APPLICATION NO:

TL/2002/8119

LOCATION:
Land East Of Garden Centre Lower Earley Wa North, Sindlesham Reading.

APPLICANT:
Orange PCSL C/O Patrick Farfan Associated Ltd

PROPOSAL:
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 14/01/2003

CASE OFFICER: **Elaine Vashi**

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

APPROVAL OF PRIOR APPROVAL OF TELECOMMUNICATIONS NOTIFICATION

Mr N Hodgson
Patrick Farfan Associates
Salamander Quay West
Park Lane
Harefield
Middlesex
UB9 6NZ

Notification No: TL/2002/8119

Parish: Winnersh

Proposal: Proposed erection of one 15m slimline monopole telecommunications column with 3 No dual band Dual Polar antenna, equipment cabinets compound fencing, and temporary access route.

Location: Land adjacent to Lower Earley Way and Reading Road, Winnersh

The Wokingham District Council in pursuance of their powers under Part 24 of the Town and Country (General Permitted Development) (Amendment) Order 1998 **APPROVES** prior approval for the above stated telecommunications equipment, subject to the following conditions.

1. 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.

2. 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.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority

during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

4. Should the telecommunications apparatus cease to be operational, provision should be made for the removal of the facility and reinstatement of the site.

REASONS

1 & 2. In the interests of visual amenity

3. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area

4. In the interests of visual amenity

T. Watson

Date:16th January 2003

Development Control Manager

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 9 April, 2003
My ref: EV/TL/2002/8119
Your ref:

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

Mr D G Lewis
Heritage Planning
Heritage House
Old Coach Road
Colchester
Essex
CO1 2TH

Dear Mr Lewis

RE: PROPOSED 15M TELECOMMUNICATIONS MAST ADJACENT TO LOWER EARLEY WAY AND READING ROAD, WINNERSH
TL/2002/8119

I refer to your letter of 26th February 2003 submitting details of landscaping to provide additional planting to screen the compound and lower part of the column, and apologise for the delay in replying.

I can confirm that the native hedge mix proposed to be planted around the installation compound, detailed in plan, drwg. no. 03.310/01 is considered to be appropriate to discharge the landscape condition.

I hope this information is satisfactory. Should you wish to discuss the matter further please do not hesitate to contact me on the above number.

Yours sincerely

E.V.

ELAINE VASHI
Planning Officer

File:
tl@el EWLANDSCAP
E.doc

HERITAGE PLANNING

TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Heritage House, Old Coach Road, Colchester, Essex CO1 2TH
Tel: 01206 792444 • 792445 • 792448 • Fax: 01206 860116
E-mail: heritage.planning@aspects.net

Direct Dial to David Lewis: 01206 792448
Email: david@heritageplanning.co.uk

66523

PL
DC RV
CS
26 FEB 2003
COPIES TO

Ms. Elaine Vashi,
Wokingham District Council,
Environmental Services Department,
P. O. Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

25th February 2003

Dear Ms Vashi,

Planning Approval for Application TL/2002/8119
15m Telecommunication Mast
adjacent to Lower Earley Way and Reading Road, Winnersh

I refer to the above and my earlier email of 30th January.

As I have not heard from you I have proceeded with a scheme that I trust is acceptable in reflecting the character of the area and that will provide screening to the compound and lower part of the column.

Four copies of drawing number 03.310/01 are enclosed and I can confirm that a copy has also been sent direct to the Estates Department.

I trust the scheme is acceptable to you and look forward to your early approval. If you need to discuss the details please do not hesitate to contact me on the above telephone number or email.

Yours sincerely,

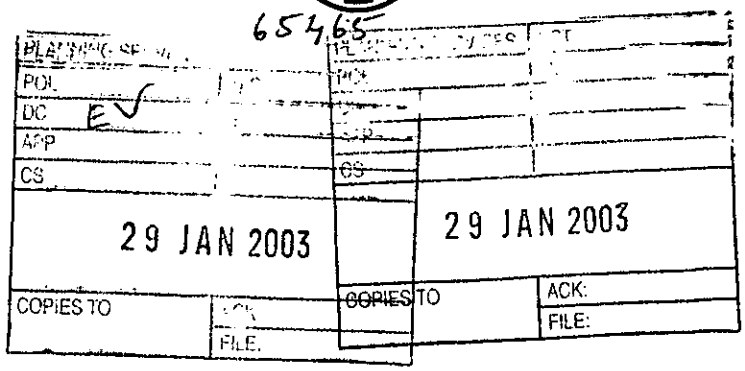
D. G. Lewis, Dip.E.P., Dip.T.P., M.R.T.P.I.

Our Ref : SP/2002/006853-1/1
Your Ref : TL/2002/8119

Date : 27 January 2003

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

ENVIRONMENT AGENCY



Dear Sir/Madam

ERECTION OF 15M HIGH TELECOM MONOPOLE, CABINETS AND FENCED COMPOUND.
LAND EAST OF GARDEN CENTRE, LOWER EARLEY WAY NORTH, SINDLESHAM, READING.

Thank you for your letter dated 9th December 2002, received on 10th December 2002. Please quote the following reference in any correspondence: SU77SE/7/39. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The cabin shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1968 flood water level of 38.95 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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

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

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

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Flooding

This site is within the 1968, 1974 and 1 in 100 year floodplain of the River Loddon, and is therefore within an area where development is strictly controlled.

It is estimated that the flood water level at the site at the time of the 1968 flood was 38.95 metres above Ordnance Datum (Newlyn).

All new or replacement structures on the site should be constructed either as floodable structures at ground level, or raised on voids. This will ensure no loss in flood storage and consequent increase in flood risk at the site or elsewhere.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

pp **SARAH PAXMAN**
Development Planning Officer

CC: Patrick Farfan Associates

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Elaine Vashi Development Control	Your Ref:	TL/2002/8119
From:	Tom Payne Environmental Health	My Ref:	4000
		Date.	16/12/02

PROPOSED PROPOSED ERECTION OF 15M HIGH TELECOMMUNICATIONS MONOPOLE,

LAND EAST OF GARDEN CENTRE, LOWER EARLEY WAY NORTH, SINDLESHAM

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

WORK SHEET FOR : Elaine Vashi

Application Number : TL/2002/8119

Applicant : Orange PCSL C/O Patrick Farfan Associated Ltd.

Location : Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.

Proposal : Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

Site Notice Displayed ? :

YES	NO	DATE
✓		6/1/03.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 14/01/2003. 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 :

PROPERTY: no objection.
HIGHWAYS: no objection.

Planning Issues :

SITE SHARING
IMPACT UPON CHAR. OF AREA
VISUAL AMENITIES OF NEIGH.
EXISTING STRUCTURES.
PROVISION FOR MAST REMOVAL.

Application no. TL/2002/8119

Appraisal:

The application being considered proposes the installation of a 15m slim line monopole with three dual band polar antenna, 10no. equipment cabinets, with an overall dimension of just under $90m^3$ and a 1.8m high plastic coated, steel mesh fence
The proposed installation is to be sited on land adjacent to Lower Earley Way and Reading Road, Winnersh, set back approximately 23m from the highway.

Planning Policy

Policy WIC14 of the Wokingham District Local Plan (as proposed to be amended) states that the development of telecommunications equipment will be permitted provided that the criteria listed are met. The criteria largely refer to the impact of the structure upon the character of the are, impact upon the visual amenity of neighbouring residents, site sharing and utilisation of effective screening.

A. Site sharing
According to the applicants submission 10alternative locations were considered. These alternative locations investigated the possibility of site sharing either on existing masts and pylons in the vicinity, new rooftop installations as well as two other land based sites. None of the alternative locations were available either due to contract/covenants on the land or non co-operation from landlords.

B. Impact upon the character of the surrounding area
Although the application site lies outside the built up settlement boundary the area is characterised by commercial development in the immediate vicinity, and a busy road network. At present the site is fairly well screened along the boundary with Lower Earley Way by means of landscaping. Within the site itself however the tree cover is much sparser and would benefit from additional planting. Given the site boundary treatment and the fact that there are pylons and other such structures in the area it is not considered that the mast and associated equipment would have an adverse impact upon the character of the area.

C. Visual amenities of neighbouring residents
The closest neighbouring dwellings to the application site are no. 618/616 Reading Road a pair of semi detached properties approximately 90m to the northeast and the dwelling attached to the garden centre, approximately 73m to the northwest of the site. Given the distance afforded between these dwellings and the application site along with the existing vegetation screen it is not considered that the proposed mast would have an adverse impact upon the visual amenities of the residents.

D. Utilisation of existing structures and landscaping
As mentioned above the proposed mast would not utilise any existing structure. However there is a large electricity pylon close to the site along with a number of telegraph poles.

E. Provision for the masts removal and reinstatement of the land thereafter
Provision for this would be attached by way of a condition to the approval notice.

