F/2002/6142

LOCATION:
Land North Of Oregon Range Road, Finchampstead Wokingham.

APPLICANT:
Vodafone Ltd C/O W S Atkins.(Julian Hill)

PROPOSAL:
Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.

EARLIEST DATE FOR DECISION: **09/05/2002**
28 Day exp: 14/5/02
APPLICATION WILL HAVE EXPIRED ON: 03/06/2002

CASE OFFICER: **Natalie Brown**

APPROVED

93

DO.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Vodafone Ltd
C/O W S Atkins (Julian Hill)
Chilbrook
Oasis Business Park
EYNSHAM
Oxford OX29 4AH

Application Number: F/2002/6142

Parish: **FINCHAMPSTEAD**

Location: **Land North of Oregon, Range Road, Finchampstead, Wokingham**

Proposal: **Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.**

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. Prior to the commencement of the development hereby permitted, details of the proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. The mast and equipment cabins shall be painted a dark forest green colour - a sample of which shall be submitted to and approved in writing by the Local Planning Authority.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Berkshire Structure Plan Policies C2, C6, TC1
South East Area Local Plan Policies STV2, SC1
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WNC4, WIC14, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/08/2002

Notice checked by: _____

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

BRETT COUNTRYSIDE

COUNTRYSIDE OFFICES: OAKLANDS, OAKHAM ROAD, SOMERBY, MELTON MOWBRAY, LEICESTERSHIRE, LE14 2QF
TEL: 01664 454575 FAX: 01664 454625 EMAIL: robin.brett@dial.pipex.com

VODAFONE SITE 23212 - WOKINGHAM

10 YEAR MANAGEMENT PLAN

August 2002

16/8/2002

1.00 SITE DETAILS

Name:	Vodafone Site 23212, Oregon Bog, S. Wokingham
Area:	2380 m2 Est.
Grid Ref:	SU 480165
Local Planning Authority:	Wokingham District Council
District:	Wokingham
Conservation Status:	Wildlife Heritage Site policy WNC4 and policy WCC2, Green Gaps and Wedges.
Nature of Legal Interest:	Leasehold to Vodafone Limited
Access:	Range Road from A 321 Wokingham to Sandhurst road.

2.00 SITE DESCRIPTION

2.01 An area of young planting comprising predominantly Scots Pine *Pinus sylvestris* with some natural regeneration of Silver Birch *Betula pendula* and very occasionally Sessile Oak *Quercus petrea*. There is virtually no ground vegetation within the body of the wood, although occasional coarse grasses and bracken are present towards the outer margins. Soil is light and heath like and is likely to be acid. It is generally free draining.

2.02 The site lies immediately to the south of an ecologically important deciduous bog woodland (Oregon Bog), which as its name suggests, is somewhat different in character. Houses with large gardens lie adjacent to the site further south.

2.03 Pine are estimated to be about 15 years old and range between 50 and 450mm diameter DBH, average being in the range of 150 - 200mm. There are approximately 2500 stems per hectare (2 x 2m) although the spacing is most irregular and there are no definable lines of planting. Height is around 15m on average. The woodland canopy is generally closed, hence the poor ground cover vegetation due to poor light levels. There is no evidence of previous management of the pines judging by the spacing and range of stem size and lower branches. The birch is multi-stemmed often, suggesting it has been cut back and has coppiced as a result.

2.04 There is evidence of former ant-hills suggesting the site was more open prior to the pines being planted. There are also tracks through the woodland formed by badgers who have also been scratching for worms on the southern edge of the wood. The main track lies roughly in a line with the boundary with the deciduous bog woodland. Squirrels frequent the site and there are two drays within the woodland area, away from the mast site.

3.00 SITE OBJECTIVES

3.01 To maintain and enhance the woodland habitat, in keeping with Oregon Bog.

3.02 To maintain a woodland screen around the proposed telecommunications mast site.

3.03 To further diversify the deciduous native tree species.

3.04 To plant trees to further screen the telecommunications mast site.

4.00 MAIN MANAGEMENT OPERATIONS

4.01 Year 1, remove 50% of the pine stems. These should be selected so as to 'thin' the whole of the site area and should select those trees, which are:

-small, miss-shaped, dead or dying or leaning
-competing with viable deciduous trees

4.02 Retain larger pines and all viable deciduous trees. It is recognised that some of the birch will require thinning too but this should be kept to a minimum. Over thinning is to be avoided, as wind blow could result due to the weak stems. Natural regeneration of birch is likely with the additional light levels produced

4.03 Create three clearings of roughly 10 x 10m size towards the south and west of the site, furthest from the mast. Replant these with oak and birch at 2m centres ie 25 trees per clearing. Plant in 1.2m tree shelters supported by 1.5m stakes. Trees should have direct sunlight above them in order to survive. Weeding will be necessary to prevent the trees becoming choked, bracken being likely to flourish with the available light.

4.04 Cleared trees are unlikely to be of marketable size. Brash should be distributed evenly on the woodland floor where it will decay and form a useful dead wood habitat in so doing. The heavier stems should be cut into 2m lengths and stacked into further habitat piles no higher than 1.5m in height.

4.05 An opportunity to landscape the temporary trackway following the construction of the mast arises. Smaller trees and shrubs seem appropriate with the following being recommended:

Silver birch *Betula pendula*
Rowan *Sorbus aucuparia*
Bird Cherry *Prunus padus*
Hawthorn *Crataegus monogyna*

The area to be planted between the lay by and the mast compound is 5.5m x 3.5m. Allowing for a 1m path, 12 plants could be accommodated at 1 x 1m spacing. Trees will require protection and 0.75m tree shelters are suggested with subsequent follow up maintenance. Care should be taken to avoid the BT and electricity lines.

4.06 In year 9, further thinning of the pine should be possible. 50% of the poorest pines could again be selected for removal on a similar selection basis to section 1. above. This will

result in 25% of the better stems still remaining at the end of this plan period. By this time they should begin to have some commercial value and within 20 years be felled for some financial return.

It should also be possible to fell and replant three more clearings as in section 3. above, to further improve the woodland structure. By this time, the original trees should be 4 to 5m in height and offering complimentary screening in their own right. The new clearings should avoid being immediately adjacent to these original ones however.

4.07 Some thinning / shaping of the planted trees may be required by year 9 and carried out at this time. The tree shelters will probably want fully removing.

5.00 TERMINATION

5.01 In the event of Vodafone removing their equipment and giving the Local Planning Authority 1 month written notice to this effect, the planning consent shall cease and consequently, Vodafone's obligations under the management plan shall also cease.

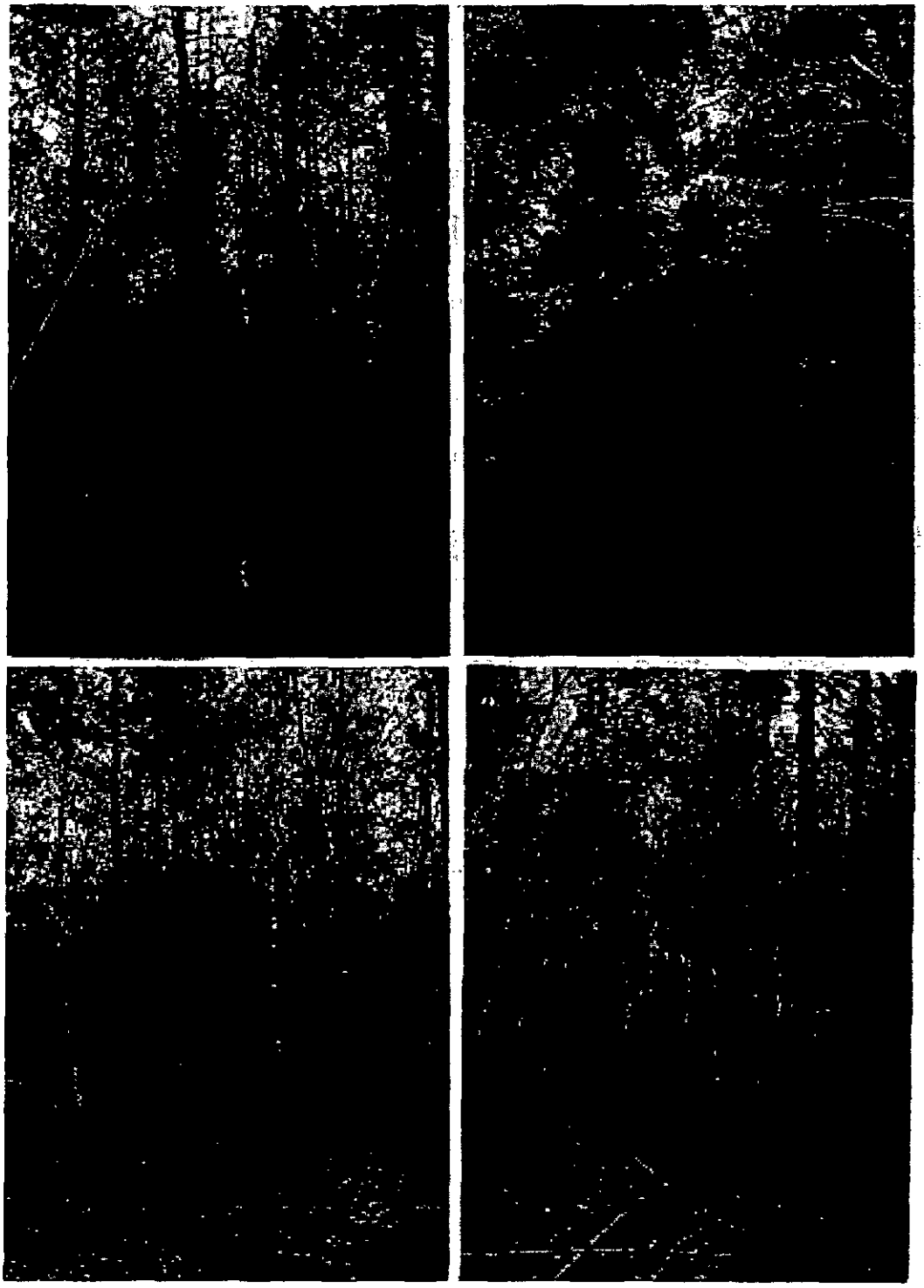
6.00 APPENDICES

Site Maps

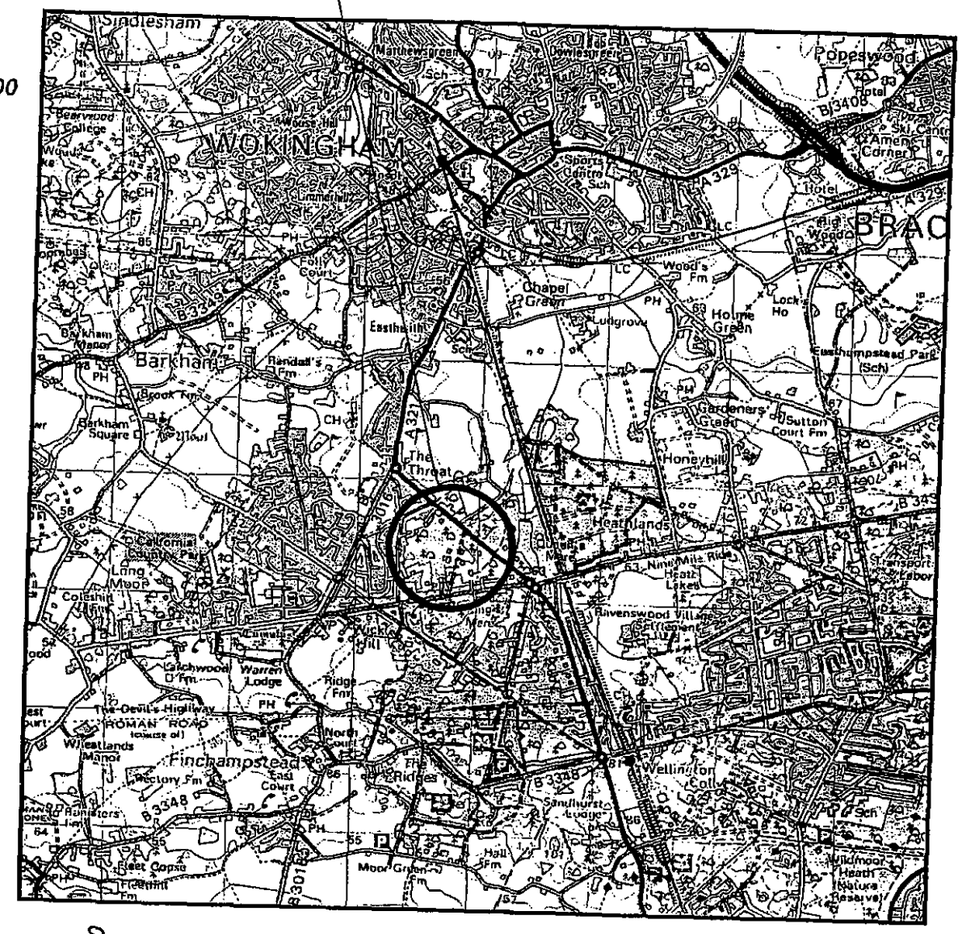
1. Map 1 shows the location of the site.
2. Map 2 shows the site relative to Oregon Bog.
3. Map 3 shows the layout of the mast and compound.

Photographs

1. Photographs show the site from Range Road looking from either end. Other views give an indication of the woodland structure.

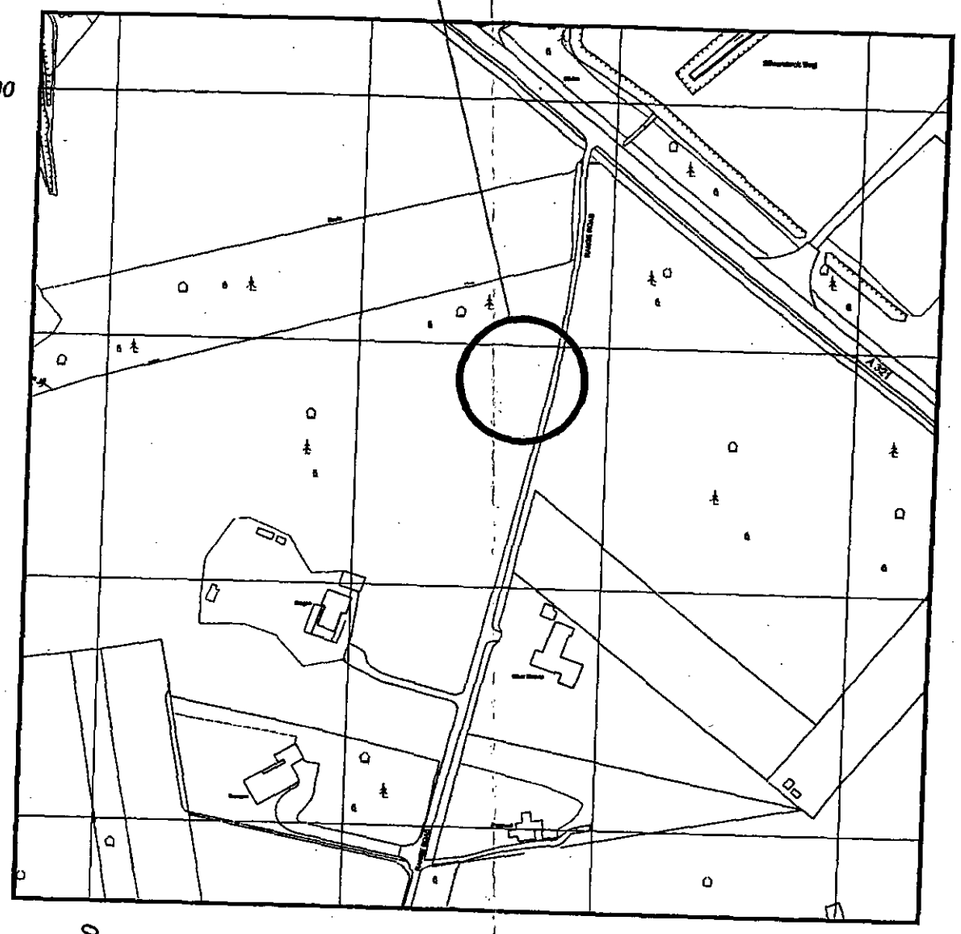


vodafone



SITE GRID REFERENCE 480866E 165483N
LANDRANGER MAP No. 175
SCALE 1:50000

vodafone



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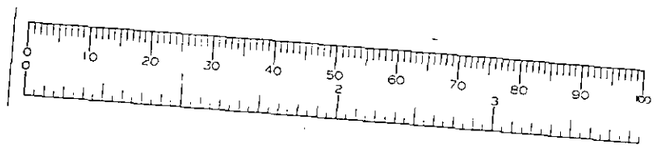

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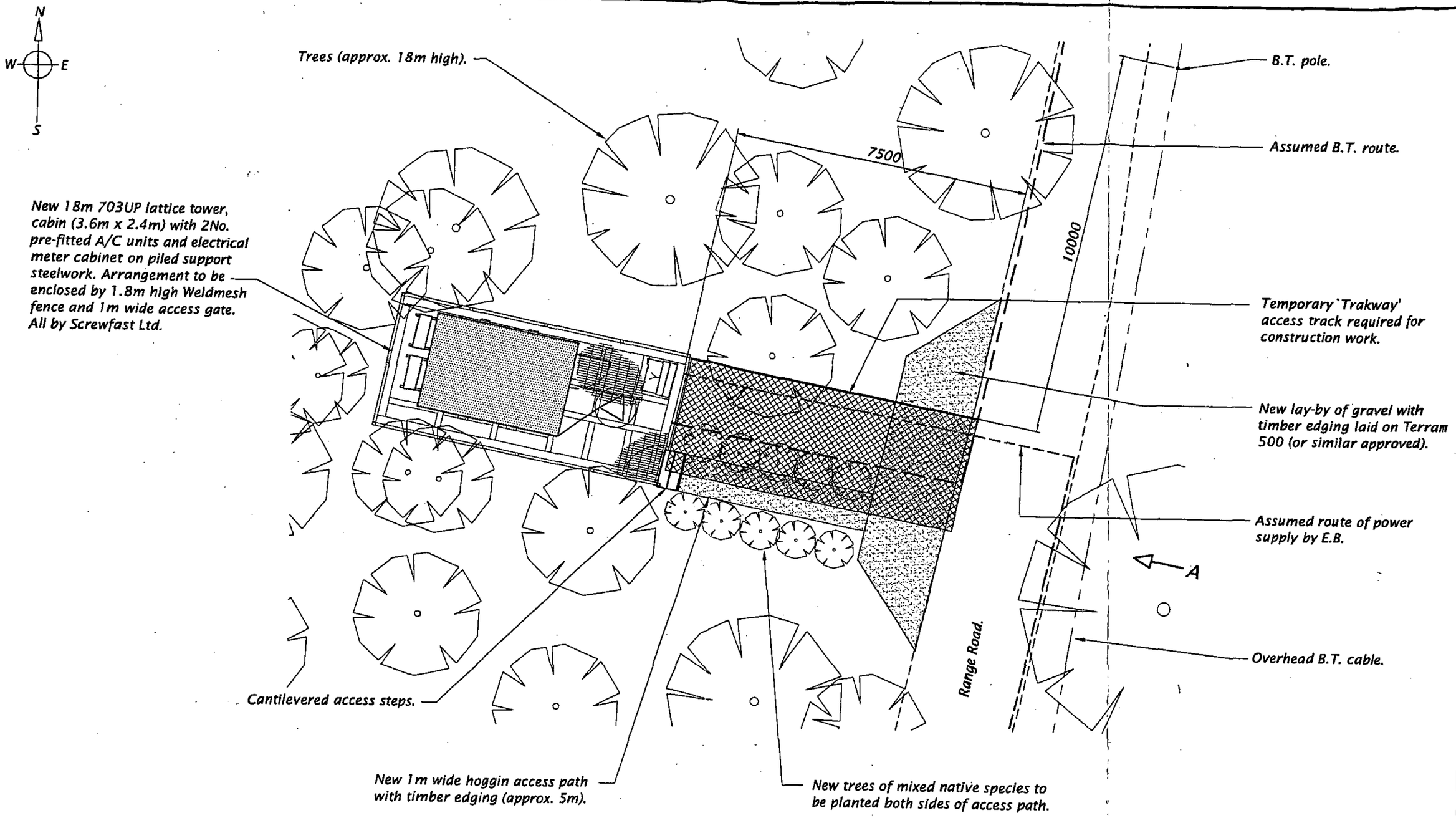
Ballast Nedam
Telecom U.K. Ltd

vodafone

Rev	By	Chk	Description	Date
-	NK	JC	Contract Issue	05/10/01

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
SITE LOCATION MAPS

Scales	Drawing Status	Drg No.	Rev
As Shown	Proposal	23212A-M1	-



All features shown on this drawing are deemed to be existing unless noted otherwise.

These drawings comply with the latest issues of Vodafone documentation H&SP 450 and 'Contractors Antenna Build Guidelines'.

INSTALLATION LAYOUT

8No. small trees in proposed base area and 7No. other small trees to be removed and ground levelled prior to construction. Other trees to be trimmed where necessary.

Ballast Nedam
Telecom U.K. Ltd

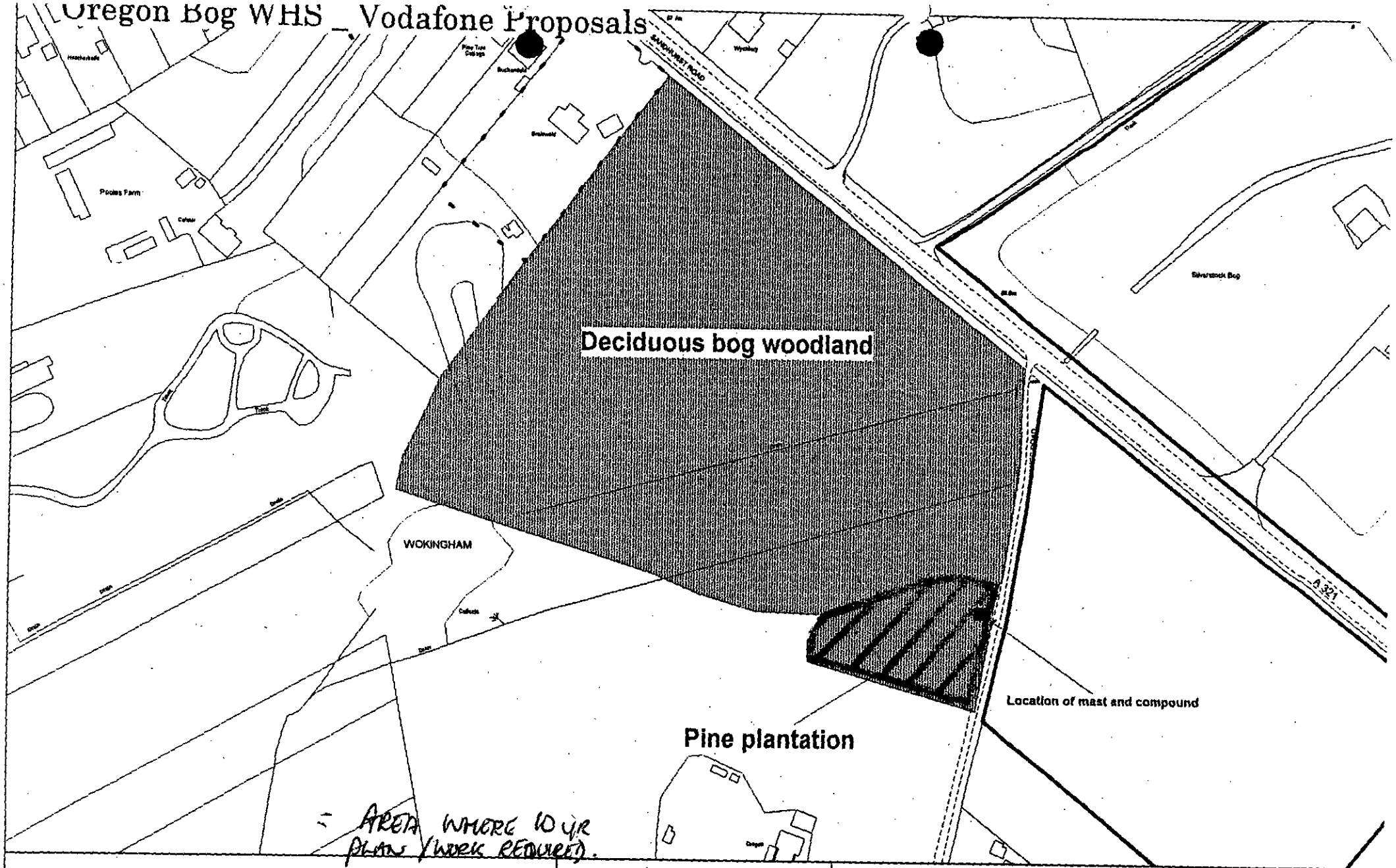
vodafone

Rev	By	Chk	Description		Date
-	NK	JC	Contract issue		05/10/01
A	NK	JB	Support steelwork revised	(2377)	09/11/01
B	JC	JB	Fencing revised and site investigation note removed.	(2506)	09/01/02
C	NK	JC	Height of lattice tower increased.	(2533)	05/02/02

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
INSTALLATION LAYOUT

Scales	Drawing Status	Drg No.	Rev
1:100	Proposal	23212A - C2	C

Oregon Bog WHS _ Vodafone Proposals



For reference purposes only. No further copies may be made.

Site Plan
Scale: 1 to 2018
Date: 16 October 2001

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From:	Natalie Brown Development Control	My Ref:	F/2002/6142
		Ext:	6492
To:	Andy Glencross – Dinton Pastures Landscape	Date:	15/11/02

F/2002/6142 - MANAGEMENT PLAN FOR MAST AT RANGE ROAD, FINCHAMPSTEAD

I have received a draft management plan relating to condition 06 of the above consent which also includes landscape scheme (condition 04).

I would appreciate it if you could give me your comments on the draft plan within the next 14 days.

NAB

Natalie Brown

Planning Officer

ATKINS

Atkins Asset Management
Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH

Telephone +44 (0)1865 882828
Fax +44 (0)1865 883060

info@atkinsglobal.com
www.atkinsglobal.com

Ext No: 01865 734129

PLANNING SERVICES	HPT 63008
POL	TLS
DC N46	ENF
APP	
CS	
08 NOV 2002	
COPIES TO	CP
	FILE

Your Ref:
Our Ref: JH/4063444.002

07 November 2002

Natalie Brown
Planning Department
Wokingham District Council
Civic Offices
Shute End
WOKIHGNAM
Berkshire RG14 1BN

Dear Natalie

VODAFONE SITE 23212 – PLANNING CONSENT NO. F/2002/6142

I am writing to confirm our conversation on Friday and to resolve the various planning conditions imposed on the above consent. Taking each in turn:

Condition 2: Details of the proposed Means of Enclosure are included on the drawings and supplementary information included within the planning application. The enclosure will comprise a 1.8 metre weldmesh fence painted olive green. I would be grateful if you could confirm that this is acceptable.

Condition 3: Vodafone's equipment will be painted to BS4800 (ref: B27) olive green. I enclose a colour photograph of an existing Vodafone cabin painted in this colour. I would be grateful if you could confirm that this is acceptable.

Condition 4: It is proposed that this condition will be dealt with as part of the Management Plan in Condition 6. In the Management Plan this landscaping is dealt with under Clause 4.05.

Condition 5: Agreed.

Condition 6: Vodafone have asked an independent consultant to prepare the necessary Management Plan. I enclose a draft copy for your approval. I presume it may be necessary for both parties to sign the document, but I would be grateful if you can confirm.

I look forward to your comments and hopefully agreement to the above as soon as possible.

Yours sincerely
For and on behalf of WS Atkins Consultants Ltd

Julian Hill, MRICS

e-mail: julian.hill@atkinsglobal.com

Encs

24037JH

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 December 2002
My ref: NB/TW/F/2002/6142

Julian Hill
Atkins Asset Management
Chilbrook
Oasis Business Park
Eynsham
Oxford
OX29 4AH

Discussed with Kevin

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

Dear Mr Hill,

APPLICATION: F/2002/6142
SITE: RANGE ROAD, FINCHAMPSTEAD

I refer to your letter and information relating to compliance with conditions received on the 8 November 2002 with reference to the above, and apologise for the delay in replying.

Condition 02 (means of enclosure):
The means of enclosure as shown on the drawing (1.8m wire mesh fence painted olive green) is considered acceptable

Condition 03 (colour of equipment cabin):
I can confirm that painting of the equipment cabin to BS 4800 (olive green) is considered acceptable

Conditions 04 and 06 (landscape and management plan):
Having consulted with the Biodiversity Officer and Senior Arboricultural Officer on these plans, I can confirm that they are considered acceptable.

You should note that we would require details of the species to be planted, which should be of native varieties i.e. Birch, Oak, Rowan, Hazel and Alder Buckthorn.

The Biodiversity Officer has also advised the following:
Para 4.03: Restocking of clearings should be left to natural regeneration
Para 4.05: Restocking of new track way should be left to natural regeneration

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NB

Natalie Brown

Planning Officer

* * * COMMUNICATION RESULT REPORT (24.DEC.2002 10:34) * * *

TTI WDC PLAN&TRANSPORT

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REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 24/12/02

TO: JULIAN HILL

FROM: NATALIE BROWN **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01865 883060

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: RANGE ROAD, FINCHAMPSTEAD.

NOTES: (copy in post)

URGENT

Natalie Brown

From: Andy Glencross
Sent: 22 November 2002 16:29
To: Natalie Brown
Subject: PA F/2002/6142 Range rd Finchampstead (Management Plan)

Hi Natalie

I have the fiollowing comments to make on the managment plan submitted by vodafone for the above site.

Para 4.03 Restocking of clearings should be left to natural regeneration.

Para 4.05 Restocking of new trackway should be left to natural regeneration.

If they insist on replanting then the following species should be used

Birch - Betula pubescens/pendula
Oak - Quercus robur
Rowan - Sorbus aucuparia
hazel - Corylus avellana
Alder buckthorn - Frangula alnus

All stock used should be of native UK provenance.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Natalie Brown
Development Control

My Ref: F/2002/6142

Ext: 6492

To: Andy Glencross – Dinton Pastures
Landscape

Date: 15/11/02

18 NOV 2002

F/2002/6142 - MANAGEMENT PLAN FOR MAST AT RANGE ROAD, FINCHAMPSTEAD

I have received a draft management plan relating to condition 06 of the above consent which also includes landscape scheme (condition 04).

