and Wellbeing

In relation to health considerations, clear guidance has always been provided by the Government:

"It is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them" (PPG 8, Paragraph 97-101).

It went on to add "local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development" (Paragraph 97-101).

Indeed, this situation has been reinforced by the Government in the National Planning Policy Framework where at paragraph 123 it states:

"Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure".

This position has been reinforced on numerous occasions by Planning Inspectorate decisions as well as High and Appeal Court rulings, but is perhaps best summed up in the Penally appeal for the installation of emergency services tetra equipment at The Ridgeway, APP/N6845/A/06/1199641 together with the Public Inquiry held in 2007 concerning the installation of an emergency services installation at North Walsham Police Station, APP/Y2620/C/06/2023392, both decisions of which are appended herewith.

These Inspectorate decisions have additionally been reaffirmed by the Court of Appeal in T- Mobile, Hutchinson, and Orange v First Secretary of State and Harrogate Borough Council (2004). Copies of this decision are attached for information.

Summary

National Planning Policy Framework is to facilitate the growth of new and existing communications systems, and the subject developer has a specific obligation to maintain essential Emergency Services in-building radio coverage to Ascot and its immediate surrounding residential districts. This application demonstrates beyond all doubt the technical need for the retention of the existing equipment deployed in an emergency to continue provide such services.

The lattice mast represents a balanced choice, prioritising technical functionality whilst minimising its environmental and aesthetic impact. Its height is necessary to ensure clear line of sight communication and protect the Ring network from collapsing and losing communication, while the lattice design and positioning adjacent to a more rural road surrounded by 12-22metre-tall trees help reduce its visibility. The design of the installation has been specific being a gravity based non-ground penetrating solution so as to ensure no tree / root damage therefore ensuring the protection of the surrounding trees. The location chosen is divorced from educational and residential areas, ensuring that visual amenity for the local population is not affected: making both the siting and design the most appropriate and responsible design choice.

Section 54A of the Town and Country Planning Act 1990 (as amended) instructs Local Planning Authorities to determine applications in line with the policies of the development plan unless material considerations dictate otherwise.

The applicant believes that it has demonstrated beyond all reasonable doubt that both national and local plan policies have been fully complied with and through good siting and design practice at the subject site location, we trust you can agree that minimal to no risk to visual or residential amenity has arisen.

For the reasons set out above, we recommend this application to the Authority and trust you can grant the appropriate planning permission for the proposal.

Confirmation that submitted drawings have been checked for accuracy

Name (agent)	Needham Haddrell	Telephone	[REDACTED]
Operator	Airwave Solutions Limited	Email address	[REDACTED]
Address	Nova South, 160 Victoria Street, London, SW1E 5LB	Date	07/11/2025
Signed	[REDACTED]		
Position	Director	Company (on behalf of the above operator)	Needham Haddrell