Application Number TL/2002/8119
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C150	R150.	
2.	C151	R151.	
3.	C153	R153.	
4.			Should the telecommunications
			apparatus cease to be operational,
			provision should be made for the
			removal of the facility & reinstatement
			of the site.
		REASON:	In the interests of visual amenity.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2.

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS3, WIC14.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, TC1

MINERALS LOCAL PLAN POLICIES:

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 13/1/03.

RECORD OF SITE VISIT

SITE ADDRESS: Land East Of Garden Centre Lower Earley Way North Sindlesham Reading.

APPLICATION NUMBER: TL/2002/8119

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 6/11/03

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

Wimaish roundabout
adj. to Garden Centre

3. DESCRIPTION OF SITE/BUILDING

Landscaped area, well screened along bound w.
L.E.Way.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NA.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 09 December 2002

Application Number: TL/2002/8119

Proposal: Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

Parish: WINNERSH PARISH

Site Address:
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.

Applicant:
Orange PCSL C/O Patrick Farfan Associated Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AC 19/12/02

From: Peter Anderson.
To:
Property Dept
To
From: Elaine Vashi



Date: 09 December 2002

Application Number: TL/2002/8119

Proposal: Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound.

Site Address:
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.

Applicant:
Orange PCSL C/O Patrick Farfan Associated Ltd.

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

Elaine,

The Estates Unit were already aware of this application, and I can confirm that the land in question is in Council ownership and we have no objection to consent being granted. Dan Cowin (ext 6715) is currently in negotiation with orange concerning the acceptable terms for any licence.

many thanks

Peter J. Anderson.

Application Number : TL/2002/8119	Map No : 53
Case Officer : EV	Site Area :
Valid Date : 3/12/02	Received Date: 03/12/2002

Level : Delegated Application

Description : Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

Location : Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.

Parish : WI Ward : WIN

Applicant : Orange PCSL C/O Patrick Farfan Associated Ltd.

Fee Required: £220 Fee Received: £220 (4)

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans Farah Humayhay ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ in flood plane

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

..... See memo. .....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6451

Date: 09 December 2002

My ref: TL/2002/8119

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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: TL/2002/8119
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **TL/2002/8119**
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound
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 E Siggery

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

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

Tel: (0118) 974 6451

Date: 09 December 2002

My ref: TL/2002/8119

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Elaine Vashi** Application Number: **TL/2002/8119**
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.
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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 Bray

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

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

Tel: (0118) 974 6451

Date: 09 December 2002

My ref: TL/2002/8119

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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: TL/2002/8119
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **TL/2002/8119**
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound
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 Ball

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

Received by Wokingham District Council

Application No: TL/2002/8119

Proposal:
Proposed erection of 15m high telecommunications monopole with 3 dual polar antenna , radio equipment cabinets and fenced landscaped compound

Location:
Land East Of Garden Centre, Lower Earley Way North, Sindlesham, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number TL/2002/8119 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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

09 December 2002

Organisation_Name	Building_Name	address1	Postcode
THE GEORGE		Wok Rd, Earley.	RG6 7EN
D & S NURSERIES		Reading Rd, Lwarwood.	RG41 5HG
SHOWCASE CINEMAS READING		" "	RG41 5HG
CEREBRUS LTD 613	OAKDENE COURT	OAKDENE COURTREADING ROADWOKINGHAM	RG41 5UA
SUREWAY PARKING		Reading Rd, Lwarwood	RG41 5HG
		660READING ROADWOKINGHAM	RG41 5HG
		616READING ROADWOKINGHAM	RG41 5HE
		618READING ROADWOKINGHAM	RG41 5HE
		609READING ROADWOKINGHAM	RG41 5HG
		611READING ROADWOKINGHAM	RG41 5HG
		11RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		12RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		14RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		15RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		16RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		17RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		18RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		19RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		20RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		605READING ROADWOKINGHAM	RG41 5HG
		607READING ROADWOKINGHAM	RG41 5HG
		21RIVERDENE DRIVEWOKINGHAM	RG41 5TF
[redacted] IT ALL LTD		1GAZELLE CLOSEWOKINGHAM	RG41 5HH
		595READING ROADWOKINGHAM	RG41 5HG
		597READING ROADWOKINGHAM	RG41 5HG
		599READING ROADWOKINGHAM	RG41 5HG
		3FENCHURCH MEWSWOKINGHAM	RG41 5TE
		1RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		2RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		3RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		4RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		5RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		6RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		7RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		8RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		9RIVERDENE DRIVEWOKINGHAM	RG41 5TF
		601READING ROADWOKINGHAM	RG41 5HG
		603READING ROADWOKINGHAM	RG41 5HG
		22RIVERDENE DRIVEWOKINGHAM	RG41 5TF
[redacted] EAPPLE WINDOWS		10RIVERDENE DRIVEWOKINGHAM	RG41 5TF
LAND ADJ	656	Wok Rd, Lwarwood	
LAND REAR OF 616-618		Reading Rd, "	

Neighbour list TK/2002/8119

03.DEC.2002 8119

SUPPLEMENTARY INFORMATION

03 DEC 2002

Site details

Site Name	Lower Earley Way	**Site Address**	Open Ground adjacent to; Lower Earley Way & Reading Road, Winnersh, Berkshire, RG41 5HE
NGR	E 476760, N 171280		
Site Ref Number	BRK0161	**Date**	27.11.02
Site Type[1]	Macrocell		

Pre Application Check list

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

Date of written offer of pre-application consultation with LPA		
Was there pre-application contact with the LPA	**yes**	
Date of pre-application contact with LPA	15 October 2002	
Name of LPA contact	Elaine Vashi	
Outcome No response		

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

Site selection process – alternative sites considered and not chosen

Site[2]	Site Name and address	NGR	Reason for not choosing[3]
GF	Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB	E 477080 N 171500	**T**
ES	Pylon FBR74, Lower Earley Way, Winnersh, Berkshire		**P/T**
ES	One2One 61365 Winnersh Triangle Station		**P**
RT	Sage Business Solutions Ltd, Sage House, Wharfedale Road, Winnersh, Berkshire, RG41 5RD		**SP**
GF	Land lying south of Reading Road, adjacent to 618 Reading Road, Winnersh, Berkshire, RG41 5HE		**SP**
ES	Pylons south of Reading Road, Winnersh, Berkshire		**SP**

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

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

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

Technical information

ICNIRP Declaration attached	yes	

Frequency	All Orange 3G sites operate both the GSM1800 system (transmitting in the frequency range of **1846.5MHz to 1876.5MHz**) and the UMTS system (transmitting in the frequency range of **1904.9MHz to 1909.9MHz** and **2159.7MHz to 2169.7MHz** (see notes 4 and 5).
Modulation characteristics[4]	The modulation method employed in GSM1800 is **GMSK** (Gaussian Minimum Shift Keying) which is a form of Phase Modulation. The modulation method employed in UMTS is **QPSK** (Quad Phase Shift Keying), which is another form of **Phase Modulation**.
Power output	Oranges' licence limits the allowed radiated power to an effective isotropic radiating power (EiRP) of +62dBm (approximately 1600W, see note 3(a) per carrier. For the antenna configurations used in the Orange network this equates to a maximum transmitter power of 30W per carrier. For a **Macrocell** operating with several transmitters the typical total power would be approximately **80W**.
Height of antenna (m above ground level)	14 m

Reasons for choice of design

The proposed structure

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

Type of Structure (e.g. tower, mast, etc): Mast	
Overall height:	15 Metres
Height of existing building (where applicable):	Metres

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

Equipment Housing:	
Length:	4.7 Metres
Width:	2.9 Metres
Height:	2.1 Metres
Materials (as applicable):	
Tower/mast etc:- type of material and external colour:	
Galvanised steel monopole column	
Equipment housing- type of material and external colour:	
Within a 1.8 Metre high Green plastic coated security fence	

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
App TL/2002/6987 Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB This consent can no longer proceed, since approval was granted, Wokingham District Council, the site provider, have revealed a restrictive covenant on the transfer of land to WDC. Neither WDC or Orange wish to challenge the conditions. App TL/2001/4751, Pylon FBR74, Lower Earley Way, Winnersh, Berkshire. This consent would not be required, since approval was granted the site provider has indicated, during legal negotiations the pylons may be removed in the future when the land is redeveloped for housing, as a result the approval no longer meets Orange's technical requirements.

For further information, please contact

Name	ORANGE PCS LTD	**Telephone**	
Operator	BLACK ARROW HOUSE	**Fax no**	
Address	CHANDOS RD	**Email address**	
	LONDON NW10 6NF		

Signed		**Date**	29/11/02
Position		**Company (on behalf of the above operator)**	PATRICK FARRAN ASSOCIATES

1.0 Proposed Development

1.1 The Site

The application site is located to the south east of Loddon Bridge, a mix of leisure, retail, commercial and residential properties to the north west of Wokingham. Access is currently gained via B3370 Lower Earley Way which itself is located off the A329 at Winnersh.

