APPLICATION NO:
F/2002/7236

LOCATION:
Lands End Stables Landsend Lane, Lands End, Twyford Reading.

APPLICANT:
Orange Pcs Ltd C/O Patrick Farfan Associates Ltd

PROPOSAL:
Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

EARLIEST DATE FOR DECISION: **05/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 23/09/2002

APPROVED

CASE OFFICER: **Heidi Lynch**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Orange Pcs Ltd
C/O Patrick Farfan Associates Ltd
Salamander Quay West
Park Lane
HAREFIELD
Middlesex
UB9 6NZ

Application Number: F/2002/7236

Parish: **HURST**

Location: **Lands End Stables, Landsend Lane, Lands End, Twyford, Reading**

Proposal: **Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.**

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 fence surrounding the compound, the equipment cabins and the mast shall be painted to blend against surrounding vegetation. The mast shall be a grey colour above the existing tree-line level.

Condition
3. There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the River Loddon.

Condition
4. The developer must not store materials within a buffer zone 8 metres wide alongside the River Loddon and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

Condition
5. The cabinets shall be constructed with under-floor voids, with the over-site concrete finished at existing ground level; with the underside of the floor structure set at 300mm above ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.

Condition
6. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

Condition
7. There shall be no raising of existing ground levels on the site.

Condition
8. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
9. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
10. Any steps or ramps shall be of open construction.

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. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
4. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

Reason
5. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood-water storage capacity.

Reason
6. To ensure that free passage of flood water through the under-floor voids of the building is provided for.

Reason
7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
8. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
9. To prevent obstruction to the flow and storage of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
10. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Informative
1. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brick of the River Loddon main river. Contact Mike Chapman on 01276-454331 for further details.

Informative
2. This permission relates to the application as amended with revised plans numbered 30/BRK/0171/02 Issue 2 and 30/BRK/0171/03 Issue 2 submitted to the Local Planning Authority on 19 September 2002 showing revised siting and does not approve the proposals as originally submitted.

Informative
3. 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 LD3, C2, TC1
Loddon Area Local Plan Policies LTV2, LC15, LBE1, LBE2, PRV8, LRV4
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC4, WLL5, WBE1, WR15, WIC14

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/09/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Application Number: F/2002/7236

Appraisal:

The proposed development is the installation of a 20m high monopole mast with 3 antennae arranged around the central spine and capacity for 4 dishes. Ten radio equipment cabinets with an overall dimension of less than 90 cubic metres will also be installed within a 6.0 by 12.1m fenced compound. The fence will be 1.8m in height. The site is located at Lands End Stables close to the River Loddon. It is situated within the countryside, a flood area, a proposed country park site and the River Valleys Policy Area.

1. Impact upon neighbouring properties

The closest residential property would be the site owner's residence. This is approximately 50m away. The next closest residential properties are at least 200m away from the proposed site. The applicants have submitted certification that the proposed equipment and installations are in full compliance with the ICNIRP guidelines and therefore this application cannot be refused on health issues. Due to the distance away from residential properties, it is considered there will be no direct impact in terms of loss of privacy, overbearing issues or daylight issues.

2. Impact upon the countryside and visual amenity

The immediate surrounding area is a small open paddock bounded to one side by a river and on the other side by the Copperbridge Brook and further on, a pond. To the south are many buildings associated with the Stables and the development is approximately 180m from the closest road. The site is almost totally surrounded by existing mature vegetation (to the west, north and parts of the east. To the south, the existing stable buildings as well as trees would screen the development.

Despite the proposed mast and ancillary buildings being sited within the countryside, it is considered it has minor visual impact on the surrounding area. This is because the locality does not have large open areas usually characteristic of the countryside due to the significant amount of vegetation. The vegetation is unlikely to be removed, as the site is a proposed countryside park area. As such, the vegetation will always be able to screen the proposed mast. It is therefore considered that the siting of the mast in this location will have no significant impact on the surrounding countryside.

It is also considered that this locality for a telecommunications mast is more ideal than one in a residential area where these structures tend to be controversial.

Recommendation: Approval: ✓ Refusal:

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.		R012	The fence surrounding the compound, the equipment cabins and the mast shall be painted to blend against surrounding vegetation. The mast shall be a grey colour above the existing tree-line level.
3.			There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the River Loddon. Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
4.			The developer must not store materials within a buffer zone 8 metres wide alongside the River Loddon and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development. Reason: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

5.			The cabinets shall be constructed with under-floor voids, with the over-site concrete finished at existing ground level; with the underside of the floor structure set at 300mm above ground level; and with openings sufficient in size and number to allow free entry and exit of flood water. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood-water storage capacity.
6.			Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences. Reason: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
7.			There shall be no raising of existing ground levels on the site. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
8.			No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
9.			Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water. Reason: To prevent obstruction to the flow and storage of flooding due to impedance of flood flows and reduction of flood storage capacity.
10.			Any steps or ramps shall be of open construction. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Informatives	
1.	Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brick of the River Loddon main river. *Contact Mike Chapman on 01276454331 for further details.*
2.	N02 insert – plans numbered 30/BRK/0171/02 Issue 2 & 30/BRK/0171/03 Issue 2 Insert – 19 September 2002 Insert – revised siting

Policies
Loddon Local Area Plan: LTV2, LC15, LBE1, LBE2, PRV8, LRV4
Wokingham District Plan: WOS2, WOS3, WCC1, WCC4, WLL5, WBE1,WR15, WIC14,
Berkshire Structure Plan: LD3, C2, TC1,

JL Signed: T Ellwood

26/9 Date: 26/9/02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/7236

Applicant : Orange Pcs Ltd C/O Patrick Farfan Associates Ltd.

Location : Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.
Proposal : Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

Site Notice Displayed ? :

YES	NO	DATE
		21/8/02

Date of Neighbour Notifications : .....

Date of Site Visit : 21/08/02

Date Registered : 29/07/2002

Earliest Date for Decision : 05/09/2002

Latest Consultation Date/Site Notice Expiry Date : 05/09/2002

This application will have expired on: 23/09/2002. 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 :

Annie Drake - okay
Landscape/Trees - no objections
Environ. Health - no objections
Policy & Plans - no specific objections
Countryside - no objections
Environ. Agency - no objections to amended plans
Parish Council - no comments

Planning Issues :

Flood zone
Proposed County Park
Countryside
River Valleys Policy Area
Adjacent to Wildlife Heritage Site.

Loddon Area Local Plan

is there a esidential propety at re stables? If so wher?

RECORD OF SITE VISIT

SITE ADDRESS: Lands End Stables Landsend Lane Lands End, Twyford Reading.

APPLICATION NUMBER: F/2002/7236

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 21/08/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
In paddocks trees behind it

3. DESCRIPTION OF SITE/BUILDING
In paddock with trees surrounding it.

4. RELATIONSHIP TO ADJOINING PROPERTIES
— stables buildings to sath

5. SITE CONSTRAINTS

TREES surrand site

ACCESS/PARKING —

LEVELS level

BOUNDARY TREATMENT —

OTHERS —

File please

ENVIRONMENT AGENCY

Our Ref : SP/2002/006283-2/1
Your Ref : F/2002/7236

Date : 20 September 2002

61425

PLANNING SERVICES	HPT
FOL	ILS
DC HL	ENF
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CS	
25 SEP 2002	
COPIES TO	ACK

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSED ERECTION OF TWO 20M HIGH TELECOMMUNICATIONS MONOPOLE WITH 6 ANTENNAE 4 DISHES + ASSOCIATED EQUIPMENT CABINETS - AMENDED PLANS SHOWING INCREASED BUFFER ZONE LANDS END STABLES, LANDSEND LANE, TWYFORD

I refer to my letter of 9 September 2002 in which the Environment Agency objected to the above application due to the proximity of the proposed development to the Rover Loddon.

I have received an amended plan for the development in a fax dated 18 September 2002 from Patrick Farlan Associates (Dwg no. illegible), which shows the provision of an 8m buffer zone between the development and the top of the river bank, as required by the Environment Agency. On this basis the Agency can withdraw its previous objection provided the following conditions are attached to any planning permission granted:

PLANNING CONDITIONS

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the River Loddon.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the River Loddon and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: The cabinets shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at 300mmabove ground level; and with openings sufficient in size and number to allow

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water. The Agency requests fencing with 10mm vertical bars with 100mm spacing or similar.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river.
Contact Mike Chapman on 01276 454331 for further details.

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1974 and 1 in 100 year floodplain of the River Loddon.

The agency does not have a specific floodwater level for this area. However, we do strongly recommend that the equipment cabinets be constructed with underfloor voids; with the oversite concrete finished at existing ground level; with the underside of the structure set at or above the level indicating 300 mm above the existing ground level; and with openings in sufficient size and number to allow free entry and exit of floodwater. This will provide the cabinets with some level of protection against floodwaters, and will prevent the increased risk of flooding due to impedance of floodflows and reduction of floodwater storage capacity.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Patrick Farfan Ltd

Ref: PL

29.JUL.2002 7

Network and 3G information

29 JUL 2002 7236

How mobile phones work – the need for base stations

How calls are made and received

In order to run a network offering mobile services, each operator is granted a licence to broadcast at a particular frequency range within the radio spectrum. All other users of the radio spectrum must be allocated their own part of the spectrum to prevent interference occurring.

Mobile phones work by converting voice into electronic signals and then sending and receiving these signals to and from antennae that are attached to radio transmitters, or radio base stations. They do so by using a part of the allocated frequency range, known as a radio channel.

