002

APPLICATION NO:
F/2002/6256

LOCATION:
Queensmere Pumping Station, Land Opposite Lalapanzi Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Bt Cellnet Ltd C/O APT

PROPOSAL:
Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

EARLIEST DATE FOR DECISION: **06/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/07/2002

CASE OFFICER: **Kerrin Lithgow**

Appeal Decision

Site visit made on 7th April 2003

by John R Mattocks BSc(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date **15 MAY 2003**

Appeal Reference: APP/X0360/A/02/1103519
Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Wokingham, RG40 3NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by BT Cellnet Ltd. against the decision of the Wokingham District Council.
- The application, reference F/2002/6256, dated 26th March 2002, was refused by notice dated 24th June 2002.
- The development proposed is one 25 metre lattice mast complete with 6 panel antennas and 1 equipment cabin.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. From my study of the representations made on this appeal and my observations when I visited the site I consider that the main issues for my determination are: a) the effect of the proposal on the landscape value and integrity of a green gap; b) its effect on the quality of the residential environment by way of visual intrusion and c) whether there are any alternative sites to meet the telecommunications need which would have a lesser visual impact.

Planning Policy Context

2. The statutory development plan consists of the Berkshire Structure Plan incorporating alterations, adopted August 1997 (the BSP) and the South East Area Local Plan, adopted April 1994 (the SEALP). A Wokingham District Local Plan (the WDLP) is at an advanced stage towards adoption, modifications having been published following an Inquiry into objections to the deposit plan and an Inspector's report and recommendations. Accordingly, I attach significant weight to the policies of the WDLP.

Inspector's Reasoning

Landscape value and the integrity of the green gap

3. The appeal site lies within a heavily wooded area to the north of Nine Mile Ride and about 50 m. east of a twin roundabout junction on the A 321, Wokingham to Sandhurst Road. The Council have not provided a copy of the WDLP proposal map to show the extent of the 'green gap' within which the site is claimed to lie but there is residential development to the south of Nine Mile Road with generally open countryside extending northwards towards Wokingham.

4. The statutory policies of relevance to which the Council refer are BSP policies OS1, C5&6 and SEALP policies SBE 1&2. These policies are of general applicability and seek to

ensure that new development is of high quality in design and does not have an adverse visual impact such as to harm the character of the countryside. However, this is balanced by policy BSP TC1 which is specifically a telecommunications policy and is positively framed provided that the development is sited and designed such as not to result in 'significant adverse visual impact'.

5. I think it important to consider the character and nature of the wooded landscape in this vicinity. Firstly, the proposed mast would be sited within an existing enclosed pumping station compound which is surrounded on three sides by well established trees. Most of these are situated outside of the site and so would be unaffected by the development which would have limited ground coverage. In my assessment, the mast and equipment building would only be visible, even in the winter months, from a restricted angle on approach along Nine Mile Road from the west and even here there are intervening trees on the inside of a slight bend. The only clear view would be in a very limited angle form the western side of the A 321 roundabout. From there the main part of the mast, because of its lattice construction, would be seen against the background of trees although the mast head frame and antennas would be above the tree line. Also, because the site is situated in the bottom of a shallow valley it would hardly be noticeable at all on approach from the east, descending the hill from the railway bridge, until almost at the Soldier's Rise junction. The headframe would also be visible above the trees from the south, across intervening woods and houses.

6. From this analysis, I take the view that although the appearance of a headframe in certain views above the tree canopy would not make a 'positive contribution' to the character of the area (SEALP policy SBE1), neither would it seriously harm that character. The area would remain primarily open; in terms of BSP policy C5 its function in softening the edge of the built-up area would not be compromised nor would it have the effect of reducing the effectiveness of the green gap (policy C6) in terms of coalescence. Indeed, I do not consider that telecommunications masts can be considered to be of an 'urban character' in that they are (and have of necessity to be) located in rural as well as urban areas to fulfil their primary function.

7. For these reasons I do not find there to be a significant conflict with the statutory policies for the countryside and green gap. I also consider that WDLP policies WOS3, WBE1 and WCC1 and 2 are to similar effect. Indeed, in the terms of policy WCC2 as modified, I do not consider that there would be any threat to the 'essential function of physical and visual separation'. Furthermore, criterion b) of modified WDLP policy WIC14 is of direct applicability and I consider that the siting of the mast in this 'gully' within extensive woodland would not have a significant adverse visual impact and would be carefully sited to minimise the overall effect on the broader environment.

The extent of any visual intrusion within the residential environment.

8. The residents who live closest to the proposed site are those on Soldier's Rise. In particular, the bungalow 'Azinheiro' lies within 50 m. and the rear garden extends down on the opposite (south) side of Nine Mile Ride. The mast would be most evident from the garden areas of the bungalows on the western side of Soldier's Rise with an oblique view from rear windows and from the fronts of the properties opposite, most noticeably those closest to Nine Mile Ride. In my estimation, the headframe would also be seen above the

trees from the rear of the houses on Ashdale Park to the south-west of the Lower Wokingham Road (A 321).

9. I have read with interest the many letters of representation made at application stage to the local planning authority, and to me in respect of the appeal. I understand the concern which is felt, not only about visual intrusion but also possible health effects, which I consider below. However, it seems to me significant that the closest views of the mast would be from private garden areas rather than from any public vantage point. I acknowledge that the occupant of 'Azinhero' would probably be able to see some of the mast through the intervening trees in winter but I accept the appellants' view that there is a significant number of intervening bushes and small trees behind the fence fronting Nine Mile Ride. Nor am I convinced that the proposal necessarily involves the loss of any trees within the site, indeed the application specifically states that none is to be felled. The bungalow is at a higher level than the base of the mast but nevertheless, the headframe would still be some 20 m. above that and not directly in the field of view from the rear windows. The other bungalows to the south would obtain even more oblique views.

10. The 'loss of amenity' to which the Council and residents refer appears to be primarily a loss of outlook from the residential properties. There is reference to possible noise disturbance from the equipment cabin but the appellants have established that the noise would be at a low level, below that of traffic on the adjoining road. It seems to me that statutory policies BSP OS1 and SEALP SBE1 are of relevance only in so far that they seek to maintain an attractive environment in which to live and work. I recognise that there would be some diminution in the quality of the residential environment as enjoyed by nearby residents and that this would be contrary to the objectives of these policies as well as to WDLP policies WOS3 and WBE1. But, for the reasons I give above, I am not convinced that the loss of residential amenity would actually constitute harm to such interest in the sense of the 'adverse effect' envisaged in criterion c) of WDLP policy WIC14.

Telecommunications need and alternative sites

11. There is no dispute that an additional cellular transmitting facility is required to serve the area around the appeal site. The coverage maps clearly show that there is an area of marginal signal strength along Nine Mile Ride and the railway line, but more especially in the residential areas in Crowthorne to the south-east. It is clear that an alternative site on higher ground would obviate the need for such a high mast but I am satisfied that the appellants have investigated the possibility of alternative sites in the vicinity and that they are not 'available' in the terms of BSP policy TC1, even if they may be technically feasible.

12. Objectors make reference to the fact that there are two pole type masts adjacent to the roundabout only 50 m. away. Clearly, it would be highly desirable within the terms of national policy, expressed in Planning Policy Guidance (PPG) 8 *Telecommunications* that existing masts should be shared. However, those masts are of a minimal structural capacity and sharing would require heavier support structures and headframes. A site close to the roundabout may be further from houses but it would be far more visually intrusive, in my opinion, than the appeal site.

13. This site is very well screened by trees. To that extent the proposal accords with criterion (d) of WDLP policy WIC14. Indeed, despite the effect on residential amenity identified above I consider that, provided that the mast is removed should it no longer be required (which can be secured by condition), the proposal accords with that policy. Also, because I

do not consider that there would be a 'significant adverse visual impact', I consider the proposal to accord with BSP policy TC1. These policies, unlike the others, are of direct applicability to telecommunications development.

Other matters

14. Many of the representations refer to the possible health risks associated with mobile phone installations and the conclusions of the *Stewart* report on the effects of radio frequency emissions from mobile phones and masts on health. The Government has responded to this report and the position is summarised in paragraphs 88 to 92 of the appendix to PPG 8. In particular, a precautionary approach is taken in so far as every operator is required to certify that the emissions will fall within the ICNIRP guidelines for public exposure. This has been done in this case. I recognise that there is legitimate concern on this matter and I have taken it into account, indeed it seems to me that it may also have some bearing on what is perceived as the overall effect on the residential environment, however it is not a factor which alters my overall assessment of this issue.

15. The Council have suggested that a condition be imposed to require the installation to remain within the ICNIRP guidelines. However, as the appellants point out this is not a matter for the Local Planning Authority. It is not necessary to impose such a condition because the emissions may be controlled by the Radiocommunications Agency of the DTI and the HSE have a monitoring and enforcement rôle, as stated in paragraph 94 of PPG 8.

16. Mr and Mrs Rich express concern about the safety of the access to the site. I saw that this is on a busy stretch of road, but once the site is in operation visits by engineering staff should be few and far between. I am not convinced that this is a reason to warrant a refusal of permission and there is no objection from the Highway Authority.

Conclusions

17. Although the proposed mast will be seen from the rear of properties on Soldier's Rise and the headframe seen above the treeline in other nearby views, there would be but a marginal effect on the overall quality of the residential environment and no significant conflict with policies for the protection of the green gap. Furthermore, policies for telecommunications development seek to facilitate the provision of such facilities and, in view of the lack of alternative sites and the degree of screening on this site, I consider that the proposal accords with those policies. Consequently, the appeal succeeds and I shall grant planning permission subject to conditions.

18. The appellants have offered to paint the mast in a colour to be agreed with the Council and I agree this to be necessary in order to further reduce any visual intrusion. I also consider it necessary to require removal of the mast should it no longer be required, as stated in WDLP policy WIC14. This is a standard condition for 'prior approval' masts and there is no reason to distinguish.

19. I note that the Environment Agency suggested a number of detailed conditions to ensure that the buildings and fences do not obstruct floodwater flow in the event of a 1 in 100 year flood. The Council have not suggested the imposition of such conditions, but the advice in PPG 25 on such matters suggests that such measures would be warranted. I consider that a somewhat simplified version would achieve the required results and, as the compound

would not be within 5 m. of the watercourse, the conditions which refer to this are not appropriate. The plans do not show any steps or ramps.

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for one 25 metre lattice mast complete with 6 panel antennas and 1 equipment cabin at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Wokingham, RG40 3NE, in accordance with the terms of the application reference F/2002/6256, dated 26th March 2002, and the plans submitted therewith, subject to the following conditions:-

    1. the development hereby permitted shall be begun before the expiration of five years from the date of this decision;

    2. the cabin base and antenna base shall be constructed with under-floor voids in accordance details to be submitted to, and approved by, the local planning authority before the commencement of development;

    3. there shall be no raising of ground levels on the site and no spoil or other materials shall be stored within that part of the site lying within the area of land liable to flood;

    4. the fencing to be constructed around the compound shall be designed to be permeable to flood water;

    5. the transmitting facility shall not be brought into use until the mast and antennas have been painted in accordance with a colour scheme to be agreed by the local planning authority;

    6. the mast, antennas and equipment cabin shall be removed from the land as soon as reasonably practicable after they are no longer required for telecommunications purposes and the land shall be restored to its condition before the development took place, or to any other condition which may be agreed in writing by the local planning authority.

Information

21. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

22. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

24. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Inspector John R Mattock

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
CAMBERLEY
Surrey
GU16 7QH

Application Number: F/2002/6256

Parish: **FINCHAMPSTEAD**

Location: **Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site will not be sufficient to ensure year-round screening from the proposed structure. For this reason the application is deemed to be contrary to Policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan and Policy TC1 of the Berkshire Structure Plan.

Reason
2. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon the green gap. For this reason the application is deemed to be contrary to Policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.

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

Berkshire Structure Plan Policies TC1, OS1, C6
South East Area Local Plan Policies SBE1, SBE2, STV1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WIC14, WCC1, WCC2

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/06/2002

Notice checked by: _____

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

2nd June/02

Jane South
The Birches
45 Ashdale Park
Crowthorne
Berkshire
RG40 3QS

COPIES TO

Dear Sir/Madam

Ref App No F/2002/6256

I wish to object to the above for the following reason

- visual impact of this in green gap location

- Health effects of RF radiation is not known enough about and could seriously damage local residents health

- There are already 2 x 12m mast is the very near vicinity of proposals

Thankyou

yours sincerely

LATE.

PLANNING DEPARTMENT
INCOMING
KL
OUTGOING
08 JUL 2002
COMPLETED
FILE:
58362

Thames Water

Our Ref. **12133**
Your Ref. F/2002/6256
Date. 05 July 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Professional Services Development

Land opposite Lalapanzi
Finchampstead
Wokingham

I refer to your consultation received in this office on 13/05/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

A·P·T
A Marconi company
Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

PLANNING SERVICES | TP 56524
POL | PLG
DC KL | SRE
APP |
CS |
17 MAY 2002
COPIES TO

Kerrin Lithgow
Wokingham District Council
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

My Ref: SRE/15020
Your Ref: F/2002/6256
Date: 16 May 2002

Dear Madam,

PROPOSED TELECOMMUNCATION DEVELOPMENT AT QUEENSMERE PUMPING STATION. LAND OPPOSITE LALAPANZI, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM.

I write in reply to your letter dated 13/05/2002 regarding a request for my client to erect a site notice for the proposed development.

It is my understanding that it is the responsibility of the Local Planning Authority to post the site notice for developments.

I would be happy to erect the site notice on your behalf, however I must make you aware that you will be charged at our standard hourly rate of £120.00 exclusive of VAT and disbursements. Please note that this task will be undertaken from our local office based in Camberley.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours sincerely,

Simon Edwards
For and on Behalf of: O_2 (UK) Lt
Direct Line: 01276 605811
E-mail: simon.r.edwards@marc

– Full applications – apps responsibility. purely at applicants discretion

– TL – we put signs up.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 22 October, 2003

My ref: F/2002/6256

Your ref: O2/15020/SRE

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 Simon Edwards
A.P.T.
Blays House
Wick Road
Englefield Green
Egham
TW20 0HJ

Dear Mr Edwards

RE: PLANNING APPROVAL FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD.

Further to your letter of the 25th of September, I wish to advise that the following colours are considered suitable:

- Proposed Mast: Goose Grey (00 A 05)
- Proposed Equipment Cabinet: Holly Green (14 C 39)

The information submitted satisfies condition 5 of planning appeal approval APP/X0360/A/02/1103519. This condition is therefore discharged.

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

Yours sincerely,

KERRIN LITHGOW

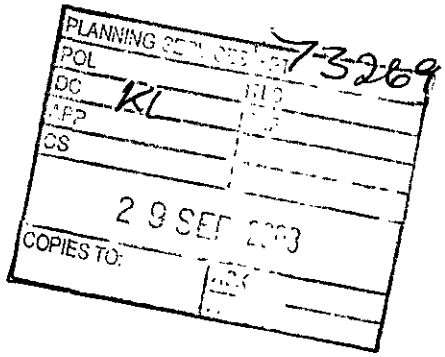
Principal Planner – South Team

File:
QueensmerePumping
Station3

A·P·T
A Marconi company

Blays House, Wick Road
Englefield Green, Egham TW20 0HJ

Telephone: 01784 487444
Fax: 01784 487400 / 01784 487500



Kerrin Lithgow
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: O2/15020/SRE
Your Ref: F/2002/6256
Date: 25 September 2003

Dear Madam,

Re: PLANNING APPLICATION FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

I write with reference to the above planning application and further to our telephone conversation on the 24th September 2003.

The mast will be sited behind existing trees and will therefore only be visible above the tree-line. In light of this, I wish to confirm that my client is willing to paint the proposed mast to BS4800 00 A 05 – Goose Grey.

If this colour is not deemed acceptable, my client is also willing to colour the mast to either BS4800 12 C 39 —Ivy Green or, BS4800 14 C 39 – Holly Green. I have enclosed an extract from a Trimite Combined Colour Chart to show these colours.

Yours faithfully,

Simon Edwards
For and on Behalf of: O2 (UK) Ltd (formerly known as BT Cellnet Ltd)
Direct Line: 01784 487325

Enc.

Extract from Trimite Combined Colour Chart.

Albany Partnership Ltd. Registered in England and Wales No. 03049168
Registered Office: New Century Park, P.O. Box 53, Coventry CV3 1HJ.
VAT Registered. - GB 1370 65

Marconi

369 BISCUIT	380 CAMOUFLAGE DESERT SAND	384 LIGHT STRAW	388 BEIGE	389 CAMOUFLAGE BEIGE	411 MIDDLE BROWN	412 DARK BROWN	414 GOLDEN BROWN	420 DK. CAMOUFLAGE DESERT SAND	435 CAMOUFLAGE RED	436 DARK CAMOUFLAGE BROWN	444 TERRACOTTA	445 VENETIAN RED	446 RED OXIDE	447 SALMON PINK	448 DEEP INDIAN RED								
449 LIGHT PURPLE BROWN	452 DARK CRIMSON	453 SHELL PINK	454 PALE ROUNDEL RED	460 DEEP BUFF	473 GULF RED	489 LEAF BROWN	499 SERVICE BROWN	537 SIGNAL RED	538 CHERRY	539 CURRANT RED	540 CRIMSON	541 MAROON	542 RUBY	557 LIGHT ORANGE	564 BOLD RED								
568 APRICOT	592 INTERNATIONAL ORANGE	593 RAIL RED	626 CAMOUFLAGE GREY	627 LIGHT AIRCRAFT GREY	629 DK. CAMOUFLAGE GREY	630 FRENCH GREY	631 LIGHT GREY	632 DARK ADMIRALTY GREY	633 R.A.F. BLUE/GREY	634 SLATE	635 LEAD	636 P.R.U. BLUE	637 MEDIUM SEA GREY	638 DARK SEA GREY	639 LIGHT SLATE GREY								
640 EXTRA DARK SEA GREY	642 NIGHT	871 MIDDLE GRAPHITE	676 LIGHT WEATHERWORK GREY	677 DARK WEATHERWORK GREY	692 SMOKE GREY					693 AIRCRAFT GREY	694 DOVE GREY	697 LIGHT ADMIRALTY GREY	796 DARK VIOLET	797 LIGHT VIOLET									

Also available in Black and White

BS 4800

mat

00 A 01 ASH GREY	00 A 05 GOOSE GREY	00 A 09 FLINT GREY	00 A 13 STORM GREY	02 C 33 LUPIN PINK	02 C 37 CLOVER PINK	02 C 39 VICTORIA PLUM	02 C 40 DEEP PLUM	04 B 15 PASTEL PINK	04 B 17 DUSKY PINK	04 B 21 SABLE	04 C 33 ORCHID PINK	04 C 37 AUTUMN BROWN	04 C 39 BRICK RED										
04 D 44 MISTY RED	04 D 45 DARK CHERRY	04 E 49 ROSE PINK	04 E 51 SALMON RED	04 E 53 POPPY	06 C 33 PEACH	06 C 37 LEATHER BROWN	06 C 39 SADDLE BROWN	06 D 43 MID TAN	06 D 45 TEAK	06 E 50 MELLOW APRICOT	06 E 51 MANDARIN ORANGE	06 E 56 MAORI BROWN	08 B 15 MAGNOLIA										
08 B 17 HONEY BEIGE	08 B 21 ANTELOPE	08 B 25 BEAVER BROWN	08 B 29 BITTER CHOCOLATE	08 C 31 HONEYSUCKLE CREAM	08 C 35 FUDGE	08 C 37 CARAMEL	08 C 39 COFFEE	08 E 51 GOLDEN YELLOW	10 A 03 DAWN GREY	10 A 07 NIMBUS GREY	10 A 11 CHARCOAL GREY	10 B 15 CREAMY WHITE	10 B 17 OATMEAL										
10 B 21 LIZARD GREY	10 B 25 TURTLE GREEN	10 B 29 VANDYKE BROWN	10 C 31 IVORY	10 C 33 VANILLA	10 C 35 WHEAT	10 C 39 DARK OLIVE	10 D 43 GOLDEN MAIZE	10 D 45 FRENCH MUSTARD	10 E 49 PALE PRIMROSE	10 E 50 LIGHT GRAPEFRUIT	10 E 53 SUNFLOWER YELLOW	12 B 15 SEAFOAM	12 B 17 GREEN MIST										
12 B 21 MINERAL GREEN	12 B 25 SPRUCE GREEN	12 B 29 MIDNIGHT GREEN	12 C 33 GREEN HAZE	12 C 39 IVY GREEN	12 D 43 GREENGAGE	12 D 45 DARK LAUREL	12 E 51 PALE LIME	12 E 53 LINDEN GREEN	14 C 31 GLACIAL GREEN	14 C 35 ICEPLANT GREEN	14 C 39 HOLLY GREEN	14 D 43 MOSS GREEN	14 E 51 BRIGHT GREEN										
14 E 53 IRISH GREEN	16 C 33 DUCK EGG BLUE	16 C 37 REEF GREEN	16 D 45 DARK JADE	16 E 53 AQUAMARINE	18 B 17 BLUE MINK	18 B 21 SQUIRREL GREY	18 B 25 DARK ADMIRALTY GREY	18 B 29 RAVEN	18 C 31 ICE BLUE	18 C 35 CORVETTE BLUE	18 C 39 FATHOM BLUE	18 D 43 DRESDEN BLUE	18 E 49 CRYSTAL BLUE										
18 E 50 RIBBON BLUE	18 E 51 DELPHINIUM BLUE	18 E 53 TARTAN BLUE	20 C 33 PORCELAIN BLUE	20 C 37 LARKSPUR BLUE	20 C 40 DUCHESS BLUE	20 D 45 SAPPHIRE BLUE	20 E 51 CORNFLOWER BLUE	22 B 15 PEARL GREY	22 B 17 PALE LAVENDER	22 C 37 PURPLE HEATHER	22 D 45 DEEP PURPLE	24 C 33 PALE LILAC	24 C 39 REGAL VIOLET										

cabinet.