I would appreciate it if you could give me your comments on the draft plan within the next 14 days.

NA Brown

Natalie Brown

Planning Officer

Andy Glencross to comment on management plan/ implications for WHS. Details of species required.

Felling licence from the Forestry Commission may be required for the proposed removal of trees.

Nick Ellenbogen

3/12/02

ATKINS

Atkins Asset Management
Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH

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Ext No: 01865 734129

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Your Ref:
Our Ref: JH/4063444.002

07 November 2002

Natalie Brown
Planning Department
Wokingham District Council
Civic Offices
Shute End
WOKIHGNAM
Berkshire RG14 1BN

Dear Natalie

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I look forward to your comments and hopefully agreement to the above as soon as possible.

Yours sincerely
For and on behalf of WS Atkins Consultants Ltd

Julian Hill, MRICS

e-mail: julian.hill@atkinsglobal.com

Encs

24037JH

6142

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 May 2003
My ref: NB/TW/F/2002/6142

Julian Hill
Atkins Asset Management
Chilbrook
Oasis Business Park
Eynsham
Oxford
OX29 4AH

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

Dear Mr Hill,

APPLICATION: F/2002/6142
SITE: RANGE ROAD, FINCHAMPSTEAD

I refer to your e-mail and revised management plan received on the 8 April 2003.

I can confirm that our Biodiversity Officer is satisfied with the submitted management plan, provided it is implemented. I can therefore confirm that that the details supplied satisfies condition 06 of the above consent.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

faxed copy
01865 883060.
by JV on 19 May 2003.

* * * COMMUNICATION RESULT REPORT (19.MAY.2003 14:38) * * *

TTI WDC PLAN&TRANSPORT

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E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

6142

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 May 2003
My ref: NB/TW/F/2002/6142

Julian Hill
Atkins Asset Management
Chilbrook
Oasis Business Park
Eynsham
Oxford
OX29 4AH

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

Dear Mr Hill,

APPLICATION: F/2002/6142
SITE: RANGE ROAD, FINCHAMPSTEAD

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I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

Cancel□ Brow

From: Andy Glencross
Sent: 23 April 2003 15:00
To: Natalie Brown
Subject: PA F/2002/6142 Range Rd Finchampstead

Hi Natalie

I am satisfied with the submitted management plan and providing it is implemented this development is unlikley to have an adverse affect on the ecological interest of the WHS.

Cheers

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

Natalie Brown

From: Natalie Brown
Sent: 06 May 2003 14:06
To: 'Hill, Julian P'
Subject: RE: Vodafone - F2002/6142 - Range Road

HI,

Before I went on leave I forwarded the management plan to our Biodiversity Officer.

Once I have received a formal response him, I will write and let you know

Regards,
Natalie Brown

-----Original Message-----
From: Hill, Julian P [SMTP:julian.hill@atkinsglobal.com]
Sent: Thursday, May 01, 2003 11:56 AM
To: 'Natalie Brown'
Subject: Vodafone - F2002/6142 - Range Road

Natalie

I gather you are away until the 6th May. How are you getting on with the management plan. Will you be able to confirm in writing that it is acceptable when you return?
As you know once this is done all the isses have been dealt with, so I would be most grateful for your response as soon as possible.

Thanks

Julian

01865 734129
07947 805750 (Mbl)
julian.hill@atkinsglobal.com

Atkins
Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/6142

Ext: 6492

To: Andy Glencross – Dinton Pastures
~~Landscape~~

Date: 08/04/2003

F/2002/6142 - MANAGEMENT PLAN FOR MAST AT RANGE ROAD, FINCHAMPSTEAD

I have received a revised management plan relating to condition 06 of the above consent.

I would appreciate it if you could give me your comments as to whether this is acceptable within the next 14 days.

NAB

Natalie Brown

Planning Officer

Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 08 April 2003 12:06
To: 'Natalie Brown'
Subject: Vodafone - F2002/6142 - Range Road



Revised Management Plan- 23212...

Natalie

Following our conversation, I attach a copy of the management plan which has been revised after Vodafone's consultant discussed matters with Andy Glencross. (The appendices etc will be the same as the original).

For our files, I would be grateful if you can issue a letter confirming that it is acceptable and will comply with the relevant planning conditions. Once this is received, then providing Vodafone carry out the work, I think we have dealt with all the conditions.

As you know, it is intended that the work will be carried out in September / October this year.

If you should have any queries please let me know.

Regards

Julian

<<Revised Management Plan- 23212.doc>>

01865 734129
07947 805750 (Mbl)
julian.hill@atkinsglobal.com

Atkins
Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH

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VODAFONE SITE 23212 - WOKINGHAM

10 YEAR MANAGEMENT PLAN

August 2002
(rev. February 2003)

1.00 SITE DETAILS

Name:	Vodafone Site 23212, Oregon Bog, S. Wokingham
Area:	2380 m2 Est.
Grid Ref:	SU 480165
Local Planning Authority:	Wokingham District Council
District:	Wokingham
Conservation Status:	Wildlife Heritage Site policy WNC4 and policy WCC2, Green Gaps and Hedges.
Nature of Legal Interest:	Leasehold to Vodafone Limited
Access:	Range Road from A 321 Wokingham to Sandhurst road.

2.00 SITE DESCRIPTIONSite Description

2.01 An area of young planting comprising predominantly Scots Pine *Pinus sylvestris* with some natural regeneration of Silver Birch *Betula pendula* and very occasionally Sessile Oak *Quercus petrea.* There is virtually no ground vegetation within the body of the wood, although occasional coarse grasses and bracken are present towards the outer margins. Soil is light and heath like and is likely to be acid. It is generally free draining.

2.02 Te site lies immediately to the south of an ecologically important deciduous bog woodland (Oregon Bog), which as its name suggests, is somewhat different in character. Houses with large gardens lie adjacent to the site further south.

2.03 Pine are estimated to be about 15 years old and range between 50 and 450mm diameter DBH, average being in the range of 150 - 200mm. There are approximately 2500 stems per hectare (2 x 2m) although the spacing is most irregular and there are no definable lines of planting. Height is around 15m on average. The woodland canopy is generally closed, hence the poor ground cover vegetation due to poor light levels. There is no evidence of previous management of the pines judging by the spacing and range of stem size and lower branches. The birch is multi-stemmed often, suggesting it has been cut back and has coppiced as a result.

2.04 There is evidence of former ant-hills suggesting the site was more open prior to the pines being planted. There are also tracks through the woodland formed by badgers who have also been scratching for worms on the southern edge of the wood. The main track lies roughly in a line with the boundary with the deciduous bog woodland. Squirrels frequent the site and there are two drays within the woodland area, away from the mast site.

3.00 SITE OBJECTIVES

3.01 To maintain and enhance the woodland habitat, in keeping with Oregon Bog.

3.02 To maintain a woodland screen around the proposed telecommunications mast site.

3.03 To further diversify the deciduous native tree species.

3.04 To plant trees to further screen the telecommunications mast site.

4.00 MAIN MANAGEMENT OPERATIONS (revised after consultation with Andy Glencross – Biodiversity Officer)

4.01 Year 1, remove 50% of the pine stems. These should be selected so as to 'thin' the whole of the site area and should select those trees, which are:

-small, miss-shaped, dead or dying or leaning
-competing with viable deciduous trees

4.02 Retain larger pines and all viable deciduous trees. It is recognised that some of the birch will require thinning too but this should be kept to a minimum. Over thinning is to be avoided, as wind blow could result due to the weak stems. Natural regeneration of birch is likely with the additional light levels produced

4.03 Create three clearings of roughly 10 x 10m size towards the south and west of the site, furthest from the mast

4.04 Cleared trees are unlikely to be of marketable size. Brash should be stacked in habitat piles on the woodland floor where it will decay and form a useful dead wood habitat in so doing. The heavier stems should be cut into 2m lengths and stacked into further habitat piles no higher than 1.5m in height.

4.05 An opportunity to landscape the temporary trackway following the construction of the mast arises. Smaller trees and shrubs seem appropriate with the following being recommended:

Silver birch *Betula pendula*
Rowan *Sorbus aucuparia* .
Alder Buckthorn *Alnus Frangula*
Hawthorn *Crataegus monogyna*

The area to be planted between the lay by and the mast compound is 5.5m x 3.5m. Allowing for a 1m path, 12 plants could be accommodated at 1 x 1m spacing. Trees will require protection and 0.75m tree shelters are suggested with subsequent follow up maintenance. Care should be taken to avoid the BT and electricity lines.

4.06 In year 9, further thinning of the wood should be possible. Remove the remaining pines. By this time they should begin to have some commercial value and within 20 years be felled for some financial return.

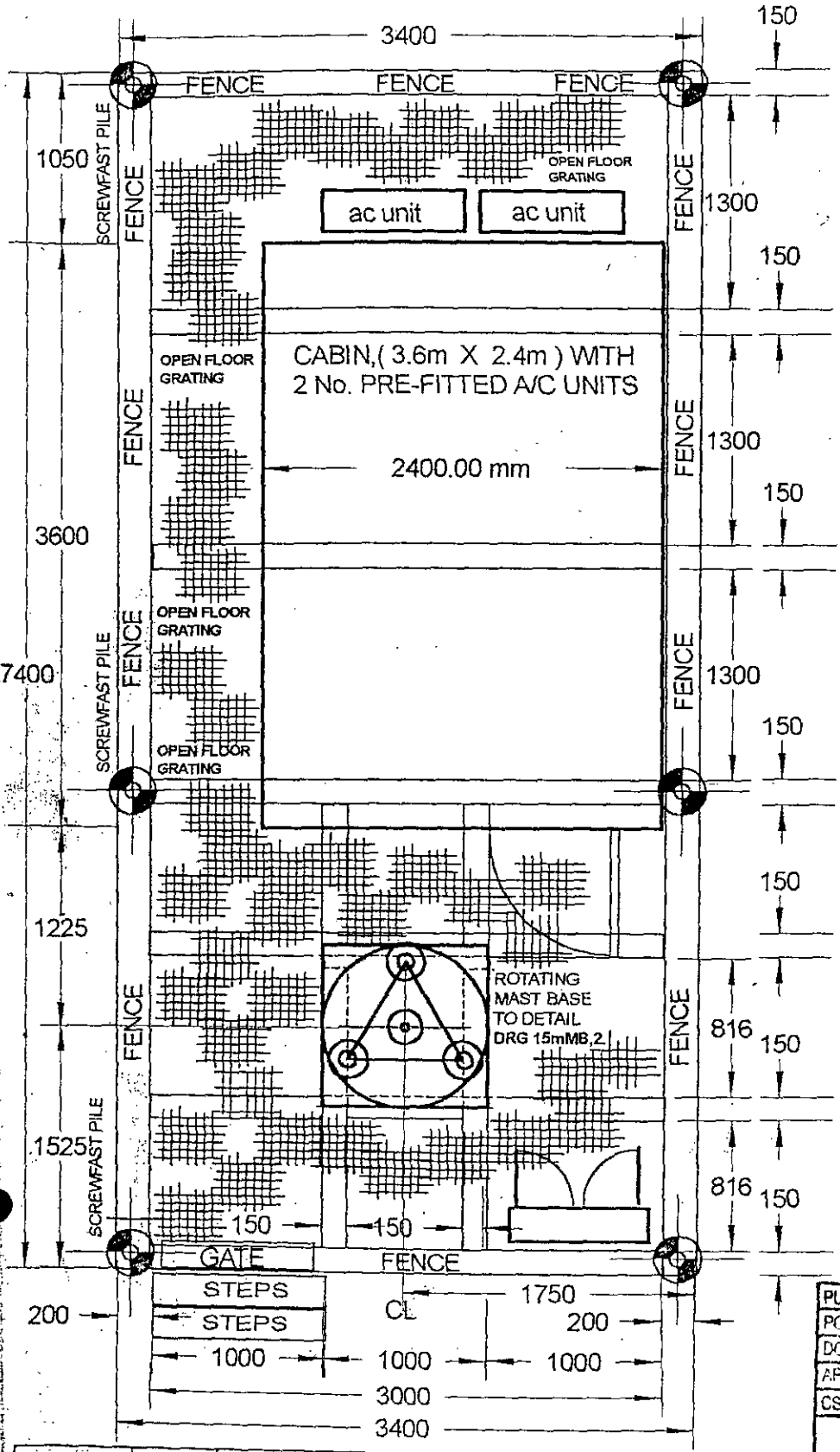
6.00 APPENDICES

Site Maps

1. Map 1 shows the location of the site.
2. Map 2 shows the site relative to Oregon Bog.
3. Map 3 shows the layout of the mast and compound.

Photographs

1. Photographs show the site from Range Road looking from either end. Other views give an indication of the woodland structure.



SCREWFAST 15 m MASTBASE

08.APR.2002* 6142

THIS DESIGN IS COPYRIGHT TO SCREWFAST FOUNDATIONS LTD.

THE ENTIRE SUB FRAME IS TO BE HOT DIP GALVANISED TO ISO 1461 (BS 729).

THE ROTATING MOUNTING IS ADJUSTABLE ON SITE AND CAN BE SET AFTER THE MAST HAS BEEN ERECTED.

ALL STRUCTURAL DETAILS ARE SHOWN ON DRAWINGS; 15mMB, 1 TO 9.

PLASTIC DUCTING FOR POWER FROM THE CABINET TO THE CABIN CAN BE RUN INSIDE THE SUBFRAME.

THE SUB FRAME IS DEMOUNTABLE FOR EASE OF TRANSPORT AND FOR GALVANISING PURPOSES.

JOB No.	GEN	DATE	03/11/01
DRG No.	15mMB,1.	REV	A
DRN BY	DM	TITLE	15m MAST BASE LAY OUT
CHK BY		NOTE	NTS COPYRIGHT SCREWFAST FOUNDATIONS LTD

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

08 APR 2002

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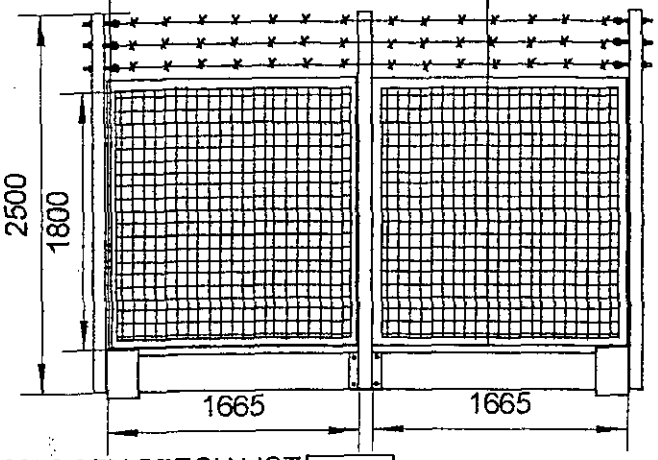
ScrewFast Foundations Ltd
TEL;01438-833-967 FAX; 01438-832-476
7C SMALLFORD WORKS, SMALLFORD LANE
St. ALBANS, HERTS, AL4 OLL.

(PLAN 1)

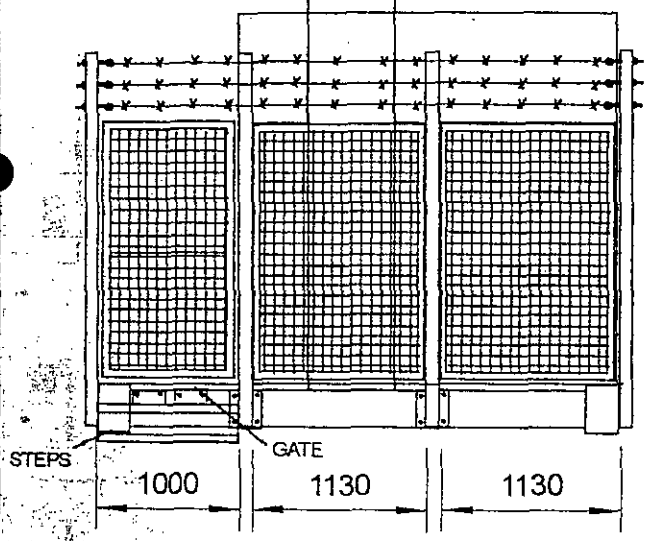
MAST BY SPECIALIST — REAR VIEW

ELLIOT CABIN

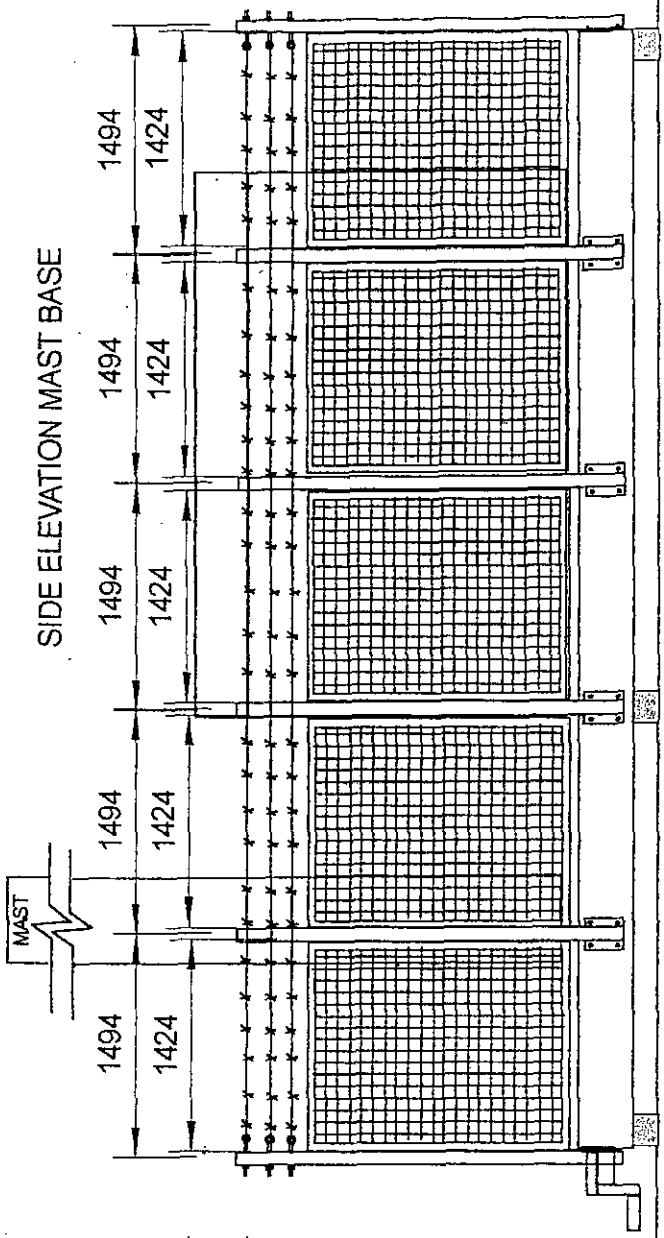


MAST BY SPECIALIST
FRONT VIEW

ELLIOT CABIN
2.4 X 3.6

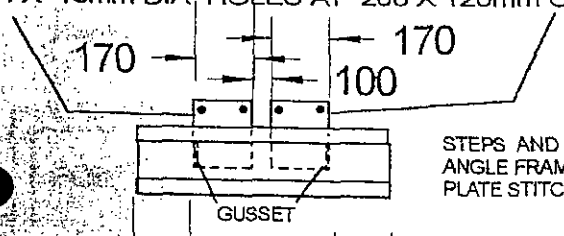


SIDE ELEVATION MAST BASE



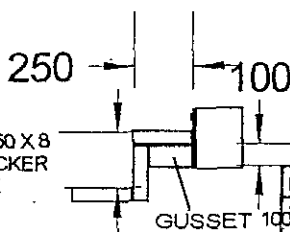
GRAVEL SPREAD 100 mm THICK OVER GEOTECHNICAL MEMBRANE TO SPECIFICATION UNDER BASE FRAME

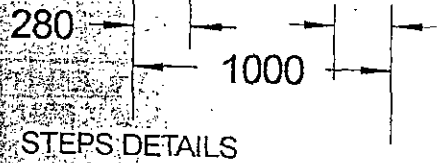
170 X 250 X 10 mm FIXING PLATE
4 X 18mm DIA. HOLES AT 200 X 120mm CENTRES



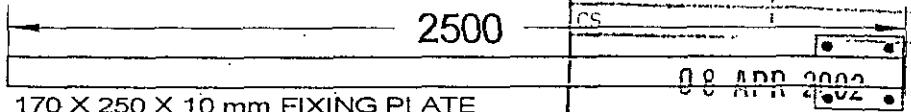
STEPS AND RISER TO BE 50 X 50 X 8 ANGLE FRAME WITH 6 mm CHECKER PLATE STITCH WELD TO FRAME

STEPS DETAILS
END VIEW





STEPS DETAILS
FRONT VIEW



170 X 250 X 10 mm FIXING PLATE
4 X 18mm DIA HOLES AT 200 X 120mm CENTRES

2500 X 70 SHS X 3mm FENCE POST AND FIXING PLATE

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JOB No	GEN	DATE	20-10-01
DRG No	15mMB7	REV	000
DRN BY	DM	TITLE	MAST BASE FENCE ELVATIONS
CHK BY	PD	NOTE	NTS

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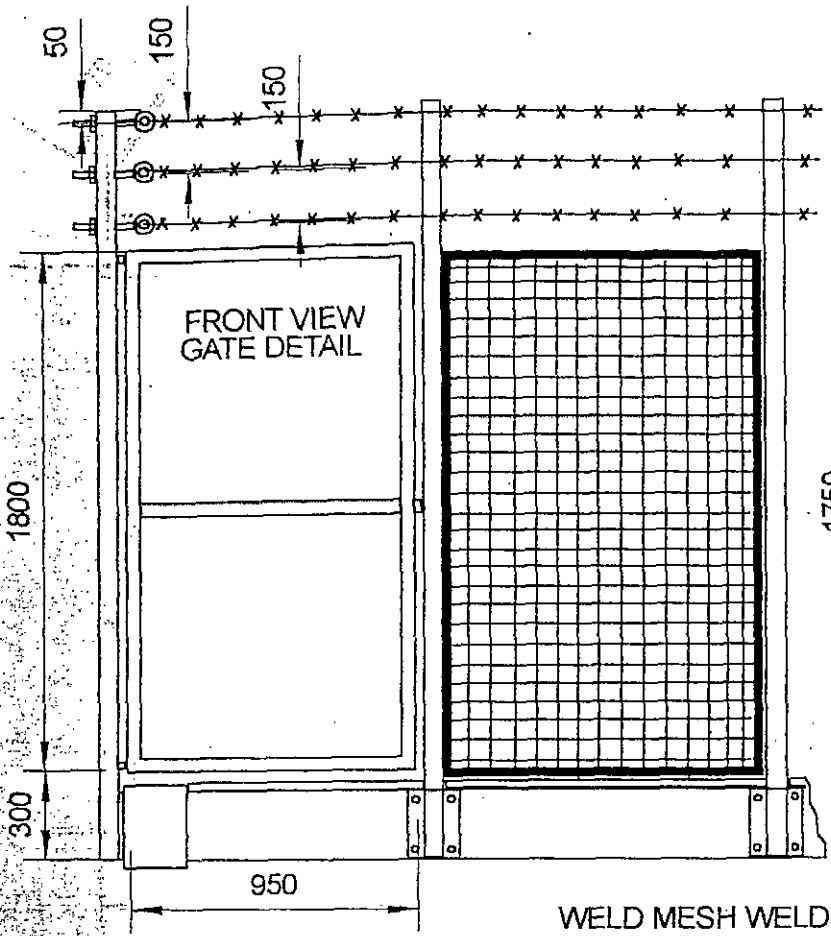
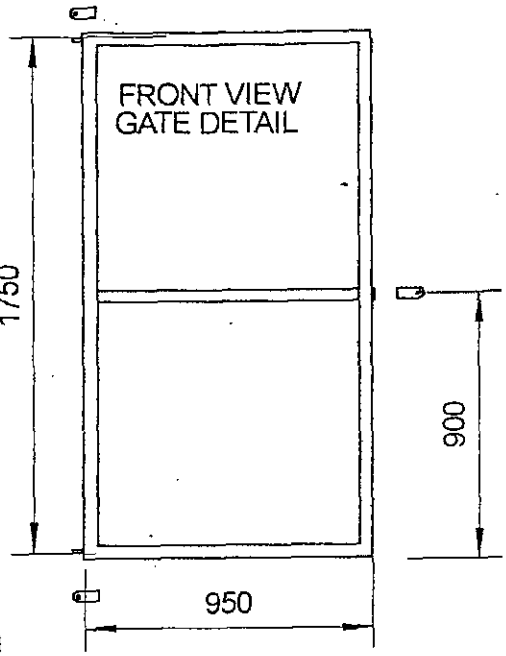
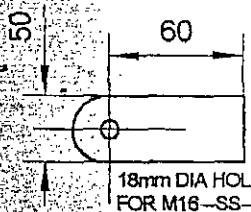
(PLAN 2)



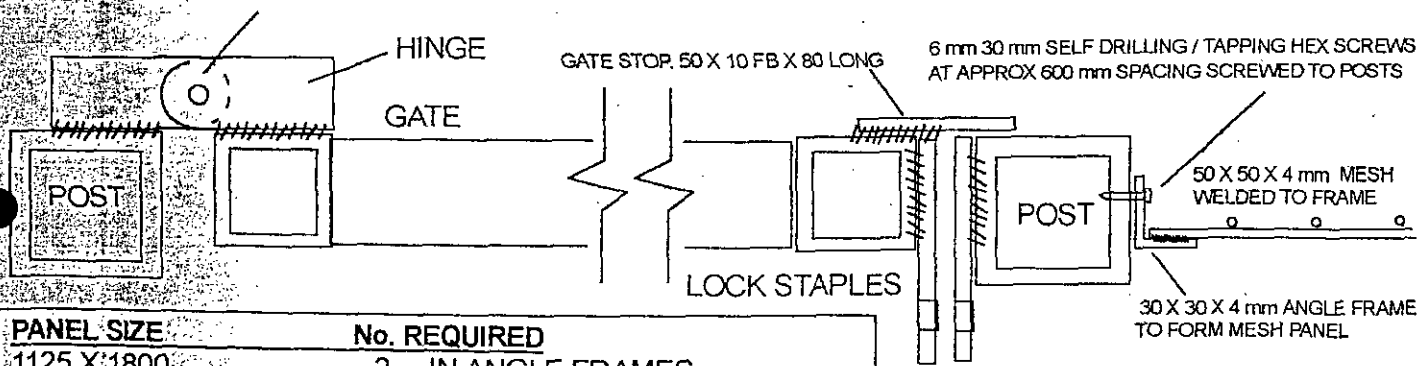
WELD MESH DIRECT TO GATE FRAME
ON OUTSIDE FACE.



WELD MESH WELDED INTO ANLE SECTION PANELS
DETAIL OF MESH PANEL FRAME FIXING TO POSTS



HINGE PLATES – 6 No. FROM 50 X 10 FB X 85 LONG WITH 18 mmHOLE ON CENTRE LINE 25 mm FROM END.WELD SECURELY ALL AROUND TO FRAMES AS SHOWN AT1750 mm CENTRES FOR HINGES AND MATCHED OPPOSITE FOR LOCK. FENCE POSTS AND GATE TO BE JIGGED UP TO FIT PRIOR TO WELDING.SAME PLATES FOR LOCK.