The site currently forms a landscaped area between the B3370 Lower Earley Way and Loddon Bridge . There are natural sparsely planted breaks within the plot which can be utilised for the proposal. The land is owned freehold Wokingham District Council. The area is predominantly a commercial area comprising a mix of light industrial, leisure, retail and residential properties.

The application site comprises the land required for the proposed telecommunications installation including the equipment housing. Provision has also been allowed for vehicular access.

The site is adjacent to, but not within areas liable to flooding and designated as Green Gap in the Local Plan.

1.2 The Proposal

Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined in the Covering Letter, Notice of Intent and Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations (30/BRK0161/101_A 30/BRK0161/102_B and 30/BRK0161/103_A).

The erection of a free-standing slim line monopole telecommunications column maximum 15.0m in height with 3 No Dual band Dual Polar antenna.
In conjunction with the above development, Radio equipment cabinets with an overall dimension less than 90 cubic metres, will also be installed within a 12m x 6m fenced landscaped compound and temporary access route will be required during construction, thereafter access will be via foot.

The site itself was chosen as being centrally located within the leisure and retail area, and also being well within the area of coverage deficiency, making it capable of providing coverage not only to the A329(M), A3290, A329 and B3370, but also to the Reading/Wokingham/Waterloo railway. The proposed site will also serve to link up with the macrocell adjacent to Mays Lane Burial Ground and Winnersh Triangle Industrial Estate, providing continuous coverage along the A329(M), A3290, A329, B3370, and Reading/Wokingham/Waterloo railway, important commuter routes.
There are established 10m high trees, lamp-columns in excess of 20m and pylons in close proximity and given the proposed design of a slim-line monopole with spline mounted antennas, and it's location to within the naturally screened pocket of land, it does not substantially alter the general appearance or cause any undue visual intrusion into the area. Allowance has also been made for keeping the height of the proposed structure roughly in line with the height of more trees further from the proposal.
Cont...

The proposed site will consist of a slim line monopole tower with 3 antennae arranged around a central spine, capacity for up to 4 dishes and 10 small ground based cabinets. The slender design of the column is to mitigate the siting and appearance of the proposal, a consideration Orange PCS application, App TL/2002/6987. The installation would have sufficient height to overlook most of the cell area.

A separate 15m slim line monopole structure against the backdrop of large trees to the south and west was considered to be a more suitable proposal.

i) The site is not looked directly upon from residential property, the closest residential building is 120m distant.
ii) The proposed design would have a limited impact on the character and appearance of the area with regard to height and bulking.
iii) The proposal is further screened by trees and low level shrubs, additional further replanting around the proposal is proposed and should minimize the impact.
iv) existing street lighting columns 100m north of the proposal are in excess of 20 metres in height.

In order to comply with the obligation of the Licence Orange must provide a service to their customer and to do this must site the radio equipment in close proximity as possible to the user. However Orange PCS are aware of the visual impact such telecommunications sites can have when sited close to housing and so we have sought to minimise this by selecting a site that while close enough to provide some coverage and capacity is far enough away not to intrude on the visual amenity of the area..

A full landscaping scheme is proposed along the northern eastern and southern boundaries. It will screen the development from the nearby roads and footways that are adjacent to the site. The tower and antennae can be painted to further blend against the surrounding vegetation. If required the column can be painted in dual colours to blend against the skyline

2.0 Regulatory Statements

Orange Personal Communications Services Limited (Orange) is licensed under the *Telecommunications Act 1984* to run a mobile radio telecommunication system and to provide mobile radio telecommunication services.

Orange 3G Ltd has also been licensed to provide and maintain a UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007[1].

Although professional and business usage has been significant from the inception of mobile telephony, social and consumer usage is now a very important growth area. Oftel's most recent residential survey[2] shows that mobile ownership continues to rise.

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

[1] Third Generation Mobile Licence, schedule 1, s4(a)
[2] Consumers' use of Mobile Telephony: Summary of Oftel Residential Survey May 2001

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

The most recent market information published by Oftel[3] demonstrates that there are now over 43 million mobile subscribers within the UK, equating to a penetration rate of around 71% of the UK population.

3.0 How the System Works

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

4.0 Pre-application Consultation

4.1 Local Planning Authority

Paragraph 8 of the Appendix to PPG8 states that the aim should for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.
A letter was sent to the Elaine Vashi on 15 October 2002 on behalf of Orange providing details of the cell search area requesting comment from the local authority. A discussion was held at Wokingham District Councils Offices with Angela Odell on 6thNovember 2002. It was agreed either a 'tree' mast or painted slimline monopole within a re-landscaped compound would be a preferred design while maintaining the mast at 15m would retain some minimizing of appearance to distant views on the prominent location. During pre-consultation prior to the submission of TL/2002/6987 telephone calls from Elaine Vashi on 4 April 2002 indicated that the sharing of the proposed T-Mobile mast at Winnersh Triangle station would be the preferred location. Further discussions were held over the telephone during April and May 2002 and it was agreed that a separate location TL/2002/6987 maintaining development at 15m would be more suitable.
During telephone discussions with the local authority it was agreed that public consultation to be carried out on the site and a letter to the Winnersh Parish Council was sent on 10 May 2002. Responses were received from the Parish Council and although there was general opposition, no alternative locations were suggested. A further letter was sent to Winnersh Parish Council on 1 November 2002 on behalf of Orange PCS, No responses have been received to date

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

In order to carry additional antennae the proposed T-Mobile mast would have to be replaced with a more substantial structure such as a heavy duty monopole or lattice tower and that it would have to be higher. The existing proposed monopole causes only a little harm to the visual amenity of the residential area. If it were to be replaced by a more

[3] Oftel Effective Competition Review: Mobile 26 September

substantial taller structure, such as a lattice tower, considerable visual harm would be caused. In my view it is vital to examine other alternatives which would have less impact than this bulkier and more intrusive shared mast.

Two masts in different locations would serve the needs of the different operators and a second mast could be sited less obtrusively. I consider that the combined impact of two structures in the locality is less than a dominant extended shared mast.

5.0 Planning Policy

5.1 General Policies

National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 (PPG8).

An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix 'Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy.

5.2 Specific Policies

Although PPG8 stipulates that use should be made of existing buildings or structures to site new antennas there were none that satisfied our technical requirements.
Evidence is required and this is set out in Section 10 of this Supporting Statement.

PPG8 encourages authorities and operators to work together and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennas but also the materials and colouring.
We have proposed a slim monopole coloured to blend against surrounding vegetation and skyline.
A proposed design mimicking the appearance of a tree would require a much taller structure as the antenna, located below the top of the structure would not provide clear line of sight at 15m AGL. The benefits of the design would be negated by this increase in height

The Code of Best Practice also advises that in residential areas a factor taken into account is the relationship with other structures and street furniture
The Code also advises that in residential areas prominence in the street scene is to be considered, near to this proposal there are three existing light columns topped with a broad array of lights in excess of 20m height

6.0 GPDO Applications

It is important to recognise that the proposed development is permitted, in principle, by Part 24 of the GPDO.
Cont...

Thus the legal and policy context for the proposed development (through PPG8 and the GPDO) weighs in favour despite its adverse visual impact PPG8 therefore provides general support for the proposal.

7.0 Local Planning Policies

In considering the design and siting of the proposal full regard has been had to local planning policies and guidance

The draft Wokingham District Local Plan was issued in 2000 and is currently used for development control purposes in the district

Telecommunications Policy
WIC14 relates to telecommunications development in the district. It indicates that permission for such development will be granted where the visual impact of the proposal is minimised, and no other appropriate sites are available

In addition, the proposed installation has been designed to be ICNIRP Complaint as set out in the Health and Safety Statement.

8.0 Technical Justification

In accordance with PPG8 I set out below the technical justification for the proposed site. In helping to determine where coverage is required, Orange use a commercially available computer software package called PLANET.
PLANET is a computer-simulated model of radio propagation. It uses Ordnance Survey information, antennae characteristics and the propagation properties of radio signals at 1800MHz to predict the levels and extent of coverage in a particular area. It is used by radio planners to establish the likely effectiveness of a particular site. It should be emphasised that PLANET is a computer prediction. The database contains no information on the size or position of buildings or trees that act to attenuate the signal and as a consequence the plots tend to be optimistic. They should be considered as showing the best possible coverage from a site as, in reality, the levels are usually lower.
As these are negative numbers, due to a decibel, i.e. logarithmic, scale being used, -75dBm is considerably stronger than –81dBm, some four times stronger in fact, in terms of power

The area around Loddon Bridge is defined primarily as suburban, meaning that Orange requires coverage levels of >=–75dBm or better. This is defined on the coverage drive by areas coloured orange, red or pink. Those areas coloured green, blue or black show insufficient coverage for our requirements. The figure of >=–75dBm was evaluated to ensure that an Orange customer will be able to make a mobile phone call inside a building, without the call cutting out due to poor coverage levels. The calculation is based on the Oftel confidence level of a two-minute call having a 95% success rate of completion. As shown by the coverage drive, the required coverage level is not achieved in much of the coverage area. For clarity, a second coverage drive has been included showing the same drive in two colours. Orange shows sufficient level of coverage for Orange's requirements, and blue shows insufficient levels of coverage. Clearly, there is a substantial amount of blue signal level in the area surrounding the site.
Cont...