RAL

1000 GREEN BEIGE	1001 PALE BEIGE	1002 SAND YELLOW	1003 SIGNAL YELLOW	1004 DARK GOLDEN YELLOW	1005 HONEY YELLOW	1006 MAIZE YELLOW	1007 CHROME YELLOW	1011 BROWN BEIGE	1012 LEMON YELLOW	1013 PEARL WHITE	1014 DARK IVORY	1015 LIGHT IVORY	1016 SULPHUR YELLOW	1017 SAFFRON YELLOW	1018 ZINC YELLOW								
1019 GREY BEIGE	1020 OLIVE YELLOW	1021 CADMIUM YELLOW	1023 TRAFFIC YELLOW	1024 OCHRE YELLOW	1027 CURRY YELLOW	1028 MELON YELLOW	1032 BROOM YELLOW	1033 DAHLIA YELLOW	1034 PASTEL YELLOW	2000 YELLOW ORANGE	2001 RED ORANGE	2002 VERMILION	2003 PASTEL ORANGE	2004 PURE ORANGE	2008 LIGHT RED ORANGE								

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 29 August, 2003

My ref: F/2002/6256

Your ref: JL/15020/ADQ/01

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

Waldon Telecoms
Beaver House
York Close
Byfleet
Surrey
KT14 7HN

Dear Mr Hawkins

RE: QUERY REGARDING CONDITION ITEM 2 ON APPEAL DECISION DOCUMENT APP/XO360/A/02/1103519 APPLICATION REFERENCE F/2002/6256

I refer to the above matter, and your letter of the 23rd of July.

I understand that you have concerns about condition 2 imposed by the inspector on the allowed appeal, namely:

2. The cabin base and antenna base shall be constructed with under- floor voids in accordance details (sic) *to be submitted to, and approved by, the local planning authority before the commencement of development.*

I have received correspondence from the Environment Agency, who initially suggested the imposition of this condition, and they have confirmed that they do not consider voids practicable. The Environment Agency would prefer that the equipment cabinet was built as a raised structure with an open void beneath, but that if such construction was not feasible then they would not object to the development.

I therefore consider that the condition is impracticable and unnecessary. Whilst the removal of the condition will require a planning application (as there is no discretion within the condition), I should like to advise that on the basis of the above information *Wokingham District Council will not seek to enforce the above condition.*

Should you have any queries on the above, please do not hesitate to contact me. I should otherwise advise that you either make application to remove the condition, or simply retain this letter on file for future reference should the matter ever be raised. I attach for your information a copy of the letter from the Environment Agency dated 5th August.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer – Southern Parishes

cc. Sarah Paxman, Development Planning Officer, Environment Agency

File:
QueensmerePumping
Station2

PLANNING SERVICES | HPT
POL | TLS
DC KL | ENF
APP | —
CS | —
07 AUG 2003
COPY | ACK:
FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2002/005784-1/2
Your Ref : F/2002/6256

Date : 05 August 2003

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

71862

FAO Kerrin Lithgow

Dear Madam

PROPOSED ERECTION OF 25M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN
QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD

I refer to our recent telephone discussion concerning the condition for underfloor voids requested by the Environment Agency in our letter of 29 May 2002, and subsequently included by the Inspector in his appeal decision dated 15 May 2003.

This site is within the floodplain, and any loss of flood storage should therefore be avoided. However the condition as requested by the Agency , requiring voids to be provided in the concrete bases of the antenna and cabinet, is not practicable. Preventing the loss of flood storage in this type of development is generally best attained by building the concrete bases flush with ground level, with any cabinets/sheds preferably built as raised structures with an open void beneath, or at ground level with gaps provided in the walls to allow flood water to flow through. However given the small size of the proposed cabinet, if such construction does not prove feasible at this site the Environment Agency would not object to the development.

I hope the above is satisfactory, but 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

S Paxman

SARAH PAXMAN
Development Planning Officer

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

PLANNING SERVICES | HPT
POL | TLS
DC KL | ENF
APP
CS
07 AUG 2003
COPY | ACK
FILE

ENVIRONMENT AGENCY

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Your Ref : F/2002/6256

Date : 05 August 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
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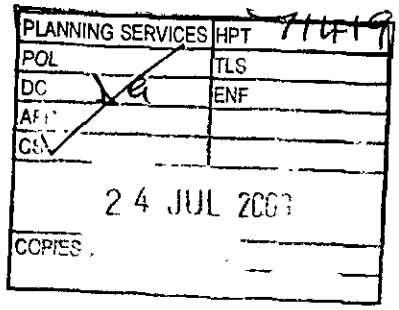
I hope the above is satisfactory, but if you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

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

Our Ref: JL/15020/ADQ/01



waldon telecom

Waldon Design & Construction Ltd
Beaver House
York Close
Byfleet
Surrey
KT14 7HN

Telephone
01932 411011

Fax
01932 411012

E-mail
enq@waldontelecom.com

Website
www.waldontelecom.com

23 July 2003

Wokingham District Council
Development Control
Council Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Re: QUERY REGARDING CONDITION ITEM 2 ON THE APPEAL DECISION DOCUMENT (APP/X0360/A/02/1103519, APPLICATION REFERENCE F/2002/6256)

Following on from our telephone conversation with your planning department on 23rd July 2003, we write to query condition item number 2 on page 5 of the Appeal Decision Document. '*the cabin base and antenna base shall be constructed with under-floor voids in accordance details to be submitted to, and approved by, the local planning authority before the commencement of development*'.

We believe that item number 2 (above) has been included in the Appeal Decision document, due to a number of suggestions from the Environment Agency '*to ensure that the buildings and fences do not obstruct floodwater flow in the event of a 1 in 100 year flood*' (item number 19 on page 4 of the Appeal Decision document). In our opinion the proposed equipment cabin and fence would not obstruct floodwater flow in the event of a 1 in 100 year flood. As both the equipment cabin and antenna support structure bases protrude only 50-100mm above the existing ground level and the proposed fence is of a chain-link type material, we are at a loss to understand how this development would impede the flow of flood water. We also believe that introducing voids under the foundation bases as suggested could seriously impair the stability of the tower and cabin under flood conditions.

We therefore ask that clarification of this condition is sort, re-assessed and written confirmation sent to the address above stating that condition 2 does not apply.

Your immediate attention to this query would be much appreciated in order to avoid any delay.

Thanking you in anticipation

Yours faithfully

Wayne Hawkins

*forwarded to EA for comment 25/07/03.

Queensmere Pumping Station. 25m high lattice & 6 panel antennas

Registered in UK
No: 4022889
VAT Registration
No: 742 5189 27

Registered Office:
Beaver House
York Close
Byfleet
Surrey
KT14 7HN

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6256

Applicant : BT Cellnet Ltd C/O APT

Location : Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham

Proposal : Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 13th May 2002

Date of Site Visit : 24th May 2002

Date Registered : 10th May 2002

Earliest Date for Decision : 06th June 2002

Latest Consultation Date/Site Notice Expiry Date : 06th June 2002

Application Expiry Date: 05th July 2002

Consultation Responses :

Environmental Protection and Housing
No environmental health objections to planning consent. However, needs to be recognised that there are health concerns, but no evidence, that there are health effects. 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.

Wokingham Without Parish Council
No comments from the council

Finchampstead Parish Council
Parish Council supports the local residents in their objections to the proposed mast. Councillors urge that mast companies be encouraged to enter into agreements to share facilities already in existence near the site.

Environment Agency:
No objection, in principle.

Urban Design and Conservation
Photographs should be provided by the applicant to clarify the visual impact of the proposal.

Landscape:
Unable to provide comments

Councillor Stanton:
Application listed, should the recommendation be for approval.

Neighbours Consultations:
A petition was received containing 162 signatures, of which 158 were in objection to the application.

There were a total of 20 separate neighbours objections to the proposal. These were based on the grounds of:

- Design, height and location
- Physical appearance
- Deter visitors and future residents of the area
- There are two 12 metre masts in the immediate vicinity of the masts location – why can't these be shared.
- There is strong community vigilance to protect the area from insensitive development
- Health effect
- There is a school within 700m of the application (possible health effect)
- There has been a proposal for a childrens nursery within 100m of the proposed location
- Concern regarding the TPO on site
- Visual effect on the green gap
- Section of road is particularly dangerous
- Proximity of the mast to residential area
- Planned use of air conditioning and/or generators would cause noise pollution for local residents
- General concerns about the effect on the wildlife, trees and habitat.
- Will be most especially visible in winter, when there are no leaves on the trees.
- Proximity to residential dwellings

Planning Issues :
Rural Area – Separation of Settlement, Green Gap.
Flood zone
South East Area Local Plan

Application Number: F/2002/6256

Appraisal :

The main issues are:

A. **The Impact on Neighbouring Properties**: SEALP Policies SBE1 Design of New Development and SBE2 Inappropriate Design; WDLP Policies WOS3 Development Control Principles, WBE1 Development in its Local Context, and WIC14 Assessment of Proposals for telecommunications Development; Berkshire Structure Plan Policy OS1, TC1 Assessment of Proposals for Telecommunications Development

B. **Impact on the surrounding environment**: SEALP Policies STV1 Identified Settlements, SBE1, SBE2; WDLP Policies WOS3, WBE1, WIC14 Assessment of Proposals for telecommunications Development, WCC1 Development in the Countryside, WCC2 Green Gaps and Wedges, Berkshire Structure Plan Policy C5 Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas, Policy C6 Green Gaps and Wedges, Policy OS1 The Overall Strategy

C. Concerns of the Parish Council, local residents and Ward Members

The proposed development is for the erection of a 25m high lattice mast with 6 panel antennas and an equipment cabin. The mast is to be located within land known as the Queensmere Pumping Station, Nine Mile Ride. It is situated within the Green Gap.

The site itself is located within something of a gully, and is surrounded by tall deciduous trees.

Impact on Neighbouring Properties
It is considered that due to the significant height of the structure that the mast will be easily visible from adjoining properties. This will particularly be the case during the winter months when the surrounding trees are leafless. It is considered that the height and location of the mast is such that it will be detrimental to the amenity of neighbouring property owners.

Impact on Surrounding environment
Policy WCC2 states that

'In seeking to maintain a clear separation of settlements within the plan area, development will not be permitted in the green gaps and wedges that would affect or detract from their open or countryside appearance and character. These areas are of special significance because they are essential to the maintenance of a physical and visual separation between distinct settlements and the countryside setting they provide for them'.

The location of such a significant structure on the edge of the green gap, and so close to residential properties, is not considered to meet with this policy. It

is not considered that the mast will lend itself to being a boundary feature, and will clearly change the character and appearance of the area. This problem is further exacerbated by the fact that there are two other telecoms masts located very close to this site.

Concerns of the Parish Council, local residents and Ward Members
There have, as mentioned above, been many concerns raised by the Parish Council, local residents and ward members.

Of particular note is the concern by local residents that the tower will be very visible from their properties. This is not an issue which could be mitigated with the design proposed.

It is therefore considered that the design of the mast is not sympathetic to the green gap, and will have additionally have a detrimental effect on the amenity of neighbouring property owners.

Recommendation : Refusal

Application Number: TL/2002/6326
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.			The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site will not be sufficient to ensure year-round screening from the proposed structure. For this reason the application is deemed to be contrary to policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan, And Policy TC1 of the Berkshire Structure Plan.
2.			The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon the green gap. For this reason the application is deemed to be contrary to policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.

Informatives for Approvals:

1.	N16
2.	

Policies

Loddon Area Local Plan Policies:
South-East Area Local Plan Policies: SBE1, SBE2, STV1
Wokingham District Local Plan Policies: WOS3, WBE1, WIC14, WCC1, WCC2
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: TC1, OS1, C6
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 24/6/02

RECORD OF SITE VISIT

Site Address: Queensmere Pumping Station
Application Number: F/2002/6258
Officer: Kevin Lithgow
Date of Site Visit: 24/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS

Deciduous trees surrounding site, on both sides of road. Monopole further up road towards roundabout.

3. DESCRIPTION OF SITE/BUILDING

Deciduous trees

4. RELATIONSHIP TO ADJOINING PROPERTIES

'Lalapanzi' nearest neighbour.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Slopes down from Lalapanzi.

BOUNDARY TREATMENT Close to road edge.

OTHERS

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - M
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESS

1327

To: Kieran

Mr / Mrs / Miss MRS. RICH

Of: RESIDENTIN FINCHAMPSTEAD Tel No: MOB - 07979 508834 Home - 01344 762759

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message: I spoke to this lady at the front counter re. the policy side of TL's. She is very anxious about the proposed mast in Finchampstead - she will be writing in on the application - but she was also requesting a site visit to the property. She is worried that the consultation period will end by the time you are back from leave, but is very insistent that you still came out to have a look.

I suggested that I would also be available to come out - or we could visit the site together. However I am on leave until 10th June. Please could you give her a call back to inform her if this is possible.

Many Thanks.

Message taken by: Farah Hanoyn Time: 30/05/02.

Policy + Plans EXT. 6962

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Kerrin.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 10 June 2002
My ref. TGW/SB/F/2002/6256
Your ref.

The Rt Hon Andrew MacKay, MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr MacKay

PLANNING APPLICATION F/2002/6256
PROPOSED ERECTION OF 25 M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN
QUEENSMERE PUMPING STATION, LAND OPPOSITE 'LALAPANZI', NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter dated 2 June which has been passed to me by Karen Satterford.

I have passed Mr and Mrs Rich's e-mail, together with your letter, to the case officer Kerrin Lithgow and your comments, and those of your constituents, will be taken into account when the Council makes a decision on this application.

Yours sincerely

SB

pp TREVOR WATSON
Development Control Manager

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/6256

ENVIRONMENTAL SERVICES

MEMORANDUM

To: **Trevor Watson**
c.c.

Date: **7th June 2002**

Ref: KS/pb

From: Paula Berry

Dear Trevor,

Karen has acknowledged receipt of the attached letter and has asked if you could reply direct please.

Kind regards

Paula

Des June/1

THE RT. HON. ANDREW MACKAY M.P.

✓ACK
✓Case Officer (KL)
Trevor Walker

Obs

House of Commons,
London, SW1A 0AA
Telephone: 020 - 7219 2989
Fax: 020 - 7219 4123
Email: mackaya@parliament.uk

Ms Karen Satterford,
Director, Environmental Services,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1BN

WOKINGHAM DISTRICT COUNCIL
06 JUN 2002
DIRECTOR OF
ENVIRONMENTAL SERVICES

2 June, 2002

F/2002/6256
Queensmere Pumping Station,
Land opp. 'Lalapanzi', Nine
Mile Ride

Dear Ms Satterford

I wanted you to see the enclosed email from my constituents Mr and Mrs Ron Rich of Azinheiro, Soldiers Rise, Finchampstead concerning the BT Cellnet application to erect a mobile phone mast opposite their home. It does seem most unfortunate that this application has been submitted for a site in a quiet residential area and I can well understand my constituents' legitimate concerns. I therefore believe it is inappropriate and hope that my views will be born in mind before a decision is made.

I look forward to hearing from you.

Kindest regards.

Yours sincerely

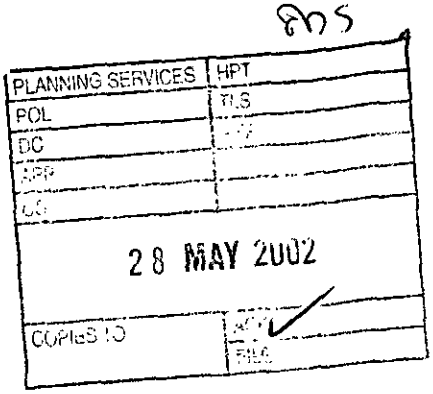
Andrew Mackay

Mary Ballin

From: Rich [Ron@rich.org.uk]
Sent: 27 May 2002 21:39
To: andrew@andrewmackaymp.com
Subject: mobile phone masts

Dear Sir, I was given your name by a Finchampstead Parish Councillor, who said you were active in the fight against mobile phone masts. I live in Soldiers Rise, Finchampstead, and have had a letter from Wokingham DC with an application from BT Cellnet to put up a mast opposite my bungalow. This has been a terrible shock as we have only moved into the place in February, after rejecting a place in Finchampstead Road because of a mast there. This time the mast is to be a 25 metre mast with 6 panels, which has horrified us and our neighbours. Please could you lend us your support, and help get this monstrosity turned down by the planners. Many thanks for your time reading this. Gill Rich

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



May 27, 2002

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

Dear Ms Lithgow

RE: PLANNING APPLICATION No. F/2002/6526 ERECTION OF TELECOMMUNICATION MAST ON LAND OPPOSITE LALAPANZI, NINE MILE RIDE

I write in objection to the proposed erection of a telecommunication mast and ancillary building on land situate opposite "Lalapanzi" on Nine Mile Ride. The siting and design of the proposed mast will detract from, and adversely affect the amenity of the locality. I urge the local authority to invoke your powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. I am sure the committee will agree that it would be expedient in order to protect the amenity of the locality, and for the good planning of the area, that an Article 4 order should be made.