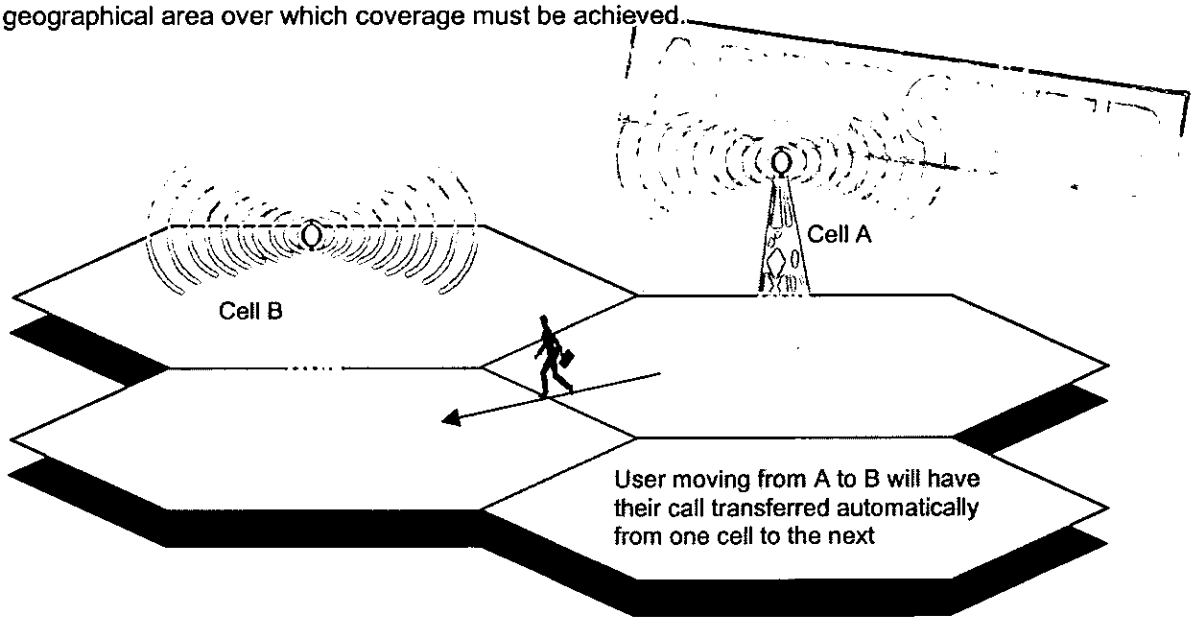
Therefore, in order for a two way conversation to be held without interference from other calls, each call must be allocated a radio channel at which to transmit and a radio channel at which to receive.

However, the allocated frequency range can only be divided into a limited number of radio channels, which means only a limited number of calls can be made at any particular time. If all radio channels are being used no further calls can be made.

Building a Network – obtaining coverage

Radio base stations transmit and receive signals to and from the mobile handsets and allocate the radio channels to the calls being made. The area over which a single radio base station transmits and receives is generally referred to as 'cell'.

The operator's network therefore is made up of many overlapping cells covering the entire geographical area over which coverage must be achieved.



In order to ensure that a call remains continuous as the user moves around, the cells overlap slightly. When a user nears the edge of a cell and enters the overlap area with the next cell, the network will hand over from one base station to the next once the new base station is providing a stronger signal.

However, radio signals will suffer interference from any obstacles such as buildings, trees, hills and valleys and therefore wherever these obstacles exist a new base station must be erected to provide coverage in the area where signals from existing base stations cannot reach.

Transferring a call

Once a call reaches a radio base station, it must be transferred across the rest of the mobile operator's network and into the fixed line network or to wherever the call is being made.

Depending on where the base station is located the call will be passed either through underground fibre optic cables or via 'point to point' fixed links which transmit a 'torch like' beam from one base station to the next and require a direct line of sight.

By a combination of these methods, the call may travel between several base stations, before entering a main switching centre and then being passed off the mobile operators network through the public switch telephone network.

Increasing capacity

In order to increase the number of calls that can be made, the operator must re-use the same radio channel many times simultaneously. As long as the same radio channel is not being used on more than one call within the same geographical area, interference will not occur and many calls can use the same radio channel without affecting each other.

Each base station uses a certain number of all the radio channels available to the mobile operator in its allocated frequency range. If all the radio channels in a particular cell are being used then greater capacity can be created, enabling more calls to be made, by erecting another base station within the existing cell and creating two smaller cells.

Therefore the way in which radio channels are reused is by increasing the number of radio base stations, which will always have to be multiplied in line with the number of calls made by new customers who buy mobile phones.

As long as the base stations in these adjoining cells are not using the same radio channels; more calls can be made in the same area without causing interference.

Third Generation, 3G – impact on the network

Third Generation, commonly referred to as 3G, represents the next advance in mobile communications technology. The current digital mobile technology is referred to as Second Generation (2G) and the First Generation (1G) was the original analogue systems.

Orange, along with the other 2G operators and an additional new entrant, has been granted a Licence to provide 3G services in the United Kingdom. Orange is currently building the infrastructure to support 3G services in readiness for the expected UK launch date in late 2002.

The need for 3G base stations

Coverage

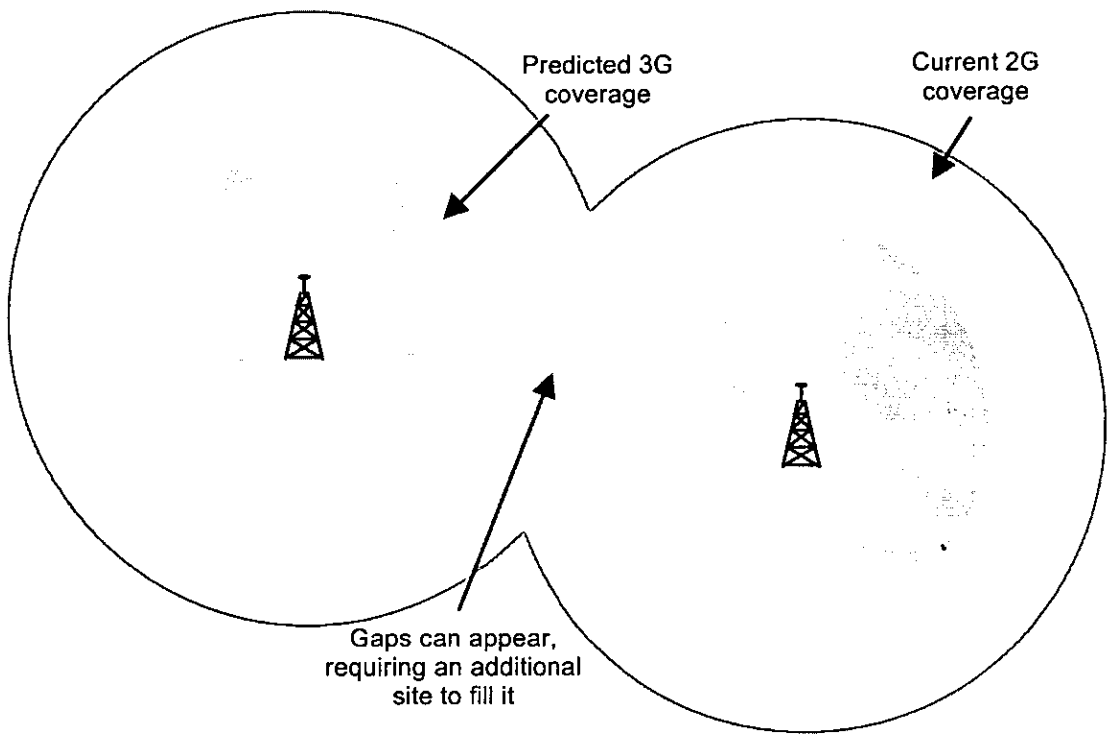
The existing Orange network will be used as the base upon which the new 3G network will be built. Where possible, existing 2G sites will be upgraded to allow them to offer both 2G and 3G services from a single base station. This is intended to minimise the number of additional sites required.

In most cases, this will involve swapping existing 2G antennas with new ones that are able to send and receive current 2G radio signals as well as the 3G signals. Equipment cabins will also be replaced.

The 3G system operates in another part of the electromagnetic spectrum, adjacent to the existing 2G part (1800 MHz) at slightly higher frequencies (2100MHz). The main impact on the Orange network of these different frequencies will be on geographical coverage. The radio waves transmitted at these higher do not travel as far through the air as 2G radio waves.

This means that the area that a 3G base station is able to cover will be smaller than a 2G base station at the same location currently covers. In some areas this will mean that 'holes' may appear in the 3G network.

Therefore, in these areas it will become necessary to build additional sites to fill these gaps so we can provide the same level of coverage for 3G as is currently available for 2G.



In – building services

Another consideration is the need for good quality signal. As 3G will involve increased use of data services, as well as voice calls, it is important that there is no disruption to the signal as important information could be missed. Consequently, it is vital to improve the quality of coverage above that acceptable for 2G services.

This is becoming more important as mobile communications move beyond simple voice calls and more data services are developed. Improving the coverage in built-up areas will allow better signal quality in buildings allowing many more people to access these services, both at the home and in the office.

Capacity demand

The growth of mobile phone usage has been exponential and there are more than 45 million users of mobile phones in the UK representing over 70% of the population. It is anticipated that 3G services will prove to be as popular as the current services available.

If demand keeps growing there will be a requirement for additional sites to support it, as each base station can only handle a certain number of calls. Some of the new 3G services such as videophones use more capacity than voice calls, further increasing the need for more capacity.

Building the 3G network

It is difficult to estimate the number of new sites required for 3G services. Orange's preference is always to use existing structures to accommodate transmitter equipment, wherever possible, whether they are buildings or existing radio masts.

Currently 60% of existing Orange sites are located on existing towers, masts or existing structures and within buildings, or accommodate other mobile operators' equipment.

Under the terms of the Licence granted by the Government, Orange has an obligation to provide and maintain a 3G UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007.

29 JUL 2002 7235

HEALTH AND SAFETY STATEMENT

As you are aware I have already provided technical information relating to health and safety in the Supplementary Information Template which is enclosed with this application.

PPG8 states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive

However, Orange recognises the concerns of members of the public over perceived health effects and consider that detailed supplementary information would be beneficial for all parties concerned.

Independent Expert Group on Mobile Phones – 2000

As a result of concern over mobile phones and base stations the Minister for Public Health set up the Independent Group on Mobile Phones in the UK in 1999, under the chairmanship of Professor Sir William Stewart. Its report (The Stewart Report) was published in May 2000 and is the first genuinely independent and comprehensive review of mobile communications technology in the UK.

It concluded that

- "We conclude that the balance of evidence indicates that there is no general risk to the health of people living near base stations on the basis that exposures are expected to be small fractions of the guidelines".
- However there can be indirect adverse effects on their well being in some cases
- There is now scientific evidence, however, which suggests that there may be biological effects occurring at exposures below these guidelines
- We recommend that a precautionary approach of the use of mobile phone technology be adopted until much more detailed and scientifically robust information on any health effects becomes available".

APPROV

ICNIRP Compliance

One of the recommendations of the Stewart Report was to adopt ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines to limit public exposure from transmitter sites. The Government has adopted this recommendation. The majority of Orange transmitter sites already comply with these new guidelines and a comprehensive review will ensure that all sites will comply.

Before going into further detail, I would like to confirm that the proposed installation as detailed in drawing numbers (insert drawing numbers) 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). I enclose a Certificate to this effect.

The site has been designed so that no member of the public can be expected to be exposed to electromagnetic fields in excess of ICNIRP general public guidelines. For Orange installations this equates to safety distances of typically 10 metres between the front of the antenna and anywhere the general public may have access.

Further Research

In order to investigate gaps in the knowledge one of the conclusions of the Stewart Report was to carry out further research. A fund of seven million pounds has been set aside under the chairmanship of Sir William Stewart to address these areas.