PANEL SIZE	No. REQUIRED
1125 X 1800	2—IN ANGLE FRAMES
1660 X 1800	2—IN ANGLE FRAMES
1420 X 1800	10—IN ANGLE FRAMES
950 X 1800 –GATE	1—WELD MESH TO GATE FRAME

JOB No.	GEN	DATE	20-10-01
DRG. No.	15mMB8	REV	000
DRN BY	DM	TITLE	MAST BASE FENCE GATE DETAILS
CHK BY	PD	NOTE	NTS COPYRIGHT SCREWFAST FOUNDATIONS LTD

PLAN SECTION GATE DETAIL

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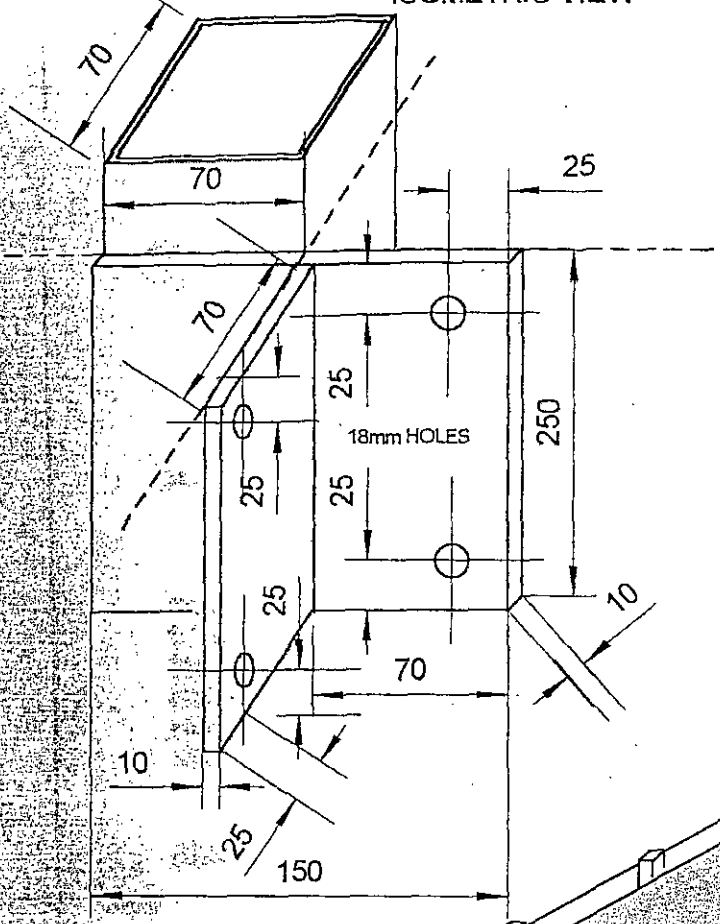
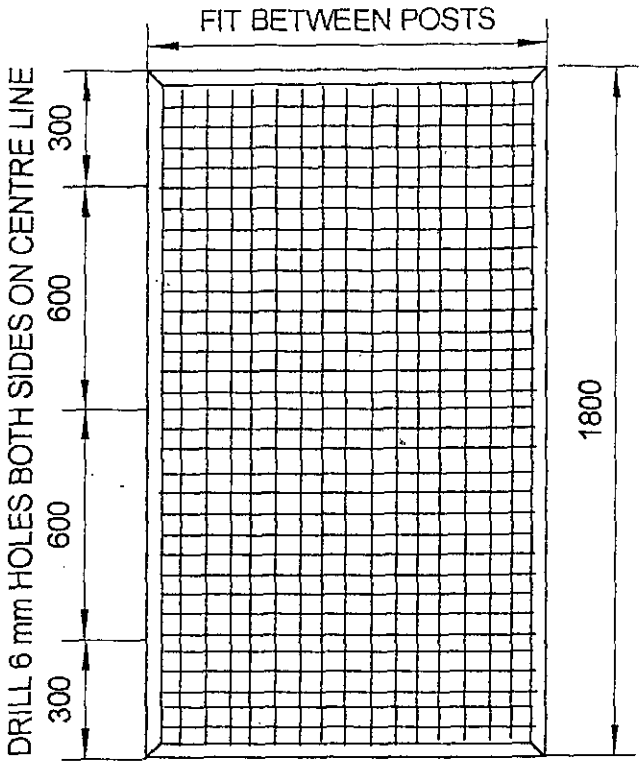
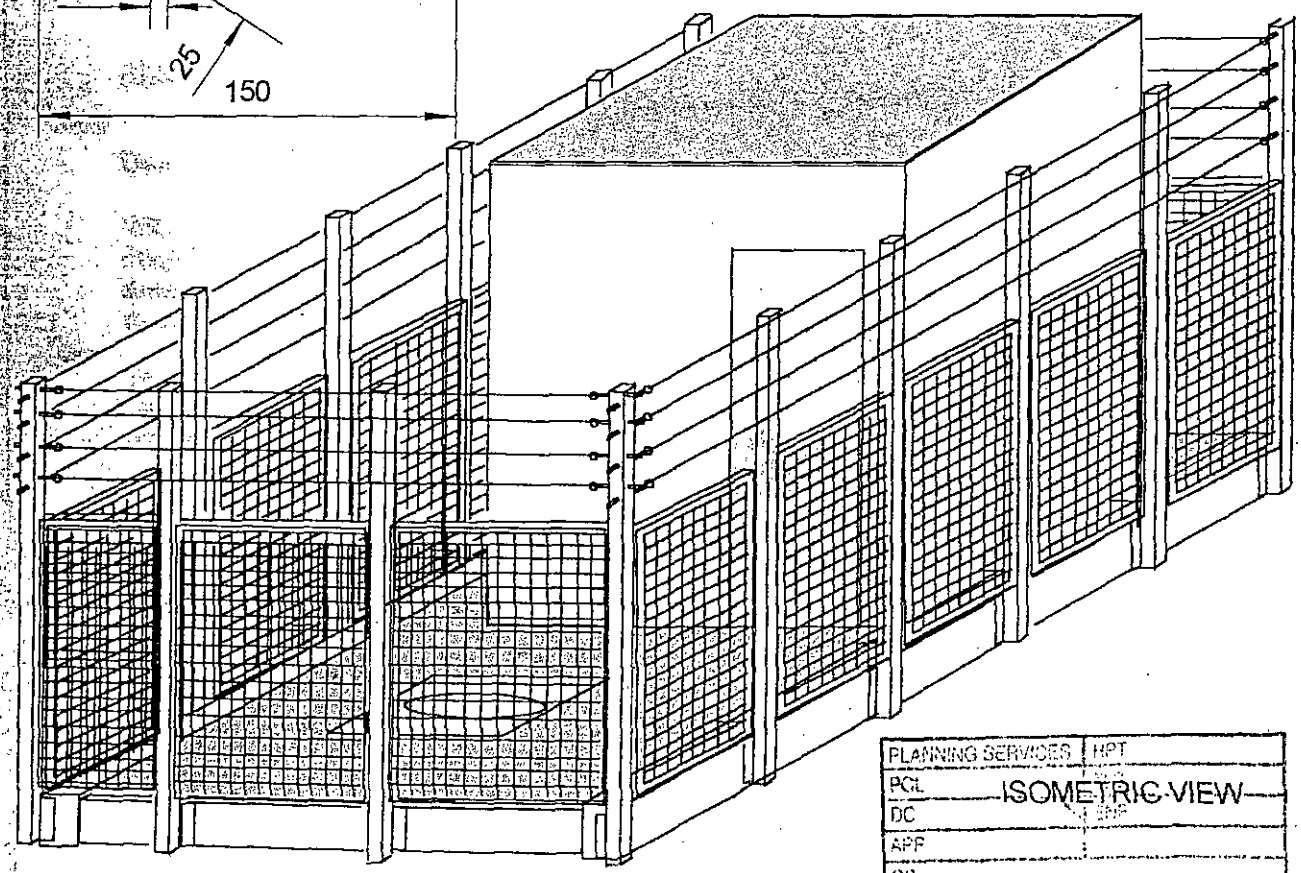
(PLAN 3)

CORNER FENCE POST BRACKET DETAIL
ISOMETRIC VIEW





FENCE PANEL



JOB No	GEN	DATE	20-10-01
DRG No	15mMB9	REV	000
DRN BY	DM	TITLE	MAST BASE FENCE CORNER BRACKETS
CHK BY		NOTE	NTS COPYRIGHT SCREWFAST FOUNDATIONS LTD

PLANNING SERVICES	HPT
PCL	ISOMETRIC VIEW
DC	
APP	
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(PLAN 4).

vodafone

GENERAL BACKGROUND INFORMATION FOR TELECOMMUNICATIONS DEVELOPMENT

LC/A/R.2002* 6142

VODAFONE DIGITAL (GSM) NETWORK - "2G"

The Vodafone digital network was developed in the early 1990s. This digital technology is often referred to as GSM (Global System for Mobile Communications) which is the common European operating standard, enabling phones to inter-connect to other networks throughout Europe and internationally. Vodafone's digital network is designed to enable domestic and local businesses to access mobile telecommunications at an affordable price.

RADIO SYSTEM PLANNING

How the cellular radio network works

The building blocks of the mobile telecommunications network are called radio base stations which transmit and receive calls to and from mobile phones using radio waves, similar to those used in domestic television and radio equipment. Radio base stations are often associated with free-standing masts, however they can be located on, or even inside, existing buildings and other structures. Approximately 60 per cent of Vodafone sites are located on existing structures or buildings. Like domestic radio, Vodafone uses "radio frequencies" to transmit and receive calls at 900 MHz or 1800 MHz. 3G will use frequencies within the 2000 MHz range.

How radio signals are transmitted

The radio signals are transmitted from antennas which are part of the radio base station and cover an area known as a "cell", hence the term "cellular phone". The size of the cell is dependent on a number of factors including: the height at which the radio base station is positioned; the topography of the surrounding landscape; anticipated demand; and the population density in the area.

Radio signal transmission from a radio base station can be likened to water being distributed from a garden sprinkler. The area immediately adjacent to the sprinkler remains almost "dry". However the grass gets progressively wetter moving further away from the sprinkler, until a wettest point is reached. Radio base stations provide network services in the same manner. The area immediately beneath the antennas receives limited or, occasionally, no signal. Moving further away, the signal steadily improves until it reaches an optimum level and then gets progressively weaker.

In order to use mobile phones whenever and wherever we are, a network of radio base stations is required to maintain a continuous signal or 'network service' across a geographical area. The network is designed so that the cells from each radio base station slightly overlap. Travelling even a short distance may take us through a number of cell areas. Mobile phones are designed to monitor the strength of signal from surrounding radio base stations and automatically select the clearest signal, which often comes from the nearest site. As you approach the edge of the cell area, the phone will automatically

select the adjoining radio base station, to provide a continuous service. This process is known as 'call handover'.

Factors affecting network services
The siting of a radio base station is largely dependent on the characteristics of the radio signals which they transmit. The signals are similar to noise or heat in that physical features such as buildings or landscape can obstruct them. In open rural areas one base station can typically cover several kilometres in radius. However in urban areas where surrounding buildings will obstruct the signal, this range can be reduced to as little as a few hundred metres.

Network capacity
Radio base station sites can only receive and transmit a limited number of simultaneous calls to and from mobile phones. In areas where the use of phones is particularly high, such as major towns or cities, many sites will reach the maximum number of calls they can process. When a customer attempts to make a call in an area where the network has reached its full capacity, the "network busy" message is displayed on their mobile phone. In order to continue to meet customer demand and improve the quality of services in these areas, there is a need to increase the capacity of the network to allow more calls to be made.

RADIO SYSTEM PLANNING - THIRD GENERATION - "3G"

In April 2000, Vodafone was successful in its bid for one of five licences available to provide a 'Third Generation' mobile telecommunications service known as '3G'.

In addition to voice services, this technology will enable Vodafone to offer high resolution video and multi-media applications. Among other things this will enable office services, virtual banking, e-retailing, video conferencing and high quality internet access to be provided to users on the move. This will all be made possible by higher rates of data transfer that will be faster than current technology allows.

The 3G radio base station is designed to provide a service via cells in a similar way as the GSM (2G) system but with a few differences. Due to the increased data transfer, the location of 3G base station sites is even more critical. Base stations must be located where the local demand exists in order to provide the required levels of service, otherwise the network will not function.

Whenever possible, Vodafone will ensure that 3G apparatus will be installed on existing buildings and structures, including masts. However, in spite of these efforts, there is likely to be a need to install additional base stations to provide continuous service. This is largely due to the characteristics of radio propagation at this frequency, demands on the service and the high data transfer rates required for the new 3G applications.

TECHNICAL REQUIREMENTS

Vodafone's radio engineers identify the need for a new radio base station where the existing signal strength is insufficient to support network requirements, or where demand on the system is such that we need to increase capacity. The location of each radio base station is determined by the following factors:-

i. the proximity of adjacent radio base stations and the signal coverage from them.
ii. the terrain height of the area and surrounding topography.
iii. the height and density of the buildings and structures within the area.
iv. the potential customer demand within the area.
v. The service type that is required.

SITE SELECTION PROCESS

The following site selection procedures apply to each installation :-

1. Following the technical review, Vodafone's radio engineers undertake a desktop analysis to identify the best way of meeting the site requirement. This is completed by using Vodafone's computerised radio propagation modelling tool. This tool shows every site on our existing network and identifies those areas where insufficient signal level exists or where there is a need to increase capacity.

2. The desktop search also identifies other operators' existing telecommunications installations, including NTL, CCI, British Gas, etc. This interrogation of databases ensures any mast-sharing opportunities are maximised. Where available the LPAs mast register is also reviewed.

3. The radio engineers define a search area, which is then issued to a property surveyor who undertakes a detailed ground search with the radio engineer to identify suitable options.

4. The property surveyor will obtain site-specific details to identify those sites that are viable options. The possible options are short-listed according to those that combine the following: - location within or close to the search area, a willing landlord, adherence to planning and environmental policy, and sensitivity. These options are then returned to our radio engineers for a computer modelling assessment, taking into account the ground height, potential available antenna height and surrounding obstructions.

5. Discussions are offered to the local planning authority to consider local policies and any protected areas and to agree additional public consultation if required. These discussions are used to identify a 'preferred' option.

6. A plan for local consultation is drawn up, and where appropriate, a consultation exercise is undertaken with the local community. The issues associated with the proposal are discussed to obtain their comments on the options under

consideration. After this review the final preferred option is selected.

7. Finally a site survey provides a full structural analysis of site including identifying power routes and how the site will be linked into the network. Terms with the landlord are then finalised, detailed plans prepared and the application submitted.

Details of Vodafone's site selection procedures are as set out in our Environmental Handbook for Radio Site Selection which is used by all personnel involved in the acquisition process. Vodafone are committed to ensuring the number and visual impact of any additional sites is minimised. The company will continue to develop and utilise sympathetic and innovative design solutions.

PPG 8 - TELECOMMUNICATIONS (www.dtlr.gov.uk/ppg/index)

PPG 8 seeks to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. It encourages local planning authorities to respond positively to telecommunications development proposals, whilst taking into account other planning policy.

PPG 8 states that fast, reliable and cost-effective communications can attract business to an area. PPG 8 states that good communications can enrich life at home and offer new choices in education, entertainment, shopping and banking.

Need for development
PPG 8 advises that operators are required to provide a high quality service, which includes the need to meet customer demand. It states that systems are demand-led, therefore operators are continually expanding their networks to accommodate customer requirements of service and quality. Vodafone has a legal obligation in its licences to build a 3G network covering 80% of the population by 2007.

PPG 8 advises that planning authorities should have regard to any technical constraints on the location and proposed development. Material considerations include the significance of the proposed development as part of a national network.

Siting and design
PPG8 identifies that "protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications... Masts and antennas often require a particular operating height, which allows signals to clear trees and urban clutter. Telecommunications development may therefore need particular locations in order to work effectively." (Paragraph 64 - Appendix).

PPG 8 states "Siting and design concerns may centre particularly on the type of mast and its impact... Its height, ancillary development and the scope for landscaping and screening will also be important considerations. But many of the antennas have special siting needs because they have a limited range or require line-of-sight.,

Authorities should take account of these needs." (Paragraph 74, Appendix)

In seeking to arrive at the best solution for an individual site, authorities and operators should consider the use of sympathetic design to minimise the impact of development on the environment. It advises that depending upon their location, an appropriately designed single operator mast may have a smaller environmental impact than a shared one.

Health issues
In relation to health considerations, clear guidance is provided by the Government: -
"It is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them" (Paragraph 30)

It goes on to add "local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development" (Paragraph 31)

SITE / MAST SHARING

Vodafone actively encourages and supports site sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licence. Vodafone has implemented a number of measures to identify site-sharing opportunities.

Where a new ground based radio base station site is required, every effort will be made to ensure that sufficient land is acquired to accommodate a second operator's equipment. Approximately two thirds of all Vodafone radio base stations are now located on existing structures, such as buildings, pylons or existing masts.

Site sharing with other operators on an existing mast may not always result in the most visually acceptable structure. Typically, only lattice masts can accommodate other operators' antennas. With each additional set of antennas, the height of the mast will increase by between four and six metres. This is because antennas have to be vertically separated by at least one metre in order to avoid potential interference.

The following factors are considered when assessing a mast share: -
- Is the structural capacity of the mast sufficient to accommodate the weight of additional antennas?
- Is there space at the right height on the mast for the additional

operators to provide network coverage to their chosen area?

- Will the landlord allow further land to be released to accommodate the additional operator's equipment?

Comment:

FURTHER INFORMATION

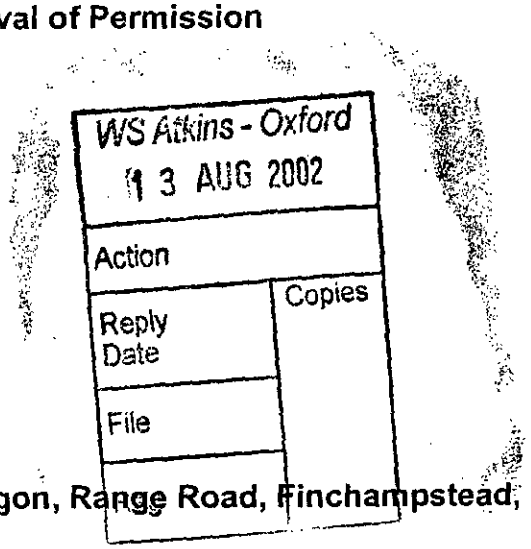
We trust the above answers your main queries regarding the generalities behind our planned installation. The enclosed site-specific details will identify the alternative options and reasons why they were rejected.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Vodafone Ltd
C/O W S Atkins (Julian Hill)
Chilbrook
Oasis Business Park
EYNSHAM
Oxford OX29 4AH



Application Number: F/2002/6142

Parish: **FINCHAMPSTEAD**

Location: **Land North of Oregon, Range Road, Finchampstead, Wokingham**

Proposal: **Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.**

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. Prior to the commencement of the development hereby permitted, details of the proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. The mast and equipment cabins shall be painted a dark forest green colour - a sample of which shall be submitted to and approved in writing by the Local Planning Authority.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. A habitat management plan shall be submitted to and approved by the Local Planning Authority in writing prior to the occupation of the development. The plan shall include:

(1) Description and evaluation of the features to be managed;
(2) Ecological trends and constraints on the site that may influence management;
(3) Aims and objectives of management;
(4) Appropriate management options for achieving aims and objectives;
(5) Prescriptions for management actions;
(6) Preparation of a work schedule (including a 10 year project register, annual work plan and the means by which the plan will be rolled foward annually);
(7) Personnel responsible for implementation of the plan;
(8) Monitoring and remedial/contigencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in writing by the Local Planning Authority.

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

Reason
2. In the interests of the amenity of the area.

Reason
3. In the interests of the amenity of the area.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the amenity of the Wildlife Heritage Site.

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

Berkshire Structure Plan Policies C2, C6, TC1
South East Area Local Plan Policies STV2, SC1
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WNC4, WIC14, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/08/2002

Notice checked by: _____

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

08 APR 2002* 6142

vodafone

Declaration of Conformity with ICNIRP Public Exposure Guidelines

Vodafone Limited,
The Courtyard.
2-4 London Road
Newbury
RG14 1JX

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

(Address) *Woodland adjacent to Silverstock Bog,*
Range Road,
Wokingham,
Berks.

*Is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation (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: 9/1/01

Signed: .....

Name: Lee McDougall.

Position: Deployment and Integration Team Leader – Thames Valley.

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

Registered Office: The Courtyard, 2-4 London Road, Newbury, Berkshire, England. Registered in England No. 1471587

VODAFONE
EMF ADVISORY UNIT

ICNIRP PUBLIC EXPOSURE GUIDELINES

COMPLIANCE STATEMENT

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

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

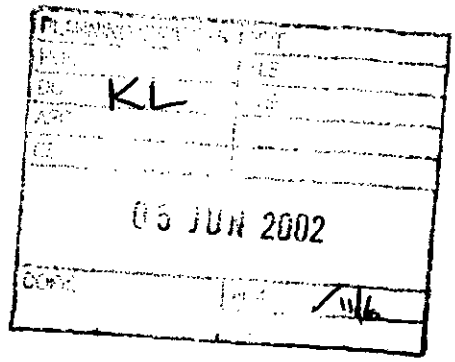
On 8 June 1999, the European Union (EU) Health Council agreed a recommendation for limiting exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). The recommendation was based on the exposure limits laid down by the International Commission on Non-Ionising Radiation Protection (ICNIRP)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

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

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

Recd 1.30pm 5.6.02

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 57
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lithgow

RE: PLANNING APPLICATION No. F/2002/6256 ERECTION OF TELECOMMUNICATION MAST ON LAND OPPOSITE LALAPANZI, NINE MILE RIDE and F/2002/6142 ERECTION OF TELECOMMUNICATION MAST AT RANGE ROAD

I write regarding this planning application together with planning reference F/2002/6142 which is currently being dealt with by your colleague, Natalie Brown.

I recently canvassed opinion on planning application F/2002/6256. The area I canvassed included Soldiers Rise, Ashdale Park, Little Fryth and Hollybush Ride. These roads housed SOME of the residences to be affected by the proposed telephone mast installation.

I was not surprised by the response from the residents of these areas, as some 99% of them were appalled by the planning proposal.

There are several reasons why the proposal should be rejected:

1) there are TWO 15m masts already in the area
2) the area is one of great natural beauty, and the proposed mast will be clearly visible above the trees
3) the "Steward Report" clearly recommended guidelines, in which siting of telephone masts near residences and schools was NOT to be allowed.
4) there is a school about 700m from the proposed location
5) there has been a proposal for a childrens nursery within 100m of the proposed location

The general opinions, which I urge you to consider, are that:

1) there are several mobile phone provider who currently have good coverage in this area, and if the residents choose to use mobile phones in their houses, then they will chose a phone from one of these. However, it should be said that all residents have "land lines" and really do not have a great need for a mobile phone in their home.

2) travellers through the area should not be using their mobile phones whilst in the car. Having said this we have driven through the area with telephones belonging to most service providers and, although some of them did not receive signals of maximum strength, they all received a signal strong enough to receive and make calls.

We really do not want, or feel we require, any additional telephone masts in Wokingham. We are currently considering a pressure group to put forward this cause.

should both of the applications be rejected, as wished by the vast majority of residents, and either of them go to appeal, we feel confident that we have sufficient details of previous appeals and associated documentation, that we could put forward a good case to uphold your decisions.

We urge you to reject both applications, and any other in the areas, and continue to ensure that these companies proposing the telephone mast installations cannot ruin the beauty of Wokingham, or potentially affect the health of the most vunerable members of our society.

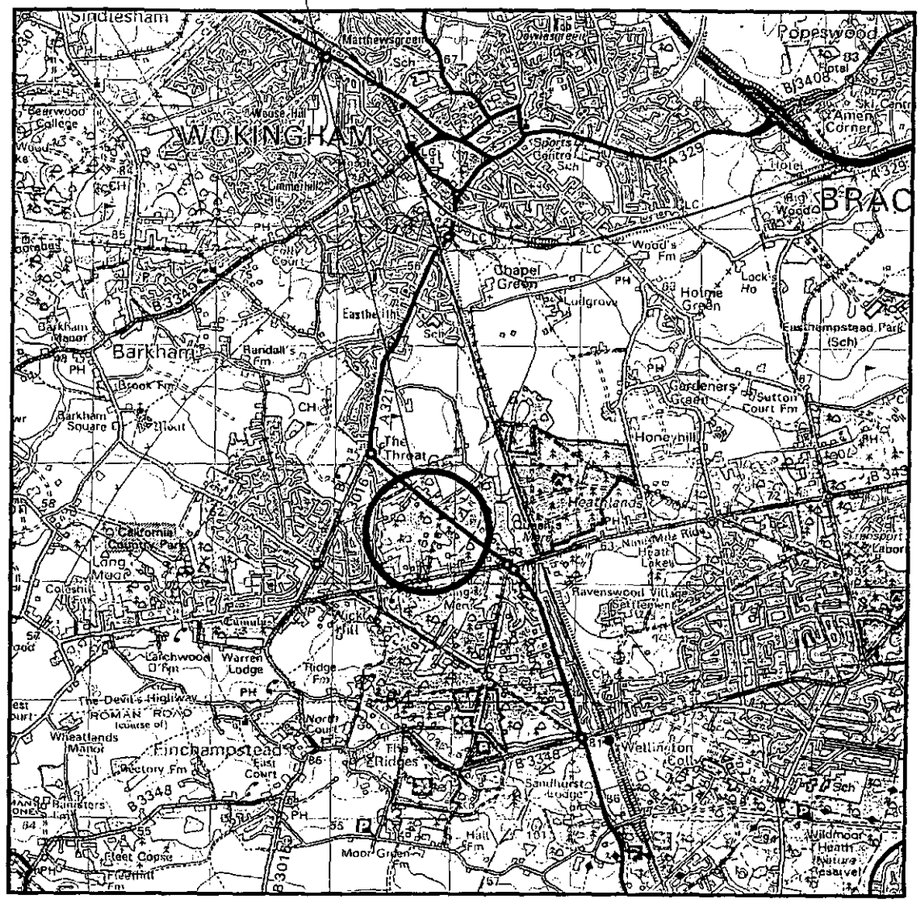
Yours sincerely

Carolyn Erskine

Carolyn Erskine
Local resident

vodafone

169000



163000

478000 — 484000

SITE GRID REFERENCE 480866E 165483N
LANDRANGER MAP No. 175
SCALE 1:50000

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

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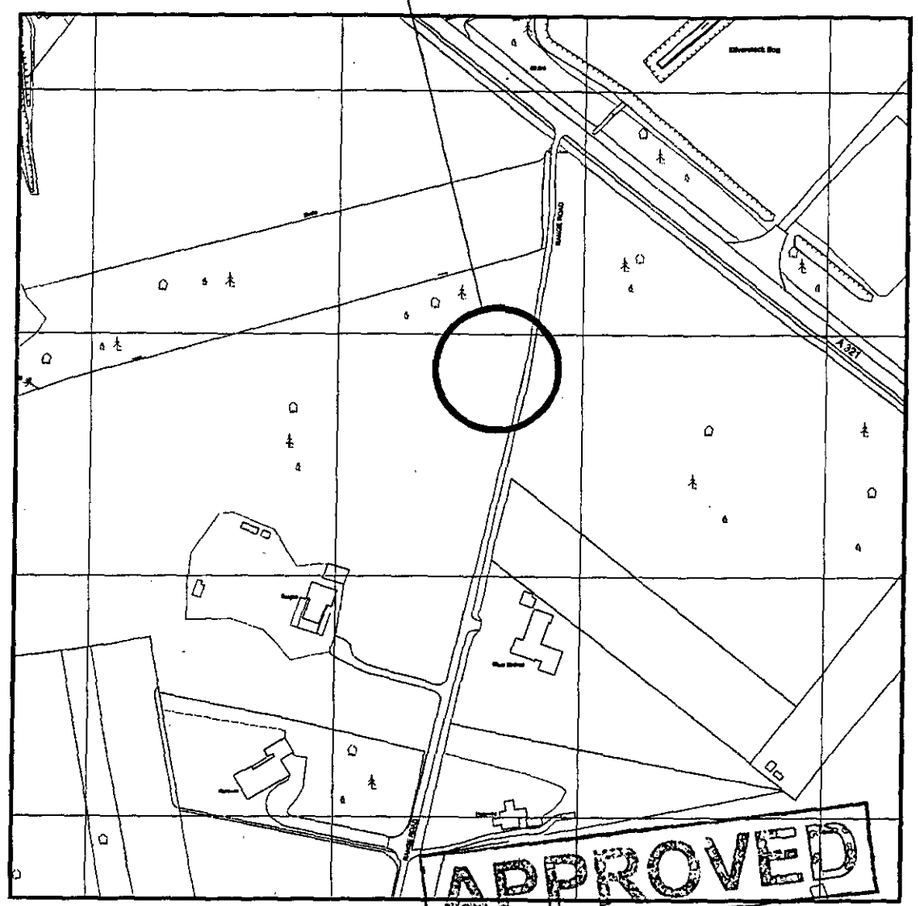
08.APR.2002* 6142

165600



165300

480700 — 481000

SITE GRID REFERENCE 480866E 165483N
SCALE 1:2500

Ballast Nedam
Telecom U.K. Ltd

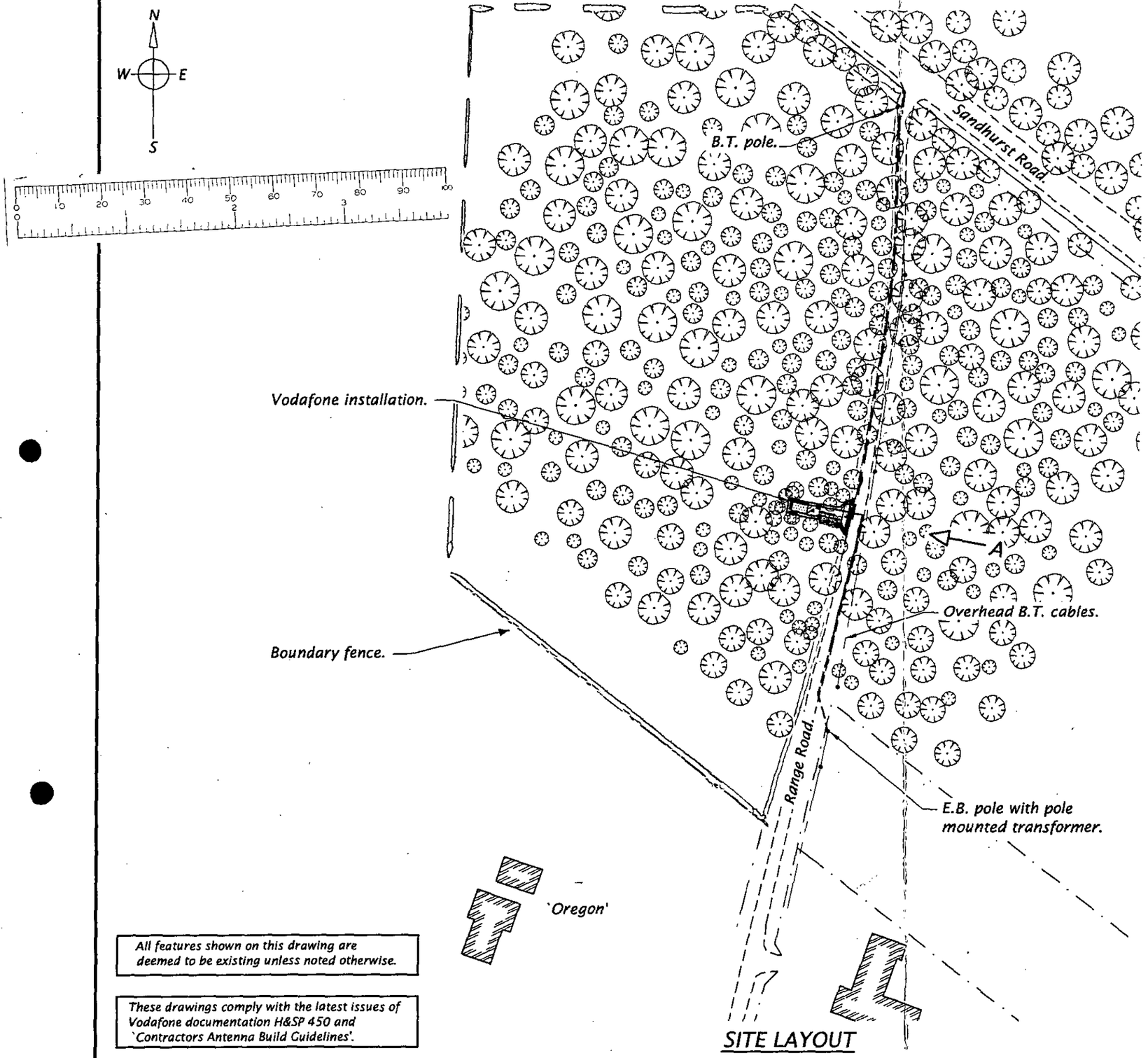
vodafone

Rev	By	Chk	Description	Date
-	NK	JC	Contract Issue	05/10/01

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
SITE LOCATION MAPS

Scales	Drawing Status	Drg No.	Rev
As Shown	Proposal	23212A-M1	-

08.APR.2002* 6142



APPROVED

All features shown on this drawing are deemed to be existing unless noted otherwise.