As you will be aware, there are a large number of conflicting academic reports on the dangers of irradiation emitted from base stations. With this in mind I urge you to follow the recommendation of the Stewart Report, and adopt a **precautionary approach** *(see para 1.21 and 6.16 of that report)* in deciding applications for telecommunication base stations. This approach as you will be aware is enshrined within national planning policy structure of the UK, as well as European legislation (***Please refer to the Government White Paper "This Common Inheritance", PPG23 "Planning and Pollution Control" and "Sustainable Development - the UK Strategy", as well as being enshrined in the Treaty of European Union (Maastricht, 1992; in force from 1.11.93) - Title XVI: Environment, Article 130r)***:

Article 130r

"1) Community policy on the environment shall contribute to pursuit of the following objectives:

preserving, protecting and improving the quality of the environment;
protecting human health;
prudent and rational utilisation of natural resources;
Promoting measures at international level to deal with regional or worldwide environmental problems.

2) Community policy on the environment shall aim at a high level of protection taking into account the diversity of situations in the various regions of the Community. ***It shall be based on the precautionary principles that preventative action should be taken, that environmental damage should be rectified at source and that the polluter should pay...*** *(p39)"*

The Stewart Report states at para 1.19:

We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach'.

I am very concerned that the biological affects and irradiation emitted from the proposed development will affect not only my own health but that of my family, and those visiting my home. As such I urge you to use the power confered upon you by para 29 of PPG8 and attach considerable weight to the fear that the majority of local residents have.

The Stewart Report recommends that exclusion zones are placed around all base stations, and indeed some countries already have exclusion zones. This recommendation clearly indicates that there is a potential for concern in placing masts close to sensitive locations such as schools, hospitals and residential areas.

Exclusion Zones (1.44)

We recommend the establishment of clearly defined physical exclusion zones around base station antennas, which delineate areas within which exposure guidelines may be exceeded (paragraph 6.49 – 6.52). The incorporation of exclusion zones should be part of the template of planning protocols that we advocate.

Physical Barriers (1.45)

Each exclusion zone should be defined by a physical barrier and a readily identifiable nationally agreed sign with a logo. This should inform the public and workers that inside the exclusion zone there might be RF emissions which exceed national guidelines.

The government recommends that local authorities do not take health effects into consideration, however many local authorities are rejecting these recommendations including Kent County Council, which refuses to endorse consents on any council land, due to their concerns over health. I would also draw your attention to the case pending before the High Court for leave to apply for judicial review of a base station on the question of the LPA failing to take into account the health aspects of masts *(R v Stockport Metropolitan Borough Council ex parte Smith).* Should this application be decided in favour of the Claimant then question marks will be put over all masts where the health issues were not taken into account.

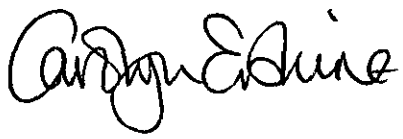
However, even if a rejection of the arguments relating to the precautionary approach is taken by the planning committee, we would urge you to consider the effect the size and design of this mast will have on the amenity of the local area, towering as it will some 25m into the air, which will contrast with the residential nature/open aspect of the locality. PPG8 makes it clear that a rejection of permitted development permission is acceptable for base stations should the LPA conclude that it would have an adverse effect on the amenity of the area. I also take this opportunity to draw your attention to the factors listed in ***PPG8 Annex 1 para 13*** that may involve siting:

- the height of the site in relation to surrounding land;
- the existence of topographical features and natural vegetation;
- the effect on the skyline or horizon;
- the site when observed from any side, including from outside the authority's own area;
- the site in relation to areas designated locally for their scenic or conservation value;
- the site in relation to existing masts, structures or buildings, including buildings of a historical or traditional character;
- >the site in relation to residential property; and
- any other relevant considerations.

There is as you will be aware an obligation contained within PPG8 for operators to hold talks with local authorities, and recommendations that these discussions should also include other organisations such as local residents groups. Could you therefore supply me with information relating to these meetings, in particular the out come of the obligatory talks that the local authority held with the Operator, along with details of any residents groups who took part, or were invited to take part in these discussions.

Whilst reserving the right to make further representation on this application, I urge you to refuse permission for the above reasons.

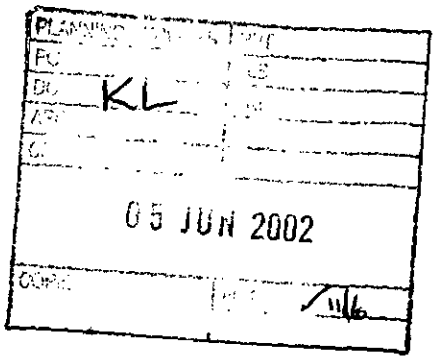
Yours sincerely



Carolyn Erskine,
Local Resident

Recd 1.30pm 5.6.02

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

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

Dear Ms Lithgow

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

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

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

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

There are several reasons why the proposal should be rejected:

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

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

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

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

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

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

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

Yours sincerely

Carolyn Erskine
Local resident

PLANNING SERVICES	HPT
POL	TLS
DC KL	ENF
APP	
GS	
06 JUN 2002	
COPIES TO	ACK: ✓ 11/6
	FILE

Pie Powder
Soldiers Rise
Finchampstead
Wokingham
Berkshire
RG40 3NE
3 June 2002

Kerrin Lithgow
Development Control Officer
Environment Services Department
Planning Services
P.O.Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref : Kerrin Lithgow
Application Number : F/2002/6256

Dear Ms Lithgow

We wish to object to the proposed erection of a telecommunications tower at the site of the Queensmere Pumping Station on the land opposite Lalapanzi, Nine Mile Ride.

Our reasons for the objection are :
1. The possibility of health effects of RF radiation that will be emitted by the equipment.
2. The visual impact of this in the "green gap" location.
3. There are already 2 x 12m masts in the immediate vicinity of this proposed location.

Yours faithfully

Dr W H Johns and Mrs K Y Johns

Ian Jordan KL

From: WebComments@wokingham.gov.uk
Sent: 05 June 2002 11:43
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

Acknowledgement Sent 5/6/02 Via E-Mail to

****

NatureofEmail: Object
ApplicationNumber: F/2002/6256
Correspondent_FullName: Mr & Mrs A J Spratt
Correspondent_StreetAddress: 23 Kiln Ride
Correspondent_Address2:
Correspondent_Town: Finchampstead
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3PN
Correspondent_Telephone:
Correspondent_Email: aspratt@waitrose.com

Comments:

PLANNING APPLICATION NUMBER: F/2002/6256
QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI,
NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

We write to lodge our OBJECTION to the proposed erection of a 25 metre high lattice mast with 6 panel antennas and equipment cabin on the above land.

REASONS:

 The general area is wooded. The removal of any of the trees for the erection of such a mast and equipment would totally spoil the look of this green gap area.

 The disturbance to creatures in the surrounding woodland during the construction of such a site.

 The dangers of such telecommunications structures are still the subject of research and we would be concerned if Wokingham District Council were to condone a potential hazard to the health of its residents.

 Permission has already been granted for a 15m high microcell column with 1 dual polar omni antenna plus equipment cabin at the junction of Nine Mile Ride/Sandhurst Road.

An application is also in for an 18m high mast, 6 antennas, 2 dishes, equipment cabin & ancillary development in Range Road.

Now to be asked to even consider the placing of a 25m high telecommunications tower in such close proximity is TOTALLY UNREASONABLE.

 We believe that the erection of a 25 metre high telecommunications mast plus associated equipment would scar not only the immediate woodland area but the view of the residents for a considerable distance surrounding this site.

 A company making such an application would only be in the area for the time of construction and occasional maintenance visits. IT IS THE COUNCIL TAX PAYING RESIDENTS OF THIS AREA WHO WOULD HAVE TO LIVE WITH THIS EYESAW FOR EVER.

We trust that Wokingham District Council will refuse this application.

Yours faithfully

A J SPRATT
D J SPRATT (Mrs)

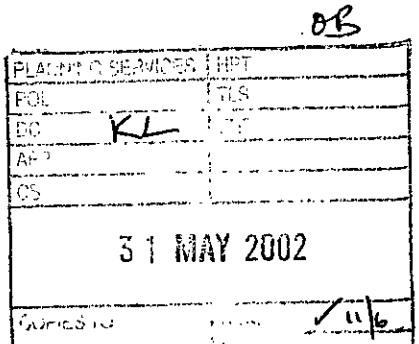
23 Kiln ride, Finchampstead

Berkshire, RG40 3PN

OB

53 Ashdale Park,
Wokingham,
Berks., RG40 3QS.

29th May, 2002.



Dear Sir/Madam,

Re: Wokingham Ref: F/2002/6256

We wish to object strongly (yet again!) to the above proposal for the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride.

We object on several grounds, but principally 1) Because this will create an 'eyesore' in a 'green gap' location; 2) there already exist 2 X 12 m masts in the immediate vicinity of this proposed location and 3) and most importantly, the probable health effects of the RF radiation that would be emitted by this equipment, as cited in the recently published "Stewart Report" concerning the dangers of mobile phones and masts.

Yours sincerely,

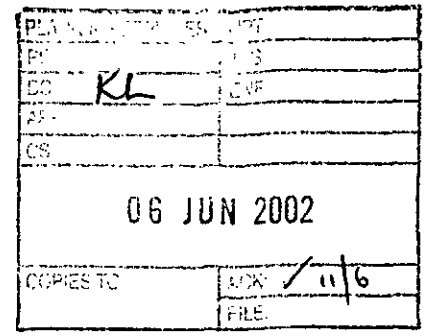
Colin S. Gray Valerie C. Gray

Professor Colin S. Gray and Mrs. Valerie C. Gray

The Planning Officer,
Wokingham District Council,
Planning Services,
P.O. Box 57,
Shute End,
Wokingham,
Berks., RG40 1WR.

'Pastorale'
Soldiers Rise
Off Nine Mile Ride, Wokingham
Berkshire. RG40 3NF

Telephone (01344) 775982, Facsimile (0870) 443 9100



04 June 2002

Our Ref:

Your Ref: F/2002/6256

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO: Kerrin Lithgow

Dear Sir/Madam

RE: PLANNING APPLICATON NO: F/2002/6256

We refer to your letter dated 13 May appraising us of the above application and inviting any comments we may have.

We write to advise you that we are opposed to the proposal for a number of reasons:

1. We consider that the height and appearance of the telecommunications mast will be out of keeping with its immediate woodland surrounds and would adversely affect the conservation of the area. Whilst forming part of the site of the Queensmere Pumping Station, the pumping station itself is low level and relatively discreet.

2. It will represent development within this woodland area that fulfils the role of a vital strategic gap against development in the area.

3. Whilst set back, the telecommunications mast will be visible from approaches along Nine Mile Ride, especially in the Winter when no leaves are on the trees.

4. Likewise, as the ground level of the properties in Soldiers Rise is at a higher level, their elevated position will mean that the telecommunications mast is very visible from the rear gardens of the properties along the western side of Soldiers Rise. There will be a resultant loss of amenity, which is unacceptable.

5. The aesthetics of the telecommunications mast will be industrial, which will be completely out of keeping with the area, with a further loss of amenity.

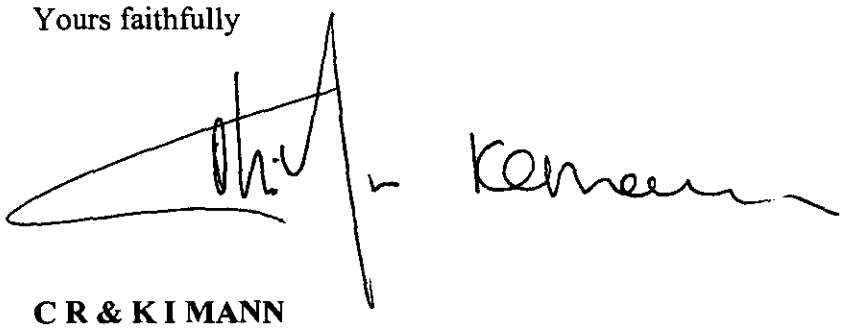
6. The proposed site for the telecommunications mast is within 20 metres of the boundary of the nearest residential property in Soldiers Rise. Its proximity to those properties at the northern end of Soldiers Rise is of great concern, especially concerning the prospect of radio telecommunications interference and environmental effects, with a resultant risk of disturbance and environmental nuisance to electrical appliances, especially television and computer devices.

7. We would be very concerned that should the council concede the principle of a telecommunications mast in this location, telecommunications development will result in demands to add to the telecommunications mast with other forms of receiver, which will result in a greater visual intrusion over time. The applicant will be bound to exploit this, as is evidenced by many other telecommunications masts in the area.

We understand the woodland area incorporating the proposed site is considered to be of vital importance as a barrier against development and of strategic importance, protected within the council's UDP. We would expect the Council to resist this proposed development on a number of grounds, including policy considerations, conservation, loss of amenity, disturbance and environmental effect.

We would ask the council to clarify whether the application is to be determined by committee or by an officer with delegated authority. We would also ask for a copy of the officers report and recommendations to be made available to us as soon as it is available and in any event in advance of any scheduled date for a determination. Should the officers recommendations be for consent to be granted, we would care to make further representations and should consent be granted, to consider formulating an appeal together with others.

Yours faithfully



C R & K I MANN

D.A. Stock
Englebury
Hollybush Ride
Wokingham
RG40 3QP

PLANNING SECTION | LPT
DCL | THS
KL | FPC
APC
06 JUN 2002
COPIES TO | ACK ✓ 11/6
FILE:

5th June 2002

Dear Mr. Lithgow,

Re Planning Application F/2002/6256

I am writing to register our objections to the above planning application.

My main reasons for objecting to this application are as follows:

- The possible, or indeed probable health effects of the RF radiation emitted by the equipment.
- The visual impact of this tower in the green gap location, and
- There are already two masts in the immediate vicinity os this location. Why cannot these towers be shared?

Yours faithfully,

D.A. Stock

Stonehouse
Soldiers Rise
WOKINGHAM
Berkshire
RG40 3NE
Tel: 01344 773762

PLANNING SERVICES | RPT
POL | LLG
DC KL | 3NF
APP
CB
05 JUN 2002
COPIED

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

30th May, 2002.

Dear Sir,

Proposal for siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham. Ref: F/2002/6256.

Our main reasons for this objection are:

1. The visual impact of this in the "green gap" location.
2. The probable health effects of the RF radiation that will be emitted by the equipment.
3. That there are already 2 x 12 metre masts in the immediate vicinity of this proposed location.

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them:

"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

Yours faithfully,

J.E.Clamp & B.L.Clamp

PLANNING SERVICES | HPT
POL | TLR
DC KL | SJF
APP
CS
31 MAY 2002
COPIES TO

To: Wokingham District Council.
Environmental Services Department
Planning Services.
P.O.Box 57,
Shute End,
Wokingham, Berks. RG40 1WR.

F.A.O. Kerrin Lithgow,
Planning Officer.

From: David Burn.
Hightrees.
Soldiers Rise,
Wokingham,
Berks.
RG40 3NE.

Ref: Telecommunications Tower. Wokingham Ref: F/2002/6256.

Dear Sir,

With reference to the above, I object strongly to the proposal for siting a 25metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham.

With regard to visual impact there have already recently been 2x12 metre masts erected in the immediate vicinity of this site. I would suggest that if this planning application is passed, then further applications in the future will no doubt follow, and that further masts will be erected, thus spoiling the locality, which is after all a "green gap" location.

As for possible health problems caused by RF radiation, then until such time as it can be categorically stated that there are absolutely no adverse health effects associated with equipment emitting such radiation, then I regard it totally irresponsible of Wokingham District Council to even consider the construction of a telecommunications tower so near to domestic properties. A more precautionary approach, and a more remote location would surely be wiser.

Yours sincerely,

D. Burn.
30/05/02.

Wokingham District Council.
Planning Services.
P.O. Box 157.
Shute End
Wokingham.
Berkshire RG40 1WR.

"Sundew"
Dorothies' Rise
Nine Mile Ride
Wokingham.
Berkshire
RG40 3NF.

PLANNING
RG
FOR KL
05 JUN 02

Ref No.:- F/2002/456.

31-05-02.

Dear Sir,

Please may I object to the 25 metre high telecommunications tower on the land opposite "Lara Pawzi" Dorothies' Rise II Nine Mile Ride.

Firstly - there are 2 x 12m masts in the immediate vicinity.

Secondly - inevitable health risks that this piece of equipment will emit.

Thirdly - the visual impact of the mast in this "green gap" location.

Please can we not keep the "green gap" green - this extremely unsightly mast is surely unnecessary and unfair to our area.

My husband and I do hope you reconsider this highly unsightly, unnecessary and unhealthy piece of equipment in our little piece of heaven.

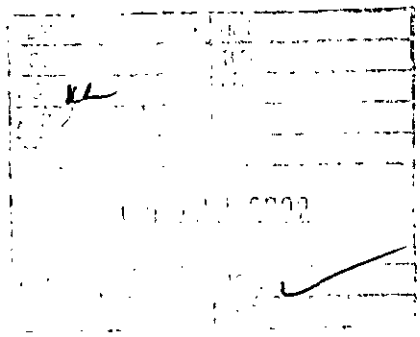
Yours Sincerely

Sallie Cridlin.

17 Ashdale Park
Wokingham
Berkshire
RG40 3QS

30 May, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR



Dear Mr. Lithgow,

Application Number: F/2002/6256
Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin

We would like to express our opposition to the proposed erection of the 25 metre mast in the above site for the following reasons:

- The visual impact of this mast and cabin in the proposed "green gap" location. The physical appearance of the mast is out of place in a predominantly residential area, detracting from the current recreational amenity of this location.
- As parents of a young baby the proposed erection of this antenna concerns us. We fear that the low-level radio frequency radiation emitted by this equipment could cause a negative effect on body cells, which would be most likely to affect young children. Research from Dr Gerard Hyland of the University of Warwick states that children are particularly vulnerable to low level, non-thermal, radiation because their immune systems are still developing and their skulls are smaller and thinner than adults'.

  As with electric pylons, evidence of the health hazard these devices create may come too late once they are already erected.
- There are already two 15 metre high masts in the immediate vicinity of the proposed location

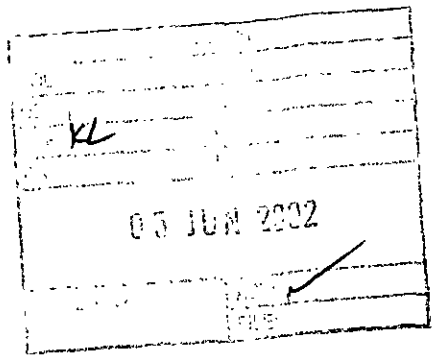
  The Government policy (through the UK Stewart Commission Report 11th May 2000) states "*that operators should actively pursue a policy of mast sharing and roaming where practical, and that they should be considered by planning authorities as an alternative option when new masts are proposed.*"
- There is a strong community spirit in the locality that keenly protects the area from insensitive, destructive and environmentally unfriendly and damaging development.

In summary we believe that the environmental impact and the potential health hazard of the proposed structure in the above location would be highly negative and we request that this application is rejected.

Yours sincerely,

Mr. and Mrs. A.R. Opalka

Dr. F. Caldeira-Saraiva
Green Shadows
Hollybush Ride
Wokingham
Berkshire
RG40 3QP



Mr Kerrin Lithgow
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 57
Shute End
Wokingham
Berkshire RG40 1WR

Thursday, 30 May 2002

Dear Mr Lithgow

Planning Application No. F/2002/6256
Site Address: Land opposite Lalapanzi, Nine Mile Ride
Proposal: Erection of 25 metre high telecommunications tower

I am writing to object to the proposed development for the following reasons.