Government Policy

I think it would be helpful summarising current government policy relating to Health and safety.

The government position is clear and is set out in paragraphs 29 – 31 of PPG8.

'Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. [2]It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case.' (Para 29 of Appendix)

'However, it is the Government's firm view that the planing system is not the place for determining what measures are necessary to protect public health. In the Governments view, if a proposed mobile hone base station meets the ICNIRP guidelines for public exposure it should not be necessary for the local planning authority to consider further the health effects and concerns about them.' (Para 30 of Note)

Furthermore in the Supporting Guidance it states that 'it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime. Enforcement of health and safety legislation is a matter for the Health and Safety Executive and not the local planing authority.' (Para 94)

Precautionary Approach

Much has been made of the term 'Precautionary Approach' and the Government has given guidance on what this constitutes. 'The Government's acceptance of the precautionary approach recommended by the Stewart Group's report "mobile phones and health" is limited to the specific recommendations in the Group's report and the Government's response to them. The report does not provide any basis for precautionary actions beyond those already proposed. In the Governments view, 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.' (Para 31 of Note)

As a precautionary approach the Government has adopted the ICNIRP general public guidelines in preference to the previously used NRPB guidelines. The ICNIRP standards are founded on the same scientific basis as NRPB but have, by including the precautionary approach, increased the safety standards by five.

World Health Organisation Report (July 2000)

The World Health Organisation updated its Fact Sheet No 193, Electromagnetic Fields and Public Health. It urges regulatory authorities not to undermine the science base of (health based) guidelines by incorporating arbitrary additional safety factors. The fact sheet also states that the ICNIRP guidelines offer protection against all identified hazards of RF energy with large safety margins.

The fact sheet concludes 'RF fields around base stations are not considered a health risk'.

Beam of Greatest Intensity

The Stewart Report referred to a 'Beam of Greatest Intensity' and this has been picked up on by local planning authorities and the public. Although the Stewart Report defines this beam it is our feeling that the purpose of this calculation has been misunderstood and consequently misused.

The Stewart Report defines the Beam of Greatest Intensity as the area at whose boundary the intensity falls to a half (Paragraph 4.32). So the region of greatest intensity lies between

[2] Newport B.C. v S.S. for Wales and Browning Ferris Environmental Services Ltd (1998)

the points where the centre of the main beam hits the ground and where the nearest edge of the beam hits the ground.

The Stewart report points out whether the radio signal from a given site falls on a particular location is dependent on the height of antennas and their direction and tilt. Based on typical down-tilt for antennas on say a 15m mast the Beam would fall on a large area typically 180m to 400m for a macro cell.

In our opinion, the reference to the Beam has caused undue concern to residents and schools located near to a proposed telecommunications installation. The concept of anyone living in a *beam* is obviously likely to cause alarm particularly if they do not understand the technology and safety guidelines introduced by the Government. In reality, however as you will see from the diagrams below the theoretical maximum power levels are significantly below ICNIRP guidelines.

Due to the complexity of calculating where the Beam falls and possible concerns that could be raised by residents or schools located within it the Government have distanced themselves from the Beam of Greatest Intensity. None of the recent planning guidance such as PPG8 and the Town and Country Planning (General Permitted Development) (Amendment) (England) (Order) 2001 refer to it once.

We would, therefore, in light of the above propose a more pragmatic approach to such desktop calculation namely based on the theoretical power levels at various distances. We have also show the point at which the highest power level falls. These are also shown in terms of percentage of ICNIRP guidelines.

Power Levels

Orange have developed a desk top calculator that provides theoretical power level on a site specific basis expressed in terms of ICNIRP general public guidelines which for Orange is 9 W/m^2 (Watts per metres square).

Diagram 1 (overleaf) shows the theoretical maximum readings (in vertical elevation) from the antenna of a typical macro cell type installation [1]. The calculations are based on a 15m tower and readings are given at set distances of 50, 100, 200, 300, 400, 500 and 1000 metres. The diagram also shows the distance at which the power level is highest.

The signal levels are given in power flux density[2] and expressed in terms of factors and percentages of ICNIRP public guidelines.

The theoretical model is based on optimum propagation and, therefore, cannot take account of normal terrain features such as trees and buildings that would degrade the received signal. It also does not allow for building penetration losses.

Based on a theoretical model the greatest power level would fall at a distance of 178m. At this point, however, it would only be 0.0273 W/m^2 and only 0.3033 per cent of ICNIRP public guidelines.

The diagram also shows how the power level rapidly decreases with distance.

---

[1] The definition of Macrocells as given in PPG8 is they provide the main structure for the base station network. The base stations for macrocells have power outputs of tens of watts and communicate with phones up to about 35 kilometres (22 miles distant]

[2] This is an industry standard way of expressing the strength of a radio signal relative to a surface area. For example, a power flux density of 1 W/m^2 represents 1 watt of RF power spread evenly over $1m^2$. The Radiocommunications Agency uses this method of measurement in their schools audit. (see below)

Diagram 1 – power levels from typical macrocell (absolute worst case values)

ICNIRP Public exposure guideline: 9 W/m^2

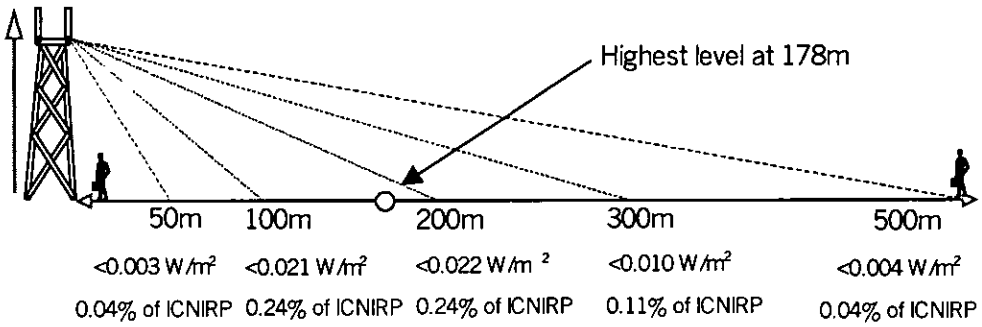
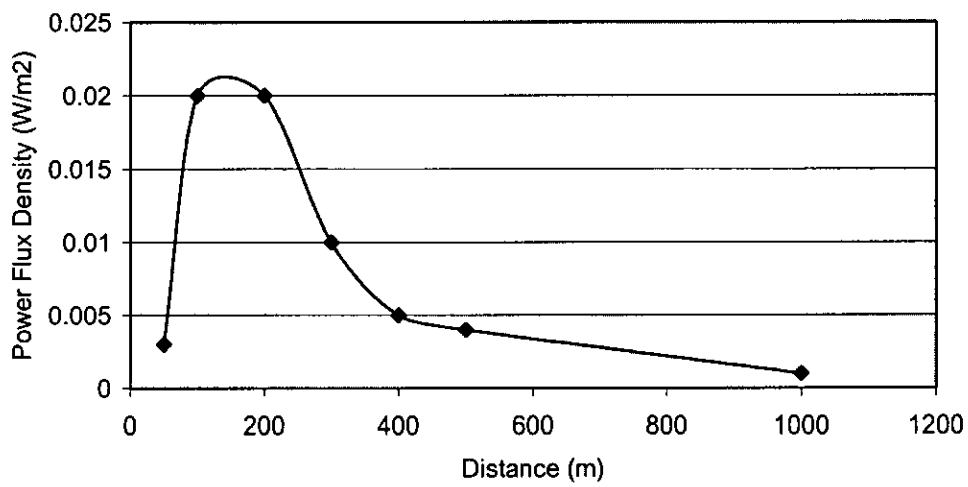


Diagram 2 (below) shows the power levels in graph form (i.e. signal along the ground in graph form). Please note the point at which the level is highest and how this rapidly decreases with distance.

Diagram 2 Power levels from a typical macrocell. at ground level. Absolute worst case values.



In practice, however, the levels have been measured to be between a hundred and a thousand levels lower than those shown (see below).

Finally the table below shows the figures in table form

Distance	Power Flex Density W/m^2	Electric field strength V/m	Percentage of ICNIRP	Factor Less than ICNIRP
50m	0.0032	1.1035	0.0359%	2786
100m	0.0215	2.8439	0.2384%	420
200m	0.0217	2.8579	0.2407%	415
300m	0.0097	1.9078	0.1073%	932
400m	0.0054	1.4315	0.0604%	1656
500m	0.0035	1.1455	0.0387%	2586
1000m	0.0009	0.5729	0.0097%	10337

Independent RF Surveys

In reality though, a number of independent surveys have confirmed that the actual emissions are well below the theoretical levels outlined above.

The Government commissioned the Radiocommunications Agency (RA) to implement a programme of surveys to ensure emissions from base stations do not exceed guidelines. Reflecting public concern, it was decided that the focus of the audit would be schools with base stations on or close to their premises.

The programme of 100 surveys was completed on 21 December 2001 and the results posted on the Agency website www.radio.gov.uk.

The highest recording was on Folkestone School for Girls 0.003573 watts/m^2 or approximately 1/279th (0.358%) of the ICNIRP maximum guideline reference level for public exposure.

Heidi Lynch

To: Neil.Hodgson@patrickfarfan.com
Subject: RE: F/2002/7236 - Landsend Stables, Twyford, RG10 0RA (Orange Ref BRK0171)

Neil,

The conditions of consent F/2002/7236 do not need to be formally approved in writing by the Local Planning Authority with the exception of condition 6 which specifically states:

Openings and any associated grilles to the underfloor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

No other conditions of this consent require you to submit details for approval. Therefore, the Local Planning Authority do not need to formally approve these conditions subject to the development being carried out in accordance with the said conditions.

With regard to condition 6, the plans submitted (30/BRK/0171/02 Issue 3 & 30/BRK/0171/03 Issue 3) and fax sent to the Environment Agency on 8/10/02 show the ancillary telecommunications equipment to be positioned on a raised steel platform above the base. This platform has an open grille floor. These details are considered acceptable for condition 6.

Regards,

Heidi Lynch
Planning Officer

-----Original Message-----
From: Neil.Hodgson@patrickfarfan.com [SMTP:Neil.Hodgson@patrickfarfan.com]
Sent: 06 December 2002 12:10
To: heidi.lynch@wokingham.gov.uk
Cc: chris.stevens@orange.co.uk
Subject: F/2002/7236 - Landsend Stables, Twyford, RG10 0RA (Orange Ref BRK0171)

Heidi,
Reference our telephone conversation of 3 December 2002, Ref; F/2002/7236
Can you reply to this e-mail confirming our discussion with respect to the planning conditions attached to the approval notification.
Your opinion was;
'the letter granting planning approval does not require conditions be formally approved in writing'

The authorities wording is
...'Approve Permission for carrying out the above development in accordance with application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder'.