These drawings comply with the latest issues of Vodafone documentation H&SP 450 and 'Contractors Antenna Build Guidelines'.

SITE LAYOUT

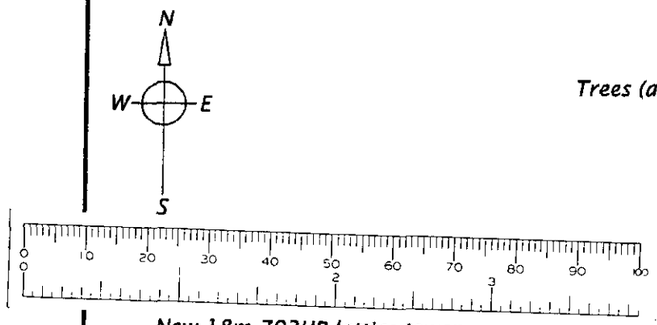
Ballast Nedam
Telecom U.K. Ltd

vodafone

Rev	By	Chk	Description		Date
-	NK	JC	Contract Issue		05/10/01
A	NK	JB	Annotation revised	(2377)	09/11/01

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
SITE LAYOUT

Scales	Drawing Status	Drg No.	Rev
1:1000	Proposal	23212A - C1	A



08.APR.2002* 6142

Trees (approx. 18m high).

B.T. pole.

Assumed B.T. route.

7500

10000

New 18m 703UP lattice tower, cabin (3.6m x 2.4m) with 2No. pre-fitted A/C units and electrical meter cabinet on piled support steelwork. Arrangement to be enclosed by 1.8m high Weldmesh fence and 1m wide access gate. All by Screwfast Ltd.

Temporary `Trakway' access track required for construction work.

New lay-by of gravel with timber edging laid on Terram 500 (or similar approved).

Assumed route of power supply by E.B.

A

Range Road.

Overhead B.T. cable.

Cantilevered access steps.

New 1m wide hoggin access path with timber edging (approx. 5m).

New trees of mixed native species to be planted both sides of access path.

APPROVED

All features shown on this drawing are deemed to be existing unless noted otherwise.

These drawings comply with the latest issues of Vodafone documentation H&SP 450 and `Contractors Antenna Build Guidelines'.

INSTALLATION LAYOUT

8No. small trees in proposed base area and 7No. other small trees to be removed and ground levelled prior to construction. Other trees to be trimmed where necessary.

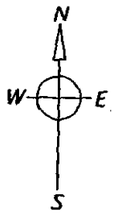
Ballast Nedam
Telecom U.K. Ltd

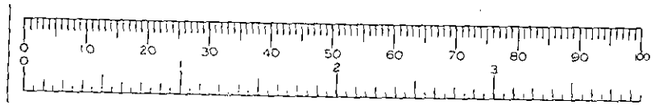
vodafone

Rev	By	Chk	Description		Date
-	NK	JC	Contract issue		05/10/01
A	NK	JB	Support steelwork revised	(2377)	09/11/01
B	JC	JB	Fencing revised and site investigation note removed.	(2506)	09/01/02
C	NK	JC	Height of lattice tower increased.	(2533)	05/02/02

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
INSTALLATION LAYOUT

Scales	Drawing Status	Drg No.	Rev
1:100	Proposal	23212A-C2	C





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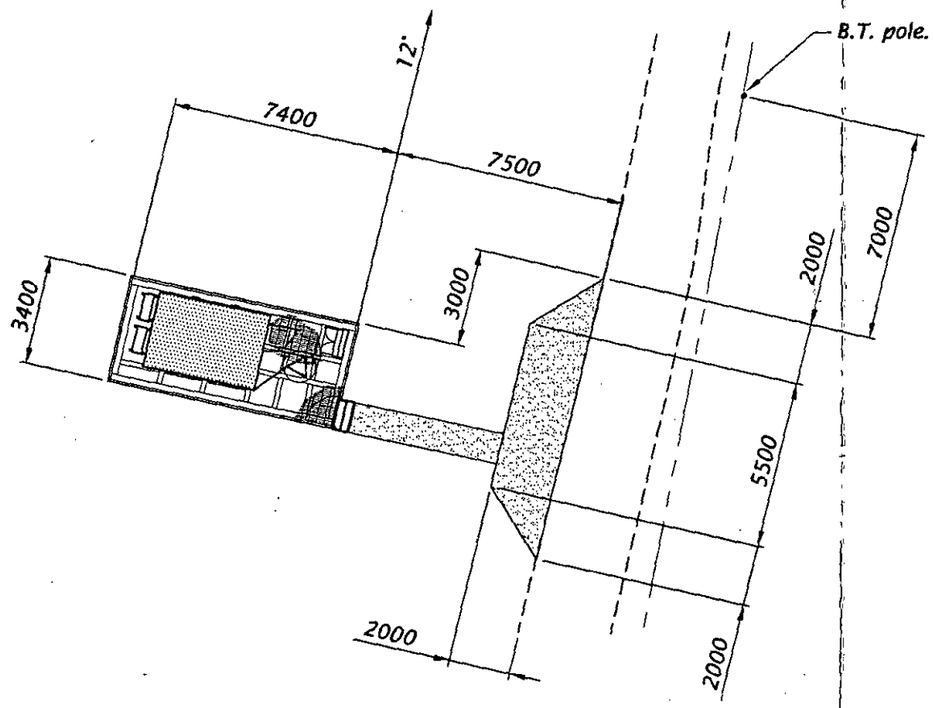
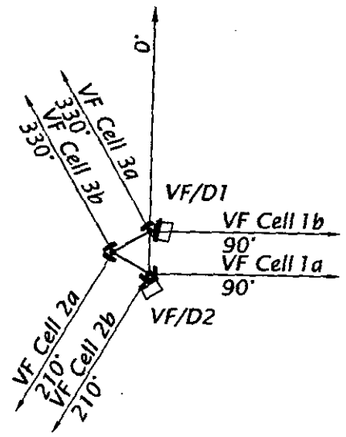


COMPOUND AND PARKING AREA SETTING OUT PLAN

(1:200)



ANTENNA ORIENTATION PLAN

(1:100)

APPROVED

All features shown on this drawing are deemed to be existing unless noted otherwise.

These drawings comply with the latest issues of Vodafone documentation H&SP 450 and 'Contractors Antenna Build Guidelines'.

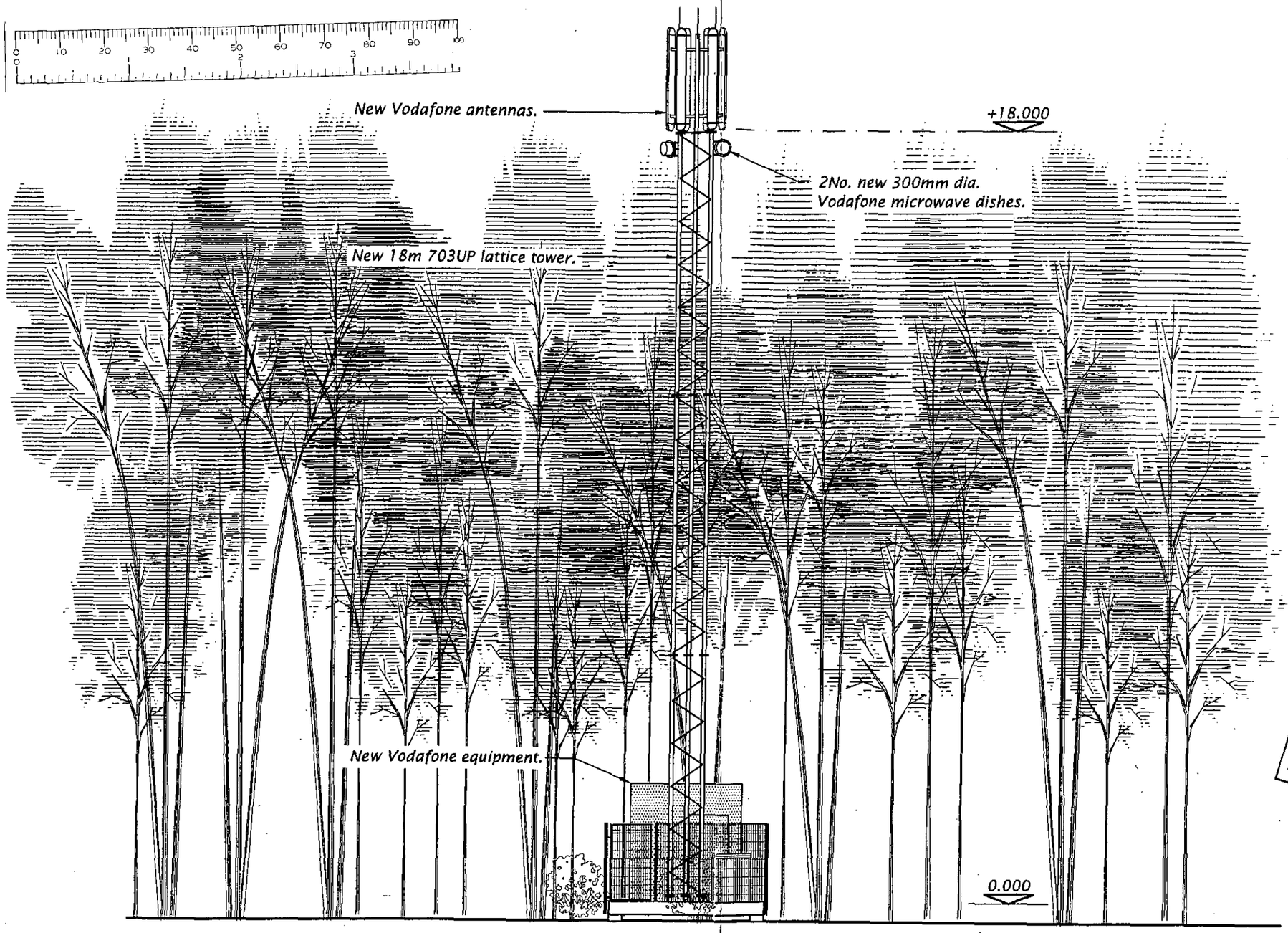
Ballast Nedam
Telecom U.K. Ltd

vodafone

Rev	By	Chk	Description	Date
-	NK	JC	Contract issue	05/10/01
A	NK	JB	Compound dimensions revised. (2377)	09/11/01

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
TECHNICAL PLANS

Scales	Drawing Status	Drg No.	Rev
As Shown	Proposal	23212A - C3	A



08.APR.2002* 6142

APPROVED

VIEW A

All features shown on this drawing are deemed to be existing unless noted otherwise.

These drawings comply with the latest issues of Vodafone documentation H&SP 450 and 'Contractors Antenna Build Guidelines'.

Ballast Nedam
Telecom U.K. Ltd

vodafone

Rev	By	Chk	Description		Date
-	NK	JC	Contract issue		05/10/01
A	NK	JC	Height of lattice tower increased.	(2533)	05/02/02

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
ELEVATION - VIEW A

Scales	Drawing Status	Drg No.	Rev
1:100	Proposal	23212A - C4	A

BRETT COUNTRYSIDE

COUNTRYSIDE OFFICES: OAKLANDS, OAKHAM ROAD, SOMERBY, MELTON MOWBRAY, LEICESTERSHIRE, LE14 2QF
TEL: 01664 454575 FAX: 01664 454625 EMAIL: robin.brett@dial.pipex.com

VODAFONE SITE 23212 - WOKINGHAM

10 YEAR MANAGEMENT PLAN

August 2002

16/8/2002

1.00 SITE DETAILS

Name:	Vodafone Site 23212, Oregon Bog, S. Wokingham
Area:	2380 m2 Est.
Grid Ref:	SU 480165
Local Planning Authority:	Wokingham District Council
District:	Wokingham
Conservation Status:	Wildlife Heritage Site policy WNC4 and policy WCC2, Green Gaps and Wedges.
Nature of Legal Interest:	Leasehold to Vodafone Limited
Access:	Range Road from A 321 Wokingham to Sandhurst road.

2.00 SITE DESCRIPTION

2.01 An area of young planting comprising predominantly Scots Pine *Pinus sylvestris* with some natural regeneration of Silver Birch *Betula pendula* and very occasionally Sessile Oak *Quercus petrea.* There is virtually no ground vegetation within the body of the wood, although occasional coarse grasses and bracken are present towards the outer margins. Soil is light and heath like and is likely to be acid. It is generally free draining.

2.02 The site lies immediately to the south of an ecologically important deciduous bog woodland (Oregon Bog), which as its name suggests, is somewhat different in character. Houses with large gardens lie adjacent to the site further south.

2.03 Pine are estimated to be about 15 years old and range between 50 and 450mm diameter DBH, average being in the range of 150 - 200mm. There are approximately 2500 stems per hectare (2 x 2m) although the spacing is most irregular and there are no definable lines of planting. Height is around 15m on average. The woodland canopy is generally closed, hence the poor ground cover vegetation due to poor light levels. There is no evidence of previous management of the pines judging by the spacing and range of stem size and lower branches. The birch is multi-stemmed often, suggesting it has been cut back and has coppiced as a result.

2.04 There is evidence of former ant-hills suggesting the site was more open prior to the pines being planted. There are also tracks through the woodland formed by badgers who have also been scratching for worms on the southern edge of the wood. The main track lies roughly in a line with the boundary with the deciduous bog woodland. Squirrels frequent the site and there are two drays within the woodland area, away from the mast site.

3.00 SITE OBJECTIVES

3.01 To maintain and enhance the woodland habitat, in keeping with Oregon Bog.

3.02 To maintain a woodland screen around the proposed telecommunications mast site.

3.03 To further diversify the deciduous native tree species.

3.04 To plant trees to further screen the telecommunications mast site.

4.00 MAIN MANAGEMENT OPERATIONS

4.01 Year 1, remove 50% of the pine stems. These should be selected so as to 'thin' the whole of the site area and should select those trees, which are:

-small, miss-shaped, dead or dying or leaning
-competing with viable deciduous trees

4.02 Retain larger pines and all viable deciduous trees. It is recognised that some of the birch will require thinning too but this should be kept to a minimum. Over thinning is to be avoided, as wind blow could result due to the weak stems. Natural regeneration of birch is likely with the additional light levels produced

4.03 Create three clearings of roughly 10 x 10m size towards the south and west of the site, furthest from the mast. Replant these with oak and birch at 2m centres ie 25 trees per clearing. Plant in 1.2m tree shelters supported by 1.5m stakes. Trees should have direct sunlight above them in order to survive. Weeding will be necessary to prevent the trees becoming choked, bracken being likely to flourish with the available light.

4.04 Cleared trees are unlikely to be of marketable size. Brash should be distributed evenly on the woodland floor where it will decay and form a useful dead wood habitat in so doing. The heavier stems should be cut into 2m lengths and stacked into further habitat piles no higher than 1.5m in height.

4.05 An opportunity to landscape the temporary trackway following the construction of the mast arises. Smaller trees and shrubs seem appropriate with the following being recommended:

Silver birch *Betula pendula*
Rowan *Sorbus aucuparia*
Bird Cherry *Prunus padus*
Hawthorn *Crataegus monogyna*

The area to be planted between the lay by and the mast compound is 5.5m x 3.5m. Allowing for a 1m path, 12 plants could be accommodated at 1 x 1m spacing. Trees will require protection and 0.75m tree shelters are suggested with subsequent follow up maintenance. Care should be taken to avoid the BT and electricity lines.

4.06 In year 9, further thinning of the pine should be possible. 50% of the poorest pines could again be selected for removal on a similar selection basis to section 1. above. This will

result in 25% of the better stems still remaining at the end of this plan period. By this time they should begin to have some commercial value and within 20 years be felled for some financial return.

It should also be possible to fell and replant three more clearings as in section 3. above, to further improve the woodland structure. By this time, the original trees should be 4 to 5m in height and offering complimentary screening in their own right. The new clearings should avoid being immediately adjacent to these original ones however.

4.07 Some thinning / shaping of the planted trees may be required by year 9 and carried out at this time. The tree shelters will probably want fully removing.

5.00 TERMINATION

5.01 In the event of Vodafone removing their equipment and giving the Local Planning Authority 1 month written notice to this effect, the planning consent shall cease and consequently, Vodafone's obligations under the management plan shall also cease.

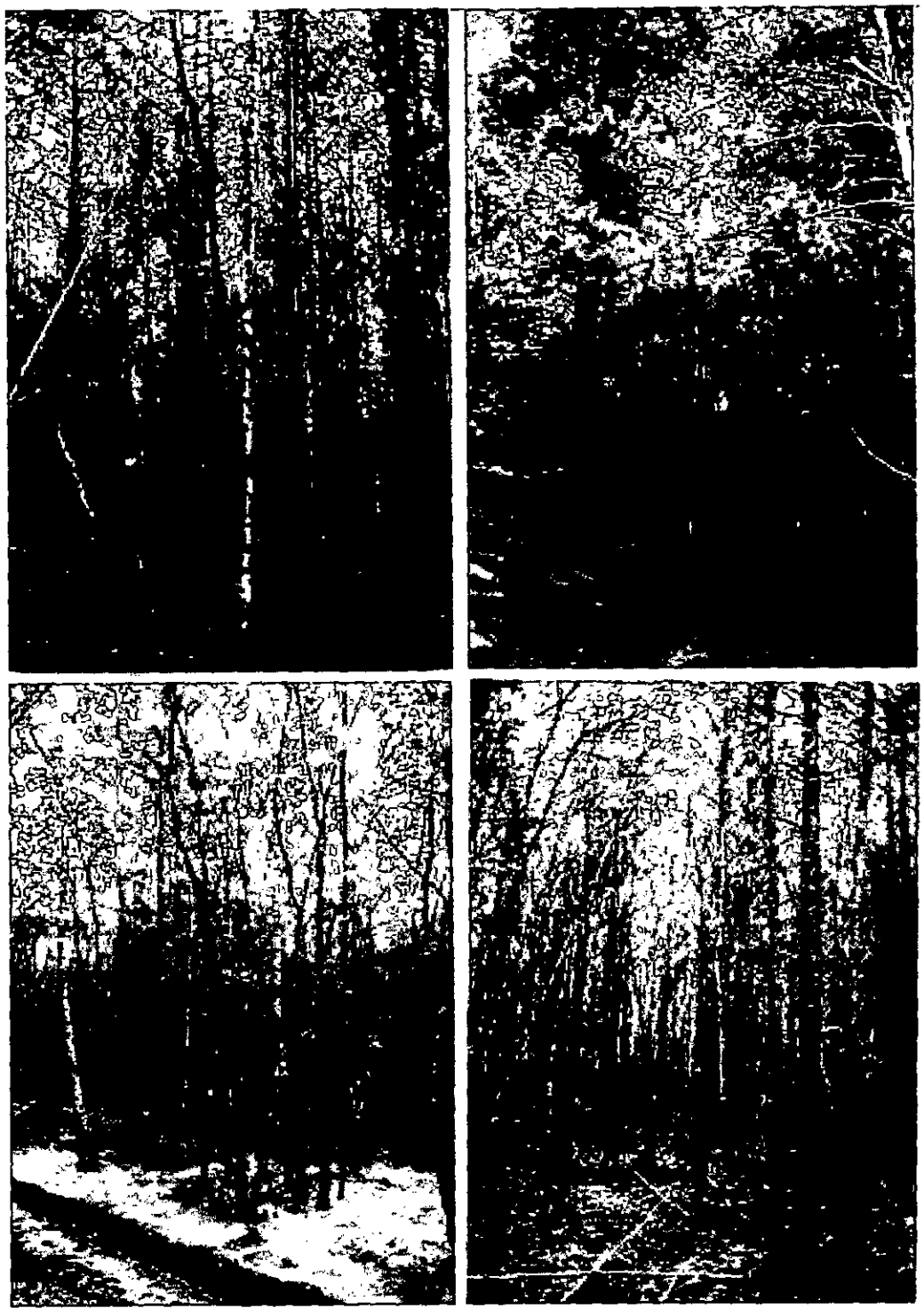
6.00 APPENDICES

Site Maps

1. Map 1 shows the location of the site.
2. Map 2 shows the site relative to Oregon Bog.
3. Map 3 shows the layout of the mast and compound.

Photographs

1. Photographs show the site from Range Road looking from either end. Other views give an indication of the woodland structure.



08.APR.2002* 6142

SITE SPECIFIC SUPPLEMENTARY INFORMATION

1. INDUSTRY AGREED STANDARD INFORMATION

Site Details

Site Name	South Wokingham	Site Address: Woodland Adj. to Range Rd / Sandhurst Rd Wokingham Berkshire	
NGR	480855 165489		
Site Number	CS: 23212		
Site Type	Greenfield	Date	25th February 2002

Pre-application Check list

1. Date of last pre-rollout information submission to LPA	22nd May 2001
2. Name of LPA contact	Mike Thorpe
3. Comments Various points discussed, including W.D.Council's "60m policy".	

4. Date of written offer of pre-application consultation with LPA	15.06.01	
5. Was there pre-application contact with the LPA?	Yes	
6. Date of pre-application contact with the LPA	13.07.01 onwards	
7. Name of LPA contact	Angela Odell Elaine Vache Natalie Brown	
8. Outcome This site was indicated as the preferred option, provided there was no harm to wildlife or habitats.		
9. Was an LPA mast register used to check for suitable sites by the operator or the LPA	Unknown	
10. If no, explain why No other sites were put forward for consideration by the LPA. During the consultation we were not advised whether they had checked a mast register.		
11. Was the industry site database checked for suitable sites by the operator?	Yes	
12. If no, explain why		
13. Reason(s) why site required e.g. coverage, upgrade, capacity (map attached if required) To provide indoor coverage to suburban areas to the South of Wokingham for UMTS (3G) rollout. The site will also solve a gap in coverage in the GSM (2G) network.		

Site Selection Process – alternative sites considered and not chosen
(Full details in Section 2)

Site[1]	Site name & address	NGR	Reason for not choosing[2]
GF	Woodcray Manor Golf Course	480840 165980	P – LPA not in favour
ETS	Orange Mast	480100 164290	T – Coverage reasons
GF	Sandmartins Golf Course	479850 165820	P & SP – withdrew option
GF	The Ford Garage	480200 166100	SP – withdrew option
GF	Thames Water Compound	480230 165600	P & T – lack of space
GF	Tingatel Industrial Estate	480600 165918	SP – withdrew option
ETS	Existing monopole / street works	481480 165150	RD / T – unsuitable for further development
If no alternative site options have been investigated, please explain why: n/a			

[1] ETS – Existing Telecommunications Site, ES – Existing Structure, RT – Roof Top, GF – Greenfield
[2] SP – Site Provider, RD - Redevelopment Not Possible, T – Technical Difficulties, P _ Planning, O – Other

Technical Information

1. ICNIRP declaration attached	Yes	

2. Frequency	935.2 – 2149.7 MHz
3. Modulation characteristics[3]	GMSK & WCDMA FDD
4. Power output	12 – 13 dBW
5. Height of antenna (metres above ground level)	18m to base
Reason for choice of design: Construction of lattice mast is possible without removing too many trees – the mast comes in 3 m sections which can be constructed on site. 18m required in order for antennas to clear trees.	

[3] 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 (Wideband Code Division Multiple Access Frequency Division Duplex) which is another form of Phase Modulation

The Proposed Structure
(Please find enclosed a site plan and indicate details of cell boundaries and whether shared mast/tower or freestanding)

(i) Type of Structure (e.g. tower, mast etc) Overall height Height of existing building (where applicable)	Lattice Mast 18m to base of antennas n/a
(ii) Equipment Housing :	Length: 3.6 metres Width: 2.4 metres Height: 2.8 metres
(iii) Materials (as applicable) - Tower/mast etc: - type of materials & colour	Galvanised steel lattice mast painted to BS 4800 (ref 12 B 27) 'Olive Green'
Equipment Housing – Type of materials and external colour	Prefabricated metal cabin painted to BS 4800 (ref. B 27) 'Olive 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:		

2. ADDITIONAL SUPPLEMENTARY INFORMATION

NEED FOR THE SITE

The aim of this site is to provide the required level of indoor coverage to the suburban area in south Wokingham for the UMTS (3G) network. The site will also be used to improve the GSM (2G) coverage in the area. The attached coverage plots, referred to later, illustrate the improvements in both networks as a result of this site.

Further detail regarding the general operation of the Vodafone network can be found in the accompanying document entitled "General Supporting Information". This information is provided to assist the Local Planning Authority in understanding any technical constraints on the location of the proposed development. A copy of Vodafone's latest Environmental and Planning Handbook is also enclosed for information.

SITING AND APPEARANCE OF THE INSTALLATION

The proposal involves the base station being located within the existing woodland adjacent to Range Road and Sandhurst Road, south of Wokingham. There are residential properties in Range Road, the nearest of which is known as Silver Birches and Oregon. The boundaries of both these properties are in excess of 60 metres from the proposed site and will be substantially screened by the existing woodland. The residents of both these properties have been consulted on a voluntary basis at the end of November last year.

The proposal involves the installation of a new 18 metre lattice mast, together with the appropriate equipment housing, which will all be painted green in order to blend in with the surrounding woodland. Consultations have been made with the Local Planning Authority prior to the application, and as such it has been decided to use a lattice mast in favour of the monopole. The reason for this is that the lattice masts come in 3 metre sections which can be bolted together on site. Monopoles need to be lowered into position using a crane and cannot be constructed on site in the same manner. As a result, the use of a monopole would be difficult as the dense tree cover restricts access. Consequently, significantly more trees would need to be removed if the monopole was to be used in this location.

On the advice of the Planning Authority, the local Ecologist has been consulted and the proposal therefore represents their preferred location within the woodland. Additionally, a different construction method will be used for the site, in order to avoid the use of concrete. The base station will be supported on four screw piles, manufactured by Screw Fast Foundations Ltd. These are effectively screwed into the ground and cause minimum damage. They can also be easily removed if the site becomes redundant. As shown by the drawings, the cabin and mast will therefore be located immediately above the ground, on a steel platform which is supported by the screw pile foundation. General information regarding the screw pile method is enclosed with this application for information.

Following a line of sight survey, carried out by Vodafone from the proposed location, we can confirm that the tree height in this location is approximately 18 metres. It is therefore necessary to have an 18 metre mast so that the antennae emerge immediately above the tree cover. However, it is this existing tree cover which will mean that the site is totally screened from Sandhurst Road and also from the residents along Range Road. A copy of several photographs of the proposed location, and of views from Sandhurst Road and the residential property along Range Road, help to illustrate this point.

CONSIDERATION OF ALTERNATIVE SITES

The following alternative options were assessed as unsuitable:

- **Woodcray Manor Golf Course** – New Mast (Approx NGR – 480840 165980)
  This proposal involved a Greenfield mast being located on the edge of a golf course and as a result, was rejected by the Planning Authority, who indicated a preference towards the chosen location.

- **Existing Orange Mast** – Site Share (NGR480100 164290)
  This existing radio mast was located much further to the south and therefore did not achieve the desired coverage to the target area.

- **Sandmartins Golf Club** – New Mast (NGR479850 165820)
  This site was looked at in conjunction with One 2 One. The proposal involved less existing screening and therefore the visual impact would have been greater, particularly for nearby residential properties. Following consultations with the Planning Authority, who were not in favour of this option, the site provider also withdrew consent to proceed any further.

- **The Ford Garage** – New Mast (NGR480200 166100)
  This proposal involved a mast being located within the parking area of the existing garage. Again, residential properties were in close proximity and furthermore the site provider was not willing to proceed due to concerns regarding lack of parking space for vehicles.

- **Thames Water Compound** – New Mast (NGR 480230 165600)
  This would involve a new mast being erected within the Thames Water compound. However the restricted space, and in particular the proximity and greater visual impact to adjoining residential properties led this option to be rejected.

- **Tingatel Industrial Estate** – New Mast (NGR 480600 165918)
  The site provider was unwilling to proceed with this option, additionally this estate was also located close to residential property.

- **Existing Monopole (Street Works) – Nine Mile Ride –** Site Share (481480 165150)
  As this small installation is located on the road verge it is not suitable for a site share and hence larger installation. The proposed site requires a full size equipment cabin and 6 antenna, which requires a larger area. The installation is also further away from the area which Vodafone are wishing to provide coverage for.

TECHNICAL JUSTIFICATION

GIS modelling plots illustrating the predicted levels of coverage are included with this application as follows:

Plot 1 – Existing GSM Coverage – All Existing Sites in Area.
The yellow white and green areas show that there is a gap in coverage in the area of the proposed site.

Scale: 1 Block = 100 metres square

Plot 2 – GSM Coverage from Proposed Site.

Scale: 1 Block = 100 metres square

Plot 3 – GSM Coverage – Including Proposed Site.
This plot shows that all the yellow, green and white squares in the area of the site have now been replaced with red and orange squares which represent adequate service for indoor use in urban and suburban areas.

Scale: 1 Block = 100 metres square.

Plot 4 – UMTS Coverage – All Existing Proposed Sites, Excluding Site 23212.
This plot clearly shows that in the area around the proposed mast, there will be insufficient signal strength to provide reliable service, further away, service will only be adequate for outdoor use of a hand portable mobile phone in suburban areas. This is clearly insufficient coverage.

Scale: 1 Block = 100 metres square

Plot 5 – UMTS Coverage – Proposed Site 23212.
This plot shows the area covered by this site alone. It helps to illustrate that the proposed site will help to support other 3G sites in the area when capacity through these sites is high.

Scale: 1 Block = 100 metres square

Plot 6 – UMTS Coverage – All Proposed Existing Sites in Area Plus Site 23212.
When compared with plot 4, it is clear that the proposed site removes the white, blue, and many of the green blocks in the area surrounding the site. This means that coverage is improved from, at worst, no signal, to at best, adequate service for indoor use in urban areas.

Scale: 1 Block = 100 metres square.

PLANNING POLICY

Although this site is designated within the Local Plan as a Wildlife Heritage Site (policy WNC4) and policy WCC2 – Green Gaps and Wedges, the substantial screening provided by the existing tree coverage, will ensure that the mast and cabin are not visible from any direction. This will include the residential properties along Range Road and also from the general public using the A321.