There are already two 12 metre masts in the immediate vicinity of this location.

The newly proposed tower will be an imposing structure, visible from public vantage points and totally out of keeping with the "green gap" nature of the location. It will be an eyesore and a blight on properties in the area.

Its presence will therefore adversely affect property prices, detract from the current recreational amenity of the location, deter visitors and potential future residents and reduce the current enjoyment of the area.

Radio frequency radiation is perceived as a threat to the health of the residents, particularly that of children, many of whom wait at that junction to catch school buses. To quote the recently published "Stewart Report": "It is

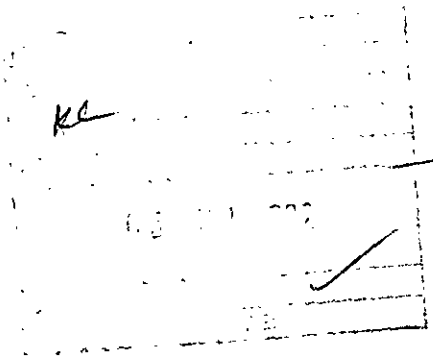
not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects".

Not only this is a serious consideration in itself but it will considerably reduce property values in the area as it will deter future buyers.

The community is particularly sensitive to threats to the environment and would feel this development in this location to be insensitive and crass. I hope therefore that the Council will reject the planning application.

Yours sincerely,

Dr. E. Caldeira-Saraiva



Cobwebbs
Hollybush Ride
Finchampstead
Berks
RG40 3QP.

Dear Sirs

Proposal of a 25 Metre Tower
F/2602/6256.

Yet another Tower to spoil our Countryside & affect our health.

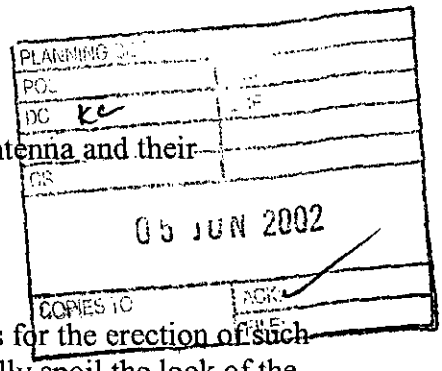
Yes. I do object but does anyone really take any notice these days.

I objected to the other 2 masts but they appeared & I thought our objections were listened to.

Yours faithfully,

Jessica White

PLANNING APPLICATION NUMBER: F/2002/6256



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

REASONS:

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

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

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

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

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

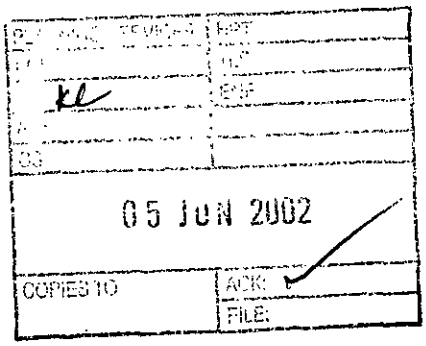
- A company making such an application would only be in the area for the time of construction and occasional maintenance visits. **It is the residents of Finchampstead who would have to live with this monstrous eyesaw for ever.**

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

Yours faithfully

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

31 May 2002



18 Little Fryth
Finchampstead
Wokingham
RG40 3RN

30th May 2002

Your Ref: Kerrin Lithgow

Dear Sirs

APPLICATION NUMBER: F/2002/6256

I am writing to object to this application for a proposed 25m telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride.

Having read much about these towers, I am still far from convinced that such towers are safe from a health perspective, given the signal frequency radiation they emit. The siting of such a tower close to residential homes (which have many young children) seems far from prudent given that their safety has yet to be proven beyond all doubt.

This leads to my next point, which is that this is a residential area and such a large construction will be seriously out of character. The housing has all been developed carefully so as not to detract from the beauty of all the natural woodland – the same could not be said for a 25m high telecommunications tower! It will be an eyesore for both the residents and the many visitors to this area.

Moreover, there are **already** 2 x 12m masts in the immediate vicinity of this proposed location. Surely this should be more than enough!

I would be grateful if you could please let me know the outcome of this application.

Yours sincerely

Cecile Richards

PLANNING SERVICES LTD
REC
KC

Moulin
Soldiers Rise
Wokingham
Berks
RG40 3NE

29-5-02

REF. F/2002/6256

We strongly object to the siting of 25 metre high telecommunications tower on land opposite Lalapanzi - Soldiers Rise (Nine-Mile-Ride) for reasons stated in enclosed. We have also signed a petition raised locally to this effect.

Mr. & Mrs. P.K. Chatterjee
CHATTERJEE.

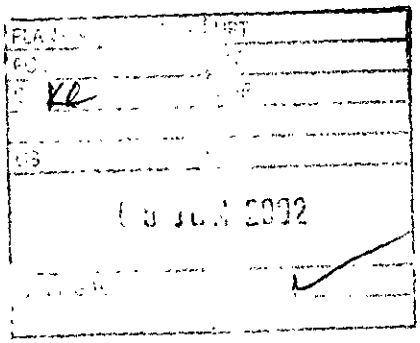
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 57
Shute End
Wokingham, Berkshire RG40 1WR
Kerrin Lithgow, Planning Officer: 0118 974 6441

Proposal for siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, **Wokingham Ref: F/2002/6256.**

The main reasons for this objection are: **1) the visual impact of this in the "green gap" location, 2) the probable health effects of the RF radiation that will be emitted by the equipment, 3) that there are already 2 x 12 m masts in the immediate vicinity of this proposed location.**

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them:
"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

IF YOU OBJECT TO THIS APPLICATION PLEASE WRITE TO WDC QUOTING THE PLANNING REFERENCE. OBJECTIONS HAVE TO BE RECEIVED BY THEM BY 6TH JUNE.



Anselm
Soldiers Rise
Wokingham
RG40 3NE

Tel: 01344 771078

29 May, 2002

Kerrin Lithgow
Environmental Services Department: Planning Services.
Wokingham District Council
PO Box 157
Shute End
Wokingham,
RG40 1WR

Dear Kerrin Lithgow,

Application No. F/2002/6256: Erection of a 25m Mast on Nine Mile Ride opposite Soldiers Rise, Wokingham

The area surrounding this junction contains two large lakes, some housing and, overall, a very pleasant environment with wildlife, walks, views and has two masts now. Yet another telecommunications tower of some 25 metres will be totally out of keeping with this area and should not be permitted. We register our objection to this application on the grounds of:

- Blight on an area of pleasant landscape and wildlife.
- Potential risk to health for local residents through RF Radiation.
- Already, there are two masts within 100 metres of the proposed location.

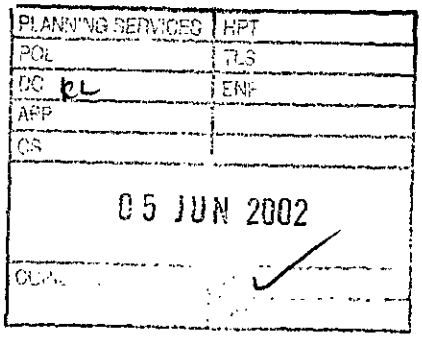
The growth in the telecommunications market must better planned such all transmitter towers are sighted in industrial areas of which there are plenty within a few miles radius of Wokingham. There are appropriate alternatives available and should be so directed by Wokingham District Council. A copy of this letter is sent to Finchampstead Parish Council.

Yours sincerely,

Brian and Ann Stainton

Recd 8.55AM 5.6.02.

Azinheiro
Soldiers Rise
Finchampstead
Berkshire
RG40 3NF



04 June 2002

Dear Sir

RE: PLANNING APPLICATION NoF/2002/6256

ERECTION OF TELECOMMUNICATION MAST ON LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE. RG40 3NE

I write in objection to the proposed erection of a telecommunication mast and ancillary building on land situate at Queensmere Pumping Station. The siting and design of the proposed mast will detract from, and adversely affect the amenity of the locality. I urge the local authority to invoke your powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. I am sure the committee will agree that it would be expedient in order to protect the amenity of the locality, and for the good planning of the area, that an Article 4 order should be made.

As you will be aware, there are a large number of conflicting academic reports on the dangers of irradiation emitted from base stations. With this in mind I urge you to follow the recommendation of the Stewart Report, and adopt a **precautionary approach** *(see para 1.21 and 6.16 of that report)* in deciding applications for telecommunication base stations. This approach as you will be aware is enshrined within national planning policy structure of the UK, as well as European legislation (***Please refer to the Government White Paper "This Common Inheritance", PPG23 "Planning and Pollution Control" and "Sustainable Development - the UK Strategy", as well as being enshrined in the Treaty of European Union (Maastricht, 1992; in force from 1.11.93) - Title XVI: Environment, Article 130r)***:

Article 130r

"1) Community policy on the environment shall contribute to pursuit of the following objectives:

- *preserving, protecting and improving the quality of the environment;*
- ***protecting human health;***
- *prudent and rational utilisation of natural resources;*
- ***Promoting measures at international level to deal with regional or worldwide environmental problems.***

2) Community policy on the environment shall aim at a high level of protection taking into account the diversity of situations in the various regions of the Community. ***It shall be based on the precautionary principles that preventative action should be taken, that environmental damage should be rectified at source and that the polluter should pay...*** *(p39)"*

The Stewart Report states at para 1.19:

We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach'.

I am very concerned that the biological affects and irradiation emmitted from the proposed development will affect not only my own health but that of my family, and those visiting my home. As such I urge you to use the power confered upon you by para 29 of PPG8 and attach considerable weight to the fear that the majority of local residents have.

The Stewart Report recommends that exclusion zones are placed around all base stations, and indeed some countries already have exclusion zones. This recommendation clearly indicates that there is a potential for concern in placing masts close to sensitive locations such as schools, hospitals and residential areas.

Exclusion Zones (1.44)

We recommend the establishment of clearly defined physical exclusion zones around base station antennas, which delineate areas within which exposure guidelines may be exceeded (paragraph 6.49 – 6.52). The incorporation of exclusion zones should be part of the template of planning protocols that we advocate.

Physical Barriers (1.45)

Each exclusion zone should be defined by a physical barrier and a readily identifiable nationally agreed sign with a logo. This should inform the public and workers that inside the exclusion zone there might be RF emissions which exceed national guidelines.

The government recommends that local authorities do not take health effects into consideration, however many local authorities are rejecting these recommendations including Kent County Council, which refuses to endorse consents on any council land, due to their concerns over health. I would also draw your attention to the case pending before the High Court for leave to apply for judicial review of a base station on the question of the LPA failing to take into account the health aspects of masts *(R v Stockport Metropolitan Borough Council ex parte Smith).* Should this application be decided in favour of the Claimant then question marks will be put over all masts where the health issues were not taken into account.

However, even if a rejection of the arguments relating to the precautionary approach is taken by the planning committee, we would urge you to consider the effect the size and design of this mast will have on the amenity of the local area, towering as it will some 25 metres into the air, which will contrast with the residential nature/ rural aspect of the locality. PPG8 makes it clear that a rejection of permitted development permission is acceptable for base stations should the LPA conclude that it would have an adverse effect on the amenity of the area. I also take this opportunity to draw your attention to the factors listed in ***PPG8 Annex 1 para 13*** that may involve siting:

- The proposed location is approximately 24 metres from the nearest residential property boundary and approximately 45 meters to the nearest point of the property
- The height of the structure will be greater than 5 Metres above the natural tree height.
- The planned location is at the lowest point geographically in the local area.
- There is no mention of parking for service vehicles, therefore we must assume that these vehicles will use the road or the grass verge, which will be further restricted by the opening outwards of the proposed entrance gate.
- The site chain link fencing when observed from the road, will make the site more visual than with the current timber fence.
- The proposed site is in an area already designated as "green gap" by the council.
- The proposed site is only a short distance from the existing masts at the junction of the A321 and the B3430, the offer of sharing with other service providers is therefore nullified.
- There is in place a TPO 799/1996, visual inspection shows that trees may have to be felled in order to accommodate the planned concrete base. The well established flora and fauna will also be adversely affected.
- The section of road (B3430) from the junction with the A321 to the railway bridge, is known to be a high accident area, which with vehicles parking or causing obstructions would increase the risk of serious accidents.
- The planned use of air conditioning and / or generators would cause noise pollution for the local residents.
- There are general concerns about the effect on the wildlife and their habitat.
- We have real concerns about the future use of such masts for the siting of 3G (Next Generation) transmitters, of which power output will be increased several fold.
- Not only will the view from our property be blemished by the sight of this mast, any engineers working on the mast would invade our privacy.
- The O2 web site www.o2.co.uk states that the existing, and future, coverage in the are is in the very good category. The dropout zones are 3 kilometers away to the west
- Many other planning applications in this locality have been refused for the following reason.

  " *The proposal is unacceptable in view of it's close proximity to residential properties and it's impact upon the character of the area* "

  This planning refusal must also be applied to this planning application.

There is as you will be aware an obligation contained within PPG8 for operators to hold talks with local authorities, and recommendations that these discussions should also include other organisations such as local residents groups. Could you therefore supply me with information relating to these meetings, in particular the out come of the obligatory talks that the local authority held with the Operator, along with details of any residents groups who took part, or were invited to take part in these discussions.

The petition, already submitted, of some one hundred and sixty two local residents, against the siting of this and any future masts would surely be an indication of not only the visual impact this mast would have, but also the unproven research regarding health issues.

We have requested a site meeting with the senior planning officer, Kerrin Lithgow,(as arranged with Farah Humayun of the planning department.) We would expect that this meeting would take place prior to any decision is considered.

The site meeting is requested for the following reasons:

1. All of the above points.
2. To physically see the dangerous parking area.
3. To physically see the trees that would be affected.
4. To see how close the residential properties are.

Whilst reserving the right to make further representation on this application, I urge you to refuse permission for the above reasons.

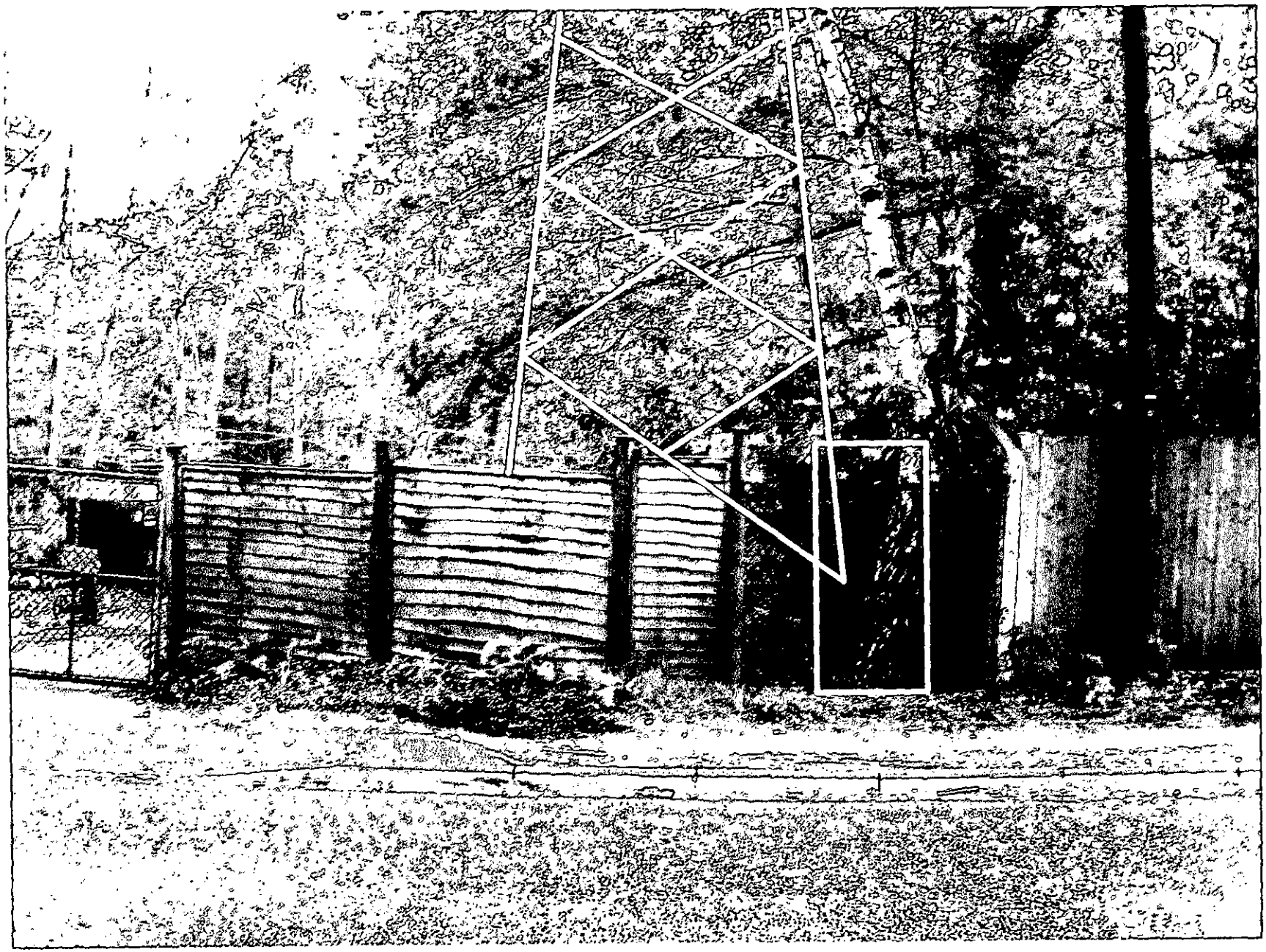
Yours sincerely

RM & GH Rich

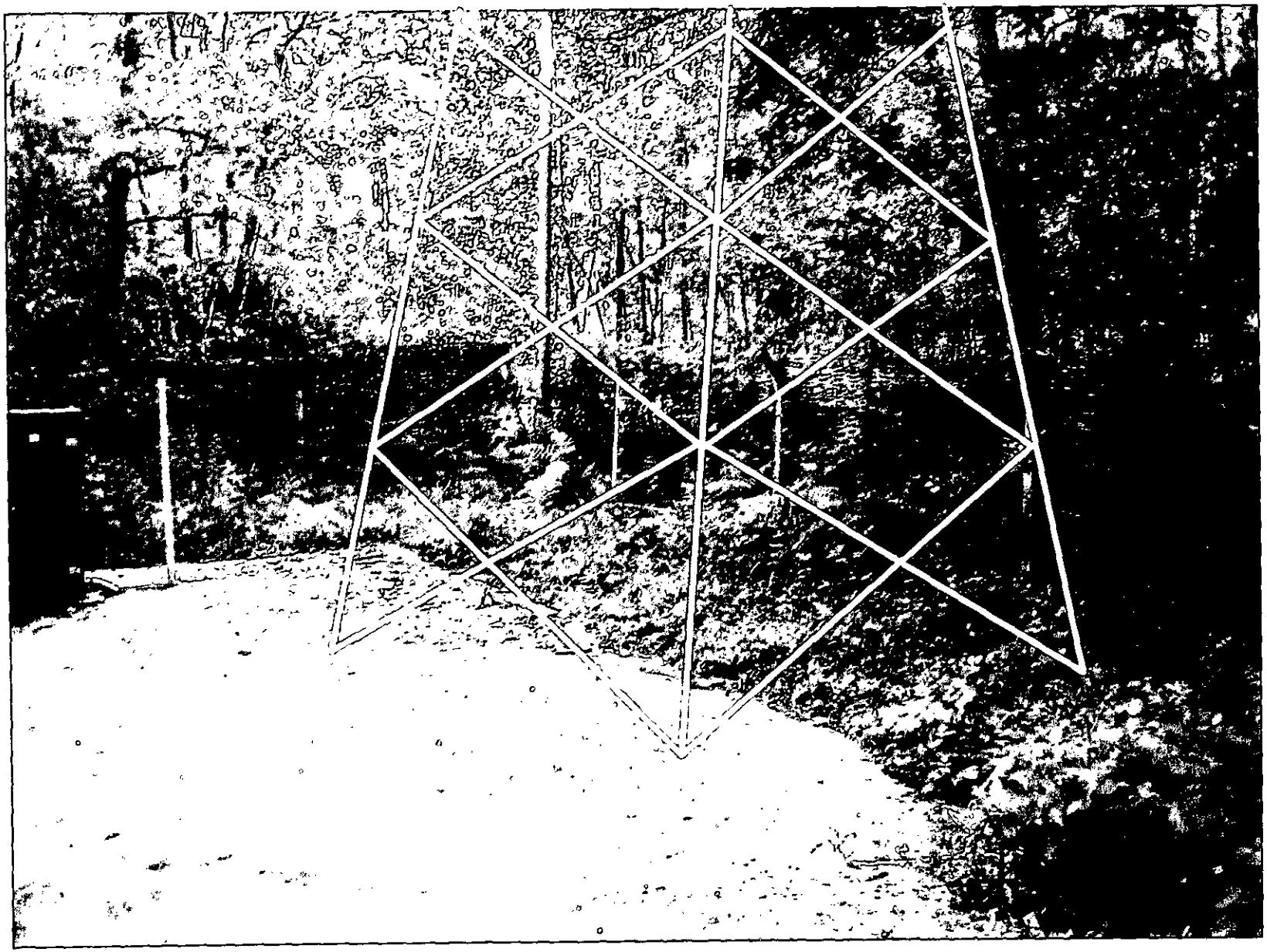
Local resident

Enclosures 5 recent photos with notes and current & future O2(Cellnet) coverage maps