10 conditions and reasons follow

Informative 2 ....relates to the revised plans submitted

The local authority therfore do not require to formally approve the conditions, subject to the development being carried out in accordance with said conditions.

I look forward to your comment

Neil Hodgson
Acquisition Consultant

Patrick Farfan Associates Limited
Salamander Quay West
Park Lane
Harefield
Middlesex
UB9 6NZ

Tel: +44 (0)1895 823 700
Fax: +44 (0)1895 821 214
Mobile: +44 (0)7855 960 042
Email: Neil.Hodgson@patrickfarfan.com
Web: http://www.patrickfarfan.com

62752

Our Ref: **BRK0171**
Your Ref: **F/2002/7236**

30 October 2002

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Heidi Lynch
Planning Services
Wokingham District Council,
PO Box No.157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Re: ORANGE MACROCELL (Cell number BRK0171)

F/2002/7236 Lands End Stables, Lands End, Twyford, RG10 0RA

Dear Heidi:

Further to the comments received from the Environment Agency in respect to your favourable decision on F/2002/7236 Lands End Stables, Lands End, Twyford, RG10 0RA. and subject to discharge of conditions, I submit details of the external finish and colour of the proposed development for your approval.

Please find enclosed plans indicating the revised equipment compound to satisfy conditions 5 6 and 10. The fence, equipment cabinets and mast will be painted BS 4800 12 B29 Midnight Green and the mast painted BS 4800 10 A03 above existing adjacent tree line at approximately 12.0m AGL

I look forward to receiving your approval by letter to the undersigned at the above address no later than fourteen days from the date of this letter.

Please do not hesitate in contacting me if you would like any further information.

Yours Sincerely,

Neil Hodgson
Acquisition Consultant
Mob 07855 960042

Spoke to Neil on 4/12/02 & said that if he wanted a letter discharging conditions, he would have to submit paint samples. Told him it wasn't necessary to do this as the condition does not equire submitting of details. Therefore as long as the de-elopment is carried out in accordance with the conditions, it would be ok. Plans show small changes to fit in with Environ. Agency equirements. Okay by me but advised Neil to get plans checked by EA directly. Spoke also with M. Chapman from EA who said they should ok.

HEIDI LYNCH

No response letter therefore written.

INVESTOR IN PEOPLE
Offices throughout the UK and Europe.

F/2002/7236 → Heidi Lynch

EURO-TEL DESIGN LTD

Fax Transmittal Sheet

Date: 08/10/2002

Fax-Number: [redacted]

Time:

Project-Ref: **Lands End Stables - River Lodden**
Development for OPCS - BRK 0171

Please deliver this fax to the person identified 09 OCT 2002 Action Required:
62042 Yes [X]
No [ ]

F.A.O : Mike Chapman

Company Name : Environment Agency

Information Only: [ ]

0118 9746484

CC:

Wokingham Dc T Watson	fax:	0118 9746484
Patri N Hodgson		01835 821214
Mansell	fax:	023 8058 0401
	fax:	

Sender : Rob Foster

Contact Number : 07815 890768

Number of Pages including Cover : 1

Subject: Conditions on Planning approval

Mr Chapman

A copy of the Planning approval for the above , issued by Wokingham DC has been forwarded to us for amendment.

It is not possible , due to the requirement to access to the top of the cabinets for maintenance, to place the cabs on permeable bases 300 high

However, we can erect the equipment on a steel platform above the base on 4 or 6 100x100 legs to gain the required height.

The platform will have an open grille floor and will be accessed by an open steel ladder.

The fencing is of an open grille type .

The foundation bases of the tower and cabs will be constructed with their tops at nominal ground level.

Notes relating to the 8.0m exclusion area will be prominently displayed on the construction issue of the drawings so that the contractor will not use the area for spoil or storage .

We hope this will be satisfactory

Please call me with any comments

Regards

Rob Foster

Please deliver this fax to the identified person
Should this fax transmittal not be intended for you or your company we apologise. Please destroy and or notify the sender of the error.

Euro-Tel Design LTD
Trym Lodge
1 Henbury Road
Westbury-On-Trym
Bristol. BS9 3HQ

Mobile : 07815 890768
Tel : 0117 3101290
Fax : 0117 3101291
Email : rfoster@euro-teldesign.com

08 Oct 02 12:03 Norman Vanstone 0117 3101291 p.1

Our Ref : SP/2002/006283-2/1
Your Ref : F/2002/7236

Date : 20 September 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Sent by email 24/9/02

Dear Sir/Madam

PROPOSED ERECTION OF TWO 20M HIGH TELECOMMUNICATIONS MONOPOLE WITH 6 ANTENNAE 4 DISHES + ASSOCIATED EQUIPMENT CABINETS - AMENDED PLANS SHOWING INCREASED BUFFER ZONE LANDS END STABLES, LANDSEND LANE, TWYFORD

I refer to my letter of 9 September 2002 in which the Environment Agency objected to the above application due to the proximity of the proposed development to the Rover Loddon.

I have received an amended plan for the development in a fax dated 18 September 2002 from Patrick Farlan Associates (Dwg no. illegible), which shows the provision of an 8m buffer zone between the development and the top of the river bank, as required by the Environment Agency. On this basis the Agency can withdraw its previous objection provided the following conditions are attached to any planning permission granted:

PLANNING CONDITIONS

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the River Loddon.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the River Loddon and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: The cabinets shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at 300mmabove ground level; and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water. The Agency requests fencing with 10mm vertical bars with 100mm spacing or similar.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river. *Contact Mike Chapman on 01276 454331 for further details.*

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1974 and 1 in 100 year floodplain of the River Loddon.

The agency does not have a specific floodwater level for this area. However, we do strongly recommend that the equipment cabinets be constructed with underfloor voids; with the oversite concrete finished at existing ground level; with the underside of the structure set at or above the level indicating 300 mm above the existing ground level; and with openings in sufficient size and number to allow free entry and exit of floodwater. This will provide the cabinets with some level of protection against floodwaters, and will prevent the increased risk of flooding due to impedance of floodflows and reduction of floodwater storage capacity.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Patrick Farfan Ltd

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 23 September 2002

Location:	Lands End Stables, Landsend Lane, Lands End, Twyford
Proposal:	Proposed 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabins.
Application Number:	F/2002/7236

In response to your informal consultation dated 20 September 2002 for the above application, the landscape comments are as follows:

I have no objection to the revised location of the mast in accordance with the Environment Agency recommendations. This location will have less impact on the existing tree than the previous location and will therefore require less tree work in order to erect the mast.

Catherine Brimble

Catherine Brimble
Landscape Architect

Development Control Manager

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/7236**

Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.

Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

I wish this application to be listed should the officers recommendation be for: ~~GRANT~~/REFUSAL and my reasons are:

ANOTHER MAST IN HURST! Open countryside & lots of paraphernalia. Too much

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. ~~YES~~/NO

Signed: A Drake

Date: 13.8.02

Councillor A Drake

Spoke to Arnette on 2/9/02 & she said okay to approve.

Release discuss Heidi Thanks.

Our Ref: **BRK0171**
Your Ref: **F/2002/7236**

18 September 2002

61185

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www.patrickfarfan.com

Heidi Lynch
Planning Services
Wokingham District Council,
PO Box No.157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Re: PROPOSED ORANGE MACROCELL (Cell number BRK0171)

F/2002/7236 Lands End Stables, Lands End, Twyford, RG10 0RA

Dear Heidi:

Further to the comments received from the Environment Agency in respect to your consultation on F/2002/7236 Lands End Stables, Lands End, Twyford, RG10 0RA. Please find enclosed plans indicating the compound relocated to maintain a buffer zone between the proposed site and River Loddon

Should you require *any* additional information, please do not hesitate to contact me on our office number 01895 823700 or on my mobile number 07855 960042.

Yours Sincerely,

Neil Hodgson
Acquisition Consultant

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ENVIRONMENT AGENCY

Our Ref : SP/2002/006283-1/1
Your Ref : F/2002/7236

Date : 09 September 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSED ERECTION OF TWO 20M HIGH TELECOMMUNICATIONS MONOPOLE WITH 6 ANTENNAE 4 DISHES + ASSOCIATED EQUIPMENT CABINETS - LANDS END STABLES, LANDSEND LANE, TWYFORD

Thank you for your letter dated 12 August 2002, received on 14 August 2002. Please quote the following reference in any correspondence: SU77SE/24/3. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: There is an inadequate buffer zone between the proposed development and the River Loddon which will adversely affect the character and value of the watercourse.

ADVICE TO PLANNING AUTHORITY

Conservation

The proposed development should not be within 8m of the bank of the Loddon River which is the minimum buffer zone for any new development ordinarily required along a main river. The buffer zone should be undisturbed and maintained for wildlife. It should not include any built development including hardstanding or fences.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

This objection can be overcome by repositioning the proposed development at least 8 metres from the top of the river bank.

Background

This section of the Loddon is a wildlife heritage site and as such must be protected from inappropriate development. The Agency considers that locating this telecomunications development adjacent to the river would cause disturbance and a negative impact on the wildlife corridor which runs alongside the river.

The Habitats Directive requires Member States to endeavour to encourage the management of features of the landscape which are of major importance for wild flora and fauna (see paragraph 23). These features are described as those which because of their linear and continuous structure or their function as stepping stones, are essential for migration, dispersal and genetic exchange. Examples given in the Directive are **rivers with their banks,** traditional field boundary systems (such as hedgerows), ponds and small woods. Permitting development adjacent to the river does not encourage the management of such wildlife corridors.

PPG9 'Nature Conservation' states:
"Statutory and non-statutory sites, together with countryside features which provide wildlife corridors, links or stepping stones from one habitat to another, all help to form a network necessary to ensure the maintenance of the current range and diversity of our flora, fauna, geological and landform features and the survival of important species".

It should also be noted that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river, regardless of any planning permission granted.

Flooding

This site is within the 1974 and 1 in 100 year floodplain of the River Loddon.

The Agency does not have a specific floodwater level for this area. However, we do strongly recommend that the equipment cabinets be constructed with underfloor voids; with the oversite concrete finished at existing ground level; with the underside of the structure set at or above the level indicating 300 mm above the existing ground level; and with openings in sufficient size and number to allow free entry and exit of floodwater. This will provide the cabinets with some level of protection against floodwaters, and will prevent the increased risk of flooding due to impedance of floodflows and reduction of floodwater storage capacity.

The Agency would be prepared to support this objection, with evidence, at an appeal.

If you are minded to grant permission for the proposals despite the above objection, it is essential that you contact me before a determination is made.