Consultation with the Local Planning Authority, and consequently the Ecologist for the area, has resulted in the construction methods being varied for this site, as referred to earlier, in order to minimise damage to the site. Furthermore, with Vodafone's support, the site provider has agreed to enter into a Management Plan for part of the Wildlife Heritage site, which will help to improve part of the woodland, predominantly by encouraging native species, and consequently help to benefit wildlife in the area. Vodafone are therefore willing to accept a planning condition stating that the details of this plan must be agreed with the Planning Authority prior to construction being allowed to commence. It was intended that the plan would cover a 10 year period, in conjunction with Vodafone's proposed lease of the site.

The plans with the application indicate some new planting between the site and Range Road in order to provide some additional screening where trees have been removed. A detailed planting plan, indicating species can be agreed with the planning authority, as part of a planning condition, prior to any works commencing. In order to simplify matters, it would in fact seem sensible to deal with this as part of the management plan, as opposed to a separate condition.

SUMMARY

National planning policy, as set out in PPG8, is to facilitate the growth of new and existing telecommunication systems, and operators have obligations to meet customer demands for improved quality of service. This application demonstrates the technical need for the installation to provide improved customer service.

The location of the proposed development has been chosen with care, following various consultation procedures, and benefits from the features set out above. The proposal provides the most reasonable service acceptable to Vodafone whilst ensuring that the environmental impact on the proposal is minimised, particularly with the benefit of the management plan which would be entered into if planning was granted for the site.

For the reasons set out above, we therefore consider that this application should be approved.

RELATED DOCUMENTS

The following documents may be of assistance in determining this application:

- PPG8 – WW.DTLR.Gov.UK/Planning/PPG/Index
- Vodafone general supporting information (enclosed)
- Vodafone Environmental and Planning Handbook (enclosed). Further copies available from Vodafone's Environmental and Planning Group (01635) 685034 or Environment.Planning@vf.vodafone.co.uk).
- Vodafone Health Issues documents, available from Vodafone's EMF Advisory Unit (01635 677706) or emv.adviseryunit@vf.vodafone.co.uk.

SITE 23212, SOUTH WOKINGHAM

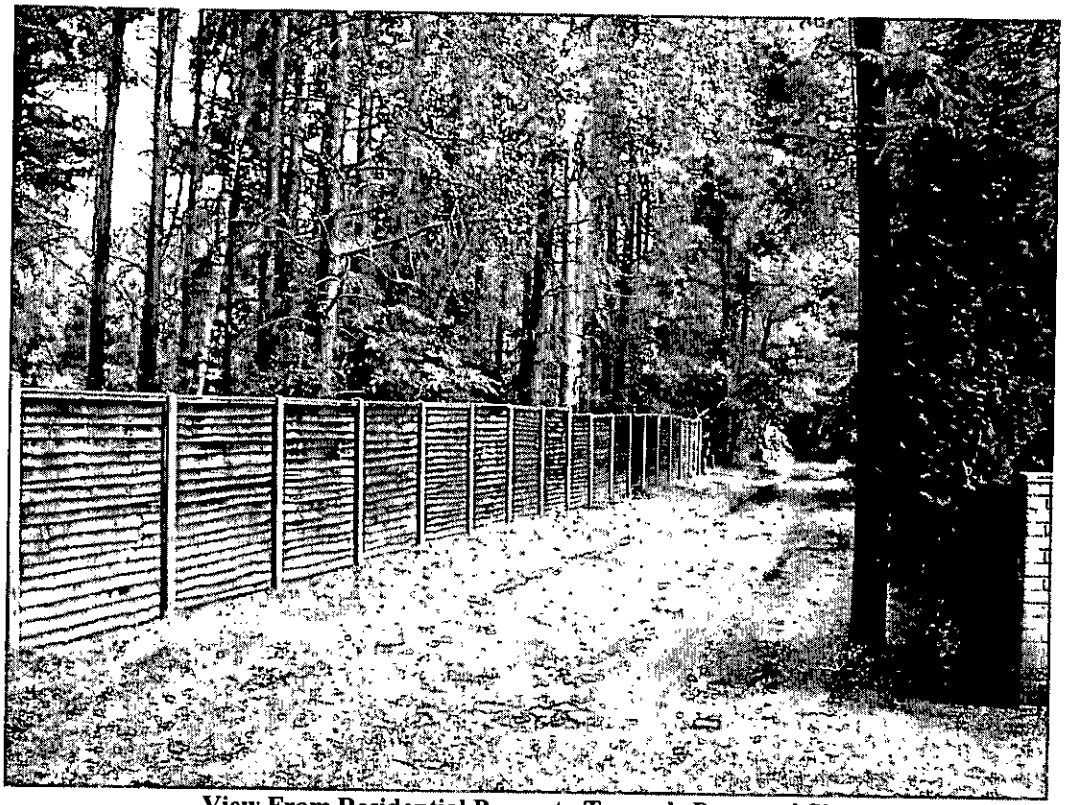


View From Proposed Location Towards Track



View From A361

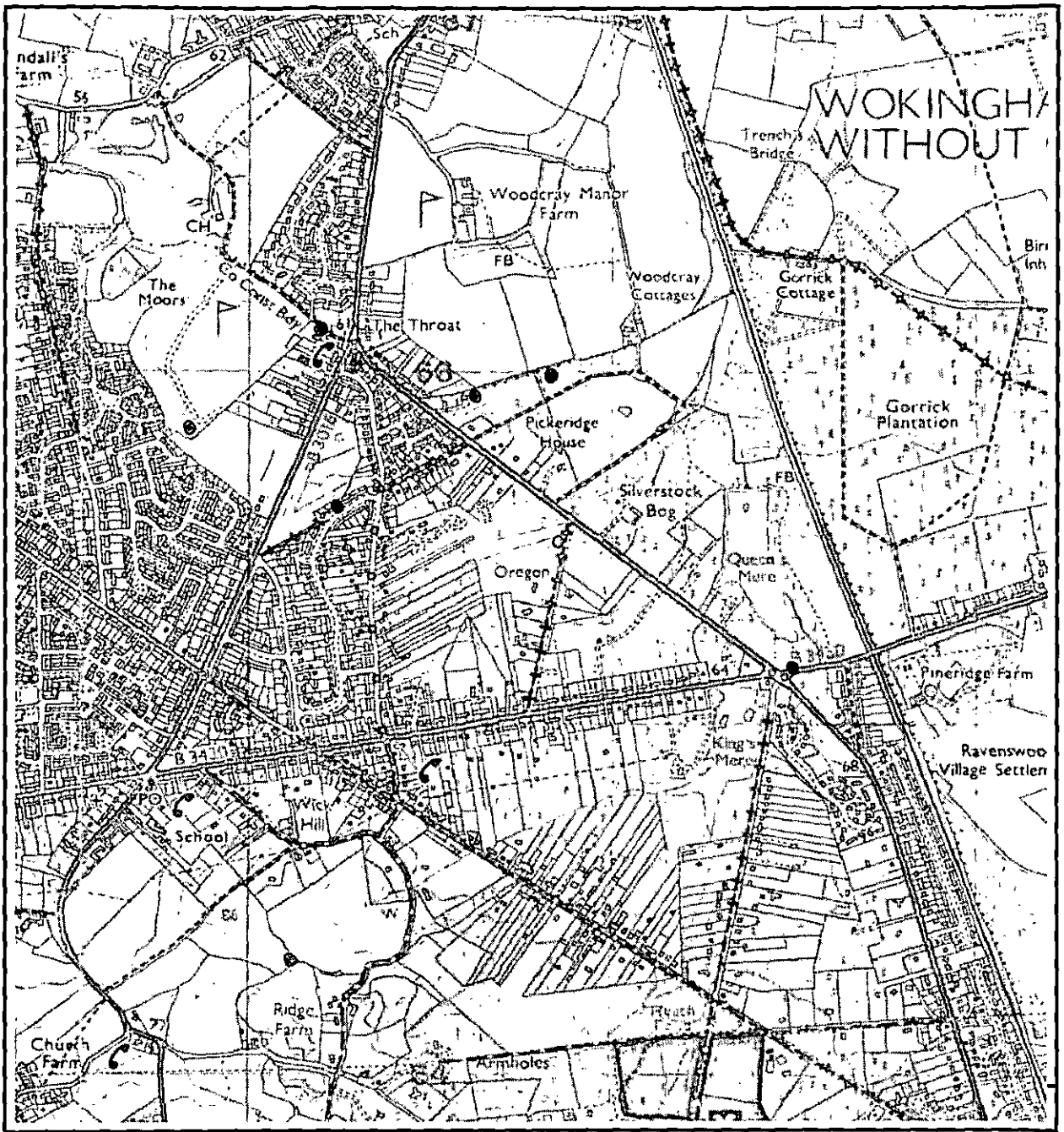
SITE 23212, SOUTH WOKINGHAM



View From Residential Property Towards Proposed Site



Trees Between Proposed Site And Residential Property

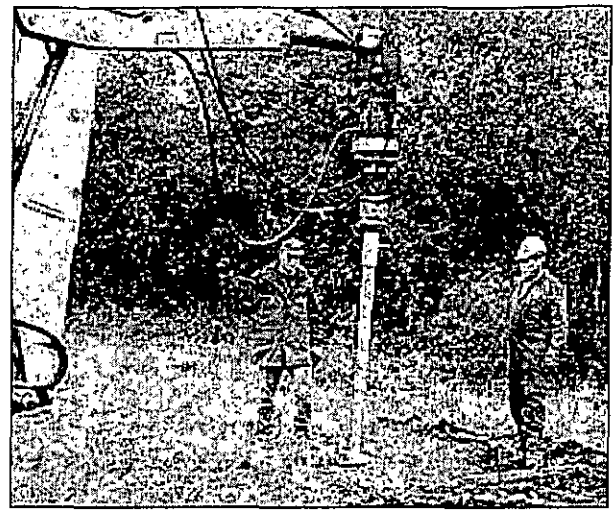


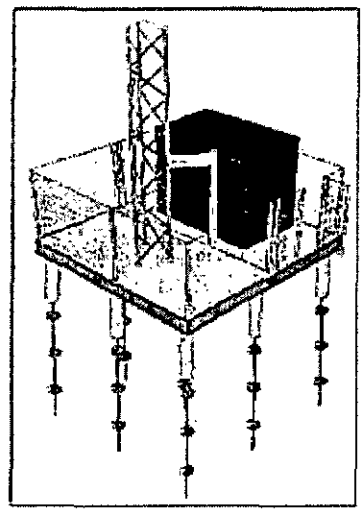
0 = Proposed Site	= Discounted Sites
Cell Number: 23212	Cell Name: South Wokingham
Drawn by: Julian Hill	
This plan has been prepared to aid identification of the precise locations. It has been prepared from a visual inspection only and is not to scale.	
	WS Atkins

other **products**

'Screw Pile'
The Environmentally Sound Foundation Solution

The 'Screw Pile' foundation system is the ultimate in high-speed site build. The system uses galvanised steel screw piles that can take tension and compression, once placed in the ground a steel sub-frame is connected to them, which supports the tower. The slab can be made large enough to carry the tower and cabins or small enough to only mount the tower, with the cabins placed on steel or pre-cast strip footings. This system dramatically reduces build times, from 3-weeks to as little as 3-days. The use of this system also reduces the effects of construction on the environment, with reduced heavy traffic to site, no removal or disposal of spoil and the foundation can be completely removed as quickly as it was installed, leaving only small diameter holes in the ground. The use of this system in place of traditional construction could also allow the use of 'brown field' sites previously ignored or avoided due to the high cost of treating and disposing of contaminated spoil. Prices for various sizes and configurations of this system are shown on the attached 'Price List'.





08.APR.2002* 6142

Coverage Prediction Plots for Site;

CS23212 SOUTH WOKINGHAM

SANDHURST/RANGE ROAD,

WOKINGHAM

Coverage & Transmission Planner
LISA STEVENS
Tel: +44(0)1635 33251

15-FEB-2002

Thames Valley Team

vodafone

08.APR.2002* 6142

COVERAGE COLOUR KEY;

GSM

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

UMTS

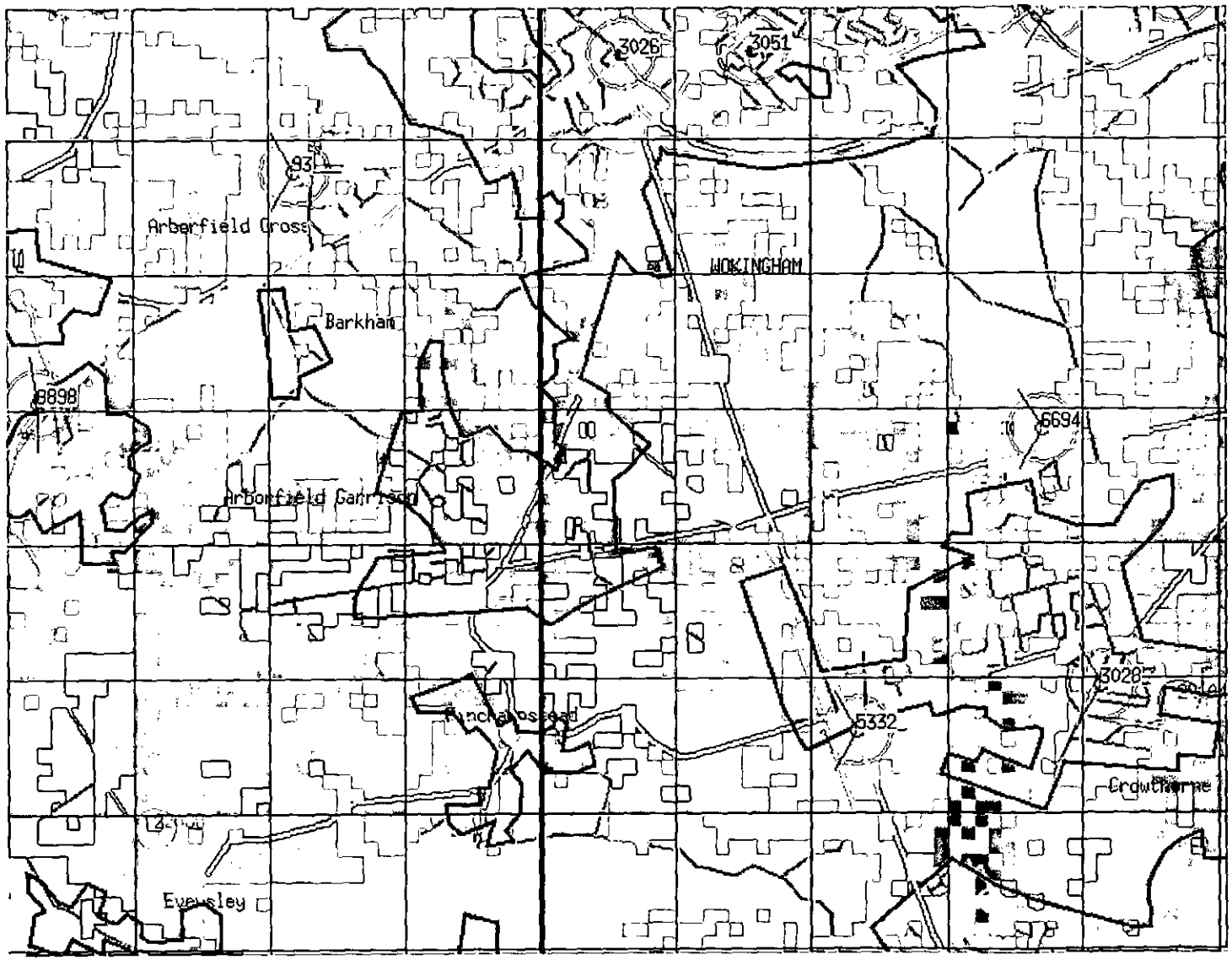
- Sufficient signal strength to provide adequate service for indoor use of a handportable mobile in urban areas
- Sufficient signal strength to provide adequate service for indoor use of a handportable mobile in suburban areas
- Sufficient signal strength to provide adequate service for use of a handportable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

vodafone

CC AIR 2002* 6142

GSM COVERAGE - ALL EXISTING SITES IN AREA

PLOT 1



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

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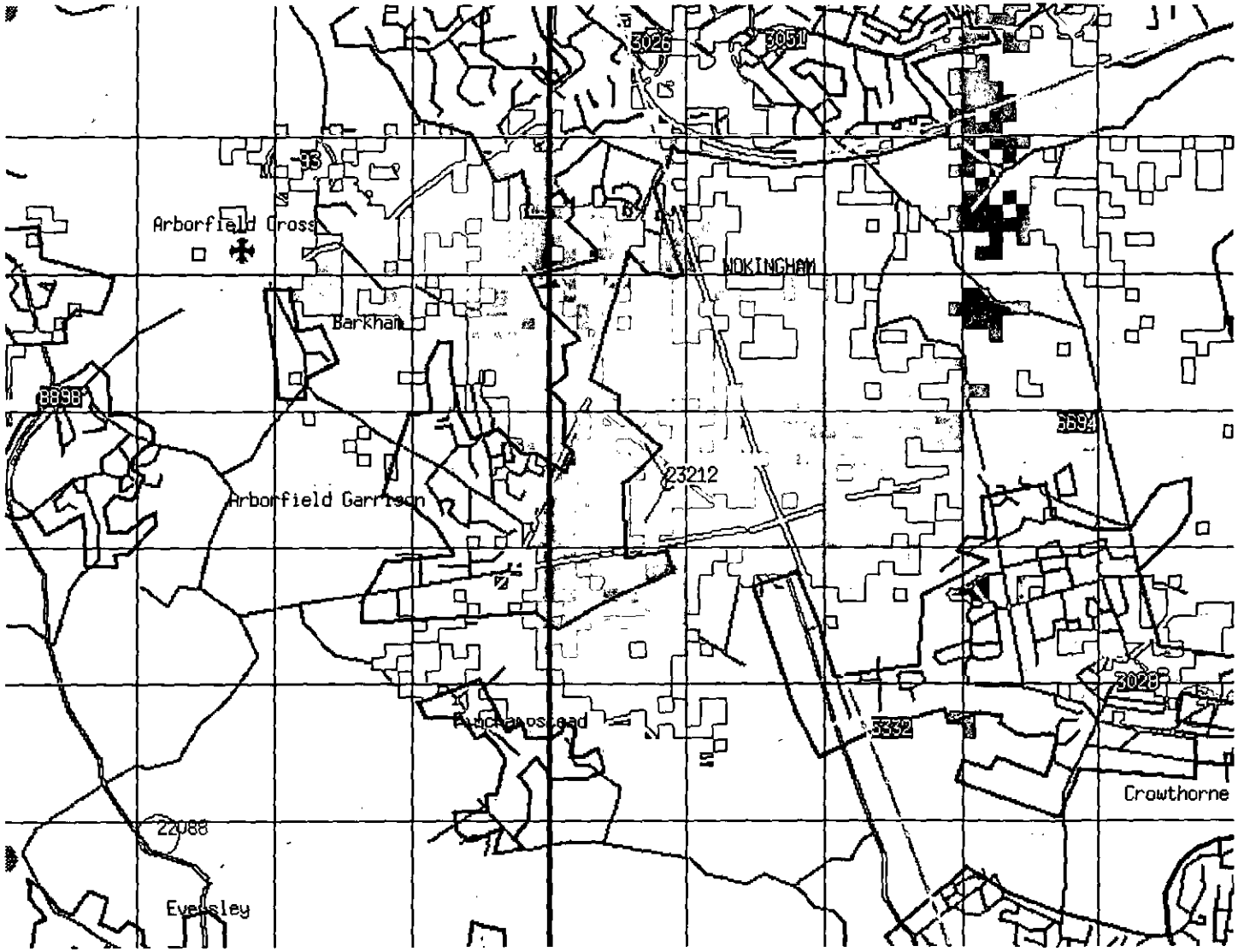
LC.AR.2002* 6142

GSM COVERAGE - PROPOSED SITE 23212 South Wokingham ONLY @18m,Orientations;90/210/330, EDT=0/0/0, MDT=2/2/2

PLOT 2



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

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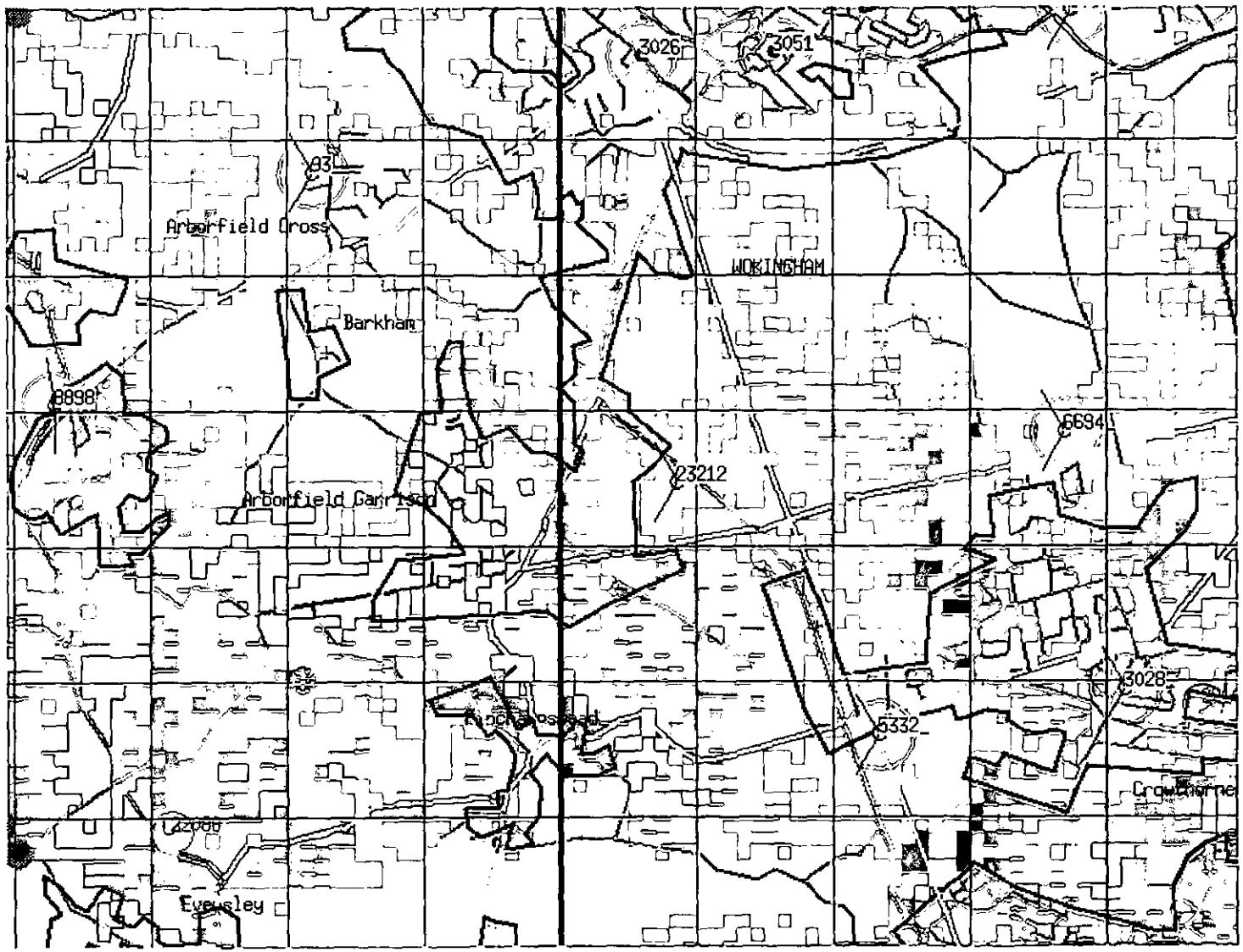
GSM COVERAGE - ALL PROPOSED SITES IN AREA + 23212 South Wokingham @18m,Orientations;90/210/330, EDT=0/0/0, MDT=2/2/2

08.APR.2002* 6148

PLOT 3



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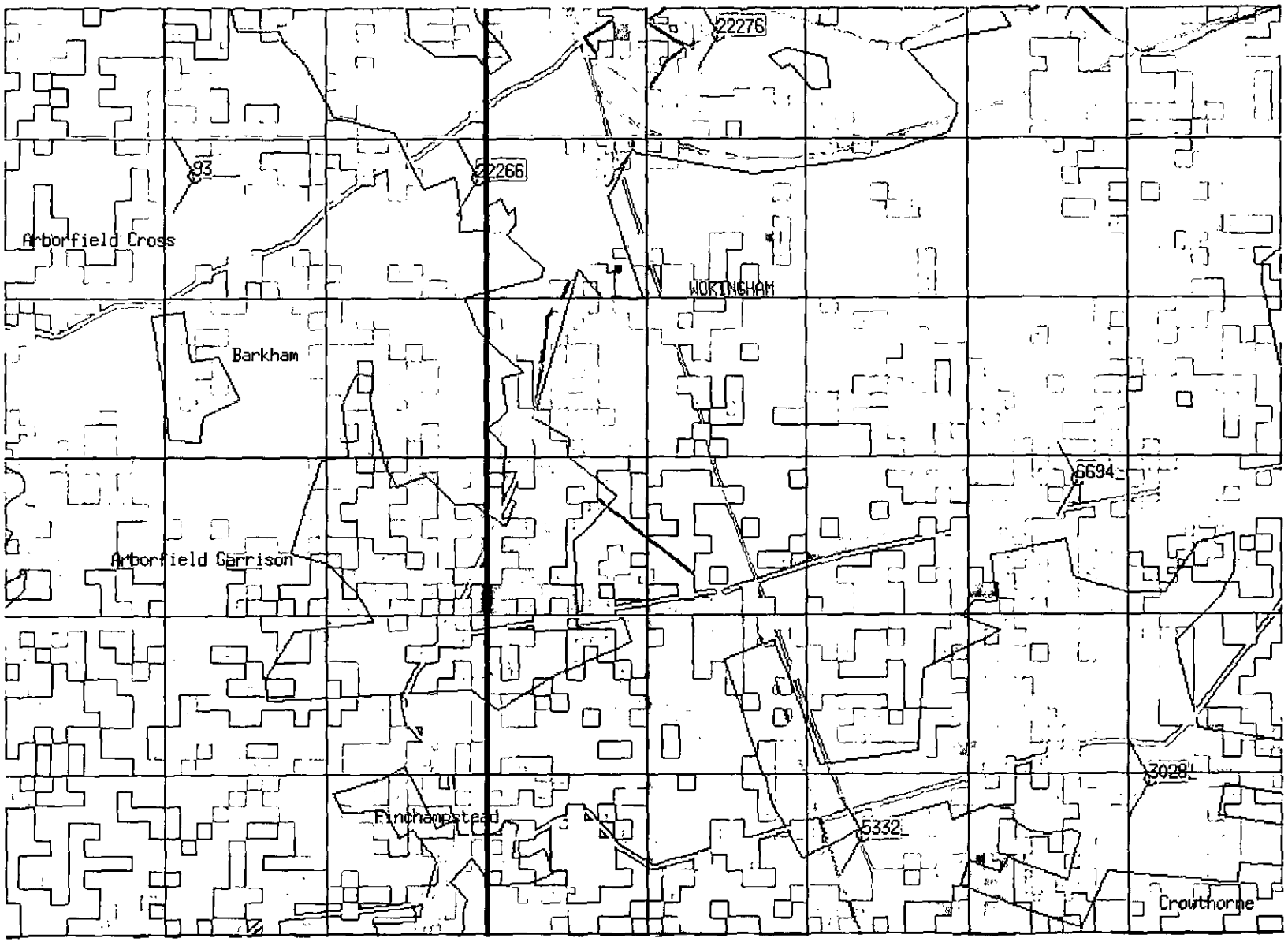
This coverage plan must be read in conjunction with the key and the accompanying explanatory notes. Each colour block represents 100 metres square.