Owing to the nature of the area with a mix of larger business properties, dense residential areas and isolated groups of mature trees in the area, the coverage provided by the Orange operational sites in the general area do not provide the required level of coverage.

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

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

Signal strength calculations have been provided for this site

For BRK0161 the closest building, is 80m from the proposed site. The maximum power density experienced at 100m will be 0.021W/m^2 or 0.24% of the maximum public exposure level defined by ICNIRP.

As shown by, the signal strength is many times below the ICNIRP investigation level for areas accessible to the public. However, these calculations are based on a desktop study, and, in reality, the levels experienced will be many times lower than those calculated.

This is because the calculations are based on a 'worst case' scenario and do not take into account the effects of topographic features in the area, such as trees, which would have a negative effect on the signal.

9.0 Area of Search

This area is presently a network coverage blackspot because of its location between adjacent Orange sites at BRK0073 (Sibley Hall), BRK0132 (Winnersh), BRK0044 (Merryhill Green), BRK0013 (Bulmershe) and BRK0088 (Headley Park).
The density of the residential/business area, topography, and distances involved from neighbouring base stations blocks the signal and results in the network struggling to cope with capacity and quality problems.

10.0 Consideration of Alternatives

Other locations investigated and considered include;

a) App TL/2002/6987, Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB
This consent can no longer proceed.
Since approval was granted after much consultation with the planning authority, The Estates Department of Wokingham District Council, discovered a restrictive covenant on the transfer of land to WDC from Slough Estates.
Neither WDC nor Orange wish to challenge the conditions of transfer

Cont...

b) App TL/2001/4751, Pylon FBR74, Lower Earley Way, Winnersh, Berkshire.
This consent would not be required, since approval was granted the site provider has indicated, during legal negotiations the pylons may be removed in the future when the land is redeveloped for housing, as a result the approval no longer meets Orange's technical requirements.

c) App TL/2001/4498, One2One 61365 Winnersh Triangle Station.
A site share (two operators on one structure) would result in the proposed tower being extended by a further 5m to accommodate Orange and One2One.
This is required to maintain spatial diversity between the two operators antennas.
A structure extended upward 5m and with two operators antennas would also require to be more substantial, negating the original applications approval on the basis of the slim profile of the structure.
The antenna would not be spline mounted around a central support but a 'headframe' could be required.
Both of these modifications to the structure and antenna arrangement would considerably affect any visual amenity concerns.
A previous application, TL/2001/3657, submitted by One2One was of a similar design and was refused.

d) Sage Business Solutions Ltd, Sage House, Wharfedale Road, Winnersh, Berkshire, RG41 5RD.
Rooftop installation, Site provider was unable to proceed, covenants within lease prohibited use of building for telecommunications developments.
There were few other suitable rooftops adjacent to this site, most properties on Slough Estates would have restrictive covenants within their lease.

e) Vodafone, Land lying south of Reading Road, adjacent to 618 Reading Road, Winnersh, Berkshire, RG41 5HE.
Temporary telecommunications structure now removed. The land developer was unable to offer lease as the land has potential for redevelopment.

f) Pylons south of Reading Road, Winnersh, Berkshire, Pylon design either unsuitable for telecommunications redevelopment or site provider unwilling to lease ground space for cabinets.

g) Focus DIY Reading Road, Winnersh, Berkshire.
This site had available space, natural and man made screening but Site provider was unwilling to enter into a mutually agreeable legal agreement.

h) ICL Eskdale Road, Winnersh
Pylon on site free for antennae, but site provider was unable to make suitable ground space available, possibility of restrictive covenants within the site provider's lease.

i) Showcase Cinema, Reading Road, Winnersh, Berkshire
Site has potential for a rooftop installation but the roof type is unsuitable.

Cont...

j) Thames Water Site, Loddon Bridge Road
Multi Site Agreement, however site is within residential area and is not as well favoured. The existing Thames Water compound is compact and surrounded by residential development
There is limited screening from adjacent properties.

A search of Sitefinder, the Radio Agency's online register of mobile phone base stations in a nominal 2km radius of the proposal revealed existing base stations at;

i) Headley Road, Woodley – existing Orange site BRK0088 (Headley Park), which does not provide network coverage to Loddon Bridge/West Winnersh Triangle Industrial area.

ii) Mohawk Way, Woodley – existing Orange site BRK7087, low powered microcell limited coverage to approx 400m radius

iii) Wharfedale Road, Winnersh – MmO2, 6m installation which is too low to provide adequate network coverage to Orange subscribers. Such location would require redevelopment to 15m.

iv) Arbor Lane, Winnersh – existing Orange site BRK0132 (Winnersh), which does not provide network coverage to Loddon Bridge/West Winnersh Triangle Industrial area.

v) Robin Hood Way, Winnersh – existing Orange site BRK0044 (Merryhill), which is located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers.

vi) King Street, Winnersh - existing Orange site BRK7036, low powered microcell limited coverage to approx 400m radius

vii) Gypsy Lane, Sindlesham – T-Mobile/Vodafone/MmO2 are located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers without redelopment and raising height of existing structures over 25m.

viii) Redhatch Drive Earley – existing Orange site BRK0073 (Sibley Hall), which is located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers.

ix) Earley Station – existing Vodafone installation, site not suitable for redevelopment to dual operator base station without compromising rail safety. Investigated for a potential location for proposed Orange site at waste ground adjacent to Mays Lane Cemetery.

x) Mays Lane Cemetery - Appeal ref: APP/X0360/A/02/1092266. Proposed Orange site BRK0164 (Burial Ground), which will not provide network coverage to

xi) Loddon Bridge/West Winnersh Triangle Industrial area.
Bulmershe School – Woodlands Ave/Howth Drive, Woodley, existing Orange site BRK0013 (Bulmershe) and existing T-Mobile & MmO2 base station, *Cont...*

of no network benefit to Orange subscribers in the Loddon Bridge/West Winnersh Triangle Industrial area.

11.0 Health and Safety

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

In addition PPG8 Telecommunications paragraph 31 states; 'In the Government's view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development'.

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

However, I am aware over perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement.

12.0 Conclusion

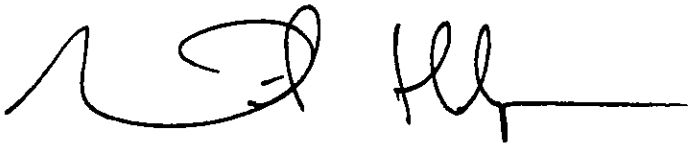
The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform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

- The application is a prior approval determination where your authority may wish to consider details of siting and design.
- Central Government policy is very clear on the manner in which health considerations should be dealt with. The proposal will be fully compliant with the precautionary ICNIRP standards by significant factors.
- An appraisal of alternative sites has revealed that there are no alternatives that would be more suitable than that now proposed.
- The development strikes the right balance of meeting operator's needs whilst limiting the impact on the environment.

Patrick Farfan

Please do not hesitate to contact me at the above address if you would like any further information. I would be grateful if you would kindly acknowledge receipt of this letter.

Yours sincerely



Neil Hodgson
Acquisition Consultant

For and on behalf of Orange Personal Communications Services Ltd

Enc.

Patrick Farfan
ASSOCIATES LIMITED

8119

03 DEC 2002

GPDO PLANNING APPLICATION PACK

Proposal:
15m slimline monopole telecommunication column and radio equipment cabinets within a fenced landscaped compound.