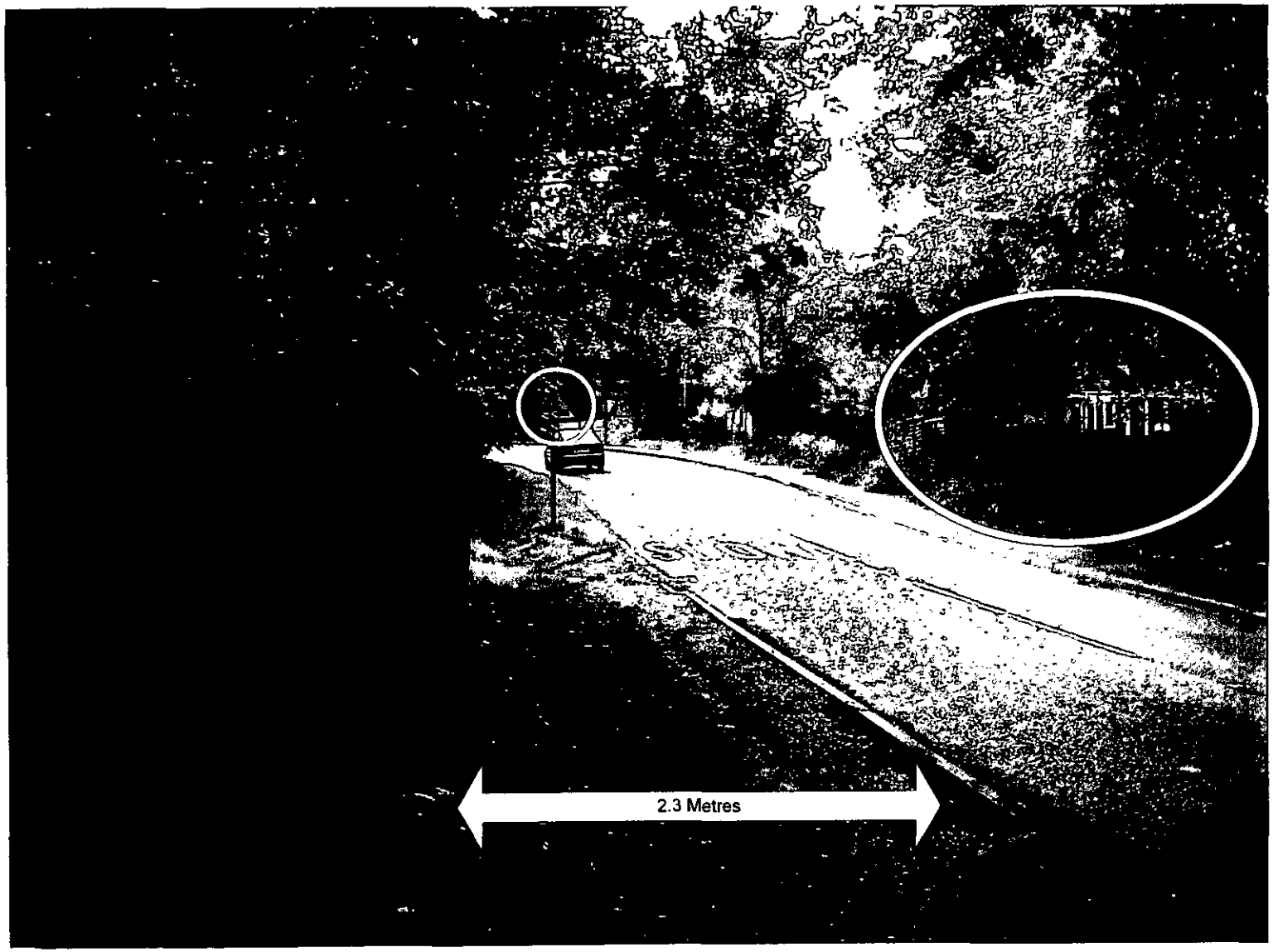
View from across the road, shows trees which will be affected and fencing that is proposed to be replaced by chainlink fencing



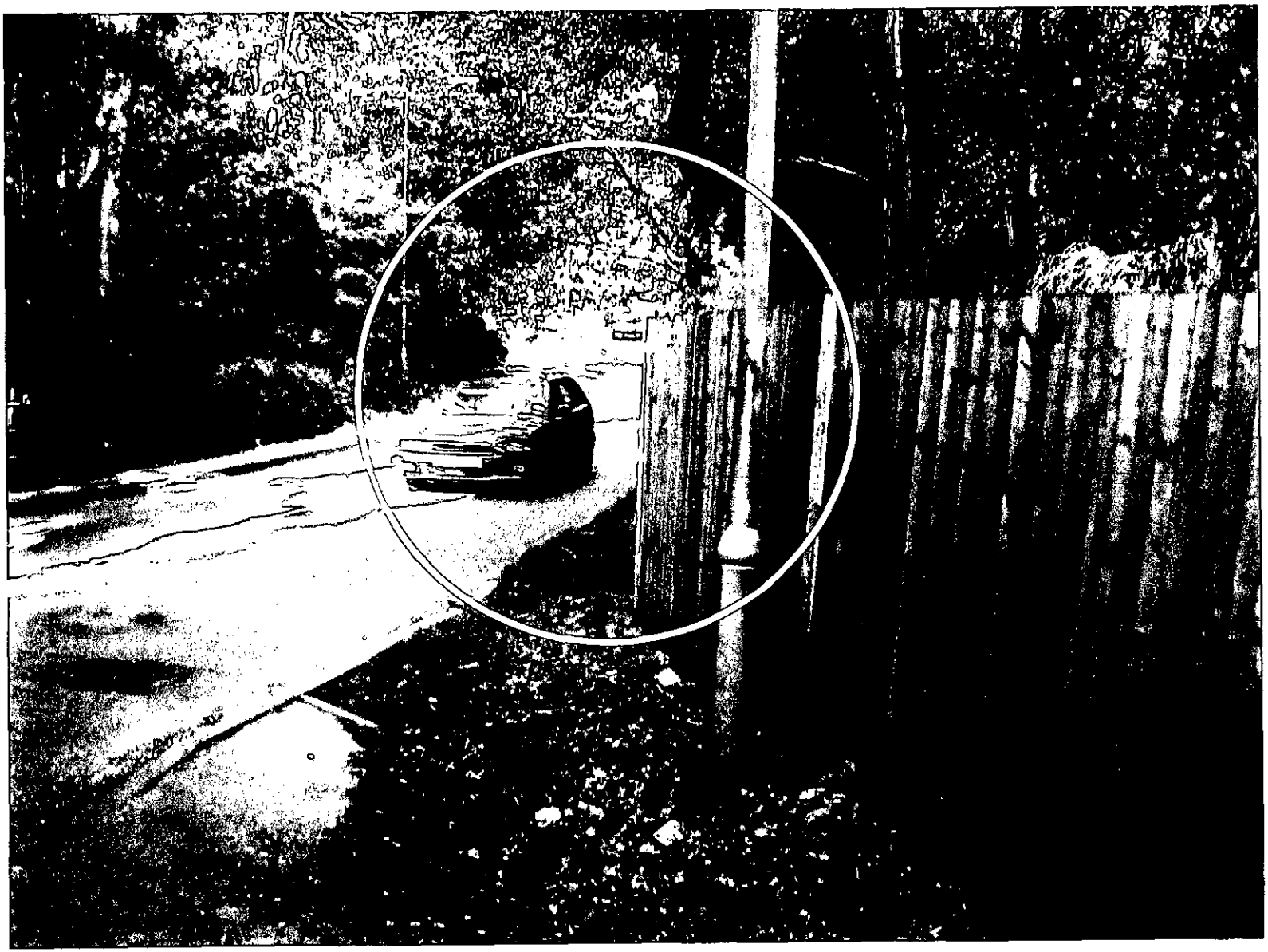
picture of the QUEENSMERE PUMPING STATION GROUND Taken from the gates with a representation of the mast location.



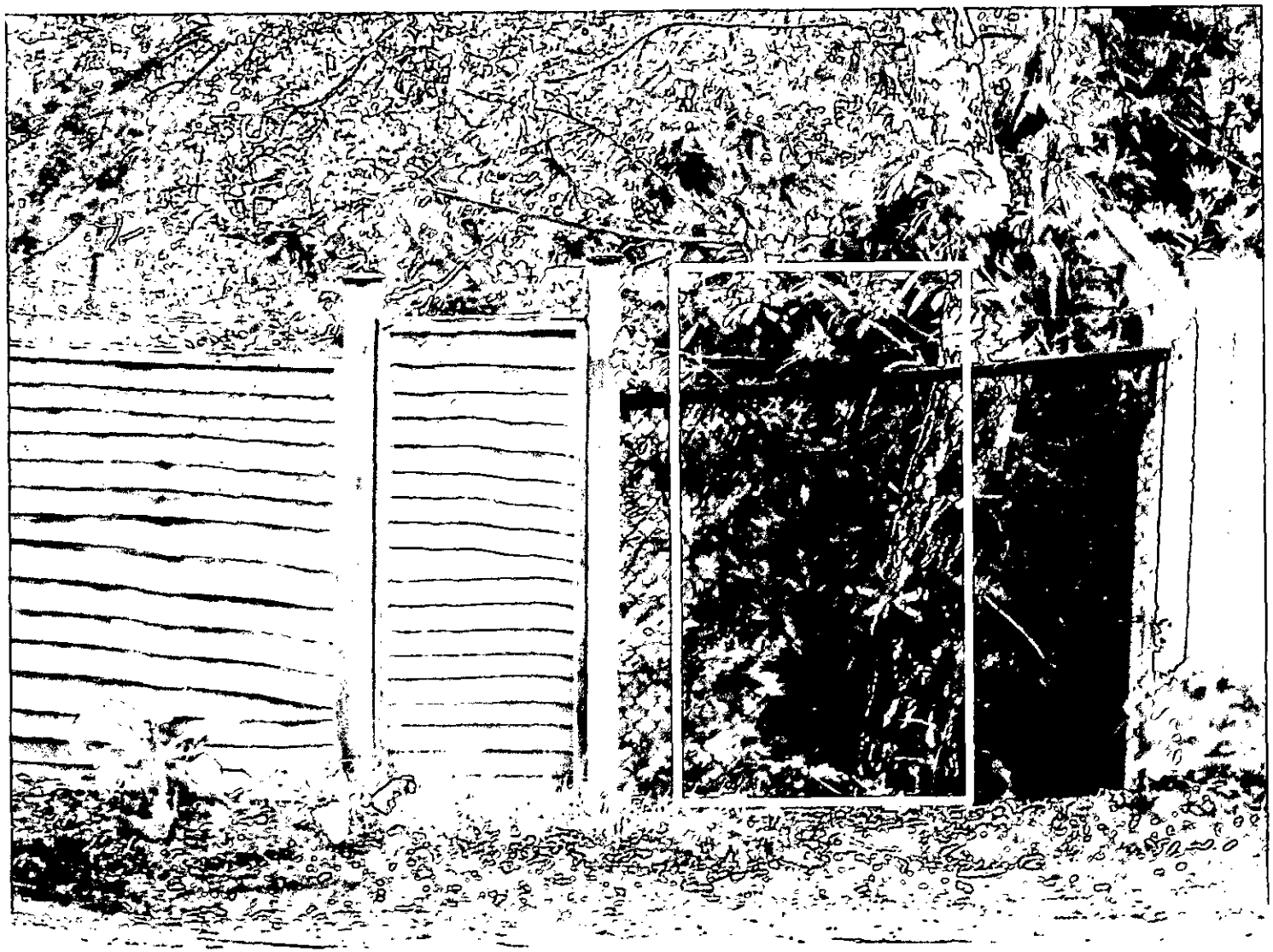
Picture shows proximity to residential properties
the depth of grass verge and blind bend approaching the hump back bridge



Taken from outside the pumping station gates, the grass verge is approximately 1 metre and the view to the roundabouts (A321) is severely restricted.



Existing Fence showing where proposed gate will be located



02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

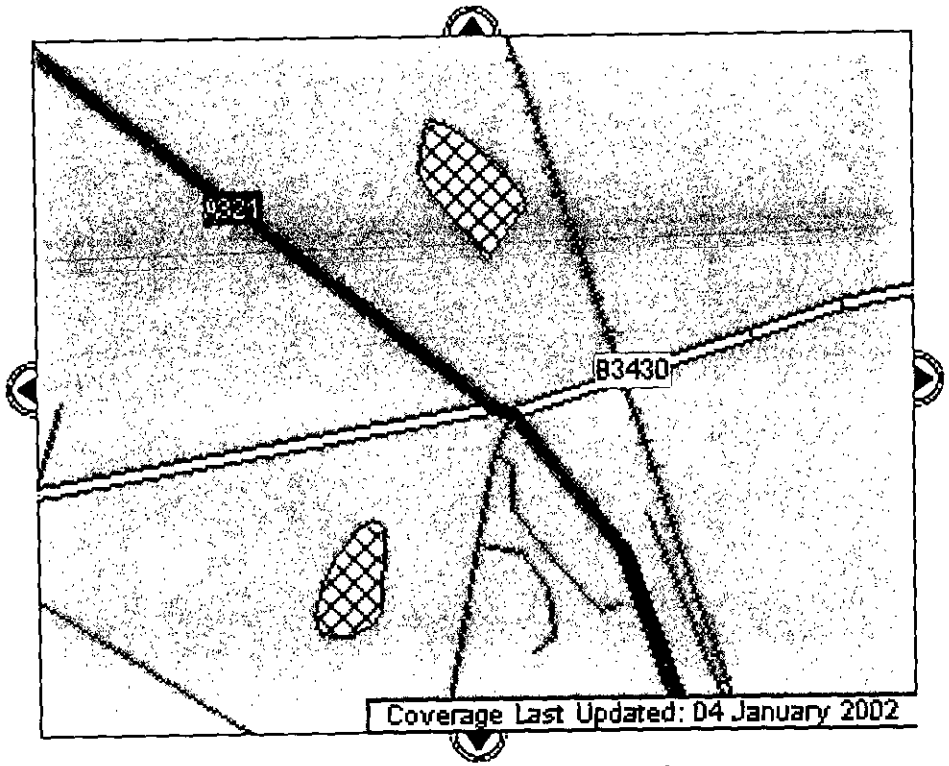
Map Type

Current Network

SEARCH

- [ ] Very Good
- [ ] Good
- [ ] Variable
- [ ] No Coverage
- [x] Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.



Map Zoom (Width of map): 1.87 Kilometers

Choose a tool then click on map

CENTER MAP | ZOOM IN | ZOOM OUT | DEFAULT VIEW

02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

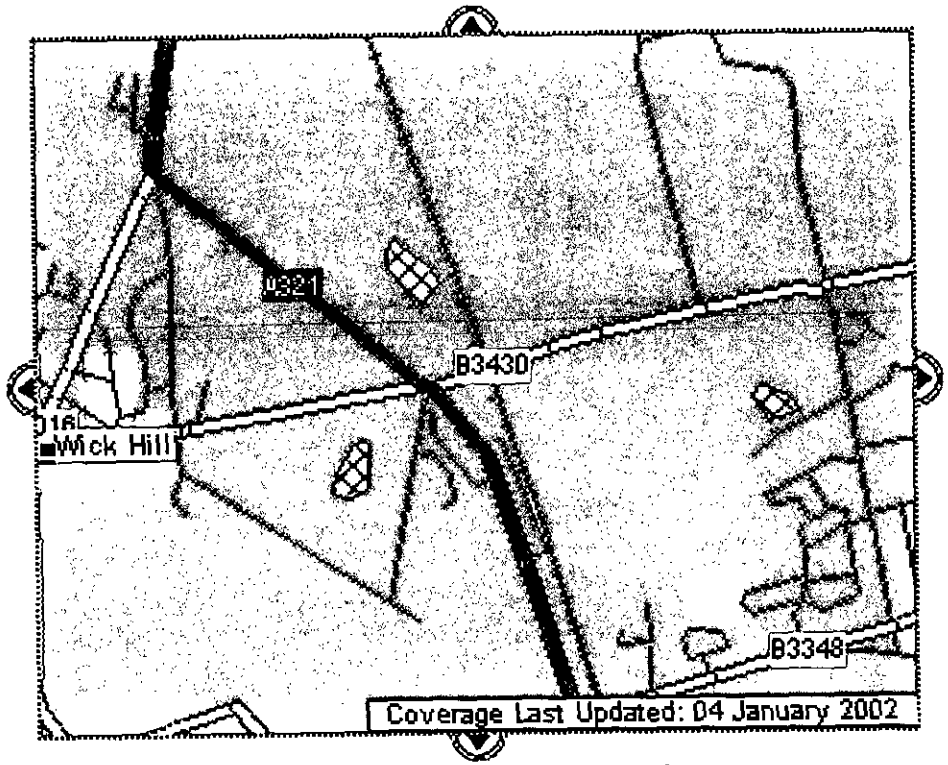
Map Type

Current Network

SEARCH

- Very Good
- Good
- Variable
- No Coverage
- Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.