08.AIR.2602* 6142

PLOT 4

UMTS COVERAGE - ALL EXISTING PROPOSED SITES IN AREA



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

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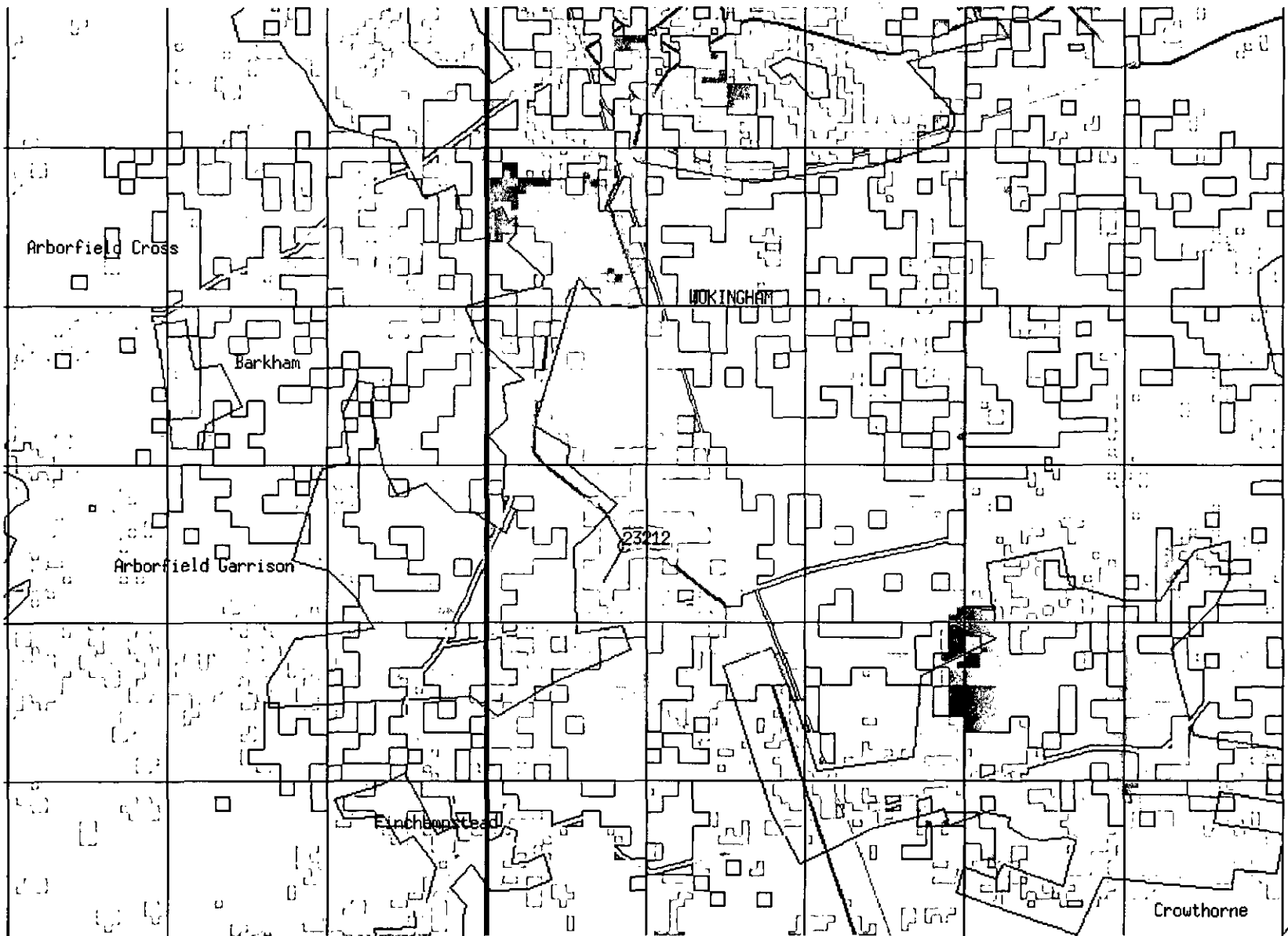
UMTS COVERAGE - PROPOSED SITE 23212 South Wokingham ONLY @18m,Orientations;90/210/330, EDT=0/0/0, MDT=0/0/0

08.APR.2002* 6142

PLOT 5



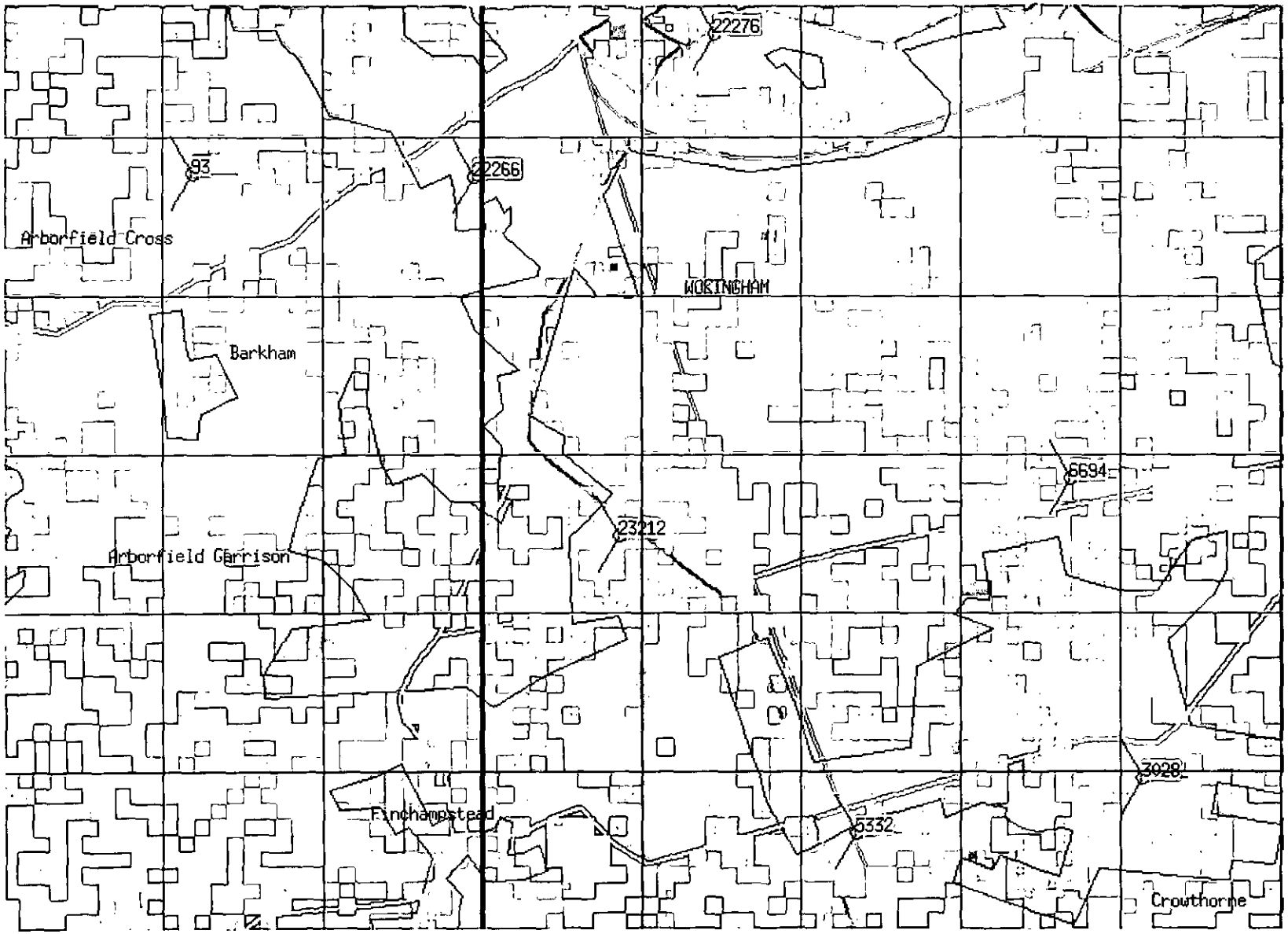
vodafone

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

UMTS COVERAGE - ALL PROPOSED SITES IN AREA + 23212 South Wokingham @18m,Orientations;90/210/330, EDT=0/0/0, MDT=0/0/0

08.AUG.2002* 6142

PLOT 6



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

vodafone

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6142

Applicant : Vodafone Ltd C/O W S Atkins (Julian Hill).

Location : Land North Of Oregon, Range Road, Finchampstead, Wokingham.

Proposal : Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✗	13/5

Date of Neighbour Notifications : .....

Date of Site Visit : 13/5

Date Registered : 08/04/2002

Earliest Date for Decision : 09/05/2002

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

This application will have expired on: 03/06/2002. 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 :

Highways } request further info
Biodiversity }

Env. Ag → conds.

Env. Health → no env. health objections & comments.

Parish Council — no objection

Planning Issues : rural, setting of SSSI.
Countryside, greengap, WHS

Application Number: F/2002/6142

Appraisal :

See attached sheet

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6142
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C00	R001	(Full permission - 5yrs).
(2)			Prior to the commencement of the development hereby permitted, details of the proposed means of enclosure shall be submitted to & approved in writing by the LPA.
		Reason:	in the interests of the amenity of the area,
(3)			The ~~proposed~~ mast + equipment cabins shall be painted a dark forest green colour - a sample of which shall be submitted to & approved in writing by the LPA
		Reason:	in the interest of the amenity of the area
(4)	C18D	R150	(landscaping scheme)
(5)	C151	R151	(landscaping to be carried out).
(6)			

A habitat management plan shall be submitted to and approved by the local planning authority in writing prior to the occupation of the development. The plan shall include

(1) Description and evaluation of the features to be managed;
(2) Ecological trends and constraints on the site that may influence mangement;
(3) Aims and objectives of managment;
(4) Appropriate management options for achieving aims and objectives;
(5) Prescriptions for management actions;
(6) Preparation of a work schedule (including a 10year project register, annual work plan and the means by which the plan will be rolled forward annually);
(7) Personnel responsible for implementation of the plan;
(8)Monitoring and remedial/contigencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority.

		Reason:	In the ~~interest~~ interests of the amenity of the
Informative for approvals			Wildlife heritage site.
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			SN2, SC1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WCC1, WCC2, WNC4, WIC14, WOS3
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			C2, C6, TC1
MINERALS LOCAL PLAN POLICIES:			

AD.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.C. Watson
(Development Control Manager)

Date: 6/8/02

RECORD OF SITE VISIT

SITE ADDRESS: Land North Of Oregon Range Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6142

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Telegraph pole Range Rd entrance by A321

2. DESCRIPTION OF SURROUNDINGS

rural (countryside . WHS.

3. DESCRIPTION OF SITE/BUILDING

land either side rd N. of oregon towards A321 trees - silver birch etc

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6142 - Land North of Oregon.

Appraisal:

Development

The proposal for an 18m high lattice telecommunications mast with ancillary equipment.

The site is located within an area designated as countryside, green gap and is a Wildlife Heritage Site. A public footpath runs adjacent to the site.

The mast would be located the following distances from the following dwellings:

- 203m from Silverstock Farm, Sandhurst Road
- 239m from Graiswold, Sandhurst Road
- 110m form Silver Birches, Range Road
- 129m from Oregon, Range Road

Relevant Polices

BSP: C2, C6, TC1

SEALP: STV2, SC1

WDLP (DD): WOS3, WCc1, WCC2, WNC4, WIC14

1. Impact upon neighbouring properties

   A number of concerns have been raised on perceived health risks and the effect of EMF radiation from the mast.

   A number of applications have been refused in the past by this Council on proximity to residential properties and perceived health risks, which have all been dismissed on appeal. In some circumstances costs have been awarded against the Council for making its decision on that basis.

   The most noticeable decision notices are the following:

   - TL/2000/2463, appeal ref. APP/X0360/A/01/1064982
   - TL/2000/2871, appeal ref. APP/X0360/A/01/1068471
   - TL/2001/3298, appeal ref. APP/X0360/A/01/1064152

   In his decision notice for application TL/2000/2463, paragraphs 16-20 (copy attached) the Planning Inspector outlines the issue of 'health concern'. He says that PPG1 advises that local opposition to a proposal is not in itself a ground for refusing permission unless that opposition us founded upon valid planning reasons which can be substantiated. Paragraph 97 in the Appendix of PPG8 advises that it is for the decisions-maker to determine what weight to attach to health considerations and public concern. The Inspector goes on to say that Paragraph 98 says that in the Government's view, if a proposed mobile phone base station meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public

exposure, it should not be necessary for the local planning authority to consider further the health aspects and concerns about them.

It was of the Inspector's view that any responsible decision-maker must give greater weight to the advice of expert bodies having a particular responsibility for investing these health matters, such as the Stewart Report, and saw no reason to depart form the Government's current planning advice on the matter. The Inspector concluded that Government advice outweighs public concern about health matters and so dismissing the appeal on that basis would not be justified.

Given the above appeal decision and previous appeal decisions and given that the base station does meet the ICNIRP guidelines (a certificate has been provided with the application confirming that the proposed mast complies with the guidelines), it is considered that it would not be justified to refuse this application on health grounds.

2. Impact upon the character of the area
The site is located off of Range Road within a Wildlife Heritage Site. It would be of a lattice mast design, the nature of which would allow the trees to be visible through the mast, and it is considered that for this site, a monopole style mast would be inappropriate.

Furthermore, the Agents have advised that a timber monopole mast in excess of 15m (18m is proposed) height would be unstable compared to the lattice mast. Also that the construction of the mast on site would be less disruptive for the lattice mast which can be brought the site in smaller sections and assembled with smaller machinery compared to the monopole. During a meeting with the agent, it was advised that for maintenance of the mast, the lattice mast can be climbed up whereas the monopole would require a lift platform. In the long-term, it is considered that the monopole would be more disruptive and have adverse effect to the character of the area compared to the lattice style mast. (see e-mail dated 27 May 2002 from Julian Hill).

In order to help mitigate the proposed lattice mast and associated equipment into the surroundings, it is recommended that conditions be added to ensure that the mast and equipment cabins be painted a dark forest green colour and that a landscape scheme be provided around the proposed fencing & cabinets (details of fencing as a condition).

With regards to the development being located within a Wildlife Heritage Site, the Biodiversity Officer has been consulted. Subject to a management habitat plan being submitted to and approved in writing (see e-mail dated 3 May 2002 from Andy Glencross), then no objection is raised.

Approval: ✓ ~~**Refusal:**~~

Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 02 July 2002 11:36
To: 'Natalie Brown'
Subject: Re: PAF / 2002 / 6142 - Vodafone Applic - Range Road

Natalie,

Thank you for meeting Clive Snelling and I Last week.

We discussed the reasons for choosing the current design of the site and elaborated on my e-mail of 27th May. Additionally, we offered an alternative solution, which comprised a steel monopole coated in a foam which resembles tree bark. You will recall the main disadvantage to this solution was in respect to construction of the site and damage to the area and the fact that a cherrypicker would be required for future maintenance work. Although this would be in frequent, it is likely to cause more disruption in Range Road. I left you with a number of photographs, and a colour copy of the photomontage for the proposed site. I also mentioned the site at Binfield Health, near Henley on Thames, which comprises a 27m lattice mast in trees in a AONB. The planners (SODC) where very happy with this site, so if you wanted to inspect it please let me know.

We also agreed that as a condition of any planning consent, Vodafone would agree the detail of any relevant landscaping proposals prior to commencing any work on site. This detail would include the type and size of species and the time of planting and would obviously be in addition to the management plan condition which we have already discussed.

You mentioned that the site would be dealt with by delagated powers and that you needed to discuss the issues with you manager before reponding to us early this week. Have you had a chance to do this, and what was the conclusion?

As a general point, you will remember that Clive Snelling offered to come and talk to you and you colleagues about telecommunication sites in general. I think he saw it as a two way opportunity to improve your knowledge as planners, and equally, to improve Vodafone's knowledge of your main issues of concern. If this would be of interest please do contact him (if you need his contact details let me know).

I look forward to hearing from you this week.

Regards

Julian

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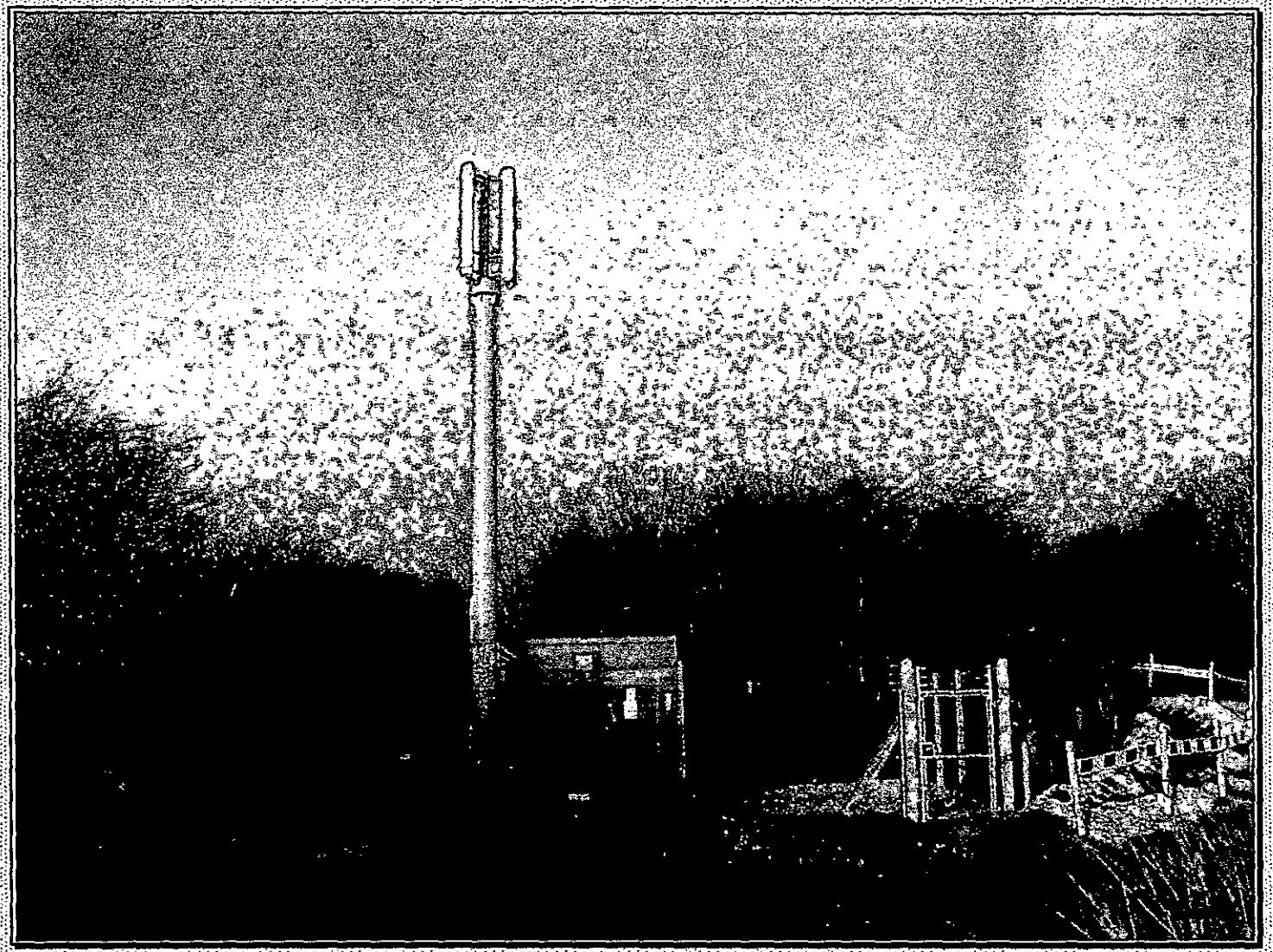
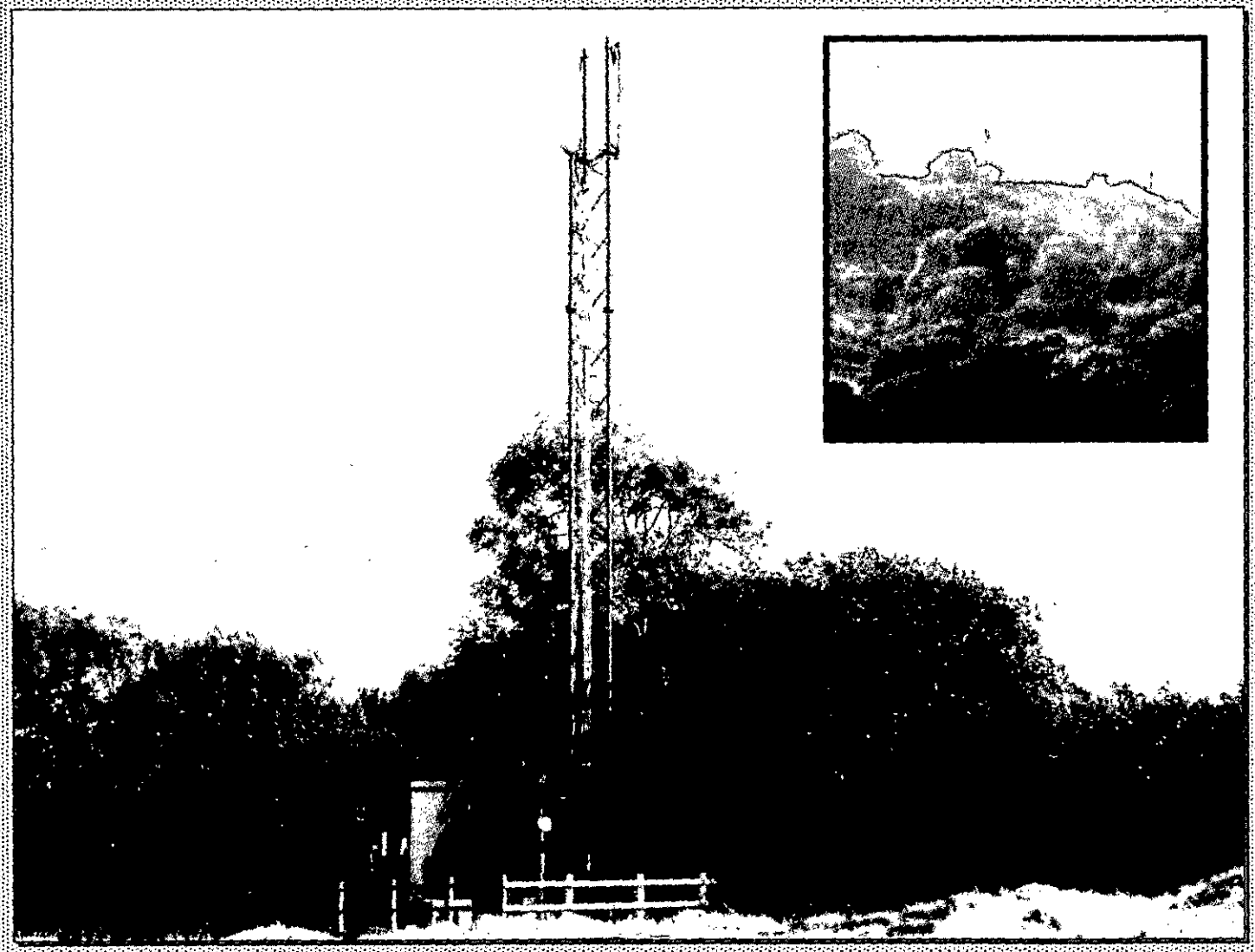
9metre phase II pole with 6 cross-polar antennas and cabin



18/10/01

vodafone

15metre ADC703UP lattice tower painted green. Inset shows mast viewed from distance.



vodafone

Library Image Tower 2 24/06/02

Natalie Brown

From: Natalie Brown
Sent: 13 June 2002 12:25
To: 'Hill, Julian P'
Subject: RE: PAF / 2002 / 6142 - Vodafone Applic - Range Road

Hi,

Sorry for not replying sooner.

I would be available on Monday 24th June after 2pm for a meeting here at the council offices.

Would you please confirm if this day is still OK, and what time is suitable for the meeting.

2.30pm 24/6 (here).

Regards,
Natalie Brown

-----Original Message-----
From: Hill, Julian P [SMTP:julian.hill@atkinsglobal.com]
Sent: Tuesday, June 11, 2002 12:52 PM
To: Natalie Brown
Subject: PAF / 2002 / 6142 - Vodafone Applic - Range Road

Dear Natalie

I gather from one of your colleagues that you are back in the office tomorrow. I was wondering whether you have had a chance to consider my e-mail of 5th June. I would be available to visit your office on Mon 24th, Thurs 27th June, or Tues 2nd July. Are any of these dates suitable?

I will be in a meeting tomorrow from about 11am to approximately 2pm, and then from 3pm to about 4pm.

Julian

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Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 05 June 2002 12:50
To: Natalie Brown
Subject: PAF / 2002 / 6142 - Vodafone Applic - Range Road

Dear Natalie

Following our conversation today, I think a meeting would probably be the best way forward. I could bring someone from Vodafone who deals with the building of these sites, so that we could hopefully come up with a mutually acceptable solution. You mentioned that you would probably be busy next week. I am away the following week, so if you could let me know if there are any convenient days in the week commencing 24th June I will see what I can arrange.

Thanks

Julian

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Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 27 May 2002 15:26
To: Natalie Brown
Subject: PAF / 2002/6142 - Vodafone Applic. - Range Rd


Timber Monopole.ppt


Photomontage1.1B.ppt

Dear Natalie,

I apologise for the delay in getting back to you. As you know I have been gathering information in order to answer your query regarding a timber monopole. I think there are several issues to consider, which are namely; The background reasoning for the current design of the site; the feasibility of a timber monopole; the advantages of both options; and finally, planning policy and alternatives.

Background:

As you know, the consultation process for this site began back in June last year and resulted in your colleague, Mrs Odell, indicating that this would be the planning authority's preferred site due to it complying with your policy of sites being at least 60m from occupied space. We were also advised to liase with the Ecologist for the area, Andy Glencross. He attended the survey visit and chose the location for the mast. His comments also resulted in the current screw pile design which avoids the need for a concrete base. Due to this meeting we concentrated on designing a site which could be installed with the minimum disruption in terms of tree removal and use of heavy machinery. The type of mast was discussed with Elaine Vache, and it was felt that a slim lattice mast would cause less disruption to build (it comes in 3m sections and can be assembled on site without the need for a large crane to lower into position). Additionally, due to the mast's lattice construction making it possible to see through it, and due to its green colour matching the surrounding woodland, it was felt that it would be less visually intrusive.

Techincal Points:

I attach a picture of a timber masts, which I presume is similar to what you had envisaged. There are certain aspects of its design which make it unsuitable. Namely, the poles are suitable for 3 antennas rather than 6. Also due to its construction, I am advised that a height in excess of 15m would be difficult to achieve with sufficient stability. It would therefore certainly require a traditional concrete base.

Advantages of Timber Monopole:

Visually, the timber monopole may be superior.

Advantages of existing design:

Visually, when painted green the lattice mast will blend in almost as well, if not better. I have arranged for a photomontage to be prepared which I attach. Unfortunately, it was very difficult to get a decent photograph of the site due to the tree coverage in the area, which in turn makes it difficult to see the mast and cabin. However, I hope this may help to visualise the site, and also reassure people that it will be discreet. I am not sure that it actually shows the mast or the fencing in green, which it should be, but at least it gives some indication.

The construction of the site will be possible with smaller machinery and hence involve less trees being removed and cause less damage to the site. The ability to use screw piles as opposed to a concrete base is also a

significant advantage according to the Ecologist.

Planning Policy:

Policy WNC4 deals with Wildlife Heritage Sites. I believe that the current design will have a minimal impact on the conservation value of the site, particularly when viewed in conjunction with the proposed management plan for part of the site.

I hope this is helpful in outlining the issues. Although a timber monopole is not available for this height requirement and number of antennas, I am not sure that it would infact be the best solution. I have therefore considered some alternatives with the build team at Vodafone. For example, whether we could replace the proposed green chainlink fencing with a wooden fence. The site is unmanned and therefore needs to be fully secured. However, if we can find a suitable way of connecting the timber fence to the base (raised above ground on srew piles) it would be possible to replace it with a 1.8m closeboard fence, if you felt this was preferable. Obviously the only disadvantage of this is that it is solid rather than mesh-like, and may therefore stand out a bit more.

I look forward to hearing your thoughts.

Julian

<<Timber Monopole.ppt>> <<Photomontage1.1B.ppt>>

PS if you would like hard copies of these pictures, please let me know and I can send some in the post.

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View looking North along Range Road of proposed Vodafone installation.
18 metre lightweight lattice tower coloured green, with 6 x cross-polar panel antennae and 2 x 3.0 dia. microwave dish antennae. 3.7 x 2.5 x 2.8h equipment cabin coloured green.
Installation surrounded by 1.8m high weldmesh fence.