Address:
Open Ground adjacent to;
Lower Earley Way & Reading Road,
Winnersh, Berkshire, RG41 5HE

Applicant: Orange PCS Ltd
Agent: Patrick Farfan Associates Ltd

Patrick Farfan
ASSOCIATES LIMITED

Salamander Quay West
Park Lane
Harefield
Middlesex
UB9 6NZ

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

Our Ref: ***BRK0161***
Your Ref:

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

03 DEC 2002

28 November 2002

Via Recorded Delivery
Dear Sirs

Notice of intention to install telecommunications apparatus pursuant to:

1. The Town and Country Planning (General Permitted Development) Order 2001 (Schedule 2 Part 24) (England) as amended.

2. The licence granted to Orange Personal Communications Limited under Section 7 of the Telecommunications Act 1984.

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

Orange Personal Communications Ltd hereby give notice as required under the terms of their Licence and make application for determination with regard to details of siting and appearance pursuant to Part 24, Class A, Condition A.2 (4A) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 in respect of the following development:

The erection of a free-standing slim line monopole telecommunications column maximum 15.0m in height with 3 No Dual band Dual Polar antenna.
In conjunction with the above development, Radio equipment cabinets with an overall dimension less than 90 cubic metres, will also be installed within a 12m x 6m fenced landscaped compound and access route.

Location. OS Grid Ref: E 476760, N 171280

Address. Open Ground adjacent to; Lower Earley Way & Reading Road, Winnersh, Berkshire, RG41 5HE

In order to assist this application I enclose the following

Five copies of the Supplementary Information Template (This has replaced the Annex C Certificate) (Four additional copies have been supplied to assist the LPA in their consultation)

Supporting Statement which includes a technical justification

Five sets of drawings (Four additional copies have been supplied to assist the LPA in their consultation).

Cont...

INVESTOR IN PEOPLE

Offices throughout the UK and Europe.

Registered in England Company Reg No 2875575 VAT Reg No GB 628944109

Patrick Farfan
ASSOCIATES LIMITED

Block/Location plan (1:1250 1:50000) 30/BRK0161/101_A
Site Layout plan (1:100) 30/BRK0161/102_B
Elevation (1:100) 30/BRK0161/103_A
Antenna Schedule 30/BRK0161/104_A

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

ICNIRP Compliance Certificate

Health and Safety Statement

Coverage plots/drive trials

Copy of Developers notice as required under the GPDO.

Prescribed Fee. £220.00

Please do not hesitate to contact me at the above address if you would like any further information. I would be grateful if you would kindly acknowledge receipt of this letter.

Yours sincerely

Neil Hodgson
Acquisition Consultant

For and on behalf of Orange Personal Communications Services Ltd

Enc.

Patrick Farfan
ASSOCIATES LIMITED

SUPPLEMENTARY INFORMATION TEMPLATE

SUPPLEMENTARY INFORMATION

Site details

Site Name	Lower Earley Way	**Site Address**	Open Ground adjacent to; Lower Earley Way & Reading Road, Winnersh, Berkshire, RG41 5HE
NGR	E 476760, N 171280		
Site Ref Number	BRK0161	**Date**	27.11.02
Site Type[1]	Macrocell		

Pre Application Check list

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

Date of written offer of pre-application consultation with LPA		
Was there pre-application contact with the LPA	**yes**	
Date of pre-application contact with LPA	15 October 2002	
Name of LPA contact	Elaine Vashi	
Outcome No response		

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

Site selection process – alternative sites considered and not chosen

Site[2]	Site Name and address	NGR	Reason for not choosing[3]
GF	Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB	E 477080 N 171500	**T**
ES	Pylon FBR74, Lower Earley Way, Winnersh, Berkshire		**P/T**
ES	One2One 61365 Winnersh Triangle Station		**P**
RT	Sage Business Solutions Ltd, Sage House, Wharfedale Road, Winnersh, Berkshire, RG41 5RD		**SP**
GF	Land lying south of Reading Road, adjacent to 618 Reading Road, Winnersh, Berkshire, RG41 5HE		**SP**
ES	Pylons south of Reading Road, Winnersh, Berkshire		**SP**

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

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

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

Technical information

ICNIRP Declaration attached	yes	

Frequency	All Orange 3G sites operate both the GSM1800 system (transmitting in the frequency range of **1846.5MHz to 1876.5MHz**) and the UMTS system (transmitting in the frequency range of **1904.9MHz to 1909.9MHz** and **2159.7MHz to 2169.7MHz** (see notes 4 and 5).
Modulation characteristics[4]	The modulation method employed in GSM1800 is **GMSK** (Gaussian Minimum Shift Keying) which is a form of Phase Modulation. The modulation method employed in UMTS is **QPSK** (Quad Phase Shift Keying), which is another form of **Phase Modulation**.
Power output	Oranges' licence limits the allowed radiated power to an effective isotropic radiating power (EiRP) of +62dBm (approximately 1600W, see note 3(a) per carrier. For the antenna configurations used in the Orange network this equates to a maximum transmitter power of 30W per carrier. For a **Macrocell** operating with several transmitters the typical total power would be approximately **80W**.
Height of antenna (m above ground level)	14 m

Reasons for choice of design

The proposed structure

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

Type of Structure (e.g. tower, mast, etc): Mast	
Overall height:	15 Metres
Height of existing building (where applicable):	Metres

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

Equipment Housing:	
Length:	4.7 Metres
Width:	2.9 Metres
Height:	2.1 Metres
Materials (as applicable):	
Tower/mast etc:- type of material and external colour:	
Galvanised steel monopole column	
Equipment housing- type of material and external colour:	
Within a 1.8 Metre high Green plastic coated security fence	

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
App TL/2002/6987 Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB This consent can no longer proceed, since approval was granted, Wokingham District Council, the site provider, have revealed a restrictive covenant on the transfer of land to WDC. Neither WDC or Orange wish to challenge the conditions. App TL/2001/4751, Pylon FBR74, Lower Earley Way, Winnersh, Berkshire. This consent would not be required, since approval was granted the site provider has indicated, during legal negotiations the pylons may be removed in the future when the land is redeveloped for housing, as a result the approval no longer meets Orange's technical requirements.

For further information, please contact

Name	ORANGE PCS LTD	**Telephone**	
Operator		**Fax no**	
Address	BLACKARROW HOUSE	**Email address**	
	CHANDOS RD LONDON NW10 6NF		

Signed		**Date**	29/11/02
Position		**Company (on behalf of the above operator)**	PATRICK FARFAN ASSOCIATES.

Patrick Farfan
ASSOCIATES LIMITED

SUPPORTING STATEMENT

Patrick Farfan
ASSOCIATES LIMITED

Supporting Statement

in respect of GPDO application

On behalf of Orange PCS Ltd

Re: Lower Earley Way

Our ref: BRK0161

Date: 26 November 2002

Neil Hodgson
Patrick Farfan Associates Limited
Salamander Quay West
Park Lane
Harefield
Middlesex UB9 6NZ
Tel: 01895 823 700
Fax: 01895 821 214

1.0 Proposed Development

1.1 The Site

The application site is located to the south east of Loddon Bridge, a mix of leisure, retail, commercial and residential properties to the north west of Wokingham. Access is currently gained via B3370 Lower Earley Way which itself is located off the A329 at Winnersh.

The site currently forms a landscaped area between the B3370 Lower Earley Way and Loddon Bridge . There are natural sparsely planted breaks within the plot which can be utilised for the proposal. The land is owned freehold Wokingham District Council. The area is predominantly a commercial area comprising a mix of light industrial, leisure, retail and residential properties.

The application site comprises the land required for the proposed telecommunications installation including the equipment housing. Provision has also been allowed for vehicular access.

The site is adjacent to, but not within areas liable to flooding and designated as Green Gap in the Local Plan.

1.2 The Proposal

Consideration has had regard to technical, engineering, environmental and land use planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined in the Covering Letter, Notice of Intent and Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations (30/BRK0161/101_A 30/BRK0161/102_B and 30/BRK0161/103_A).

The erection of a free-standing slim line monopole telecommunications column maximum 15.0m in height with 3 No Dual band Dual Polar antenna.
In conjunction with the above development, Radio equipment cabinets with an overall dimension less than 90 cubic metres, will also be installed within a 12m x 6m fenced landscaped compound and temporary access route will be required during construction, thereafter access will be via foot.

The site itself was chosen as being centrally located within the leisure and retail area, and also being well within the area of coverage deficiency, making it capable of providing coverage not only to the A329(M), A3290, A329 and B3370, but also to the Reading/Wokingham/Waterloo railway. The proposed site will also serve to link up with the macrocell adjacent to Mays Lane Burial Ground and Winnersh Triangle Industrial Estate, providing continuous coverage along the A329(M), A3290, A329, B3370, and Reading/Wokingham/Waterloo railway, important commuter routes.
There are established 10m high trees, lamp-columns in excess of 20m and pylons in close proximity and given the proposed design of a slim-line monopole with spline mounted antennas, and it's location to within the naturally screened pocket of land, it does not substantially alter the general appearance or cause any undue visual intrusion into the area. Allowance has also been made for keeping the height of the proposed structure roughly in line with the height of more trees further from the proposal.
Cont...

The proposed site will consist of a slim line monopole tower with 3 antennae arranged around a central spine, capacity for up to 4 dishes and 10 small ground based cabinets. The slender design of the column is to mitigate the siting and appearance of the proposal, a consideration Orange PCS application, App TL/2002/6987. The installation would have sufficient height to overlook most of the cell area.