If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Patrick Farfan Ltd

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

4th September, 2002

60746.

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Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Heidi Lynch

Dear Miss Lynch,

Application No. F/2002/7236

I refer to the above-mentioned Application by Orange Pcs Ltd., in respect of Lands End Stables, Landsend Lane, Landsend, Twyford: proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

My Council have no adverse comment.

Yours sincerely,

Wardle

Clerk

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 2 September 2002

Location:	Lands End Stables, Landsend Lane, Lands End, Twyford
Proposal:	Proposed 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabins.
Application Number:	F/2002/7236

In response to your consultation dated 12 August 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside and river floodplain of the River Loddon. There is a considerable amount of vegetation along the river which is not shown on the block plan and therefore it is difficult to assess the exact location of the mast within the site. Although the site plan shows the location of the mast adjacent to an existing tree there are no other features shown as to provide the context for the mast's location.

It is proposed that the canopy of the tree is cut back on one site to allow the mast to be positioned as shown. It is suggested that the mast be moved 5m to the south which will then avoid extensive tree works and safeguard the future health of the tree.

In considering the public views of the proposed location of the mast in general (exact location is difficult to determine), there will be limited views of the mast from the public right of way to the south and which will be seen against a backdrop of trees growing alongside the river. A footpath running parallel to the river to the east of the site will provide no views, or very limited glimpses of the mast, due to considerable amount of vegetation to the west of the footpath. Overall I do not consider this site to be an inappropriate location for a mast.

Catherine Brimble

Catherine Brimble
Landscape Architect

Heidi Lynch

From: Andy Glencross
Sent: 29 August 2002 16:10
To: Heidi Lynch
Subject: PA F/2002/7236 Lands End Stables Landsend Lane Lands End Twyford

WOKINGHAM UNITARY
Aiming for Excellence

Hi Heidi

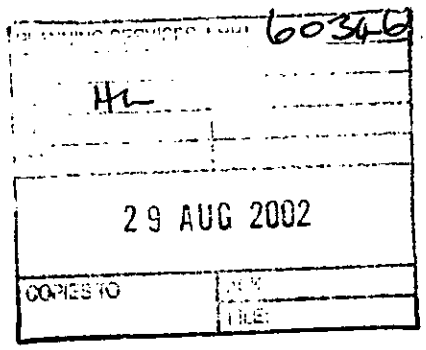
There appear to be no ecological grounds on which to object to this planning application.

Cheers

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

Our Ref: **BRK0171**
Your Ref: **F/2002/7236**

28 August 2002



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ASSOCIATES LIMITED

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Heidi Lynch
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Wokingham,
Berkshire,
RG40 1WR.

Re: PROPOSED ORANGE MACROCELL (Cell number BRK0171)

F/2002/7236 Lands End Stables, Lands End, Twyford, RG10 0RA

Dear Ms Lynch:

Further to our telephone conversation of 27 August 2002, I submit additional information as requested, for the proposed telecommunications development at; Lands End Stables, Lands End, Twyford, RG10 0RA.

In response to our telephone conversations we recognize PPG8 attaches considerable importance to keeping the numbers of masts to a minimum in order to limit visual intrusion. (Para 19) It does not, however, say that mast sharing is always the preferred option. In Paragraph 20 states that 'the sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in particular case'.

In the letter of application of 24 July 2002 it states *'at this location it has not been possible to share an existing structure and the option of a well-screened and remote site chosen'*

After investigating the Radio Agency Website during the pre-application preparation and again in response to your enquiry I have again identified potential site sharing opportunities but I aim to comment on these in a more concise manner than previously included in the pre application and letter of application.

The projected coverage area for the cell is the area south of the railway line at Twyford Station and Whistley Green. Orange PCS existing sites in the immediate environs at present do not fill the gap in coverage, capacity, and signal strength in the above-mentioned coverage area. Around this area I nominated a further search area of a further 1.5-2km.

Within Twyford, in particular an area south of the railway line the density of the urban area, natural vegetation surrounding adjoining streets and distances involved from adjacent sites at BRK0078 (Loddon Road) Charvil, BRK0029 (Twyford) Ruscombe, BRK7080 (East Park Farm) Charvil, can produce blocked signal and results in the network struggling to cope with capacity and quality problems. These sites all fall within the search area described above and were discounted in the covering letter with the application as existing Orange sites and therefore offering no network benefit.

BRK0078 (Loddon Road) Charvil is 1.5km from the required coverage area and at present does not fill the current gap in coverage.

BRK0029 (Twyford) Ruscombe, again is 1.25km from the required coverage area and at present does not fill the current gap in coverage, furthermore the density of the housing at Broad Hinton and the drop of land from Stanlake Park to Hurst Road produces a 'shadow' in the coverage.

BRK7080 (East Park Farm) Charvil, is a street furniture 'mast' within adopted highway 800m from the proposal. There would be no space to redevelop this site into a macrocell and it would be within 100m of the main residential areas of Charvil with no natural screening to the extent that exists at Landsend Stables

Alternative sites described in the covering letter with the application referred to the Vodafone column at Twyford Station; *a site share (two operators on one structure) would result in the proposed tower being extended by a further 5m to accommodate both Orange and Vodafone. This is required to maintain spatial diversity between the two operators antennas. A structure extended upwards by 5m and with two operators antennas would also require to be more substantial, negating the original applications approval on the basis of the slim profile of the structure. The antenna would not be spline mounted around a central support but a 'headframe' could be required.*
Both of these modifications to the structure and antenna arrangement would considerably affect any visual amenity concerns of neighbouring properties

The Sitefinder website identified another existing structure at Twyford Sewage works, this is located 2 km from the northern limit of the required coverage area and 500m beyond the existing Orange site at BRK0078 (Loddon Road) Charvil, and therefore offering no network benefit.

A Vodafone site at Sheeplands Farm Twyford Road Wargrave was identified in the search again this is beyond, the two previous sites and being 2km from the northern perimeter of the coverage area of no network benefit. A recent 'Other Licensed Operator' mast at Bath Road/Wargrave Road again is situated on adopted highway. There would be no space to redevelop this site into a macrocell and it would be within 100m of the main residential areas of Twyford with no natural screening to the extent that exists at Landsend Stables

The existing mmO2 installation off Stanlake Lane again would be of very limited network benefit to Orange. It is located between the existing Orange site at BRK0029 (Twyford) Ruscombe and the eastern side of Twyford which it currently provides coverage for. Sharing at this location again would require the replacement tower being extended by a further 5m to accommodate both Orange and mmO2. This is required to maintain spatial diversity between the two operators antennas, and to clear the surrounding tree clutter, negating the current sensitive design and siting. It too would be located too far from the southern end of the required coverage area at Whistley Green.

Castle End Farm, another existing structure being 2km from the northern perimeter of the coverage area of would be of no network benefit, in addition it is situated in close proximity to BRK0029 (Twyford) Ruscombe and only duplicate the coverage.

A Vodafone installation east of Hurst; Wokingham Road, Hurst was identified in the search. This location while close enough to Whistley Green, is at 2, to 2.5 km from the southern residential area of Twyford would struggle to meet quality of coverage. In addition the density of the residential area at this location would further absorb the signal in an area on the perimeter of the coverage.

Patrick Farfan
ASSOCIATES LIMITED

The new 3G system operates in another part of the electromagnetic spectrum, adjacent to the existing 2G part (1800 MHz) at slightly higher frequencies (2100MHz). The main impact on the Orange network of these different frequencies will be on geographical coverage. The radio waves transmitted at these higher do not travel as far through the air as 2G radio waves.

As a result the area that a 3G base station is able to cover will be smaller than a 2G base station at the same location currently covers. In some areas this will mean that 'holes' may appear in the 3G network.

The proposed location was considered to be a more suitable proposal to serve the projected coverage area for the cell in the district south of the railway line at Twyford Station and Whistley Green. The location is a maximum of 1 kilometre from either locality.

I further consulted the Local Authorities web pages and searched through planning decisions relevant to mobile telecommunication base stations. This search highlighted the same locations as the Radio Agency website. Unless I am informed to the contrary I will assume these two searches have identified the '8 masts approved in the vicinity of the proposed site' referred to in the letter of 27 August 2002.

With further reference to the documentation received from the Policy and Plans Consultation, may I refer to Para 2; whilst the area is within an area identified in the local plan as liable to flooding? The location upon a bluff between the River Loddon and stream does not flood and is at the slightly higher ground level to the adjacent site owner's buildings.

Referring to Para 5; the design submitted is for a slimline monopole with a base dimension less than 900mm narrowing to 600mm at the top with antennas arranged around a central spline with a similar dimension to the base. As identified in Para.5 of the justification of the covering letter with the application;
The proposed site will consist of a 20m slim line monopole tower with 3 antennae arranged around a central spine, capacity for 4 dishes and 10 small ground based cabinets. The slender design of the column is to mitigate the siting and appearance of the proposal. A 1.8m fence that can also be painted to blend against vegetation on site will surround the proposal or further replanting can be provided. The installation would have sufficient height to overlook most of the coverage area south of Twyford. The column can be further painted to blend against existing vegetation

Environmentally sensitive designs of columns can be used where applicable. These are often designed to mimic 'Scots Pines', not indigenous to this location, Cypress Trees, or Lightning 'Dead' Trees. However with such designs the antennae are located some distance down the trunk and therefore in order for the antennae to clear surrounding clutter the 'fake' tree would be at a height in excess of surrounding trees and particularly in this location 5 metres taller than the proposed monopole.

I would be grateful if you could please confirm the attached information as satisfactory for your requirements and should you require *any* additional information, please do not hesitate to contact me on our office number 01895 823700 or on my mobile number 07855 960042.

Yours Sincerely,

Neil Hodgson
Acquisition Consultant

29/08

Heidi,

It seems that enough information has now been supplied re. the most suitable possibilities, however, I will leave the recommendation to remain the same. Farah.

Policy and Plans Consultation

Date: 27/08/02

Case Officer: Heidi Lynch

Location: Lands End Stables, Landsend Lane, Lands End, Twyford, Reading

Proposal: Proposed erection of an 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets

Application Number: F/2002/7236

Applicant: Orange Pcs Ltd c/o Patrick Farfan Associates Ltd

Relevant policies in the development plan applicable to this application:

Berkshire Structure Plan
TC1 – Assessment of Proposals for Telecommunications Development

Wokingham District Local Plan Deposit Draft
WIC14 - Assessment of Proposals for Telecommunications Development
WCC1 – Development in the Countryside (Outside the Metropolitan Green Belt)
WIC16 – Development in Flood Plains

The proposed development is located within the Countryside designation of the local plan. This application should be assessed against policy WCC1. The form of development would fall under class G of policy WCC1. It should be determined whether or not the proposal it is appropriate in scale, form, siting and design and character to its location in the countryside.. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect the consideration of this case.