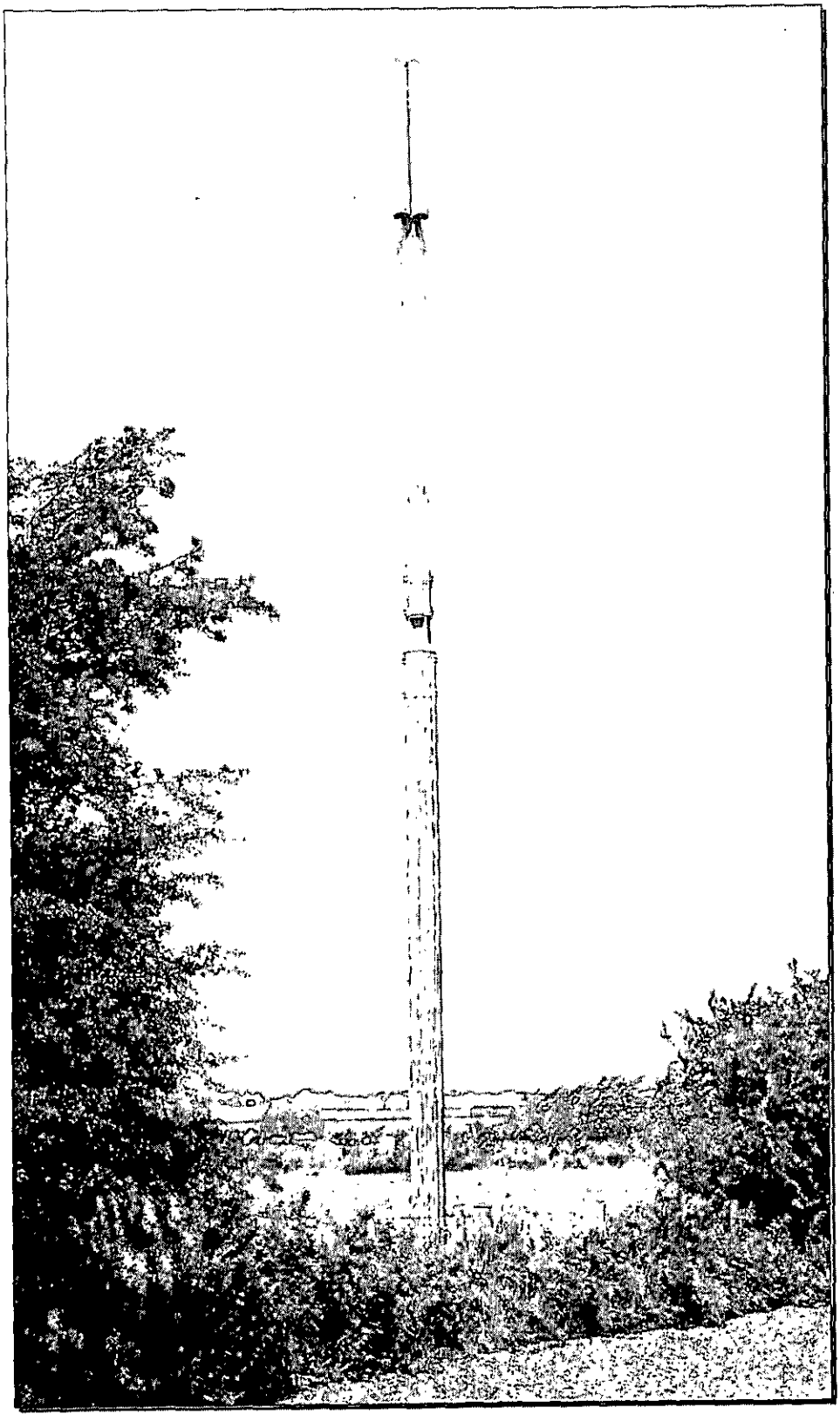
This Photomontage is for Illustrative Purposes Only

WS Atkins

vodafone

23212.1.1 07/06/02

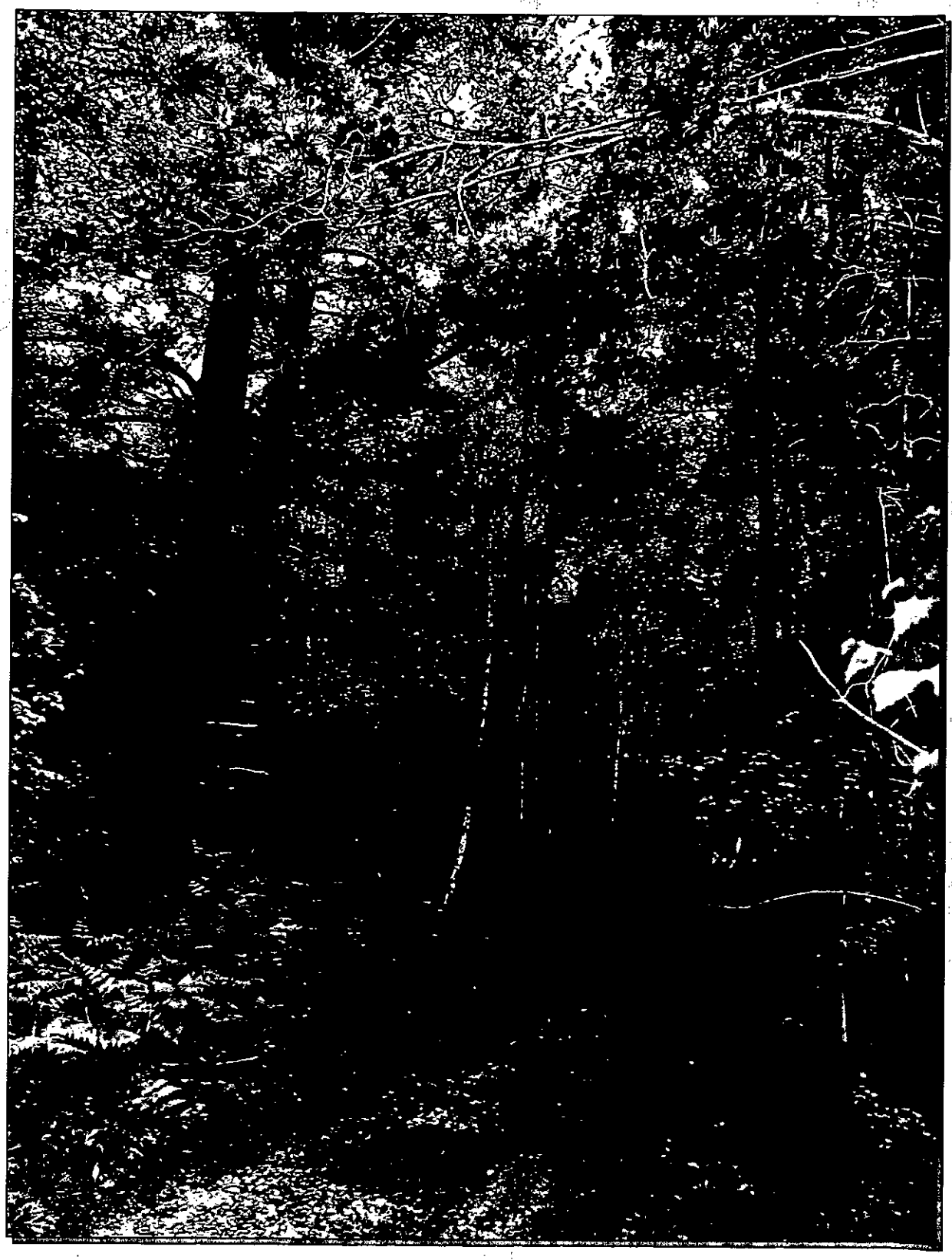
DC-280 dual polar wooden pole.



vodafone

Library Image Monopole 7 07/06/02

View looking North along Range Road of proposed Vodafone installation.
18 metre lightweight lattice tower coloured green, with 6 x cross-polar panel antennae and 2 x 3.0 dia. microwave dish antennae. 3.7 x 2.5 x 2.8h equipment cabin coloured green.
Installation surrounded by 1.8m high weldmesh fence.



This Photomontage is for Illustrative Purposes Only

WS Atkins

vodafone

Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 15 May 2002 15:29
To: Natalie Brown
Subject: Re Vodafone Applic. PA F/2002/6142 - Range Road

Natalie

Following our conversation today, Andrew Glencross has agreed with Adam Coggins that a 2.4m wide layby is acceptable, with the surface as proposed in the application. This presumably resolves the highways issue. However, it may also be useful for you to know that once the site has been built Vodafone are likely to visit the site only about 4 times per year for routine maintenance. Obviously, if specific problems arise there would be additional visits, but it will definitely be a very low use. This may help to resolve the concerns you mentioned form the occupants of Silver Birches.

The management plan I think is also resolved, as per your correspondence with Andrew Glencross.

The other item raised by Andrew was the presence of a badger trail near to the site. Vodafone are aware of this, and I can confirm that it will be marked out at the pre - start meeting, before construction begins. This will ensure that contractors do not disturb it. If Andrew is available, I think it would be sensible for him to briefly attend this meeting so that no mistakes happen.

Finally, you mentioned that the Environment Agency had commented on providing details of drainage and run-off etc. As we discussed, the compound will be raised above the ground level on screw piles, and the base of the compound will be a mesh type construction (refer to the plans sent with my letter of 5th April). This will avoid the use of a concrete base, so I do not believe their concerns are really relevant. However, if you need more information please let me know.

NC

Regards

Julian

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Natalie Brown

From: Hill, Julian P [julian.hill@atkinsglobal.com]
Sent: 15 May 2002 13:50
To: 'Andy Glencross'
Cc: Natalie Brown
Subject: RE: PA F/2002/6142 Land North of Oregon, Range Rd Finchampstead (Mgt Plan)

Andy

Thanks for this e-mail. You make it sound more complex than what we discussed. However, providing you are only envisaging something similar to the example you gave me, this will be ok. You mention annual work plans - we were not envisaging that work would be required every year, the bulk was going to me a thinning in the initial years and then again in the final year of the agreement, in order to favour the native species of tree. We can discuss this in more detail if planning is achieved. If you are happy, I don't think that there should be too much specific detail in the planning condition, so that we are free to agree something mutually acceptable. After all if planning is subject to agreeing a management plan Vodafone won't be able to proceed until we have completed the documentation.

Did you have any luck speaking to Andrew Coggins regarding the layby? I was going to write to Natalie encompassing all these points, including the badger trail, once I know the outcome of your discussion with Andrew.

Thanks

Julian

-----Original Message-----
From: Andy Glencross [mailto:Andy.Glencross@wokingham.gov.uk]
Sent: 03 May 2002 11:17
To: Natalie Brown
Cc: Julian Hill (E-mail)
Subject: PA F/2002/6142 Land North of Oregon, Range Rd Finchampstead (Mgt Plan)

Hi Natalie

I have had a chat with the applicant and they are happy to have the mgt plan as a of any planning permission given. Can you let me know which you would feel more appropriate?

I suggested the following wording the condition/S106 agreement.

A habitat management plan shall be submitted to and approved by the local planning authority in writing prior to the occupation of the development. The plan shall include

(1) Description and evaluation of the features to be managed;
(2) Ecological trends and constraints on the site that may influence mangement;
(3) Aims and objectives of managment;
(4) Appropriate management options for achieving aims and objectives;
(5) Prescriptions for management actions;
(6) Preparation of a work schedule (including a 10year project register, annual work plan and the means by which the plan will be rolled forward annually);
(7) Personnel responsible for implementation of the plan; (8)Monitoring and remedial/contigencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in

writing by the local planning authority.

The plan must cover the area agreed at pre-application stage (I can supply a map).

Cheers

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

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TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 13th May 2002

Location:	Land North of Oregon, Range Road, Finchampstead
Proposal:	Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes, equipment cabin and ancillary development
Application Number:	F/2002/6142

In response to your consultation dated 16th April 2002 for the above application, the tree and landscape comments are as follows:

The proposed compound will be located within an area of young wet secondary woodland which comprises mainly birch, willow and pine trees. The requirement to erect the compound and construct an access road will require the felling of a small section of the woodland and introduce an alien feature in the local landscape.

The precise location of the compound is quite difficult to locate. However, the applicants drawings indicate that the masts, areas of hard standing and security fencing are strictly utilitarian.. These would be visible from the road and possibly the adjacent properties.

The applicant has not indicated how many trees are to be felled, the working space required to construct the compound or what maintenance operations maybe required to keep the compound functional. I am also concerned that leaf litter etc. from adjacent trees may lead to future pressure for more tree removal than eluded to within the plans.

I wish to object to the visual impact of the compound, inappropriate design, tree removal and change in local landscape character and recommend that the application is refused.

ROBERT PETROW
Consultant Landscape Architect

To:
Landscape and Trees

From: Natalie Brown

Date: 16 April 2002 17 APR 2002

Application Number: F/2002/6142

Proposal: Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development..

2

Site Address:
Land North Of Oregon, Range Road, Finchampstead, ~~Wokingham.~~

1

Applicant:
Vodafone Ltd C/O W S Atkins (Julian Hill).

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

NO TPO (TPO|1020|2001) Never Confirmed

NO CA

Within an area of secondary wood: young birch willow, some pine, etc wet wood.
access route, protection, new planting

R-1/5

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 28 May 2002 09:10
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
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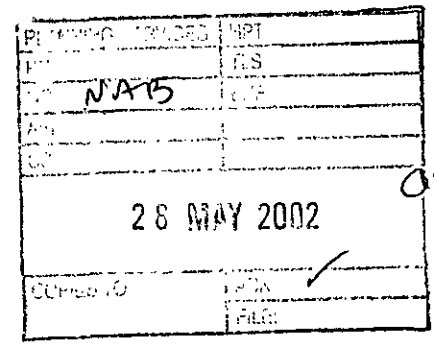
****

NatureofEmail: Object
ApplicationNumber: 2002/6142
Correspondent_FullName: Mr & Mrs A J Spratt
Correspondent_StreetAddress: 23 Kiln Ride
Correspondent_Address2:
Correspondent_Town: Finchampstead
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3PN
Correspondent_Telephone:
Correspondent_Email: aspratt@waitrose.com



ackn by IJ.

Comments:

I did not receive until 11/6

PLANNING APPLICATION NUMBER: 2002/6142
LAND NORTH of "OREGAN"/RANGE ROAD, FINCHAMPSTEAD.

We write to lodge our objection to the proposed erection of an 18 metre high mobile telephone mast with six antennas and two dishes. Equipment cabin and ancillary development.

REASONS:

 The proposed site is wooded. The removal of any of the trees for the erection of such a mast with six antennas and two dishes, equipment cabin and ancillary development would totally spoil the look of the area.

 The dangers of such masts/antenna are still the subject of research and we would be concerned if Wokingham District Council condoned a potential hazard to the health of its residents.

 Earlier applications for the erection of an antenna at Belmont Stores, Nine Mile Ride, and at the Ashdale Roundabout were rejected. Mobile 'phone companies appear to be working their way around the triangle of the Nine Mile Ride/Sandhurst Road and each time there is an application the structure gets bigger and bigger. We sincerely hope that this application will be unsuccessful and shall be interested to see if they try the Finchampstead Road next!

 There would be considerable disturbance to creatures in the woodland during the construction of such a site. It is our understanding that the council are in favour of "green pockets" of land - such a development would start to "fill" one of these valuable green pockets to the detriment of animals, birds and residents.

 We believe that the erection of a 58½ foot mast, six antennas, two dishes, equipment cabin and ancillary development would scar not only the immediate woodland area but the view of the residents of Finchampstead for a considerable distance surrounding this site.

 A company making such an application would only be in the area for the time of construction and occasional maintenance visits. It is the residents of Finchampstead who would have to live with this monstrous eyesaw for ever.

We trust that Wokingham District Council will not allow this application to proceed.

Yours faithfully

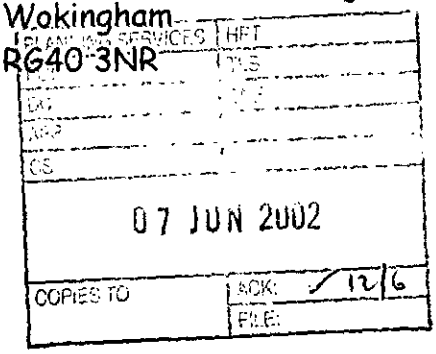
A J SPRATT
D J SPRATT (Mrs)

23 Kiln ride, Finchampstead
Berkshire, RG40 3PN

28 May 2002 Ref: 0862805 02

R & DM Beckingham
Oregon
Range Road
Wokingham
RG40 3NR

BNS



I did not receive until 12/6

For the attention of Natalie Brown
Development Control Officer

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

06/06/2002

Re: Planning Application Number F/2002/6142

Dear Madam

I am writing to register my negative view to the above planning application; I have a particular interest since my property abuts directly on to the sight in question.

Range Road is a pretty unmade lane, and is an area designated as Wildlife Heritage, it affords a quite space for those resident in the locality to walk, and the surrounding woodlands creates an haven for wildlife and a filter from the rush of modern life.

I suggest that the erection of a telephone base station, weld mesh security fencing an 18 meter mast and the lay-by, is contrary to all that is in Range Road. It is a commercial activity in an otherwise unspoilt area, and must be described as visually intrusive however well camouflaged. The lay-by in particular is going to encourage fly tipping, a problem we already have to contend with on a regular basis.

I suggest that if the site can be made sufficiently pleasing to the eye, then there should be no objection if the entrance was to come from the Sandhurst Road, if this is not be the case, then I object to having to be subjected to its presence at all times.

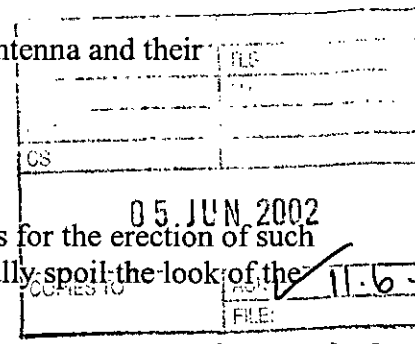
Yours faithfully

Robin Beckingham

N.A B

PLANNING APPLICATION NUMBER: F/2002/6142

We write to lodge our objection to the proposed erection of masts/antenna and their equipment in our immediate vicinity.



I did not receive until 11/6

REASONS:

- The proposed sites are wooded. The removal of any of the trees for the erection of such masts/antenna, equipment and ancillary development would totally spoil the look of the area.

- The dangers of such masts/antenna are still the subject of research and we would be concerned if Wokingham District Council condoned a potential hazard to the health of its residents.

- Mobile 'phone companies appear to be working their way around the triangle of the Nine Mile Ride/Sandhurst Road and each time there is an application the structure gets bigger and bigger. We sincerely hope that further applications will be unsuccessful!

- There would be considerable disturbance to creatures in the woodland during the construction of such sites. It is our understanding that the council are in favour of "green pockets" of land - such a development would start to "fill" one of these valuable green pockets to the detriment of animals, birds and residents.

- We believe that the erection of further masts/antenna, would scar not only the immediate woodland area but the view of the residents of Finchampstead for a considerable distance surrounding this site.

- A company making such an application would only be in the area for the time of construction and occasional maintenance visits. **It is the residents of Finchampstead who would have to live with this monstrous eyesaw for ever.**

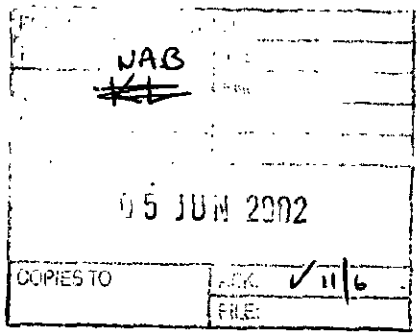
We trust that Wokingham District Council will not allow this application to proceed.

Yours faithfully

Mr & Mrs A C Giles
"Pinecot"
Soldiers Rise
Wokingham
Berks RG40 3NE

31 May 2002

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 57
Shute End
Wokingham
Berkshire RG40 1WR

I did not receive until 11/6

Copy for

Dear Ms Lithgow

RE: PLANNING APPLICATION No. F/2002/6256 ERECTION OF TELECOMMUNICATION MAST ON LAND OPPOSITE LALAPANZI, NINE MILE RIDE and F/2002/6142 ERECTION OF TELECOMMUNICATION MAST AT RANGE ROAD

I write regarding this planning application together with planning reference F/2002/6142 which is currently being dealt with by your colleague, Natalie Brown.

I recently canvassed opinion on planning application F/2002/6256. The area I canvassed included Soldiers Rise, Ashdale Park, Little Fryth and Hollybush Ride. These roads housed SOME of the residences to be affected by the proposed telephone mast installation.

I was not surprised by the response from the residents of these areas, as some 99% of them were appalled by the planning proposal.

There are several reasons why the proposal should be rejected:

1) there are TWO 15m masts already in the area
2) the area is one of great natural beauty, and the proposed mast will be clearly visible above the trees
3) the "Steward Report" clearly recommended guidelines, in which siting of telephone masts near residences and schools was NOT to be allowed.
4) there is a school about 700m from the proposed location
5) there has been a proposal for a childrens nursery within 100m of the proposed location

The general opinions, which I urge you to consider, are that:

1) there are several mobile phone provider who currently have good coverage in this area, and if the residents choose to use mobile phones in their houses, then they will chose a phone from one of these. However, it should be said that all residents have "land lines" and really do not have a great need for a mobile phone in their home.

2) travellers through the area should not be using their mobile phones whilst in the car. Having said this we have driven through the area with telephones belonging to most service providers and, although some of them did not receive signals of maximum strength, they all received a signal strong enough to receive and make calls.

We really do not want, or feel we require, any additional telephone masts in Wokingham. We are currently considering a pressure group to put forward this cause.

Should both of the applications be rejected, as wished by the vast majority of residents, and either of them go to appeal, we feel confident that we have sufficient details of previous appeals and associated documentation, that we could put forward a good case to uphold your decisions.

We urge you to reject both applications, and any other in the areas, and continue to ensure that these companies proposing the telephone mast installations cannot ruin the beauty of Wokingham, or potentially affect the health of the most vunerable members of our society.

Yours sincerely



Carolyn Erskine
Local resident

Ian Jordan

OBJ NAB

From: WebComments@wokingham.gov.uk
Sent: 28 May 2002 13:42
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
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****

NatureofEmail: Object
ApplicationNumber: 2002/6142
Correspondent_FullName: C L Giles
Correspondent_StreetAddress: "Pinecot"
Correspondent_Address2: Soldiers Rise
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG40 3NE
Correspondent_Telephone: 01344 772629
Correspondent_Email: clg@hart-ventures.co.uk

AeK Emailed do on 29/5/02

Comments:

PLANNING APPLICATION NUMBER: 2002/6142
LAND NORTH of "OREGAN"/RANGE ROAD, FINCHAMPSTEAD.

We write to lodge our objection to the proposed erection of an 18 metre high mobile telephone mast with six antennas and two dishes. Equipment cabin and ancillary development.

REASONS:

· The proposed site is wooded. The removal of any of the trees for the erection of such a mast with six antennas and two dishes, equipment cabin and ancillary development would totally spoil the look of the area.

· The dangers of such masts/antenna are still the subject of research and we would be concerned if Wokingham District Council condoned a potential hazard to the health of its residents.

· Mobile 'phone companies appear to be working their way around the triangle of the Nine Mile Ride/Sandhurst Road and each time there is an application the structure gets bigger and bigger. We sincerely hope that this, yet another application, will be unsuccessful and shall be interested to see if they try the Finchampstead Road next!

· There would be considerable disturbance to creatures in the woodland during the construction of such a site. It is our understanding that the council are in favour of "green pockets" of land - such a development would start to "fill" one of these valuable green pockets to the detriment of animals, birds and residents.

· We believe that the erection of a 58½ foot mast, six antennas, two dishes, equipment cabin and ancillary development would scar not only the immediate woodland area but the view of the residents of Finchampstead for a considerable distance surrounding this site.

· A company making such an application would only be in the area for the time of construction and occasional maintenance visits. It is the residents of Finchampstead who would have to live with this monstrous eyesaw for ever.

We trust that Wokingham District Council will not allow this application to proceed.

Yours faithfully

A C Giles
C L Giles (Mrs)

"Pinecot"
Soldiers Rise
Wokingham RG40 3NE

28 May 2002

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

FROM: Natalie Brown

DATE: 16 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6142

Proposal: Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development..

Site Address: Land North Of Oregon, Range Road, Finchampstead, Wokingham.

Applicant: Vodafone Ltd C/O W S Atkins (Julian Hill).

Your observations are required in respect of this application **by 09/05/2002** .

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	

13 MAY 2002

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The Parish Council has no objections to this application.

SIGNED: C. S. Cl

DATE: 10 MAY 2002

Clerk To Finchampstead Parish/Town Council.

068

PLANNING SERVICES UNIT
POL
DC NAB
APP
CS
03 MAY 2002
COPIES TO

Silver Birches
Range Road,
Finchampstead
Wokingham
Berkshire
RG40 3NP

Telephone 0118 9776013

Wokingham Unitary
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

29th April 2002

Dear Ms Brown

Application Number F/2002/6142

Thank you for your letter about the proposed erection of a mobile phone mast on land adjacent to Range Road, I wish to object on the grounds that this will have an adverse effect on an area of natural woodland and will be impossible to construct without damage to trees and other flora and fauna. This must be contrary to the Authorities' promise to safeguard the countryside and I fear will make Range Road once again a target for 'fly tippers'.

I also object on the grounds of Highway Safety as the construction of this mast and ancillary buildings can not be made from the single track Range Road as this will interfere with the residents' rights of way during the installation and therefore it will have to be constructed from the very dangerous, unrestricted Sandhurst Road.

I hope that the Development Control Committee will take note of the above points.

Yours sincerely,

J.W.Green.

Policy and Plans Consultation

Date: 29/04/02

Case Officer: Natalie Brown

Location: Land North of Oregon, Range Road, Finchampstead, Wokingham

Proposal: Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes, equipment cabin and ancillary development

Application Number: F/2002/6142

Applicant: *Vodaphone Ltd C/O W S Atkins (Julian Hill)*

Relevant policies in the development plan applicable to this application:

TC1 – Assessment of Proposals for Telecommunications Development
WIC14 - Assessment of Proposals for Telecommunications Development
WCC1 – Development in the Countryside (Outside the Metropolitan Green Belt)
WCC2 – Green Gaps and Wedges (Outside the Metropolitan Green Belt)

The proposed development is located within the Countryside and Green Gap designation of the local plan. This application should be assessed against policy WCC1 and WCC2. 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. In terms of policy WCC2 the green gap designation adds extra protection to maintaining the open character of the area. The *Inspector has recommended no change to the gap boundaries in this case.*

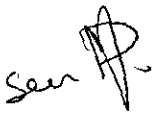
In terms of policy WIC14 the proposal will normally be granted for telecommunications development if the proposal is in accordance with policy TC1 of the Berkshire Structure Plan. The policy TC1 states planning permission will be granted for telecommunications development where there is no potential 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) also states protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications.

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
29 April 2002



Natalie Brown

From: Andy Glencross
Sent: 03 May 2002 11:17
To: Natalie Brown
Cc: Julian Hill (E-mail)
Subject: PA F/2002/6142 Land North of Oregon, Range Rd Finchampstead (Mgt Plan)

Hi Natalie

I have had a chat with the applicant and they are happy to have the mgt plan as a of any planning permission given. Can you let me know which you would feel more appropriate?

I suggested the following wording the condition/S106 agreement.

A habitat management plan shall be submitted to and approved by the local planning authority in writing prior to the occupation of the development. The plan shall include

(1) Description and evaluation of the features to be managed;
(2) Ecological trends and constraints on the site that may influence mangement;
(3) Aims and objectives of managment;
(4) Appropriate management options for achieving aims and objectives;
(5) Prescriptions for management actions;
(6) Preparation of a work schedule (including a 10year project register, annual work plan and the means by which the plan will be rolled forward annually);
(7) Personnel responsible for implementation of the plan;
(8)Monitoring and remedial/contigencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority.

The plan must cover the area agreed at pre-application stage (I can supply a map).

Cheers

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Natalie Brown Development Control	Your Ref:	F/2002/6142
From:	Tom Payne Environmental Health	My Ref:	958
		Date.	24/04/02

PROPOSED ERECTION OF MOBILE PHONE MAST AND ANCILLARY EQUIPMENT.

LAND NORTH OF OREGAN, RANGE RD, FINCHAMPSTEAD

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 March 2002
My ref: NB/F/2002/6142

Julian Hill
W.S. Atkins
Chilbrook
Oasis Business Park
Eynsham
Oxford
OX29 4AH

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

Dear Mr Hill,

APPLICATION: F/2002/6142 – MOBILE PHONE BASE STATION
SITE: LAND NORTH OF OREGON ROAD, FINCHAMPSTEAD, WOKINGHAM

With reference to the above application, please find enclosed consultation responses from our Biodiversity and Highway Officers requesting further information.

Would you please provide this information within the next 10 days so a revised plan re-consultation can take place.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me. You may wish to contact Andy Glencross on 0118 9342016 or Adam Coggins on 0118 974 6330 directly to discuss the individual consultation responses.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Natalie Brown

From: Andy Glencross
Sent: 19 April 2002 12:13
To: Natalie Brown
Subject: PA F/2002/6142 Land North of Oregon, Range Rd Finchampstead

Hi Natalie

This development would entail dammge to an area of the Queens Mere and Oregon Bog Wildlife Heritage Site by the siting of the mast and compound. Policy WNC4 of the Wokingham District Local Plan Deposit Draft 1997 states the following

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

In addition this policy goes on to state that

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

During pre-application discussions the following were agreed by the agent

(1) a construction that entails the creation of no permanent hard standing.

(2) A 5-10year management plan for the remaining Wildlife Heritage Site.

(3) Siting of the compound with regard to the badger tracks that cross the site.

Although item (1) has been included in the application the remaining details (2) & (3) have not. Without item (2) and (3) this application represent unmitigated damage to a WHS and as such should be refused.We should request the further items form the applicant.

I have visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 16 April 2002

Application Number: F/2002/6142

Proposal: *Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.*

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land North Of Oregon, Range Road, Finchampstead, Wokingham.

Applicant:
Vodafone Ltd C/O W S Atkins (Julian Hill).

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

✓ below as applicable;

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

Comment

Revised plan required showing lay-by increased to 30m min width, and surfaced with a hard bound material to match/tie-in with Range Road.

Signed: _____ **Print name:** AC 17/4/02.

Application Number : F/2002/6142	**Map No :** 9F
Case Officer : NAB	**Site Area :** 0·01
Valid Date : 08 APR 2002	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.

Location : Land North Of Oregon, Range Road, Finchampstead, Wokingham.

Parish : FI **Ward : FIN** 16·4·02 73.

Applicant : Vodafone Ltd C/O W S Atkins (Julian Hill).

Fee Required: £190 **Fee Received: £190** (7)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	all elevations of tower + cabinet.	phased 22/3	08 APR 2002
FLOOR PLANS	+ floor plan of cabin	to follow.	
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans — Wildlife Heritage Site

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways — re new gravel lay-by

Ramblers Association — -pls send map marked with yellow sticker

D. Pastures — re wildlife Heritage Site

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

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

Green Gap & Wedges

Rural Area

Countryside

Organisation_Name	Building_Name	address1	Postcode
	SILVERSTOCK FARM	SILVERSTOCK FARMSANDHURST ROADWOKINGHA	RG403JE
	WYCHBURY	WYCHBURYSANDHURST ROADWOKINGHAM	RG403JE
	BUCHANDALE	BUCHANDALESANDHURST ROADWOKINGHAM	RG403JQ
	GRAISWOLD	GRAISWOLDSANDHURST ROADWOKINGHAM	RG403JQ
	OREGAN	OREGANRANGE ROADWOKINGHAM	RG403NR
	RAMOSE	RAMOSERANGE ROADWOKINGHAM	RG403NR
	VALOIS	VALOISRANGE ROADWOKINGHAM	RG403NR
	PICKERIDGE HOUSE	PICKERIDGE HOUSESANDHURST ROADWOKINGHA	RG403JE
	SHORNE LODGE	SHORNE LODGESANDHURST ROADWOKINGHAM	RG403JE
	SILVER BIRCHES	SILVER BIRCHESRANGE ROADWOKINGHAM	RG403NP
	RANGE HOUSE	RANGE HOUSERANGE ROADWOKINGHAM	RG403NR

F/2002/6142.

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

Tel: (0118) 974 6492

Date: 16 April 2002

My ref: F/2002/6142

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2002/6142
Land North Of Oregon, Range Road, Finchampstead, Wokingham.
Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6142**
Land North Of Oregon, Range Road, Finchampstead, Wokingham.
Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.
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 R Cundy

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

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

Tel: (0118) 974 6492

Date: 16 April 2002

My ref: F/2002/6142

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2002/6142
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/6142**
Land North Of Oregon, Range Road, Finchampstead, Wokingham.
Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.
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 T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/6142

Proposal:
Proposed erection of an 18m high mobile phone mast with 6 antennas, 2 dishes , equipment cabin and ancillary development.

Location:
Land North Of Oregon, Range Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6142 to enable the library staff to locate the correct information.

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

16 April 2002

6142

WS Atkins Consultants Limited

Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH England

Tel: +44 (0)1865 882828
Fax: +44 (0)1865 883060
E-mail: oxford@wsatkins.co.uk
Web: www.wsatkins.com

Ext No:01865 734129
e-mail: julian.hill@wsatkins.com

08 APR 2002 * 6142

Your Ref:
Our Ref: JH/1/93/444002

Date: 13th March 2002

The Chief Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

BY RECORDED DELIVERY

Dear Sir,

RE: PROPOSED VODAFONE INSTALLATION AT RANGE ROAD / SANDHURST ROAD, SOUTH OF WOKINGHAM (CELL NO. 23212)

This is an application for planning permission for the development of:

The installation of a 18m lightweight lattice mast with 6 no. antennas, 2 no. 300mm dishes, radio equipment housing and ancillary development

At: The woodland adjacent to Range Road / Sandhurst Road, Sth Wokingham
(NGR – 480840 165480)

The application comprises:

- Planning Application form and certificates
- Planning drawings - Ref. No's: 23212A – M1
  23212A – C1, Rev A
  23212A – C2, Rev C
  23212A – C3, Rev A
  23212A – C4, Rev A
- Prescribed fee - £190.00 (Cheque made payable to the Local Authority)
- General Background Information for Telecommunications Development
- Site Specific Supplementary Information
- ICNIRP compliance declaration

As you will be aware, the telecommunications industry has pledged ten commitments to improving consultation with local authorities and the public in relation to network development and the siting of radio base stations. This application has been prepared in accordance with those commitments.