A separate 15m slim line monopole structure against the backdrop of large trees to the south and west was considered to be a more suitable proposal.

i) The site is not looked directly upon from residential property, the closest residential building is 120m distant.

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

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

iv) existing street lighting columns 100m north of the proposal are in excess of 20 metres in height.

In order to comply with the obligation of the Licence Orange must provide a service to their customer and to do this must site the radio equipment in close proximity as possible to the user. However Orange PCS are aware of the visual impact such telecommunications sites can have when sited close to housing and so we have sought to minimise this by selecting a site that while close enough to provide some coverage and capacity is far enough away not to intrude on the visual amenity of the area..

A full landscaping scheme is proposed along the northern eastern and southern boundaries. It will screen the development from the nearby roads and footways that are adjacent to the site. The tower and antennae can be painted to further blend against the surrounding vegetation. If required the column can be painted in dual colours to blend against the skyline

2.0 Regulatory Statements

Orange Personal Communications Services Limited (Orange) is licensed under the *Telecommunications Act 1984* to run a mobile radio telecommunication system and to provide mobile radio telecommunication services.

Orange 3G Ltd has also been licensed to provide and maintain a UMTS telecommunications service to an area where at least 80% of the population of the UK live by 31 December 2007[1].

Although professional and business usage has been significant from the inception of mobile telephony, social and consumer usage is now a very important growth area. Oftel's most recent residential survey[2] shows that mobile ownership continues to rise.

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

[1] Third Generation Mobile Licence, schedule 1, s4(a)
[2] Consumers' use of Mobile Telephony: Summary of Oftel Residential Survey May 2001

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

The most recent market information published by Oftel[3] demonstrates that there are now over 43 million mobile subscribers within the UK, equating to a penetration rate of around 71% of the UK population.

3.0 How the System Works

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

4.0 Pre-application Consultation

4.1 Local Planning Authority

Paragraph 8 of the Appendix to PPG8 states that the aim should for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.
A letter was sent to the Elaine Vashi on 15 October 2002 on behalf of Orange providing details of the cell search area requesting comment from the local authority. A discussion was held at Wokingham District Councils Offices with Angela Odell on 6thNovember 2002. It was agreed either a 'tree' mast or painted slimline monopole within a re-landscaped compound would be a preferred design while maintaining the mast at 15m would retain some minimizing of appearance to distant views on the prominent location. During pre-consultation prior to the submission of TL/2002/6987 telephone calls from Elaine Vashi on 4 April 2002 indicated that the sharing of the proposed T-Mobile mast at Winnersh Triangle station would be the preferred location. Further discussions were held over the telephone during April and May 2002 and it was agreed that a separate location TL/2002/6987 maintaining development at 15m would be more suitable.
During telephone discussions with the local authority it was agreed that public consultation to be carried out on the site and a letter to the Winnersh Parish Council was sent on 10 May 2002. Responses were received from the Parish Council and although there was general opposition, no alternative locations were suggested. A further letter was sent to Winnersh Parish Council on 1 November 2002 on behalf of Orange PCS, No responses have been received to date

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

In order to carry additional antennae the proposed T-Mobile mast would have to be replaced with a more substantial structure such as a heavy duty monopole or lattice tower and that it would have to be higher. The existing proposed monopole causes only a little harm to the visual amenity of the residential area. If it were to be replaced by a more

[3] Oftel Effective Competition Review: Mobile 26 September

substantial taller structure, such as a lattice tower, considerable visual harm would be caused. In my view it is vital to examine other alternatives which would have less impact than this bulkier and more intrusive shared mast.

Two masts in different locations would serve the needs of the different operators and a second mast could be sited less obtrusively. I consider that the combined impact of two structures in the locality is less than a dominant extended shared mast.

5.0 Planning Policy

5.1 General Policies

National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 (PPG8).

An indication of the importance the government attaches to telecommunications can be gauged from the first paragraph of the Appendix 'Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy.

5.2 Specific Policies

Although PPG8 stipulates that use should be made of existing buildings or structures to site new antennas there were none that satisfied our technical requirements.
Evidence is required and this is set out in Section 10 of this Supporting Statement.

PPG8 encourages authorities and operators to work together and use sympathetic design and camouflage to minimise the impact of development on the environment. Particularly in designated areas the aim should be for apparatus to blend into the landscape. The telecommunications industry is encouraged to continue to develop innovative design solutions, in terms not only of the structure of masts and antennas but also the materials and colouring.
We have proposed a slim monopole coloured to blend against surrounding vegetation and skyline.
A proposed design mimicking the appearance of a tree would require a much taller structure as the antenna, located below the top of the structure would not provide clear line of sight at 15m AGL. The benefits of the design would be negated by this increase in height

The Code of Best Practice also advises that in residential areas a factor taken into account is the relationship with other structures and street furniture
The Code also advises that in residential areas prominence in the street scene is to be considered, near to this proposal there are three existing light columns topped with a broad array of lights in excess of 20m height

6.0 GPDO Applications

It is important to recognise that the proposed development is permitted, in principle, by Part 24 of the GPDO.
Cont...

Thus the legal and policy context for the proposed development (through PPG8 and the GPDO) weighs in favour despite its adverse visual impact PPG8 therefore provides general support for the proposal.

7.0 Local Planning Policies

In considering the design and siting of the proposal full regard has been had to local planning policies and guidance

The draft Wokingham District Local Plan was issued in 2000 and is currently used for development control purposes in the district

Telecommunications Policy
WIC14 relates to telecommunications development in the district. It indicates that permission for such development will be granted where the visual impact of the proposal is minimised, and no other appropriate sites are available

In addition, the proposed installation has been designed to be ICNIRP Complaint as set out in the Health and Safety Statement.

8.0 Technical Justification

In accordance with PPG8 I set out below the technical justification for the proposed site. In helping to determine where coverage is required, Orange use a commercially available computer software package called PLANET.
PLANET is a computer-simulated model of radio propagation. It uses Ordnance Survey information, antennae characteristics and the propagation properties of radio signals at 1800MHz to predict the levels and extent of coverage in a particular area. It is used by radio planners to establish the likely effectiveness of a particular site. It should be emphasised that PLANET is a computer prediction. The database contains no information on the size or position of buildings or trees that act to attenuate the signal and as a consequence the plots tend to be optimistic. They should be considered as showing the best possible coverage from a site as, in reality, the levels are usually lower.
As these are negative numbers, due to a decibel, i.e. logarithmic, scale being used, -75dBm is considerably stronger than –81dBm, some four times stronger in fact, in terms of power

The area around Loddon Bridge is defined primarily as suburban, meaning that Orange requires coverage levels of >=–75dBm or better. This is defined on the coverage drive by areas coloured orange, red or pink. Those areas coloured green, blue or black show insufficient coverage for our requirements. The figure of >=–75dBm was evaluated to ensure that an Orange customer will be able to make a mobile phone call inside a building, without the call cutting out due to poor coverage levels. The calculation is based on the Oftel confidence level of a two-minute call having a 95% success rate of completion. As shown by the coverage drive, the required coverage level is not achieved in much of the coverage area. For clarity, a second coverage drive has been included showing the same drive in two colours. Orange shows sufficient level of coverage for Orange's requirements, and blue shows insufficient levels of coverage. Clearly, there is a substantial amount of blue signal level in the area surrounding the site.
Cont...

Owing to the nature of the area with a mix of larger business properties, dense residential areas and isolated groups of mature trees in the area, the coverage provided by the Orange operational sites in the general area do not provide the required level of coverage.

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

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

Signal strength calculations have been provided for this site

For BRK0161 the closest building, is 80m from the proposed site. The maximum power density experienced at 100m will be 0.021W/m^2, or 0.24% of the maximum public exposure level defined by ICNIRP.

As shown by, the signal strength is many times below the ICNIRP investigation level for areas accessible to the public. However, these calculations are based on a desktop study, and, in reality, the levels experienced will be many times lower than those calculated.

This is because the calculations are based on a 'worst case' scenario and do not take into account the effects of topographic features in the area, such as trees, which would have a negative effect on the signal.

9.0 Area of Search

This area is presently a network coverage blackspot because of its location between adjacent Orange sites at BRK0073 (Sibley Hall), BRK0132 (Winnersh), BRK0044 (Merryhill Green), BRK0013 (Bulmershe) and BRK0088 (Headley Park).
The density of the residential/business area, topography, and distances involved from neighbouring base stations blocks the signal and results in the network struggling to cope with capacity and quality problems.