The site is within an area liable to flooding (WIC16). However it is considered that the proposed development would not have an adverse effect upon the flood risk of the area.

In terms of policy WIC14 the proposal will normally be granted for telecommunications development if the proposal is in accordance with policy TC1 of the Berkshire Structure Plan. The policy TC1 states planning permission will be granted for telecommunications development where there is no potential conflict with environmental objectives. Where there is a conflict development will be allowed provided:

- It is sited and designed so as not to result in significant adverse visual impact
- There are no satisfactory alternative sites for telecommunication available
- There is no reasonable possibility of sharing existing facilities
- There is no possibility of erecting antennae on an existing building or other structure.

Revised PPG8 (August 2001) attaches considerable importance to keeping the number if radio and telecommunications masts to a minimum. The sharing of masts

and sites is strongly encouraged where that represents the optimum environmental solution in a particular case. The information submitted with the planning application is not considered sufficient in terms of a full exploration of feasible neighbouring sites. There are 8 masts approved in the vicinity of the proposed site. The information provided is not sufficient in explaining why any of these sites are not chosen. It is considered appropriate that discussions are held with the applicant to be satisfied whether any alternative sites may be feasible. PPG8 states that if the evidence regarding the consideration of sharing existing masts and sites is not considered satisfactory, the planning authority may be justified in refusing prior approval or planning permission for the development.

Extra attention should be given to the possibility of mast share, the possibility of a less visually intrusive design and adequate landscaping on the site. If the above requirements are met there are no policy objections to the proposal

Farah Humayun
Policy and Plans
27th August 2002

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/7236
From:	Tom Payne Environmental Health	My Ref:	2617
		Date.	20/08/02

PROPOSED ERECTION OF TELECOMMUNICATIONS MAST.

LANDS END STABLES, LANDSEND LANE, TWYFORD, READING

These proposals have been evaluated and I have no environmental health 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 Chartered Institute of Environmental Healths current policy states that;

(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on health grounds for restricting the public use of land other than immediately around power and mobile telecommunications installations. Conversely, there is no justification for restricting the siting of such installations in proximity to other land uses:
(c) that public concerns about the effects of electromagnetic fields while in our current state of knowledge apparently without foundation, should nonetheless be recognised as genuine.
(d) The full effects of emfs on humans may not yet be realised and though it can never be conclusive, there remains a need for continuing, properly funded, independent research into the nature, extent and relevance of those effects and the consequent adequacy of prevailing exposure guidelines.

Should you have any queries please do not hesitate to contact me.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7236
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/7236	Map No : 38
Case Officer : HL	Site Area : 0·02
Valid Date : 29.7.02	Received Date: 29/07/2002

Level : Delegated Application

Description : Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

Location : Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.

Parish : ~~CH~~ HURST (see map) Ward : ~~CHA~~ 12.8.02.

Applicant : Orange Pcs Ltd C/O Patrick Farfan Associates Ltd.

Fee Required: £220 Fee Received: £220 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to include access. Can this be shown on 1/2500 block plan, which should also include outline of whole compound (not just location of boxes)		
BLOCK PLANS		Shown on blue	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 12-8-02 JB

Building Control

Heritage (Harold Sanders)

Landscape — Outside settlement boundary, River Valley Policies Area

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans — Adjacent to wildlife Heritage Site (Conrad Moore)

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures — Adjacent to wildlife Heritage Site

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish — Charvil

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Flood Zone, Groundwater Prot. Zone.

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

OTHERS

.....

..... Rural Area

..... Countryside

.....

.....

.....

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 12 August 2002

My ref: F/2002/7236

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2002/7236
Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.
Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/7236**
Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.
Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Drake

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7236

Proposal:
Proposed erection of 20m high telecommunications monopole with 6 antennae, 4 dishes and associated equipment cabinets.

Location:
Lands End Stables, Landsend Lane, Lands End, Twyford, Reading.

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 quote application number F/2002/7236 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/09/2002. 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.

Trevor Watson
Development Control Manager

12 August 2002

23.JUL.2002 7236 7236

T 08559600472

Patrick Farfan
ASSOCIATES LIMITED

Our Ref: ***BRK0171***
Your Ref:

29 JUL 2002

Salamander Quay West
Park Lane
Harefield
Middlesex
UB9 6NZ

Tel +44 (0)1895 823700
Fax +44 (0)1895 821214
frog@patrickfarfan.com
www.patrickfarfan.com

Planning Services
Wokingham District Council,
PO Box No.157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

26 July 2002

Dear Sirs

Proposed installation of Orange PCS Ltd 3G Macrocell BRK0171
Lands End Stables, Lands End, Twyford, RG10 0RA.

I confirm that we act on behalf of Orange PCS Ltd in submitting this application.

Town and Country Planning Act 1990
Applicant – Orange Personal Communications Services Limited
Application for planning permission for development of; the erection of a free-standing slim line monopole telecommunications column maximum 20.0m in height with 3 No Dual band Dual Polar antenna.
In conjunction with the above development, Radio equipment cabinets with an overall dimension less than 90 cubic metres, will also be installed within a 6.0m x 12.1m fenced compound.
at Lands End Stables, Lands End, Twyford, RG10 0RA.

I enclose six copies of a duly completed planning application form in respect of the proposed telecommunications installation at;
OS Grid Ref: E 478340 N 174920
Lands End Stables, Lands End, Twyford, RG10 0RA

In order to assist this application I also enclose the following:

- Five copies of the Supplementary Information Template (this has replaced the Annex C Certificate)

- Supporting Statement which includes a technical justification.

- Six sets of drawings;
  Location and Block plan (1:50000 & 1:2500) 30/BRK0171/01_1
  Site Layout plan (1:100 & 1:250) 30/BRK0171/02_1
  Elevation (1:100) & Antenna Schedule 30/BRK0171/03_1
  Elevation (1:100) 30/BRK0171/06_1
  Elevation (1:100) 30/BRK0171/07_1

- A document entitled 'Network and 3G information'. This has been produced by Orange and explains how mobile phones work, the technical issues behind the siting of base stations and also introduces the new system commonly referred to as 3G or Third Generation.

- Certificate of Compliance with ICNIRP
- Health and Safety statement
- Confirmation by way of the appropriate Certificate that Notice has been served on Agricultural tenants or certification that there are none.
- Confirmation by way of the appropriate Certificate that Notice has been served on landowners
- Coverage plots/drive trials
- Prescribed Fee

Background and Need

Orange Personal Communications Services Ltd is a Telecommunications Code System Operator. The Orange Network is in direct commercial competition with other communications systems, both wire free and fixed line/cable. Orange Personal Communication Services Limited is licensed under the Telecommunications Act 1984 to run a mobile radio telecommunications system and to provide mobile radio telecommunication services.

In addition to voice transmissions there is an increasing need for the transmission of data also. To this end Orange has purchased a UMTS Licence as auctioned recently by the British Government. A further range of services is to be offered to the public and businesses including direct Internet access and video pictures, wire free, via the mobile phone, giving the consumer a more competitive and wider choice of services to choose from.

Orange 3G Ltd has been licensed to provide and maintain a UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007.

Although professional and business usage has been significant from the inception of mobile telephony, social and consumer usage is now a very important growth area. Oftel's most recent residential survey shows that mobile ownership continues to rise.

By May 2001, 70% of UK adults claimed to have a mobile up from 67% in February 2001. Furthermore, 78% of UK homes now have at least one mobile phone and 6% of homes only use mobile phones

As of the end of September 2001, the Orange UK active customer base stood at 12.2 million, a 47% increase on the 8.3 million active customer base at the same time last year and consolidates Orange's position at the number one UK operator in terms of active customers.

The most recent market information published by Oftel demonstrates that there are now over 43 million mobile subscribers within the UK, equating to a penetration rate of around 71% of the UK population.

Patrick Farfan
ASSOCIATES LIMITED

I enclose a self-explanatory document entitled 'Network and 3G information'. This has been produced by Orange and explains how mobile phones work, the technical issues behind the siting of base stations and also introduces the new system commonly referred to as 3G or Third Generation.

Mobile phone usage has grown exponentially since its introduction and has now developed to a point where the existing infrastructure is struggling to cope with the sheer number of users. As well as upgrading existing sites, new sites are required to facilitate:-

a. growth, (both short term and to meet projected demands on the service)

b. coverage and capacity (the ability to deliver a service to the customer and uphold licence obligations)

c. Third generation technology.

Pre application consultation

Paragraph 8 of the Appendix to PPG8 states that the aim should for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.
An initial letter was sent to Elaine Vashi on 3 May 2002 on behalf of Orange providing details of the cell search area requesting comment from the local authority. A letter was received from the local authority on 8 May 2002 outlining their written response within 1 month, to date non-has been received. Shortly after the initial letter was sent on behalf of Orange a further brief pre telephone conversation with the local authority it was discussed that public consultation would be carried out by the authority, but letters to the Parish Councils of St Nicholas Hurst and Charvil Parish Councils were sent on 12 July 2002.
Responses were requested to be addressed to; Orange Community Liaison and to date I have not been made aware of any such replies.

PPG8 attaches considerable importance to keeping the numbers of masts to a minimum in order to limit visual intrusion. (Para 19) It does not, however, say that mast sharing is always the preferred option. In Paragraph 20 states that 'the sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in particular case'.

At this location it has not been possible to share an existing structure and the option of a well-screened and remote site chosen

Justification

In selecting this site, in addition to our clients radio coverage requirements, build implications and the willingness of a land/structure owner to accommodate our client, we have taken the following in to account :-

1. The increase in mobile phone usage has placed a strain on existing Orange installations in the locality, where they are struggling to provide satisfactory network

coverage to existing customers, due to the lack of mobile radio base stations in the immediate area.

2. Within Twyford, in particular an area south of the railway line the density of the urban area, natural vegetation surrounding adjoining streets and distances involved from adjacent sites at BRK0078 (Loddon Road) Charvil, BRK0029 (Twyford) Ruscombe, BRK7080 (East Park Farm) Charvil, can produce blocked signal and results in the network struggling to cope with capacity and quality problems.

3. The projected coverage area for the cell is the district south of the railway line and Twyford Station and Whistley Green. Orange PCS existing sites in the immediate environs at present do not fill the gap in coverage, capacity, and signal strength in the above-mentioned target area.

4. The new 3G system operates in another part of the electromagnetic spectrum, adjacent to the existing 2G part (1800 MHz) at slightly higher frequencies (2100MHz). The main impact on the Orange network of these different frequencies will be on geographical coverage. The radio waves transmitted at these higher do not travel as far through the air as 2G radio waves.