On an annual basis Vodafone circulates its network plans of our existing and proposed sites to all local authorities (marked for the attention of the Chief Planning Officer) in order that you can maintain your mast register and ensure that the public has access to this information. Vodafone also offer to arrange a presentation or meeting with your officer's and members to discuss the issues if appropriate.

08.APR.2002* 6142

Following that early consultation, Vodafone have reviewed our network development proposals in this area and have evaluated suitable site shares, existing structures and buildings as well as your development plan. The above site that is the subject of this application, is identified as the most suitable option that balances operational need with local planning policies and national planning policy guidance.

Vodafone are committed to improving our relationship with all local planning authorities and in this respect, we would be happy to provide any additional information in relation to this application or in general.

We look forward to receiving your acknowledgement and decision in due course.

Yours faithfully
For W S Atkins Consultants Ltd (Agents acting for Vodafone Ltd)

Julian Hill, MRICS

Encs

WS Atkins Consultants Limited

Chilbrook
Oasis Business Park
Eynsham
Oxford OX29 4AH England
Tel: +44 (0)1865 882828
Fax: +44 (0)1865 883060
E-mail: oxford@wsatkins.co.uk
Web: www.wsatkins.com
Ext No: 4129

08.APR.2002 6142

PLANNING SERVICES | H54986
POL | TLS
DC | EN
APP
CS CA
08 APR 2002
COPIES TO
FILE

Your Ref:
Our Ref:

Date: 5 April 2002

The Chief Planning Officer
Wokingham District Council
P O 157
Shute
Wokingham
Berks
RG40 1WR

RECORDED DELIVERY

Dear Sir

PROPOSED VODAFONE INSTALLATION AT RANGE ROAD/SANDHURST ROAD, SOUTH WOKINGHAM (CELL NO 2321)

I refer to the planning application which was submitted on the 13th March of this year.

Having spoken to your administration department, I have been advised that further drawings are required to show all elevations of the compound and also an internal floor plan of the equipment cabin, before the application can be formally registered. I am unclear on the need for these drawings, for the reasons set out in my e-mail to Mike Thorp on the 25th March. However, they are now enclosed in order that the application may be registered as soon as possible. The drawings enclosed comprise of the following:

Plan 1	-	Floor plan of equipment cabin, showing door location
Plan 2 and 3	-	Elevations of the equipment compound together with further construction details
Plan 4	-	This shows an isometric view of the equipment compound and cabin which should help you to visualise the installation.

I have enclosed five copies of each of the drawings and I look forward to receiving confirmation that the application has been registered.

Finally, for future reference, I would also be grateful for a response to my e-mail of the 25th March 2002.

Yours faithfully
For W S Atkins Consultants Ltd

Julian Hill

Encs.

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.
WOODLAND.

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.
THE PREFABRICATED METAL CABIN WILL BE COLOURED OLIVE GREEN.
THE STEEL MAST AND SUPPORT STRUCTURE WILL ALSO BE COLOURED OLIVE GREEN.

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.
THE STEEL FRAME WILL BE MOUNTED ON SCREW PILES, & ON WHICH WILL BE MOUNTED GREEN 1.8M HIGH ~~[illegible]~~ WELDED MESH ~~FENCE~~ FENCING (REFER TO DRAWINGS).

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A. To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
N/A.
(NO ALTERATIONS MADE TO ACCESS WITH HIGHWAY.)
(REFER TO DRAWINGS)

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

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190

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 VODAFONE Ltd. DATE 13th MARCH 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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	N/A.			
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 Telecommunications.	NONE	NONE	9sq.m.	NONE.
OTHER	Please Specify				
	TOTAL	—	—	9sq.m.	—

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A.	
Proposed		

SMALL LAYBY/PASSING PLACE INSTALLED FOR OCCASIONAL VISITS BY SERVICE ENGINEER

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.
UNMANNED, AUTOMATIC TELECOMMUNICATIONS BASE STATION COMPRISING: 18M LATTICE MAST, 6 ANTENNAS, 2 DISHES, EQUIPMENT HOUSING AND DEVELOPMENT ANCILLARY THERETO.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
VODAFONE Ltd. OF NEWBURY.
No. THIS WILL BE AN UNMANNED AUTOMATIC SITE.

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
NONE	NONE	NONE	NONE

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
No.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officerresponsible 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.'

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

88/APR/2002* 6142

1.	APPLICANT'S NAME	VODAFONE Ltd.
	ADDRESS	THE COURTYARD, 2-4 LONDON ROAD, NEWBURY, BERKSHIRE
	POST CODE	RG14 1JX PHONE 01635 33251
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W.S. ATKINS (F.A.O. JULIAN HILL)
	ADDRESS	CHILBROOK, OASIS BUSINESS PARK, EYNSHAM, OXFORD
	POST CODE	OX29 4AH PHONE 01865 734129
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	WOODLAND ADJ. to RANGE ROAD & SANDHURST ROAD, SOUTH OF WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		THE INSTALLATION OF A MOBILE PHONE BASE STATION, COMPRISING AN 18M MAST, 6 ANTENNAS, 2 DISHES (300mm ø), AN EQUIPMENT CABIN & DEVELOPMENT ANCILLARY THERETO.
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX 35 M. SQ.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	23212A-M1, 23212A-C1 REV A, 23212A-C2 REV C, 23212A-C3 REV A, 23212A-C4 REV A.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

1789/a

SECTION 66 CERTIFICATE

R.2002* 12

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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.

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

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
+ See Note (a) to Certificate A THE ABORFIELD JOINERY CO. LTD. C/O STUART MORRIS	UNIT G, WELLER DRIVE, HOGWOOD LANE IND. ESTATE, FINCHAMPSTEAD, BERKSHIRE RG40 4QZ.	13TH MARCH 2002

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) .....

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

08 APR 2002 * COPY

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)* WOODLAND ADJ TO RANGE RD. & SANDHURST ROAD

I give notice that *(b)* VODAFONE LTD.

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

for planning permission to *(d)* INSTALL A MOBILE PHONE BASE STATION

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* THE PLANNING DEPT. P.O. BOX 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKS RG40 1WR.

by *(f)* 3RD APRIL 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 [signature] for N.S. ATKINS

Agents † On behalf of VODAFONE LTD.

Date 13TH MARCH 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).

ADDRESS OREGON RANGE ROAD

PARISH ~~[illegible]~~ FINCHAMPSTEAD 1.4.86

PLOT No.

ORD. SHEET No. SU.8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04474	EXORS. OF G.H. CASHMORE	O/APP. REPL. BUNGALOW	6.5.76	N/A C/A
07732	Mr. R. J. Atkinson	O/line Dem existing dwelling & erect house garage	10.2.78	N/A C/A
BR8172	MR. R. BECKINGHAM	HOUSE & GARAGE	14.3.78	APP. N/A
BR 8871	"	EXTEND ROOF STRUCTURE	27.6.78	APP. N/A
08615	Mr. R. Beckingham.	Cons. of new house Siting of caravan during	6.7.78	N/A. TP. 31.12.78
08751	" "	Alt. to roof.	6.7.78	N/A C/A
35276				
BRA 9298	"	ENCLOSE SWIMMING POOL	6.9.90	APP
39626	"	CONSERVATORY	9.7.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS LAND ADJ. OREGON RANGE ROAD

PARISH ~~[illegible]~~ FINCHAMPSTEAD 1.4.86

PLOT No.

ORD. SHEET No. SU. 8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
420/56	MR. R. SAUNDERS	O/APP. DWELLING	13.7.56	N/A REL.
0/252/63	MR. A. MOORE	"	8.11.63	N/A REL.
0/351/64	MR. R. SAUNDERS	"	4.1.65	N/A REL.
~~[illegible]~~ 13031	MR. C. PHILP	MOBILE HOME	WITHDRAWN	
17459	DAVIS	O/APP. 3 DWELLINGS	3.6.82	N/A REL.

DATE OF COMPLETION

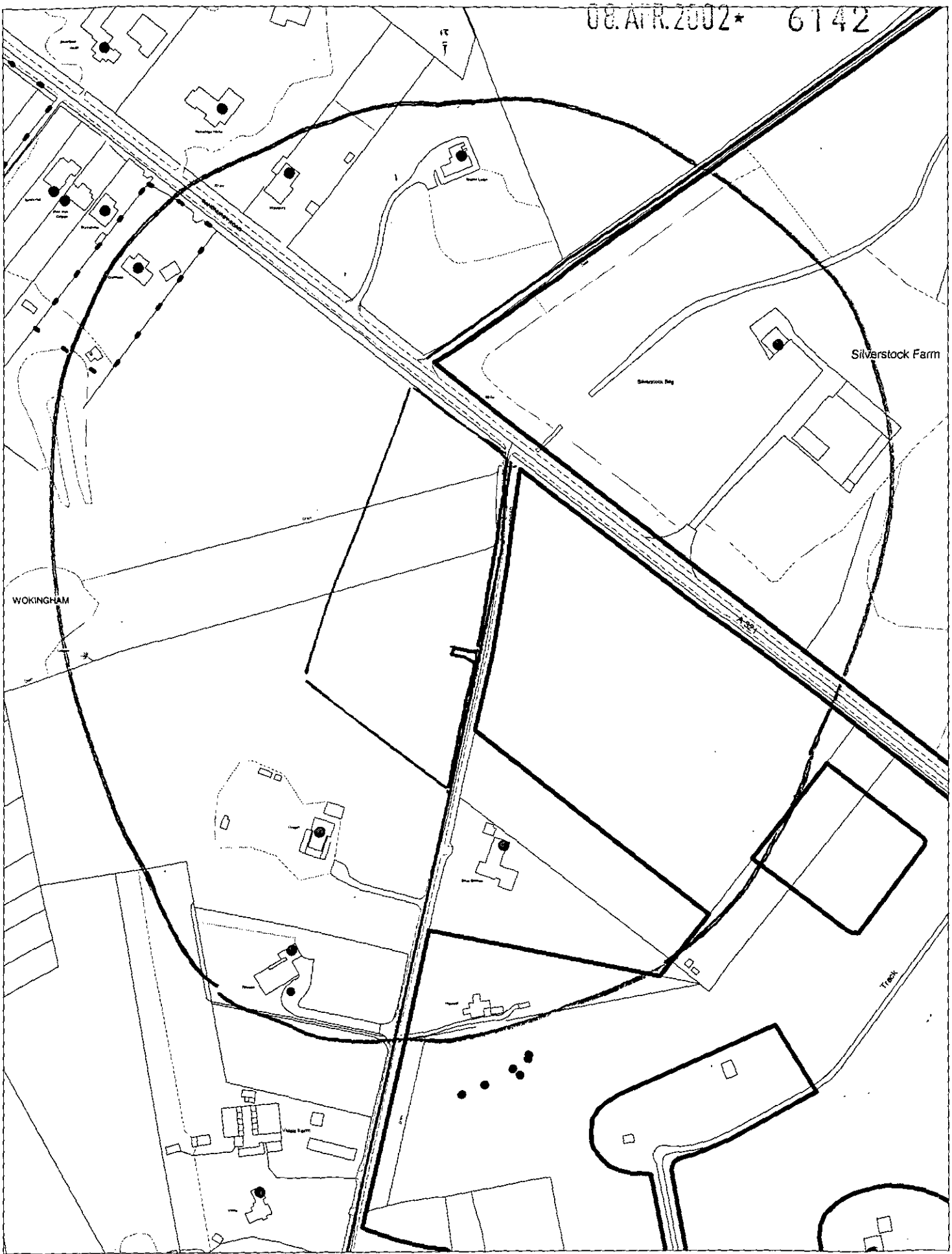
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

08.APR.2002* 6142



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 2500

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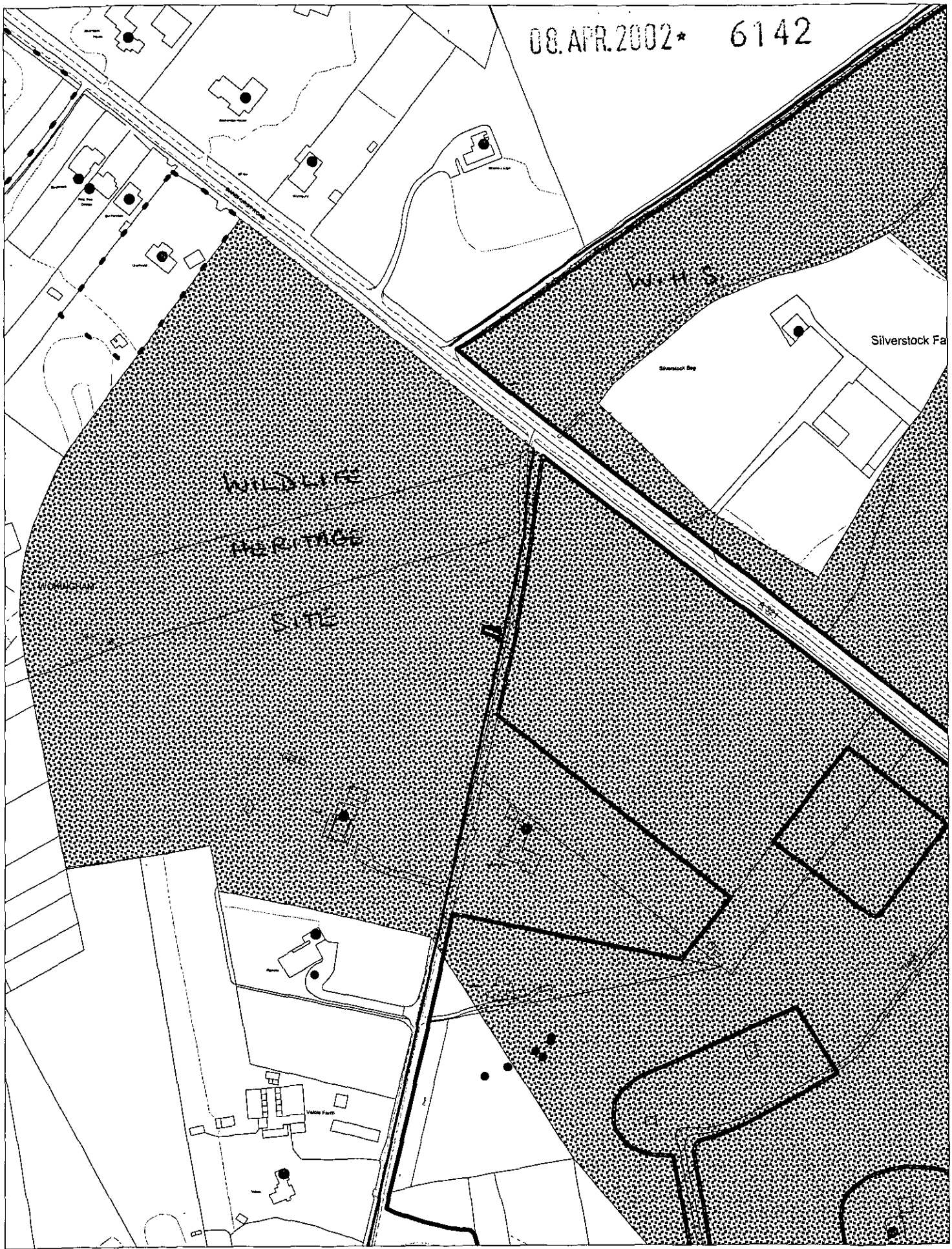

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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2002 Scale: 1 : 2500

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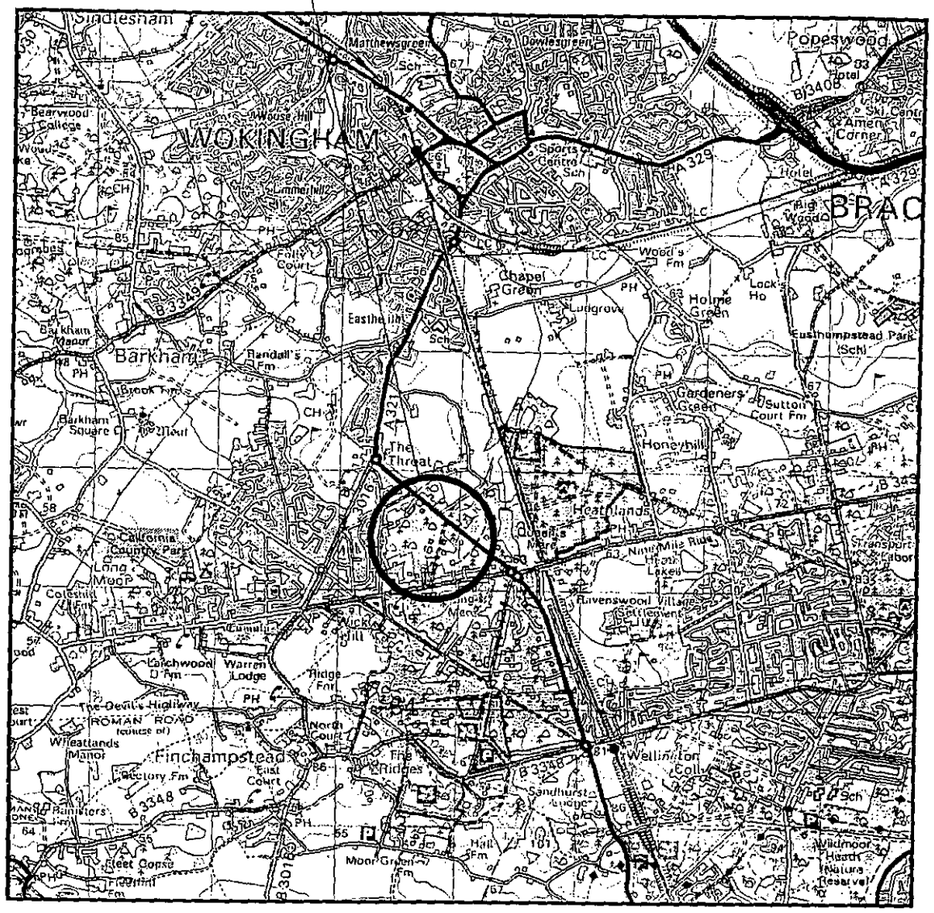
Development Control Section, Environmental Services, Wokingham District Council.
21 March 2002

Scale: 1 : 5000

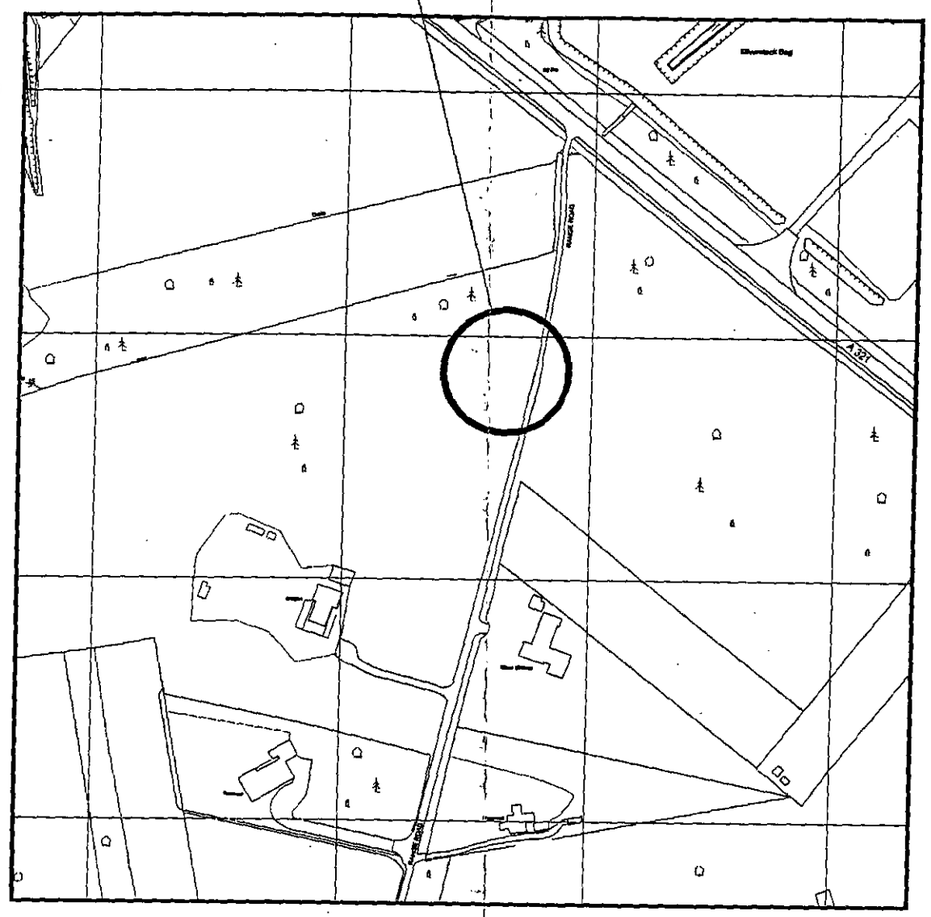
N W E S

vodafone



SITE GRID REFERENCE 480866E 165483N
LANDRANGER MAP No. 175
SCALE 1:50000

vodafone



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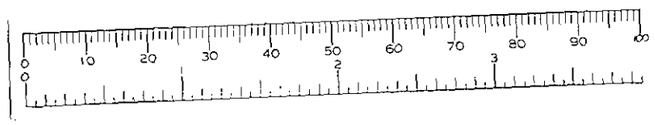
SCALE 1:2500



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Ballast Nedam
Telecom U.K. Ltd

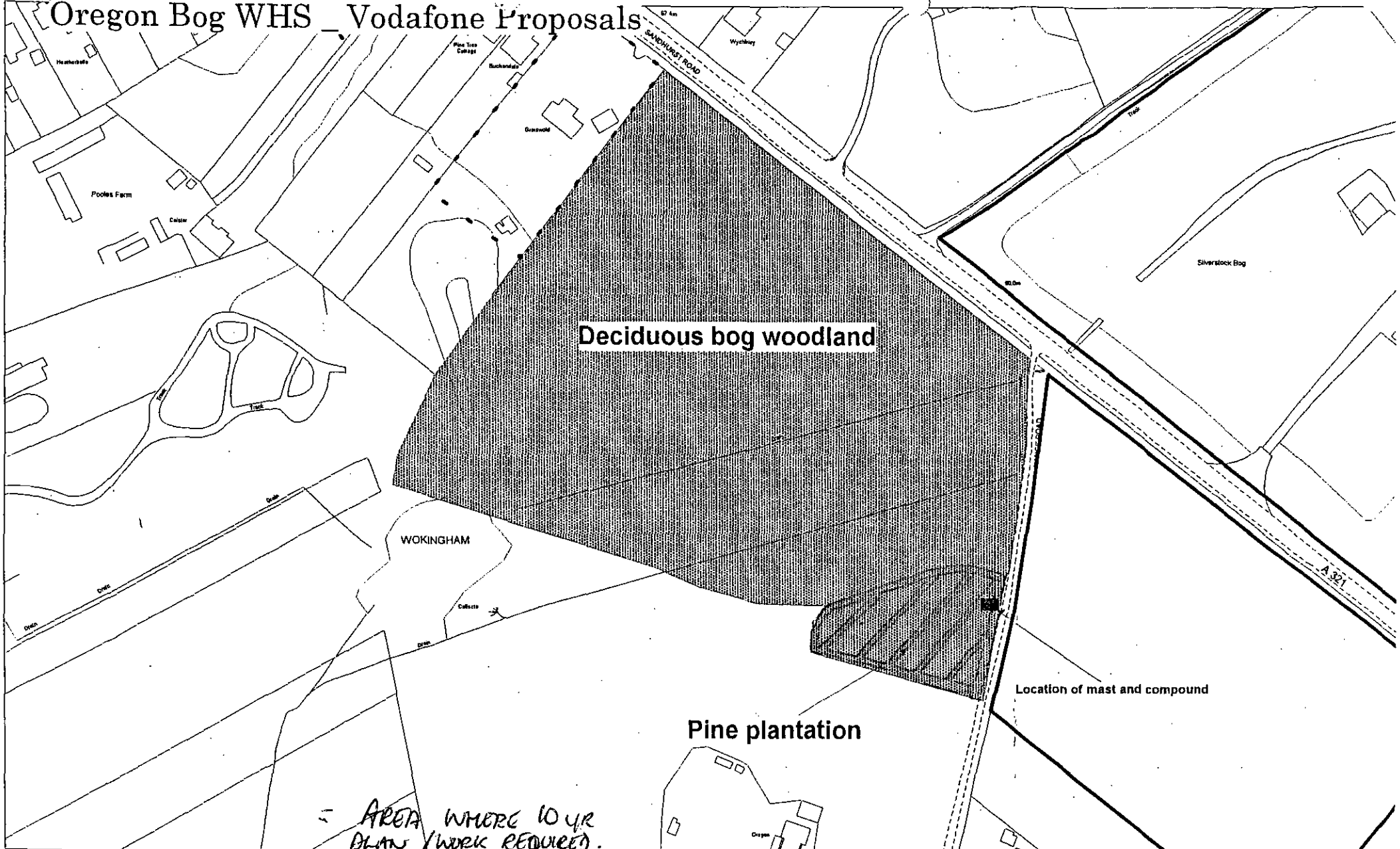
vodafone

Rev	By	Chk	Description	Date
-	NK	JC	Contract issue	05/10/01

SOUTH WOKINGHAM - ADJ. SILVERSTOCK BOG
SITE LOCATION MAPS

Scales	Drawing Status	Drg No.	Rev
As Shown	Proposal	23212A-M1	-

Oregon Bog WHS _ Vodafone Proposals



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Site Plan
Scale: 1 to 2018
Date: 16 October 2001

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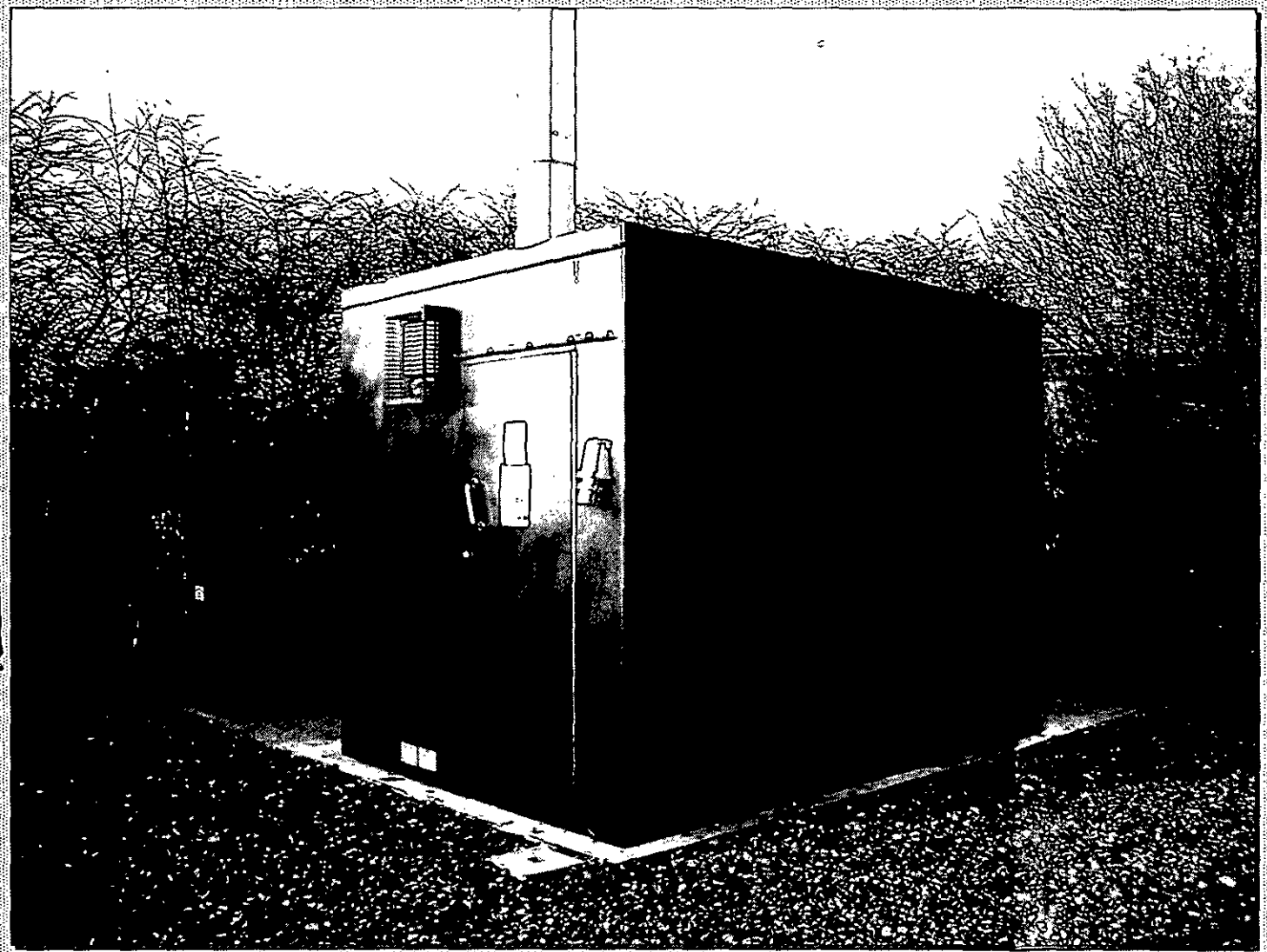
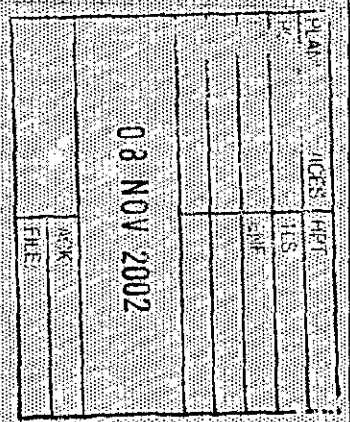
Mini cabin (2.7 x 3.7 x 2.9h) and electrical cabinet





vodafone

11/1/2002