10.0 Consideration of Alternatives

Other locations investigated and considered include;

a) App TL/2002/6987, Open Ground adjacent to; Winnersh Triangle Station Car Park, Wharfedale Road, Winnersh, Berkshire, RG41 5RB
This consent can no longer proceed.
Since approval was granted after much consultation with the planning authority, The Estates Department of Wokingham District Council, discovered a restrictive covenant on the transfer of land to WDC from Slough Estates.
Neither WDC nor Orange wish to challenge the conditions of transfer

Cont...

b) App TL/2001/4751, Pylon FBR74, Lower Earley Way, Winnersh, Berkshire.
This consent would not be required, since approval was granted the site provider has indicated, during legal negotiations the pylons may be removed in the future when the land is redeveloped for housing, as a result the approval no longer meets Orange's technical requirements.

c) App TL/2001/4498, One2One 61365 Winnersh Triangle Station.
A site share (two operators on one structure) would result in the proposed tower being extended by a further 5m to accommodate Orange and One2One.
This is required to maintain spatial diversity between the two operators antennas.
A structure extended upward 5m and with two operators antennas would also require to be more substantial, negating the original applications approval on the basis of the slim profile of the structure.
The antenna would not be spline mounted around a central support but a 'headframe' could be required.
Both of these modifications to the structure and antenna arrangement would considerably affect any visual amenity concerns.
A previous application, TL/2001/3657, submitted by One2One was of a similar design and was refused.

d) Sage Business Solutions Ltd, Sage House, Wharfedale Road, Winnersh, Berkshire, RG41 5RD.
Rooftop installation, Site provider was unable to proceed, covenants within lease prohibited use of building for telecommunications developments.
There were few other suitable rooftops adjacent to this site, most properties on Slough Estates would have restrictive covenants within their lease.

e) Vodafone, Land lying south of Reading Road, adjacent to 618 Reading Road, Winnersh, Berkshire, RG41 5HE.
Temporary telecommunications structure now removed. The land developer was unable to offer lease as the land has potential for redevelopment.

f) Pylons south of Reading Road, Winnersh, Berkshire, Pylon design either unsuitable for telecommunications redevelopment or site provider unwilling to lease ground space for cabinets.

g) Focus DIY Reading Road, Winnersh, Berkshire.
This site had available space, natural and man made screening but Site provider was unwilling to enter into a mutually agreeable legal agreement.

h) ICL Eskdale Road, Winnersh
Pylon on site free for antennae, but site provider was unable to make suitable ground space available, possibility of restrictive covenants within the site provider's lease.

i) Showcase Cinema, Reading Road, Winnersh, Berkshire
Site has potential for a rooftop installation but the roof type is unsuitable.

Cont...

j) Thames Water Site, Loddon Bridge Road
Multi Site Agreement, however site is within residential area and is not as well favoured. The existing Thames Water compound is compact and surrounded by residential development
There is limited screening from adjacent properties.

A search of Sitefinder, the Radio Agency's online register of mobile phone base stations in a nominal 2km radius of the proposal revealed existing base stations at;

i) Headley Road, Woodley – existing Orange site BRK0088 (Headley Park), which does not provide network coverage to Loddon Bridge/West Winnersh Triangle Industrial area.

ii) Mohawk Way, Woodley – existing Orange site BRK7087, low powered microcell limited coverage to approx 400m radius

iii) Wharfedale Road, Winnersh – MmO2, 6m installation which is too low to provide adequate network coverage to Orange subscribers. Such location would require redevelopment to 15m.

iv) Arbor Lane, Winnersh – existing Orange site BRK0132 (Winnersh), which does not provide network coverage to Loddon Bridge/West Winnersh Triangle Industrial area.

v) Robin Hood Way, Winnersh – existing Orange site BRK0044 (Merryhill), which is located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers.

vi) King Street, Winnersh - existing Orange site BRK7036, low powered microcell limited coverage to approx 400m radius

vii) Gypsy Lane, Sindlesham – T-Mobile/Vodafone/MmO2 are located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers without redelopment and raising height of existing structures over 25m.

viii) Redhatch Drive Earley – existing Orange site BRK0073 (Sibley Hall), which is located too far from Loddon Bridge/West Winnersh Triangle Industrial area to provide network coverage to Orange subscribers.

ix) Earley Station – existing Vodafone installation, site not suitable for redevelopment to dual operator base station without compromising rail safety. Investigated for a potential location for proposed Orange site at waste ground adjacent to Mays Lane Cemetery.

x) Mays Lane Cemetery - Appeal ref: APP/X0360/A/02/1092266. Proposed Orange site BRK0164 (Burial Ground), which will not provide network coverage to

xi) Loddon Bridge/West Winnersh Triangle Industrial area.
Bulmershe School – Woodlands Ave/Howth Drive, Woodley, existing Orange site BRK0013 (Bulmershe) and existing T-Mobile & MmO2 base station, *Cont...*

of no network benefit to Orange subscribers in the Loddon Bridge/West Winnersh Triangle Industrial area.

11.0 Health and Safety

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

In addition PPG8 Telecommunications paragraph 31 states; 'In the Government's view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development'.

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

However, I am aware over perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement.

12.0 Conclusion

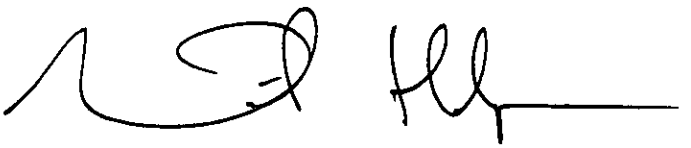
The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform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

- The application is a prior approval determination where your authority may wish to consider details of siting and design.
- Central Government policy is very clear on the manner in which health considerations should be dealt with. The proposal will be fully compliant with the precautionary ICNIRP standards by significant factors.
- An appraisal of alternative sites has revealed that there are no alternatives that would be more suitable than that now proposed.
- The development strikes the right balance of meeting operator's needs whilst limiting the impact on the environment.

Patrick Farfan
ASSOCIATES LIMITED

Please do not hesitate to contact me at the above address if you would like any further information. I would be grateful if you would kindly acknowledge receipt of this letter.

Yours sincerely



Neil Hodgson
Acquisition Consultant

For and on behalf of Orange Personal Communications Services Ltd

Enc.

Patrick Farfan
ASSOCIATES LIMITED

DRAWINGS

Patrick Farfan
ASSOCIATES LIMITED

ICNIRP CERTIFICATE

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

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

Certifies that the proposed equipment and installation as detailed in drawing numbers:

30/BRK0161/101 'A'
30/BRK0161/102 'B'
30/BRK0161/103 'A'
30/BRK0161/104 'A'

within the attached planning/GPDO application at:

Open space adjacent west of Lower Earley Way, Winnersh, Berkshire. RG41 5HE

is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 * "on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz)".

* Reference: 1999/519/EC

Date: **20th November 2002**

Signed:
For and on behalf of Orange PCS Ltd

Name: **M. C. Pirie**

Position: **Design Manager**

Company: **Mansell Construction Services Ltd**

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

Patrick Farfan
ASSOCIATES LIMITED

THE NETWORK AND 3G INFORMATION

Network and 3G information

How mobile phones work – the need for base stations

How calls are made and received

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

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

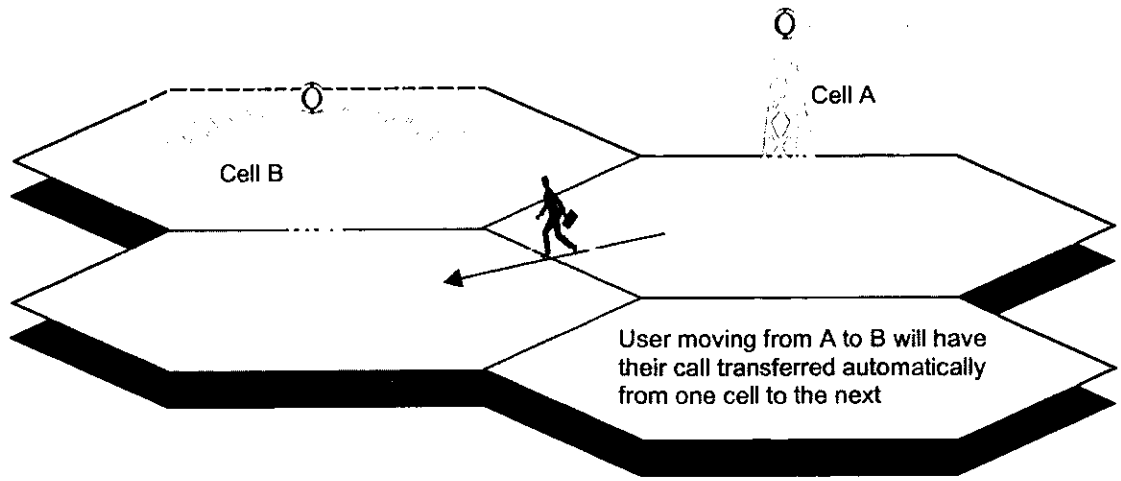
Therefore, in order for a two way conversation to be held without interference from other calls, each call must be allocated a radio channel at which to transmit and a radio channel at which to receive.