As a result the area that a 3G base station is able to cover will be smaller than a 2G base station at the same location currently covers. In some areas this will mean that 'holes' may appear in the 3G network.
Therefore, in these areas it will become necessary to build additional sites to fill these gaps so we can provide the same level of coverage for 3G as is currently available for 2G.

5. The proposed site will consist of a 20m slim line monopole tower with 3 antennae arranged around a central spine, capacity for 4 dishes and 10 small ground based cabinets. The slender design of the column is to mitigate the siting and appearance of the proposal. A 1.8m fence that can also be painted to blend against vegetation on site will surround the proposal or further replanting can be provided. The installation would have sufficient height to overlook most of the coverage area south of Twyford. The column can be further painted to blend against existing vegetation

6. A separate 20m slim line monopole structure against the backdrop of large trees at the far end of the Landsend Stables was considered to be a more suitable proposal.

i) The site is not looked directly upon from residential property, excluding the site owner's residence, the closest residential building is over 200m distant.

ii) The proposed design would have a limited impact on the character and appearance of the area with regard to height and bulking.

iii) The proposal is further screened by trees and low-level shrubs, additional further replanting around the proposal could be possible and should minimize the impact.

7. In order to comply with the obligation of the Licence Orange must provide a service to their customer and to do this must site the radio equipment in close proximity as possible to the user. However Orange PCS are aware of the visual impact such telecommunications sites can have when sited close to housing and so

we have sought to minimise this by selecting a site that while close enough to provide some coverage and capacity is far enough away not to intrude on the visual amenity of the area.

8. This design is hoped to negate the requirement of a bulkier lattice mast with antennae arranged around a large head frame.

Technical Considerations

In accordance with PPG8 I set out below the technical justification for the proposed site. In helping to determine where coverage is required, Orange use a commercially available computer software package called PLANET.
PLANET is a computer-simulated model of radio propagation. It uses Ordnance Survey information, antennae characteristics and the propagation properties of radio signals at 1800MHz to predict the levels and extent of coverage in a particular area. It is used by radio planners to establish the likely effectiveness of a particular site.

It should be emphasised that PLANET is a computer prediction. The database contains no information on the size or position of buildings or trees that act to attenuate the signal and as a consequence the plots tend to be optimistic. They should be considered as showing the best possible coverage from a site as, in reality, the levels are usually lower.
As these are negative numbers, due to a decibel, i.e. logarithmic, scale being used, -75dBm is considerably stronger than –81dBm, some four times stronger in fact, in terms of power

The area is defined primarily as suburban meaning that Orange requires coverage levels of >=–75dBm or better. This is defined on the coverage drive by areas coloured orange, red or pink. Those areas coloured green, blue or black show insufficient coverage for our requirements. The figure of >=–75dBm was evaluated to ensure that an Orange customer will be able to make a mobile phone call inside a building, without the call cutting out due to poor coverage levels. The calculation is based on the Oftel confidence level of a two-minute call having a 95% success rate of completion. As shown by the coverage drive, the required coverage level is not achieved in much of the target coverage area. The three plots indicate existing coverage, coverage provided solely by the new proposal and both existing and new proposal together. Clearly, there is a substantial amount of blue/green signal level in the area immediately south of Twyford.

Owing to the nature of the area with a mix of, residential areas and stands of taller vegetation in the locality, all absorb radio signals, the coverage provided by the Orange operational sites in the general area do not provide the required level of coverage.

When siting the proposed Macrocell, consideration was given to the use of existing structures. Investigations, as demonstrated, reveal there are no mast share opportunities available that could serve the target area or tall buildings to use that would meet the specific technical requirements for achieving coverage in this area.

The siting of the Macrocell is critical to maximise coverage and capacity whilst keeping the number of installations to a minimum. This site will provide enhanced in building coverage in the local area.

Alternative sites

Other locations investigated and considered include;

a) Land East of Broadwater Lane, Whistley Green, Twyford, RG10 0AN
Wokingham District Council land, managed by 'WDC Estates', who were not keen to lease land, due to isolated properties close to the proposal

b) LandFill site, off Broadwater Lane, Whistley Green
Unable to identify and contact landowner.
Equipment cabinets would be screened from neighbouring properties by high earth bank, however any structure would be visually prominent due to lack of any tall natural features to locate the column adjacent to.

c) Land West of Hurst Road, Twyford
A structure in this location would be visually prominent to properties around Broad Hinton.

d) Twyford Station Car Park
Railtrack approached but proposal was not able to proceed to legal agreement

e) Mabbotts Fuels compound within Twyford Station Car Park
Unable to successfully negotiate wayleave issues with head landlord at site

f) Vodafone column Twyford Station
A site share (two operators on one structure) would result in the proposed tower being extended by a further 5m to accommodate Orange and Vodafone.
This is required to maintain spatial diversity between the two operators antennas.
An structure extended upwards by 5m and with two operators antennas would also require to be more substantial, negating the original applications approval on the basis of the slim profile of the structure.
The antenna would not be spline mounted around a central support but a 'headframe' could be required.
Both of these modifications to the structure and antenna arrangement would considerably affect any visual amenity concerns.

g) St Mary the Virgin Church, Station Road, Twyford Berkshire, RG10 9NT
Antennas to be located within or upon tower, after indicating initial interest the church decided not to proceed, the site had limited space available for the equipment cabin.

h) Hanson Old Bath Road
Local agent indicated interest, but later investigation revealed site was to be sold to WDC.
Proposed site would be closest to existing installation at Loddon Ride, therefore limited network improvement.

Health and safety

PPG8 Telecommunications paragraph 30 confirms; 'It is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's 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.'

In addition PPG8 Telecommunications paragraph 31 states; 'In the Government's view, 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'.

Although proximity to residential properties should not be an issue, given the degree of compliance with ICNIRP, by considerable factors, the applicants are aware of the sensitivity of this matter. Where practical, an attempt has been made to give a degree of separation. However, given the need to provide coverage to the urban areas, proximity to places occupied by people is inevitable.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance. However, I am aware over perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement.

Conclusions

The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with national and local planning policies.

- The legal and policy context for the proposed development (through PPG8) weighs in favour despite its visual impact PPG8 therefore provides general support for the proposal.
- Central Government policy is very clear on the manner in which health considerations should be dealt with. The proposal will be fully compliant with the precautionary ICNIRP standards by significant factors.
- An appraisal of alternative sites has revealed that there are no alternatives that would be more suitable than that now proposed.
- The development strikes the right balance of meeting operator's needs whilst limiting the impact on the environment.

Please do not hesitate to contact me at the above address if you would like any further information. I would be grateful if you would kindly acknowledge receipt of this letter, the £220.00 fee is enclosed in settlement for charges.

Yours sincerely

Neil Hodgson
Acquisition Consultant

23.SEP.2002 7236

orange

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

Orange PCS Ltd
St James Court
Great Park Road
Almondsbury Park
Bradley Stoke
Bristol
BS32 4QL

Certifies that the proposed equipment and installation as detailed in drawing numbers:
30/ BRK / 0171 / 01
30/ BRK / 0171 / 02
30/ BRK / 0171 / 03
30/ BRK / 0171 / 06
30/ BRK / 0175 / 07
within the attached planning/GPDO application at:
Lands End Riding School
Lands End Riding School
Twyford
Reading
RG10 0RA

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: 7/9/02

Signed: .....
For and on behalf of Orange PCS Ltd

Name: R J Wrench

Position: Director

Company: Euro-Tel Design LTD

Registered Office: St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol BS32 4QJ
Register No:3110666 England

29. JUL. 2002 7236

Exposure to Radio Waves near Mobile Phone Base Stations

The National Radiological Protection Board has published a report[1], NRPB-R321, on exposure to radio waves near to mobile phone base stations. Measurements show that, in all cases, the total exposures of people are a small fraction of national and international guidelines. This report was part of the evidence considered in the Stewart Report[2].

The rapid development of mobile phone networks in the UK has led to a great deal of interest in mobile phone transmission masts (base stations) and their radio-frequency (RF) emissions. There has been concern about the extent of any exposures of people in the vicinity of the masts, and whether they could cause adverse health effects.

NRPB has carried out measurements of environmental power densities due to these emissions, as an indicator of exposure of people, near mobile phone masts sited at schools, blocks of flats and residential areas[1]. In all cases, the total exposures were a small fraction of national and international exposure guidelines.

Power density measurements were carried out at 118 locations near to 17 base station sites. Measurements were made at sites where people lived, worked, or had frequent access. People are rarely exposed to the main beam, because of close proximity to the mobile phone mast in question, or due to shielding by buildings. At the locations measured, up to 250 metres from the base stations, measurements of power density did not show any general trend of a decrease in exposure with increasing distance from the mast. Calculations assuming exposure to the main beam have shown that with typical maximum power levels, exposure at normally accessible locations will also be a small fraction of guidelines.

The measurements also show that exposures of people to radio waves from nearby masts are frequently comparable to exposures from more distant masts, and from TV, FM radio and other transmitters. The highest measured public exposure from all these sources of RF signals combined was 0.2% of international guidelines, while typical average exposures were 0.002% of the guidelines.

The Independent Expert Group on Mobile Phones (IEGMP) had access to the findings of NRPB-R321 whilst in its final draft stages, and it was referenced in the IEGMP Report published[2] on 11 May 2000 (the Stewart Report). With regard to exposures from base stations, IEGMP concluded that "...the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of guidelines. However there can be indirect adverse effects on their well-being in some cases." (para 1.33).

The findings of NRPB-R321 are likely to be typical but it was not an exhaustive study. A much larger study is required before we can be certain that results are applicable to the majority of mobile phone masts. Such a study was envisaged by IEGMP who recommended a random on-going audit of base stations.

Press enquiries:

Dr Michael Clark (telephone 01235-822737) or Liz Francis (telephone 01235-822744)
E-mail pressoffice@nrpb.org.uk

1. Mann, S M, Cooper, T G, Allen, S G, Blackwell, R P and Lowe, A J. Exposure to radio waves near mobile phone base stations. NRPB R321 (ISBN 0-85951-4552) £15.00. On sale direct from the NRPB Information Office (£1 postage and packing to be added). Cheque with order or major credit cards accepted.
2. Independent Expert Group on Mobile Phones. Mobile Phones and Health. Chairman Sir William Stewart. (ISBN 0-85951-450-1) £20.00. Available from NRPB (see above) or on www.iegmp.org.uk.

No. P6/00
30 June 2000

Publication sales

NRPB Information Office
Telephone 01235-822742; fax 01235-822746
E-mail information@nrpb.org.uk.

23.JUL.2002 7256

The Independent Expert Group on Mobile Phones (the Stewart Report) made various recommendation relating to base station sites.