Map Zoom (Width of map): 3.75 Kilometers

Choose a tool then click on map

CENTER MAP | ZOOM IN | ZOOM OUT | DEFAULT VIEW

02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

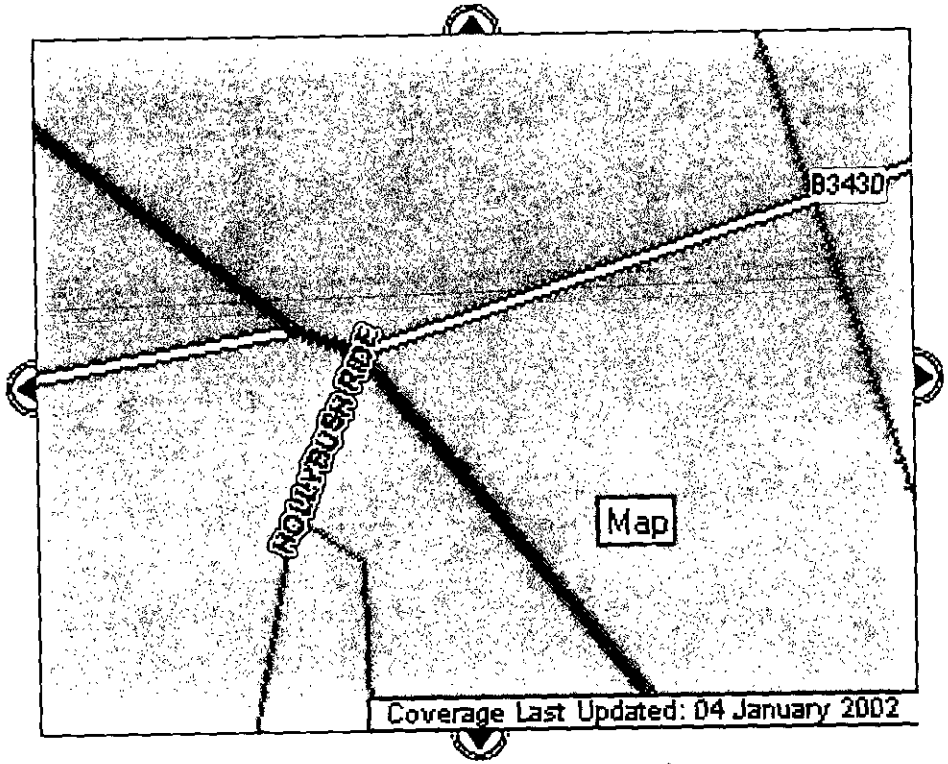
Map Type

Future Network

SEARCH

- [ ] Very Good
- [ ] Good
- [ ] Variable
- [ ] No Coverage
- [x] Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.



Map Zoom (Width of map): 0.47 Kilometers

Choose a tool then click on map

CENTER MAP | ZOOM IN | ZOOM OUT | DEFAULT VIEW

02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

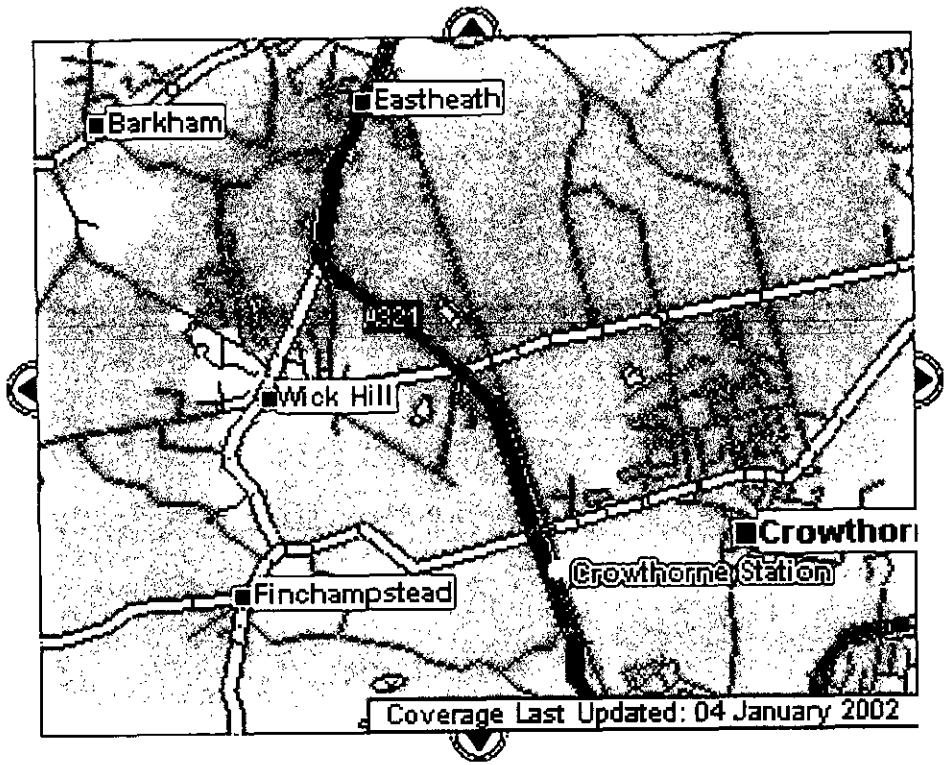
Map Type

Future Network

SEARCH

- Very Good
- Good
- Variable
- No Coverage
- Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.

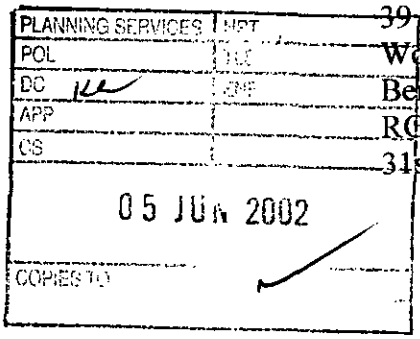


Map Zoom (Width of map): 7.5 Kilometers

Choose a tool then click on map

CENTER MAP | ZOOM IN | ZOOM OUT | DEFAULT VIEW

Mr G. Green,
39 Ashdale Park,
Wokingham,
Berkshire,
RG40 3QS
31st May, 2002



Mr. K. Lithgow,
Planning Officer,
Wokingham District Council,
Environmental Services Dept.,
Planning Services,
P.O. Box 57,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr. Lithgow,

Ref: F/2002/6256

I should like to register my opposition to the above planning application for the following reasons:

1) In my opinion a 25 metre tower would be unsightly in this proposed location.

2) I have an 11 year old son, who has to wait for a lift to school by the Queensmere roundabouts. I am worried about the probable health effects of the RF radiation that will be emitted by the equipment. The tower is also quite close to the Ashdale Park woods where he plays.

3) There are already 2 smaller masts in the immediate vicinity of this proposed location.

I should be grateful if you would take my concerns into account when reviewing this application.

Thanking you in anticipation,

Your sincerely,

Geo Green

Rec'd 9.40AM 31.5.02.

0158

31 May 2002

PLANNING SERVICES	HPT
POL	TLS
DC KL	SNF
APP	
CS	

31 MAY 2002

CONTACT

The residents of Soldiers Rise and surrounding area
C/O Azinheiro
Soldiers Rise
Finchampstead
Wokingham
Berks
RG40 3NF

Dear Ms K Lithgow
Please find attached a petition raised to protest against the Planning application F2002/6256

We feel strongly that it will be an eyesore on this idyllic unspoilt rural land. The proposed location is on officially designated green gap land with tree preservation orders covering the majority of the trees, of Coniferous and Deciduous types, over a wide area.

The mast would be sited on a busy main road in close proximity to hump back bridge in one direction and a double roundabout in the other, nor is there any designated parking area, so engineers would have to park on the road, creating additional hazards.

Our fears are paramount, as to the health risks to our children, the radiation levels have not been proved to be safe. The "Stewart Report" quotes" It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

Petition Statistics
Houses petitioned within .5 mile radius
162 signatures
4 refusals of which 1 was writing in to supportthe mast.
98% signed to say they are against the mast
1.5% declined to sign petition
.5 % (one person) in full support.

R.M & G.H Rich
For and on behalf of: the residents of Soldiers Rise and surrounding area.

We the undersigned object to the planning application reference F2002/6256 ~~15020~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

PLANNING SERVICES RECEIVED
31 MAY 2002
ACKNOWLEDGED OK

NAME	ADDRESS	SIGNATURE
RON RICH	AZINHEIRO - SOLDIERS RISE.	
GILL RICH	"	
KAREN MANN	PASTORALE SOLDIERS RISE	
COLIN MANN	"	
TONY CAIDLIN.	SUNDEW	
SANDRA CRIDLIN	SUNDEW	
Julie Morley	Two Farthings	
Vernon Morley.	"	
KEN ERSKINE	DURDLE LODGE	
CAROLYN ERSKINE	DURDLE LODGE	
Natasha Erskine	"	
BRIAN SCOTT	KALIM - SOLDIERS RISE	
JENNY SCOTT	KALIM - SOLDIERS RISE	
[illegible]	8A TOQUADE, S' RISE	
MARIA MERRYWEATHER	WELLOW PINES, SOLDIERS RISE	
PILLAIYAR THAVIGHASALAM	"	
N BARLOW	HOLLY HOUSE SOLDIERS RISE	
W. MACBETH	DODWELL SOLDIERS RISE	
E Macbeth	WALLS SWEET, ASCOT	
C. A. FOOT.	BEECROFT Soldiers Rise	
S. WILLIAMS	BRANKENWOOD, SOLDIERS RISE	
J. HAND	LYNESIDE SOLDIERS RISE	
M THC REILLY	Templecot Soldiers Rise	
KEVIN MCGREEVY	"	
CHRISTINE GILES	"PINECOT", SOLDIERS RISE	
TONY GILES	"	
Mr Delaney	Awynora, Soldiers Rise	
F.R. DE ZILWA	THE BUNGALOW, SOLDIERS RISE	
S. H. BURN	HIGHTREES, SOLDIERS RISE	
NICK O'SULLIVAN	THE NEEDLES, SOLDIERS	

F2002/6256

We the undersigned object to the planning application reference ~~15879~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
Chris Rich	Azinhaxo, Soldiers Rise	Chris Rich
Lynne Davies	Arden, Soldiers Rise	L Davies
Mrs Newport	Arden, Soldiers Rise	P Newport
DENNIS CADDY	PINEHILL, SOLDIERS RISE	
DENISE CADDY	"	
HELEN ALLAN	GARDENAE, SOLDIERS RISE	Helen Allan
STEVE ALLAN	" "	
JOHN E CLAMP	"STONEHOUSE" SOLDIERS RISE	
BETTY CLAMP	" " "	
A. CHATTERJEE	MOULIN SOLDIERS RISE	
R.A. Chatterjee	" " "	R A Chatterjee
T. CHARMAN	Queensmere, Sandhurst Rd	T. Charman
K. CHARMAN	" " "	K. Charman
ELEANOR MANN	Postorde, Soldiers Rise	
S.M BRAY	348 Nine Mile Ride	S.M Bray
D.R BRAY	348 Nine Mile Ride	
R WIDE	SILVER BIRCH SOLDIERS RISE	
J Wide	Silver Birch Soldiers Rise Wokingham	J Wide
JR JENN	Emydale, Soldiers Rise, Wokingham	
B.R STANTON	Anselm Soldiers Rise Wokingham	
A. STAINTON	" " " "	A Stainton
T O'TOOLE	1 Ashdale Park	
J O'TOOLE	1 Ashdale Park	J O'Toole
J Kelly	3 Ashdale Park	
B J Kelly	3 Ashdale Park	B J Kelly
M. Ballentine	5 Ashdale Park	M Ballentine
N. Ballentine	" "	
W. Macey	7 Ashdale Park	
~~M. Bright~~ M. BRIGHT	15 " "	M Bright
~~F. Bright~~ F. J. BRIGHT	15 " "	F J Bright

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

We, the undersigned, object to the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham Ref: F/2002/6256.

The main reasons for this objection are: **1) the visual impact of this in the "green gap" location, 2) the probable health effects of the RF radiation that will be emitted by the equipment, 3) that there are already 2 x 12 m masts in the immediate vicinity of this proposed location.**

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them:
"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

Name	Address	Signature	Date
N RHIND	16 LITTLE FRYTH		29-5-02
K. STOCK	ENGLEBURY HOLLYBUSH RIDE	K Stock	"
I. ANDERSON	MAKING IMPROVEMENTS		"
D. WHITMARSH	LAUREL HOUSE, HOLLYBUSH RIDE		29.5.02
[illegible]	[illegible]		29.5.02
K Reed	Tanglewood, Hollybush Ride		29.5.02
R. Smart	Bowdlands, Hollybush Ride		29.5.02
P. Burgess	DEERS LEAP Hollybush Ride		29.5.02
G [illegible]	Two Hoofs, Hollybush Rd.		29.5.02
L TRANTER	Hollywood, Hollybush Ride		29.5.02
J & D Dobbin	Rowany, Hollybush Ride	J. DOBBIN	29.5.02
E Olbrewska	UANI, HOLLYBUSH RIDE	E. Olbrewski	29.5.02
[illegible]	DILIGENCE, HBUSH Rd	E. PAGE	"
B Reilly	Brackenwood H. Bush Rd	B. OReilly	"
[illegible]	[illegible] Hollybush Ride		"
W.E Hillman	Strawchats Hollybush Ride	W.E HILLMAN	29.5.02
[illegible]	1, LITTLE FRYTH	M. H. HOLLAND	29.5.02
K [illegible] Campbell	7 Little Fryth	K and Campbell	29-5-02
A. DEARSLEY	21 LITTLE FRYTH		29.5.02
J. PHILLIPS	14 LITTLE FRYTH		29.5.02
D TAYLOR	14 LITTLE FRYTH	D Taylor	29.5.02

We the undersigned object to the planning application reference F2002/6256 **[redacted] to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.**
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
[illegible]	Red Gables, N.M.Ride	
M MILES	"	
J. Madson	10 Old Kings Bridge Cl. N.M. Ride	
S WARING	BRIDGEWOOD N.M. RIDE.	
P. TUPEN	1 KINGSBRIDGE COTTAGES NM Ride	
C. HOWARD	6 Ashdale Park, Finchampstead	
CHARLES BOYLE.	12 ASHDALE PARK.	
SARAH THURSTON	14 Ashdale Park	
KAREN TOWSON	"	
PAM ROSS	16 ASHDALE PK	
David Penrose	22 ASHDALE PARK	
David Jubb	24 Ashdale Park,	
Matthew Jubb	"	
Jean Jubb.	"	
[illegible]	55. Ashdale Park	
MRS P R MICHELL	49 ASHDALE PARK	
[illegible]	45 ASHDALE PARK	
MR G. GREEN	39 ASHDALE PARK	
Mr C Bakes	29 Ashdale Park	
MRS L FORDHAM	21 " "	
MR R FORDHAM	21 "	
MRS S BRANNAN	15 Ashdale Park	
J. BRANNAN	19 Ashdale Park	
[illegible]	15 " "	
[illegible]	" " "	
Margaret Boyle	" " "	

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

We, the undersigned, object to the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham Ref: F/2002/6256.

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Name	Address	Signature	Date
JONES	Kingswood House RG40 3QZ		27/5/02
Baker	Wildacre, Nine Mile Ride		27/5/02
SALISBURY	2 Little Fryth, Hollybush Ride		28/5/2002
HOLLAND K	1 Little Fryth, Hollybush Ride	Kim Holland	29/5/2002
HOLLAND S	"	SM Holland	29/5/2002
ELLWOOD K	6 Little Fryth, Finchampstead		"
ELLWOOD MH	"		"
E BENNETT	50 PINEHILL ROAD	E Bennett	"
Caprines	8 Little Fryth hollybushride		29-5-2002
John Hewitt	9 Little Fryth	John Hewitt	29-5-2002
NIGEL PAGE	11 Little Fryth		29-5-2002
JACKIE MAY	10 Little Fryth		29.5.2002
IAN MAY	"		"
KELLY SHARP	15 "		"
TOM/ WHITE	14 "		"
ELAINE WHITE	"	Elaine White.	"
Pat Crabb	23 " "		"
D EVANS	29 "		"
Glynis Briggs	26 "		"
SUE MARTIN	24 "		"
Sarah Goodall	20 " "		"
[illegible]	18 " "		"
[illegible]	16 " "		"

We the undersigned object to the planning application reference F2002/6256 **~~15020~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.**
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
J. WOOD	Morningside, Hollybush Ride	J. Wood

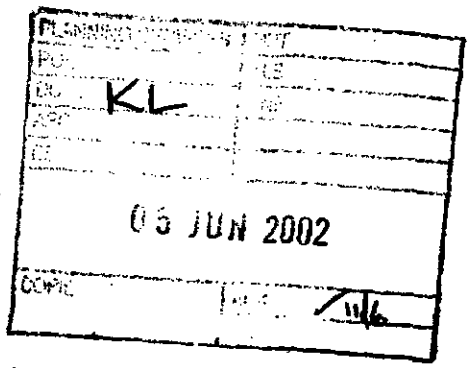
F2002/6256

We the undersigned object to the planning application reference ~~F5020~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
I D BRIGGS	15 ASHDALE PARK	
J.D. M'Carthy	23 ASHDALE PARK	J.D. M'Carthy
T Roberson	25 Ashdale Park	T Roberson
M Roberson	25 Ashdale Park	M
J M Sheridan	27 Ashdale Park	J M SHERIDAN
J B Sheridan		J B SHERIDAN
A. Utton	35 Ashdale Park	
J SOMMERS	41 Ashdale Pk.	
F. C. SOMMERS	" " "	
Sue Sumner	47 Ashdale Park	
Les Sumner	" " "	L Sumner
Rod Sumner	" " "	
Wendy Gannon	43 Ashdale Park	W. Gannon
Derek Gannon	" " "	D Gannon
Dr K. ARORA	57 Ashdale Park	
MRS KANCHAN ARORA	"	Kanchan Arora
MR. TWELVETREES	59 Ashdale Park	
C DOSHI	61 Ashdale Park	C Doshi
Elise Munday	26 Ashdale Park	Elise Munday
Connie Lewis	56 Ashdale Park	Connie Lewis
Marion Taylor	10 Ashdale Park	
R.S. ELLIOTT	4 ASHDALE PARK	
J.E. MARTIN	2 ASHDALE PARK	
P.B MEEK	2 ASHDALE PARK	
F CALDEIRA-GARLING	GREEN SHADOWS, HOLLYBUSH RIDE	
C.E. HODGSON	BORACLEIGH. HOLLYBUSH RIDE	
CJ WARNE	NYCHWOOD HOUSE HBR	
P. HOOPER	CONIFERS HOLLYBUSH	P. Hooper
A. HOOPER	" "	
G HOOPER	" "	

Recd 1.30pm 5.6.02

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

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

Dear Ms Lithgow

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

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

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

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

There are several reasons why the proposal should be rejected:

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

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

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

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

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

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

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

Yours sincerely

Carolyn Erskine

Carolyn Erskine
Local resident

Trevor and Dee Evans

29, Little Fryth
Wokingham
Berkshire
RG40 3RN

June 1, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Wokingham
Berkshire
RG40 1WR

rec ack 12/6

Dear Sir,

Subject: Local Planning Application F/2002/6256

The above Local planning application at Nine Mile Ride has recently come to our attention and we are writing to you to express our objections to this request.

Our objections are as follows: -

1. The design, height and location of this tower mean that it would be readily visible from public vantagepoints at a junction that is already dangerous.

2. The physical appearance of this tower would be visually dominant and an imposing structure out of keeping with the residential area and detracting from the current recreational amenity of this location to Simon's Wood.

3. It would deter visitors and potential future residents adversely affecting the current ambience of the area and property values.

4. There is a well-documented public fear that the RF radiation from the proposed antenna could be harmful to the health of residents particularly children, many of whom wait at that junction to catch school buses.

5. There is a strong community vigilance to protect the area from insensitive destruction and environmentally damaging development.

6. There are already two 12 meter masts in the immediate vicinity of this proposed location

We trust that you will consider these objections before making your final decision.