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

Building a Network – obtaining coverage

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

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



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

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

Transferring a call

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

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

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

Increasing capacity

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

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

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

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

Third Generation, 3G – impact on the network

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

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

The need for 3G base stations

Coverage

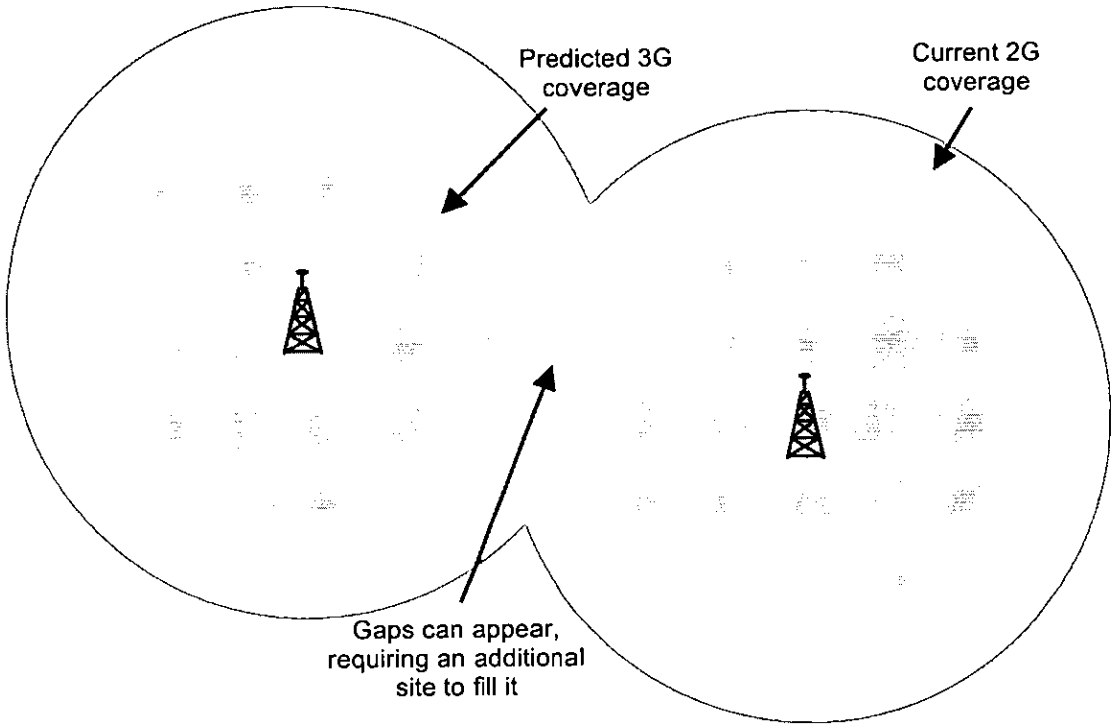
The existing Orange network will be used as the base upon which the new 3G network will be built. Where possible, existing 2G sites will be upgraded to allow them to offer both 2G and 3G services from a single base station. This is intended to minimise the number of additional sites required.

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

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

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

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



In – building services

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

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

Capacity demand

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

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

Building the 3G network

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

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

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

Patrick Farfan
ASSOCIATES LIMITED

HEALTH & SAFETY STATEMENT

HEALTH AND SAFETY STATEMENT

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

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

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

Independent Expert Group on Mobile Phones – 2000

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

It concluded that

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

ICNIRP Compliance

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

Before going into further detail, I would like to confirm that the proposed installation as detailed in drawing numbers (insert drawing numbers) is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP), as expressed in EU Council recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz). I enclose a Certificate to this effect.

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

Further Research

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

Government Policy

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

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

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

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

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

Precautionary Approach

Much has been made of the term 'Precautionary Approach' and the Government has given guidance on what this constitutes. 'The Government's acceptance of the precautionary approach recommended by the Stewart Group's report "mobile phones and health" is limited to the specific recommendations in the Group's report and the Government's response to them. The report does not provide any basis for precautionary actions beyond those already proposed. In the Governments view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development.' (Para 31 of Note)

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

World Health Organisation Report (July 2000)

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

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

Beam of Greatest Intensity

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

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

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

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

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

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

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

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

Power Levels

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

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

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

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

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

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

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

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

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

ICNIRP Public exposure guideline: 9 W/m^2

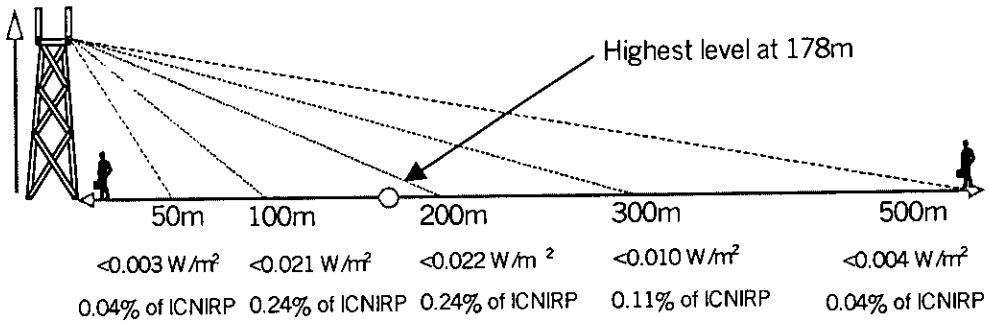
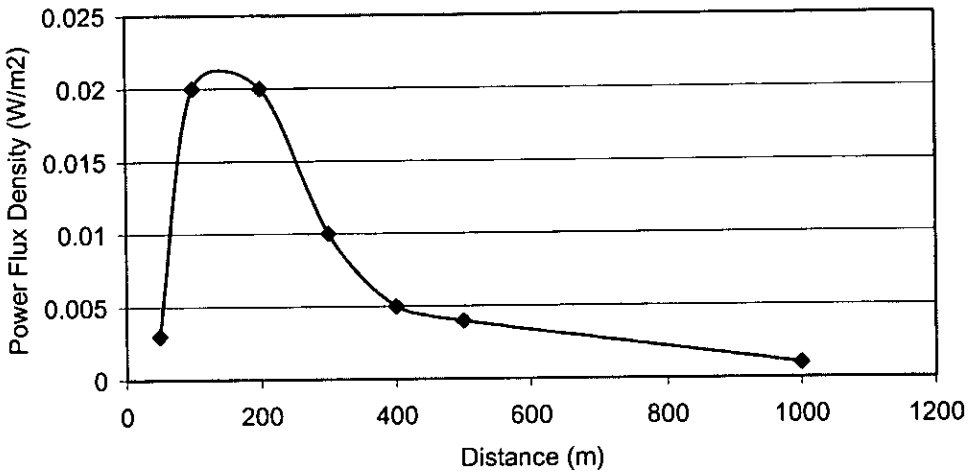


Diagram 2 (below) shows the power levels in graph form (i.e. signal along the ground in graph form). Please note the point at which the level is highest and how this rapidly decreases with distance.

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



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

Finally the table below shows the figures in table form

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

Independent RF Surveys

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

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

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

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

Patrick Farfan
ASSOCIATES LIMITED

COVERAGE PLOTS

Patrick Farfan
ASSOCIATES LIMITED

DEVELOPERS NOTICE

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001

Developer's notice

Proposed Development at Open Ground adjacent to; Lower Earley Way & Reading Road, Winnersh, Berkshire, RG41 5HE

Grid Ref: E 476760, N 171280

I give notice that Orange PCS Ltd will be applying to Wokingham District Council (the "Authority") under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001 for its determination as to whether the prior approval of the authority will be required to the siting and appearance of a free-standing telecommunications tower maximum 15.0m in height supporting 3 No. antennae. In conjunction with the above telecommunications tower, radio equipment cabinets with an overall dimension less than 90 cubic metres, within a fenced and landscaped compound will also be installed.
The application and accompanying plans shall be available for public inspection at the offices of the above Authority at Wokingham District Council, Shute End, Wokingham, Berkshire, RG40 1WR. during usual office hours.

Any owner* of the land or tenant** wishing to make representations about the siting and appearance of the proposed development may do so in writing to the Authority at the address above. Any representations should be received by;
12 December 2002

Signed ..... on behalf of Orange PCS Ltd

Company Patrick Farfan Associates Limited

Dated 28 November 2002

*'owner' means any person who is the estate owner in respect of the fee simple, or who is entitled to a tenancy granted or extended for a term of years of which not less than seven years remain unexpired
**'tenant' means the tenant of an agricultural holding any part of which is comprised in the land to which the application relates