One of the recommendations was that the guidelines for public exposure set by ICNIRP (International Commission on Non-Ionising Radiation Protection) should be adopted for use in the UK.

Orange have welcomed the recommendation that base station sites should comply with the ICNIRP guidelines for public exposure and we believe this will increase public confidence in the safety of transmitter sites.

The Department of Environment, Transport and the Regions have issued guidance to the Local Authorities stating that if a new telecommunications site meets the ICNIRP guidelines then it is not necessary for a Planning Authority processing an application to consider the health effects further.

Therefore the purpose of this letter is to confirm that the Orange site proposed at

BRK0171: Lands End Stables, Lands End, Twyford, RG10 0RA

meets the ICNIRP guidelines.

20 JUL 2002 7236

SUPPLEMENTARY INFORMATION

Site details

Site Name	LANDS END STABLES	**Site Address**	Lands End Stables, Lands End, Twyford, RG10 0RA
NGR	E 478340 N 174920		
Site Ref Number	BRK0171	**Date**	12.07.02
Site Type[1]	Macrocell		

Pre Application Check list

Date of last pre-rollout information submission to LPA	
Name of LPA contact	
Comments	

Date of written offer of pre-application consultation with LPA		
Was there pre-application contact with the LPA	**yes**	
Date of pre-application contact with LPA	03.05.07	
Name of LPA contact	Elaine Vashi	
Outcome Subject to a sensitive design and siting, a positive stance in principle to the proposal LPA will consult neighbours and Ward members Parish Councillors Pre Consultation submitted 07/02		

Was an LPA mast register used to check for suitable sites by the operator or the LPA?		**no**
if no explain why No mast register, Planning applications received checked on the authorities web pages		
Was the industry site database checked for suitable sites by the operator?	**yes**	
if no explain why		
Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required) Coverage		

Site selection process – alternative sites considered and not chosen

Site[2]	Site Name and address	NGR	Reason for not choosing[3]
GF	Land East of Broadwater Lane, Whistley Green, Twyford, RG10 0AN		**SP**
GF	LandFill site, off Broadwater Lane, Whistley Green		**SP**
GF	Land West of Hurst Road, Twyford		**T**
GF	Twyford Station Car Park		**SP**

[2] ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

[3] SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning
O – Other

GF	Mabbotts Fuels compound within Twyford Station Car Park		**SP**
ES	Vodafone column Twyford Station		**T/P**
ES	St Mary the Virgin Church, Station Road, Twyford Berkshire, RG10 9NT		**SP/T**
GF	Hanson Old Bath Road		**SP**

If no alternative site options have been investigated, please explain why

[1] ETS - Existing Telecomm site, ES - Existing Structure, RT - Roof Top, GF - Greenfield

[1] SP - Site Provider, RD - Redevelopment Not Possible, T - Technical Difficulties, P – Planning
O – Other

Technical information

ICNIRP Declaration attached	**yes**	

Frequency	All Orange 3G sites operate both the GSM1800 system (transmitting in the frequency range of **1846.5MHz to 1876.5MHz**) and the UMTS system (transmitting in the frequency range of **1904.9MHz to 1909.9MHz** and **2159.7MHz to 2169.7MHz** (see notes 4 and 5).
Modulation characteristics[4]	The modulation method employed in GSM1800 is **GMSK** (Gaussian Minimum Shift Keying) which is a form of Phase Modulation. The modulation method employed in UMTS is **QPSK** (Quad Phase Shift Keying), which is another form of **Phase Modulation**.
Power output	Oranges' licence limits the allowed radiated power to an effective isotropic radiating power (EiRP) of +62dBm (approximately 1600W, see note 3(a) per carrier. For the antenna configurations used in the Orange network this equates to a maximum transmitter power of 30W per carrier. For a **Macrocell** operating with several transmitters the typical total power would be approximately **80W**.
Height of antenna (m above ground level)	18.80m

Reasons for choice of design
3 Dual band Dual Polar antennae spline mounted maintaining benefits of slim profile monopole column The lack of headframe antennae would reduce the effect of bulking. The tower can be painted to minimise the effect of the proposal. Equipment cabinets installed within new fenced (1.8m) compound, further replanting could be offered around the compound to soften the appearance of the fencing

The proposed structure

(Please enclose a site plan and indicate details of cell boundaries, and whether shared mast/tower or free-standing)

Type of Structure (e.g. tower, mast, etc): Slimline monopole column	
Overall height:	20.0 Metres
Height of existing building (where applicable):	N/A

[4] The modulation method employed in GSM is GMSK (Gaussian Minimum Shift Keying) which is a form of Phase Modulation.
The modulation method employed in UMTS is QPSK (Quad Phase Shift Keying) which is another form of Phase Modulation.

Equipment Housing: Within 6.0mx12.1mx1.8m DIRICKX Fence	
Length:	
Width:	
Height:	
Materials (as applicable):	
Tower/mast etc:- type of material and external colour:	
20m Slimline monopole 900mm at base can be painted	
Equipment housing- type of material and external colour:	
Within 6.0mx12.1mx1.8m DIRICKX Fence (Green)	

Distance from airfield or aerodrome

Will the structure be within 3km of an aerodrome or airfield?		no
Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified?		no

Additional relevant information

For further information, please contact

Name		**Telephone**	**0800 7835021**
Operator	**Orange PCS Ltd**	**Fax no**	
Address		**Email address**	**www.orange.co.uk**
	Ref BRK0171		

Signed		**Date**	**12.07.02**
Position		**Company (on behalf of the above operator)**	**Patrick Farfan Associates Ltd**

1789/a

SECTION 66 CERTIFICATE

Application No.

23 JUL 2002 7236

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

~~I have~~/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR I LUCKEN	LANDS END STABLES LANDS END TWYFORD RG10 0RA	24 JULY 2002

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of PATRICK FARFAN ASSOCIATES . O Range RCS

Date . 24 . JULY . 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

23.JUL.2002 7236

SCHEDULE 2

Articles 6, 7 and 9

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* LANDS END EQUESTRIAN, LANDS END, TWYFORD, RG10 ORA

I give notice that *(b)* PATRICK FARFAN ASSOCIATES ON BEHALF OF ORANGE PCS LTD

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* INSTALL A 20M MONOPOLE COLUMN WITH 6 ANTENNA 4 UNK DISHES AND 10 EQUIPMENT CABINETS IN A FENCED COMPOUND

Any owner* of the land or tenant** who wishes to make representations about this application

should write to the Council at *(e)* PO BOX 157, SHUTE END, WOKINGHAM, RG40 1WR

by *(f)* 14 AUGUST 2002

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

†On behalf of PATRICK FARFAN ASSOCIATES

Date 24 JULY 2002

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

†delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate B*(a)*

I certify that:

~~I have/~~The applicant has/~~The appellant has~~* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/~~appeal~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates, as listed below.

Owner's *(b)* name	Address at which notice was served	Date on which notice was served
MR I LUCKEN	LANDS END STABLES. LANDS END TUYFORD RGW ORA	24 JULY 2002

Signed .....

*On behalf of PATRICK FARFAN ASSOCIATES

Date 24 JULY 2002

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate *(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

• None of the land to which the application/appeal relates is, or is part of, an agricultural holding.

or

• I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/ appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

*On behalf of PATRICK PARSON ASSOCIATES

Date 24 JULY 2002

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

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 29.JUL.2002 7236 7236

29 JUL 2002

1.	APPLICANT'S NAME	ORANGE PCS LTD
	ADDRESS	TUDOR HOUSE, THE ROYALS 55 VICTORIA ROAD, LONDON
	POST CODE	NW10 6ND PHONE 0208 963 4100
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PATRICK FARFAN ASSOCIATES LTD
	ADDRESS	SALAMANDER QUAY WEST PARK LANE, HAREFIELD, MIDDX.
	POST CODE	UB9 6NZ PHONE 01895 823700
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	LANDS END STABLES, LANDS END TWYFORD, READING, RG10 0RA
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		20 m SLIM LINE MONOPOLE TELECOMMUNICATIONS COLUMN, 6 ANTENNAE, 4 DISHES AND ASSOCIATED EQUIPMENT CABINETS
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? N/A

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 ?

- SITING ☐
- EXTERNAL APPEARANCE ☐
- DESIGN ☐
- MEANS OF ACCESS ☐
- 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.

OPEN GROUND USED AS PADDOCK

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? IF YES, ARE ANY TO BE FELLED?

~~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.

GALVANISED STEEL COLUMN
EQUIPMENT CABINETS – STEEL CASING

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.

1·8M DARKEY FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

PEA SHINGLE BASE IN COMPOUND SURROUNDING COLUMN BASE – NATURAL SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES/NO~~ N/A

If no, please give details: N/A

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

THROUGH EXISTING STABLE YARD AND UNMADE TRACK BEYOND TO LOCATION ADJACENT TO PROPOSAL
TEMPORARY TRACKWAY MAY BE REQUIRED DURING CONSTRUCTION

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

NO
ACCESS TO TRAINED PERSONEL ONLY.

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

N/A

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

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

YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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.

£120-00

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 O2 (UK) Ltd DATE 24 JULY 2002.

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.			96 m²	
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A.
Proposed		

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.

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.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A.			

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".

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.'

LANDS END FIELD FARM

Revision - Charvil New Parish 2 HURST -14 ~~CHARVIL~~ 1/41

ADDRESS OFF-LANDS END LANE

PARISH ~~WOODLEY~~ E

PLOT No.

ORD. SHEET No. SU.7874(39

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/188/69	Mr. W.C. Lucken	Erect pens in field to show small animals as a pets corner for children.	22.1.70	N/A Refu
O/189/69	"	Erect Bungalow at Circus Winter Quarters (outline)	22.1.70	N/A Refu
1806/73	"	Outline appl. for bungalow & farm building	14.1.74 (~~14.12.73~~)	~~Refu~~
1540/72	"	TIPPING	28.9.72	C/A
BR 1742	"	BARN	17.12.74	APP N/A
BR 24721	"	6 MACHINE & VEH. SHEDS	EXEMPT	
BR 24724	"	DETACHED HOUSE AT	2.6.85	REF N/A
23704	"	" " & 6 VEH. SHEDS	~~[illegible]~~ 17.9.85	N/A REF
24899	"	"	9.1.86	CLA
FP/92/1123	"	"	27.1.93	APP

F/[illegible] Orange Pcs Ltd. Erect 20 telecoms monopole with 6 antennae 4 dishes & assoc. equip.

SPECIAL ORDERS BR 1742 cancelled by WDC 28.3.73

DRAINAGE EUC - MOTOR REPAIRS/RIDING STABLES - 12-12-84