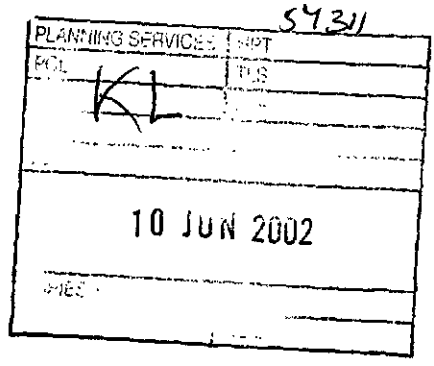
Yours Sincerely,

Trevor Evans.

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

7 June 2002



F A O Kerrin Lithgow

Development Control
Planning
Environmental Services
Wokingham Unitary
P O Box 153
Shute End
Wokingham
Berks
RG40 1WL

Dear Ms Lithgow,

APP NO. F/2002/6256 – BT CELLNET LTD MAST AT QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI, NINE MILE RIDE, FINCHAMPSTEAD

The Parish Council has indicated its support of local residents in their objections to the above application. Whilst considering this application, a query arose which I have been asked to pass on to you. The Parish Council support the use of shared facilities between telecommunications companies, wherever possible, but would like to know whether such shared use by different companies would effect the increase of the "footprint" of the site, bearing in mind that most masts require an equipment cabin etc. at the base of the mast?

I look forward to hearing from you.

Yours sincerely

C.S. Cole

Cherry Cole
The Clerk

LISTING FORM

Case officer: **Kerrin Lithg** Application Number: **F/2002/6256**

Queensmere Pumping S on, Land Opposite Lalapanzi, Nine Mile de, Finchampstead, Wokingham.

Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSE~~

and my reasons are: CONCERN ABOUT SAFETY FROM MAIN RESIDENTS (PETITION ALREADY SENT TO YOU) - DAMAGE TO ENVIRONMENT

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

PLANNING SERVICES RECEIVED 18 JUN 2002

PUL DC APP CS TLS ENF COPIES TO ACK: FILE: Date:

Signed: R A Stanton Date: 12/6/2002

Councillor Stanton

Kerrin Lithgow

From: Robert Stanton [Robert@stanton45.freeserve.co.uk]
Sent: 07 June 2002 01:25
To: Kerrin.Lithgow@wokingham.gov.uk
Cc: Angus Ross
Subject: Mobile Phone Mast F/2002/6256

Dear Kerrin,
We debated the proposed phone mast at Queensmere Pumping Station Nine Mile Ride on Thursday.
I note it is likely for refusal by officers.I totally support that view and think the proposal is out of context to the area,and the proposal in the middle of a resential area is not acceptable.You are likely(or just have) a petition from local residents on way to you.
If you were minded to agree(and I note you are not) then I would wish for this proposal to go to the full Planning committee hopefully with a refusal recommendation.
I am totally opposed.
Rob Stanton
Cllr Finchampstead North.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Kerrin Lithgow Development Control	Your Ref:	F/2002/6256
From:	Tom Payne Environmental Health	My Ref:	1324
		Date.	27 May 2002

PROPOSED ERECTION OF 25M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN.

QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM.

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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

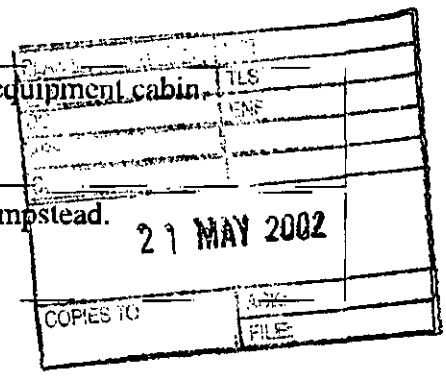
Wokingham Without Parish Council Consultation Sheet

Officer Kerrin Lithgow

No F 2002 6256

Proposal 25m high lattice mast with 6 panel antennae and equipment cabin.

Site Land opposite Lalapanzi, Nine Mile Ride, Finchampstead.



Committee's Comments

This application is in Finchampstead, ~~and papers forwarded to them~~. No comments from this council.

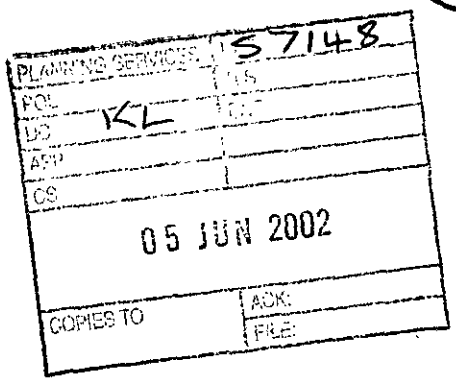
Signed :
Clerk to Wokingham Without Parish Council

21 May 2002

ENVIRONMENT AGENCY

Our Ref : SP/2002/005784-1/1
Your Ref : F/2002/6256

Date : 29 May 2002



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

Dear Sir/Madam

PROPOSAL: ERECTION OF 25M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN
LOCATION: QUEENSMERE PUMPING STATION, LAND OPPOSITE LA LAPANZI, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 13 May 2002, received on 15 May 2002. Please quote the following reference in any correspondence: SU86NW/2/9. 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 base and antenna base shall be constructed with underfloor voids. The voids shall be constructed such that the openings extend from the ground level to a height of 300 mm and and have a total width of at least 1000 mm, or 20% of the length of the wall (whichever is greatest) to allow free entry and exit of floodwater.
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).

CONDITION: There shall be no raising of existing ground levels on the site.

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

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: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE

Flooding

This site is within the 1947 and 1 in 100 year floodplain of the Queens Brook.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: A.P.T

FROM: Kerrin Lithgow

DATE: 13 May 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6256

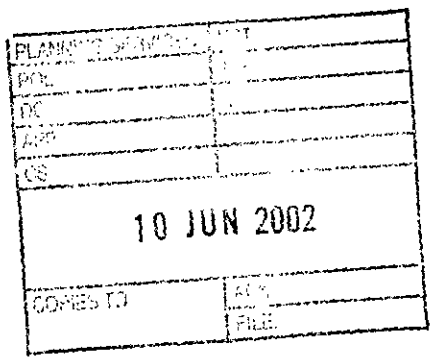
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Bt Cellnet Ltd C/O APT.

Your observations are required in respect of this application **by 06/06/2002** .

The Parish Council supports local residents in their objections to this proposed mast etc. Councillors urge that mast companies be encouraged to enter into agreements to share facilities already in existence near this site.



SIGNED: C.S.Cl

DATE: 6-6-02

Clerk To Finchampstead Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 13 May 2002

Application Number: F/2002/6256 14 MAY 2002

Re: Possible overlooking of LB- Kingslake Lodge
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address:
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Bt Cellnet Ltd C/O APT.

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

PHOTOGRAPHS SHOULD BE PROVIDED BY THE APPLICANT TO CLARIFY THE VISUAL IMPACT OF THIS PROPOSAL

Harold Sanders

16.05.02

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PART OF QUEENSMERE PUMPING STATION

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES/NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES/NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MAST - GALVANISED STEELWORK
CABIN - GREY PLASTIC COATED METAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1.8M HIGH CHAINLINK FENCE TOPPED WITH THREE STRANDS OF BARBED WIRE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ON BEHALF OF BT CELLNET LTD. DATE 26/03/02

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

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: TELECOMS			9.4MSQ	66MSQ
OTHER	Please Specify				
	TOTAL			9.4MSQ	66MSQ

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

SEE SUPPORTING STATEMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BT CELLNET LTD
1 BRUNEL WAY, SLOUGH, BERKS, SL1 1XL
NO

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

Existing Staff	Transferred Staff	New Staff	Total
UNMANNED RADIO BASE STATION			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Advertisement Consent: for the display of advertisements or signs

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10.MAY2002 PART 1 6250

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME	BT CELLNET LTD.	
ADDRESS	1 BRUNEL WAY,	
	SLOUGH, BERKSHIRE,	
POST CODE	SL1 1XL	PHONE 01753 564000
2. If the applicant has an agent, all correspondence will be sent to the agent — AGENT'S NAME	A.P.T	
ADDRESS	DOLPHIN HOUSE, ALBANY PARK,	
	CAMBERLEY, SURREY,	
POST CODE	GU16 7QH	PHONE 01276 605811
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. — SITE LOCATION	QUEENSMERE PUMPING STATION,	
	NINE MILE RIDE, FINCHAMPSTEAD,	
	WOKINGHAM, BERKSHIRE, RG40 3NE.	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.	ONE 25-METRE LATTICE MAST COMPLETE WIT	
	6 PANEL ANTENNAS & 1 EQUIPMENT CABIN.	
5. Give the area in hectares or part of a hectare — AREA OF SITE	0.01	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP	PROSPECTIVE LESSEE	
7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS	BTC/15020/2009/0220-01B, -02B & -03B.	

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

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

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

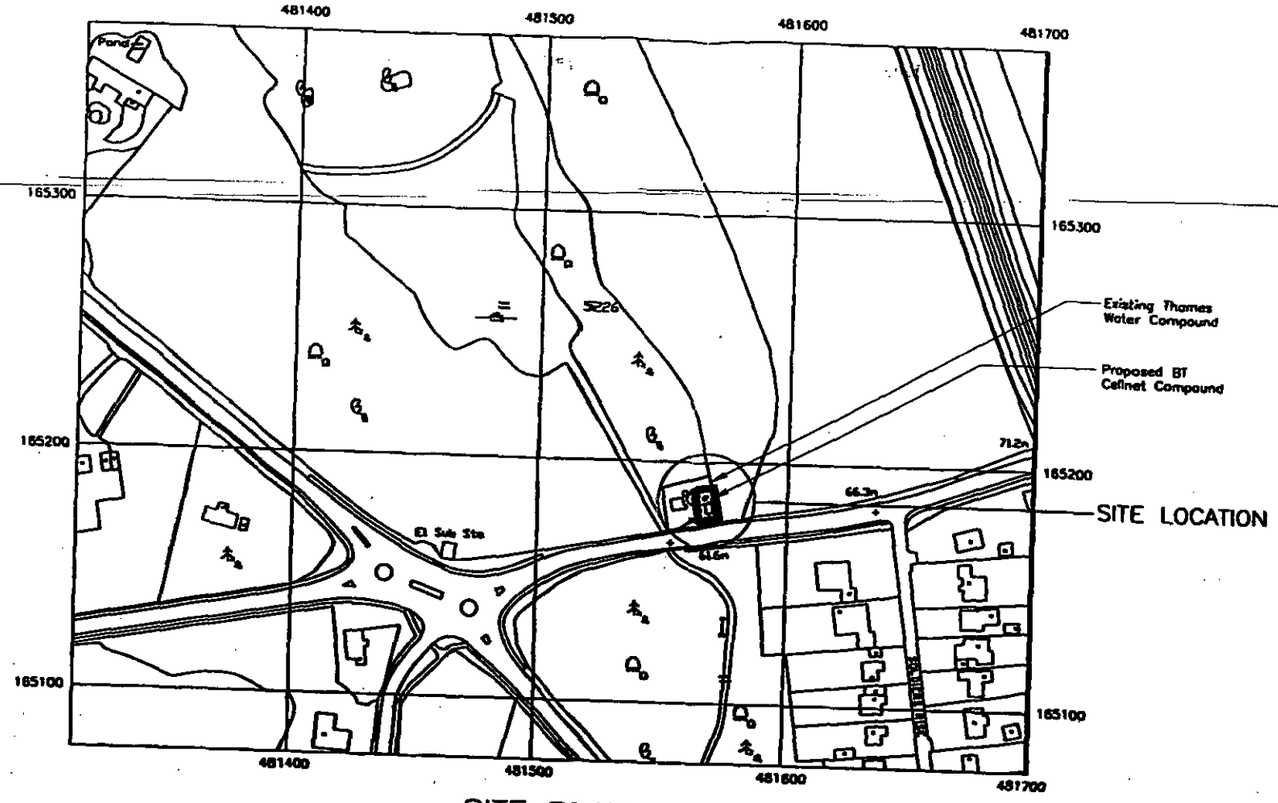
OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

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

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

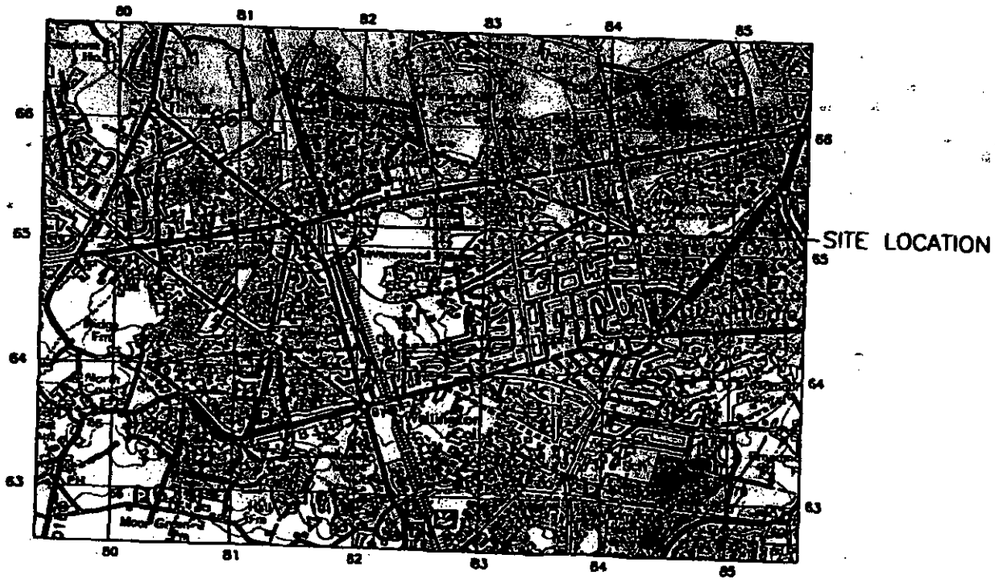
10 MAY 2002 6256

N
W E
S



SITE PLAN
SCALE 1:2500

CROWN COPYRIGHT RESERVED.
REPRODUCED WITH THE PERMISSION OF THE CONTROLLER OF H.M.'s STATIONARY OFFICE.
SERIAL No. : 01932884



LOCATION PLAN
E481570 N165180
SCALE 1:50000

DIRECTIONS / ACCESS TO SITE

FROM M4 JUNCTION 10 TAKE A329(M) TOWARDS WOKINGHAM. AT ROUNDABOUT TAKE A329 TOWARDS WOKINGHAM TOWN CENTRE. FOLLOW ONE WAY SYSTEM AND TAKE A321 SOUTH TO JUNCTION WITH THE B3430. TURN LEFT AND 130 METRES ON THE LEFT IS QUEENSMERE PUMPING STATION.

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-02 & 03

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

GENERAL NOTES

This drawing is the Copyright of BT Cellnet and must not be re-issued, loaned or copied without written consent.
Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to the standard drawing notes.

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Chkd	App
C	15/11/01	SITE PLAN AMENDED	LJC		
B	14/11/01	SITE PLAN AMENDED	MH	SW	DL
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
LOCATION MAPS

Scale:	1:100	Drawn:	MH
Date:	07/11/01	Approved:	DL

Drawing Number:
BTC/15020/2009/0220-01-B

N

W E

EXISTING CONTROL CABIN

EXISTING CABINET

CHEMICAL STORAGE TANK

EXISTING CABINET

ASSUMED LINE OF U/G TANK

EXISTING HANDRAILING AROUND UNDERGROUND STORAGE TANK

DAVIT SUPPORT

EXISTING VALVE CHAMBER

110ø CAST IRON PIPE

EXISTING FENCE

STENCH PIPE

PROPOSED 25m LIGHTWEIGHT LATTICE ON 5200mm SQ. BASE WITH 6No. ANTENNAS (000°, 000°, 120°, 120°, 240° & 240°)

PROPOSED UMTS EQUIPMENT CABIN (3725mm LONG X 2525mm WIDE X 2805mm HIGH) ON CONCRETE BASE

PROPOSED 1m WIDE ACCESS GATE INTO COMPOUND

PROPOSED COMPOUND SURROUNDED BY 1.8m HIGH CHAINLINK FENCING TOPPED WITH 3 STRANDS BARBED WIRE

PROPOSED POSITION OF MALCOE METER CABINET IN FENCELINE

EXISTING GATES TO PUMPING STATION

NOTE:
POSITION OF EXISTING U/G PIPEWORK TO BE CONFIRMED PRIOR TO COMMENCEMENT ON SITE

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-01 & 03

0 10 20 30 40 50 60 70 80 90 100

0 2 3

GENERAL NOTES

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Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to the standard drawing notes.

10 MAY 2002

62

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Chd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

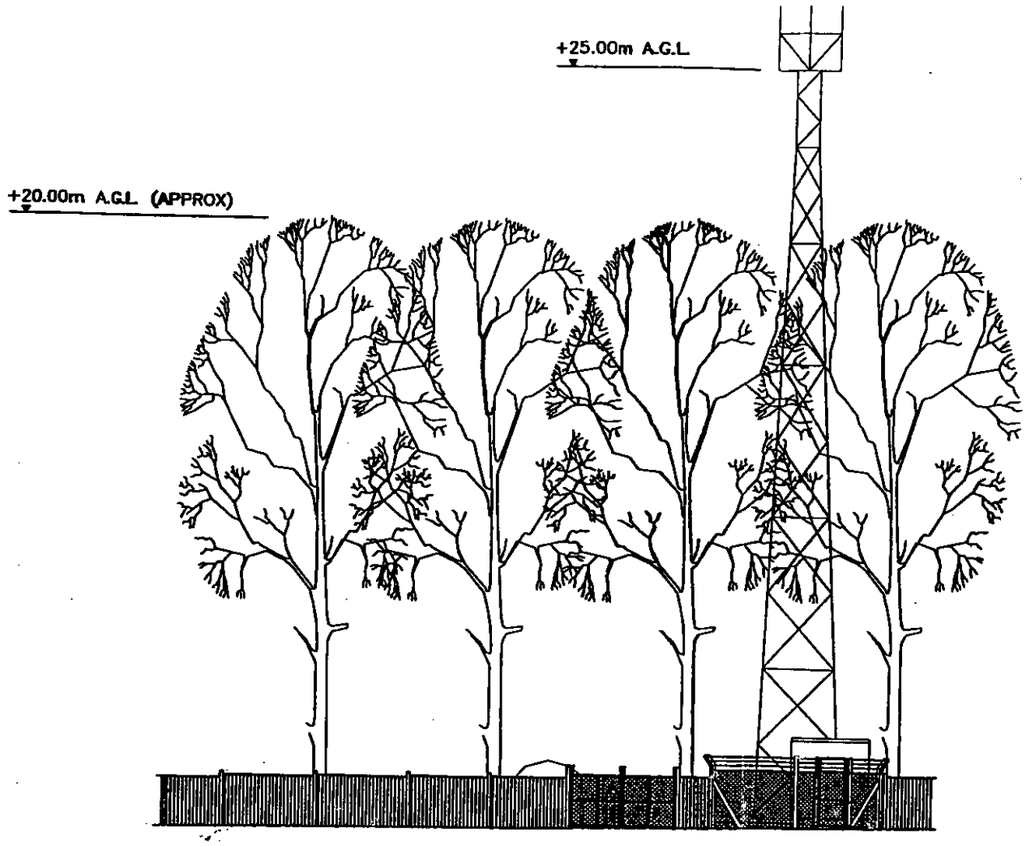
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED SITE PLAN

Scale: 1:100 Drawn: MH

Date: 07/11/01 Approved:

Drawing Number:
BTC/15020/2009/0220-02-B



NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01 & 02

0 10 20 30 40 50 60 70 80 90 100

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10.MAY2002 6256

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SURREY
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Rev	Date	Description	Drw	Chkd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	MB

BTCellnet
NETWORK CONSTRUCTION

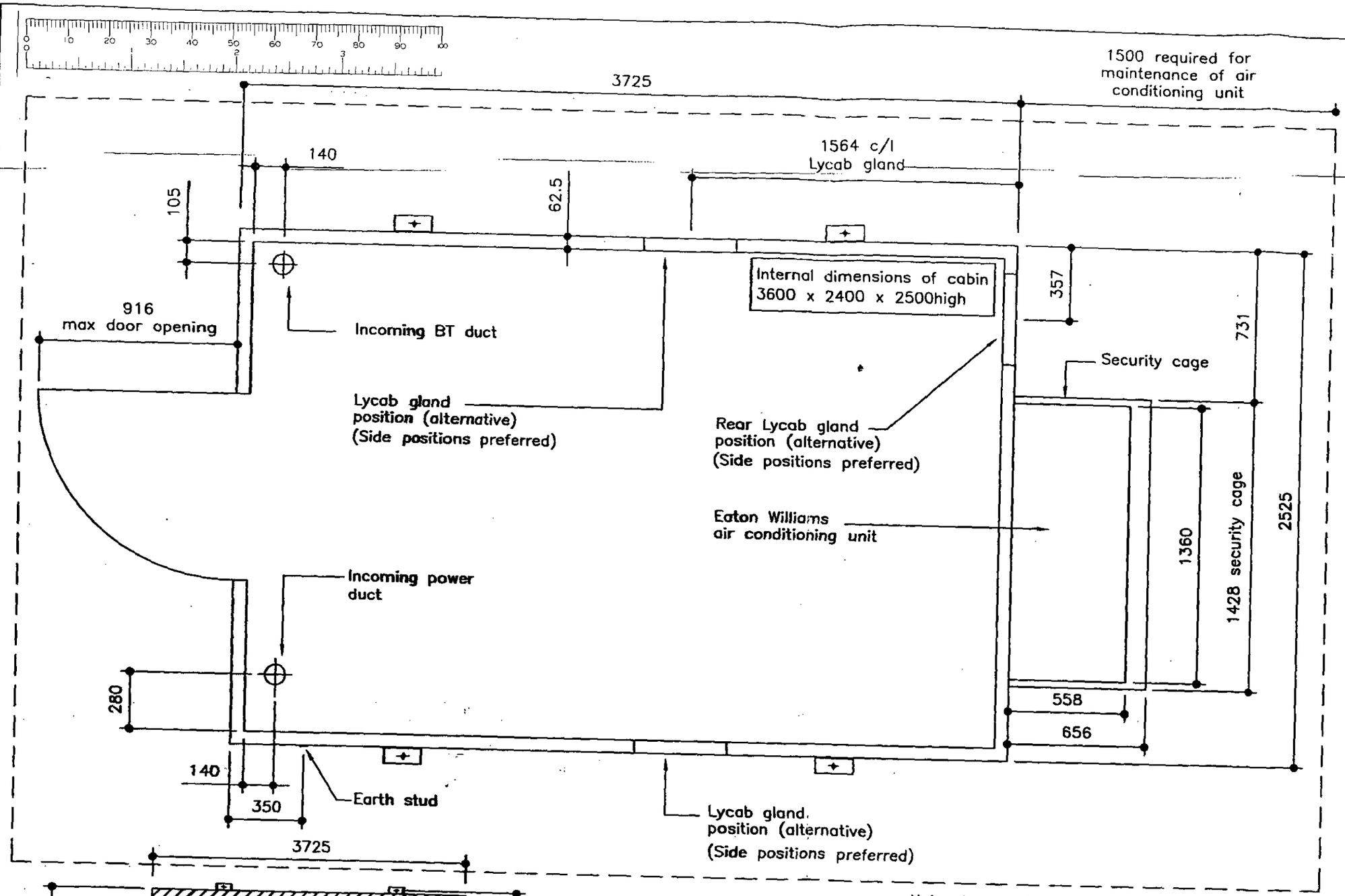
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/E ELEVATION

Scale: 1:200
Drawn: MH
Date: 07/11/01
Approved:

Drawing Number:
BTC/15020/2009/0220-03-B



Noise levels of ACU
External outdoor in free field sound pressure level @10m from ACU is 55dBA
Internal @1m from ACU is 69dBA

Safe access for maintenance to all parts of the air conditioning unit must be achievable for all proposed cabin locations

Provide boot scraper adjacent door fitted in ground to prevent removal.
Top of cable ducts and apertures in cabin floor to be sealed on completion with expanding foam. Foam to be compatible with cable casing.

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Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/062 for cabin elevations

MAINTENANCE ZONES
Allow a minimum clearance of 1500mm to the front, 600mm to the sides of cabin.
See drg. for clearance at rear

CABIN EARTHING
See manufacturers drg & P/EAR/154

CABIN SUPPORT
Refer view A for min support area
Refer to drg no. P/FOU/060 for cabin foundation details and duct setting out
For cabin support grillage refer to drg no.P/STR/060 (not yet detailed)

WEIGHT (shall not exceed)
2.0 tonnes unladen
5.0 tonnes laden (max)
See drg no. P/EQU/060 for equipment layouts & equipment weights.

Preferred Power Supply
A 63A 3ph. & neutral 50Hz supply

START UP LOAD FOR ACU
3phase

COLOUR SPECIFICATION
Light aircraft grey BS381C627
Refer to site specific drawings for cabin setting out and orientation.

Rev	Date	Description	Drw	Ckd
D	12.05.00	Clearance area indicated	JEL	BW
C	22.03.00	View A ,dims for gland, earth stud added.Gland was Roxtec	JEL	BW
B	03.03.00	Duct positions confirmed	JEL	BW
A	10.12.99	Initial issue	JEL	BW

BTcellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

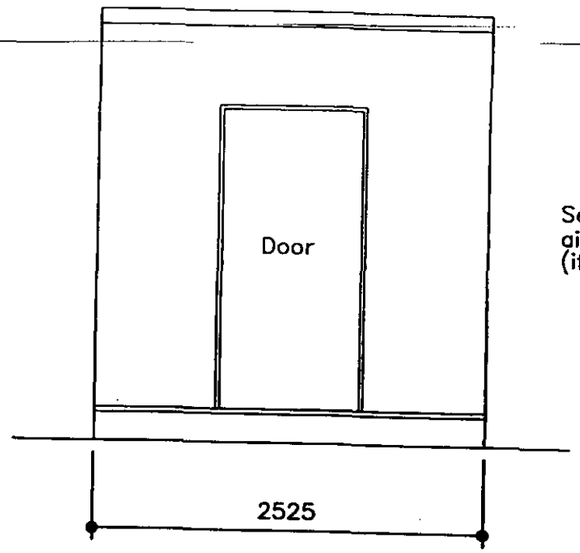
Drawing Title:
UMTS Equipment Cabin Plan

Scale: 1:20. 1:50 | Drawn: JEL
Date: 10.12.99 | Approved:

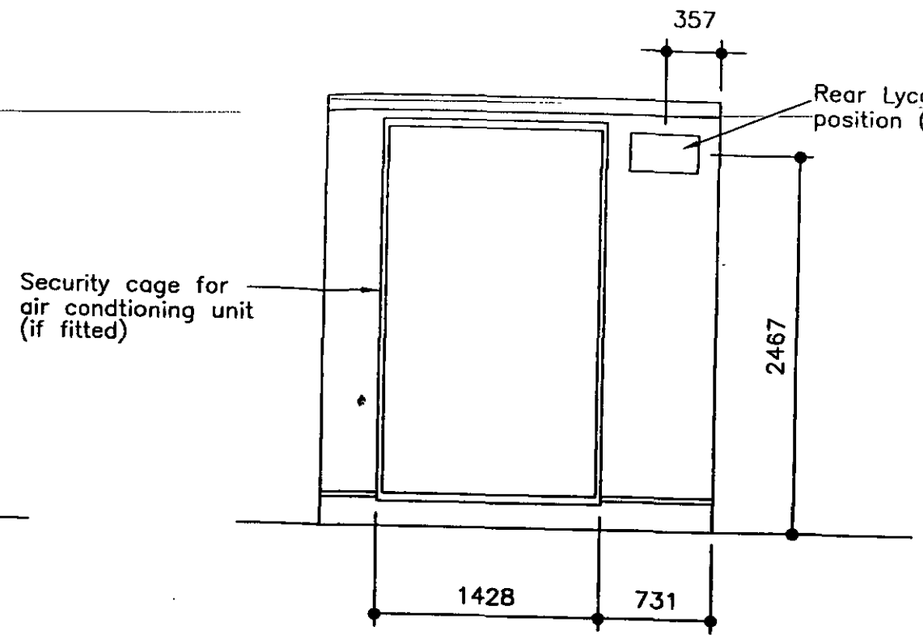
Drawing Number:
P/EQU/061/D

6256

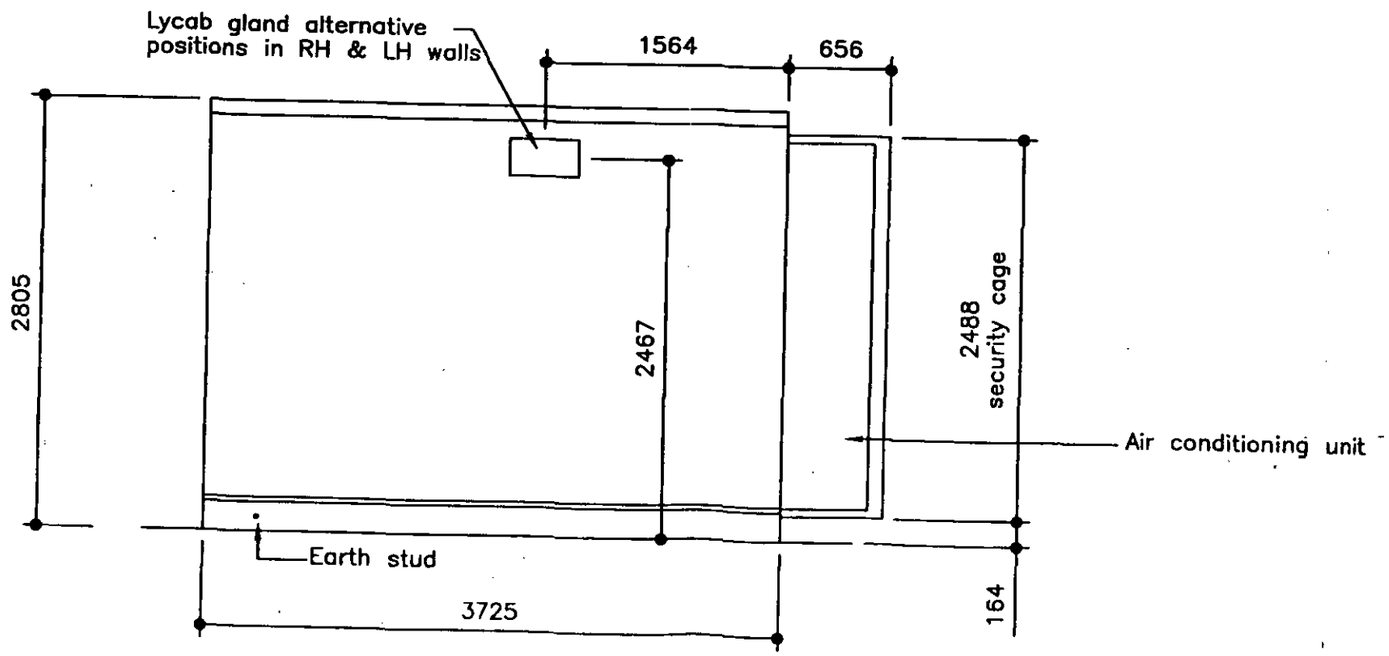
Front Elevation

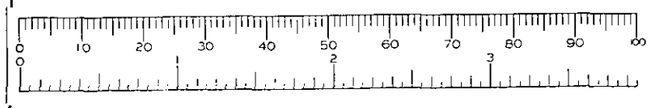


Rear Elevation



Side Elevation





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Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/061 for cabin plan & clearances.

Refer to drg no. P/FOU/060 for fixing positions.

CABIN MOUNTED ANTENNA POLES
(Awating details)

COLOUR SPECIFICATION
Light aircraft grey BS381C627
(Malcoe paint ref no. P3)

Rev	Date	Description	Drw	Ckd
B	12.05.00	Earth stud indicated	JEL	BW
A	01.03.00	Initial issue	JEL	BW

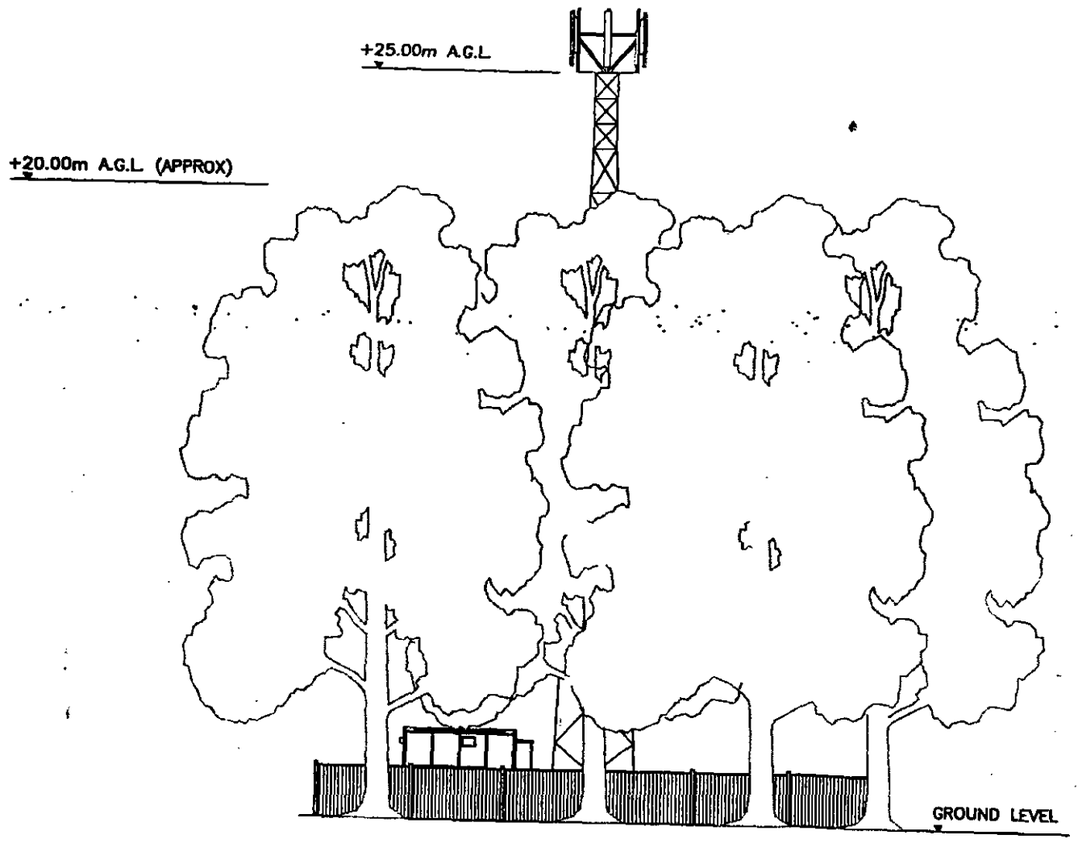
BTcellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

Drawing Title:
UMTS Equipment Cabin Elevations

Scale: 1:40	Drawn: JEL
Date: 01.03.00	Approved: BW

Drawing Number:
P/EQU/062/B



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

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 05 & 06

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waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

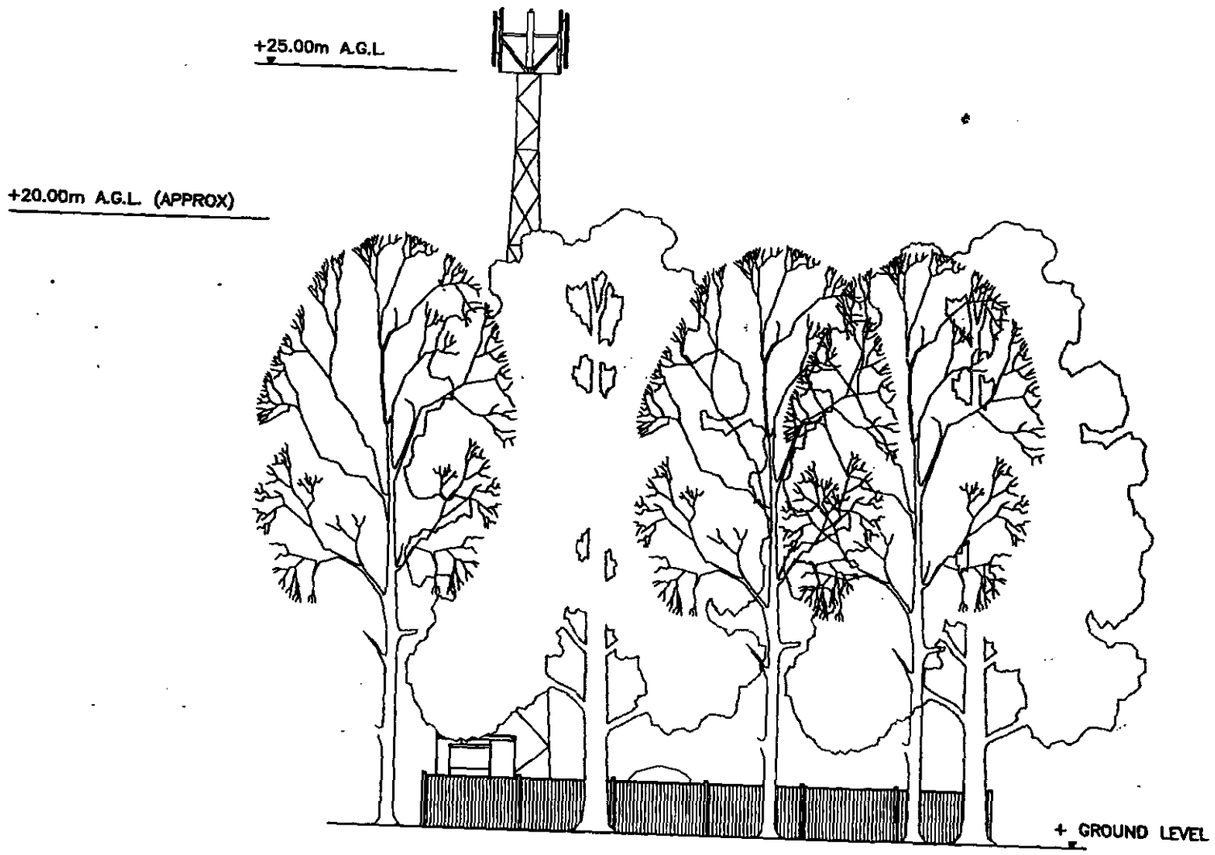
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

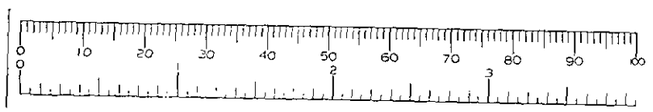
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/E ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved:

Drawing Number:
BTC/15020/2009/0220-04





NOTE:
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BTC/15020/2009/0220-01, 02, 03, 04 & 06

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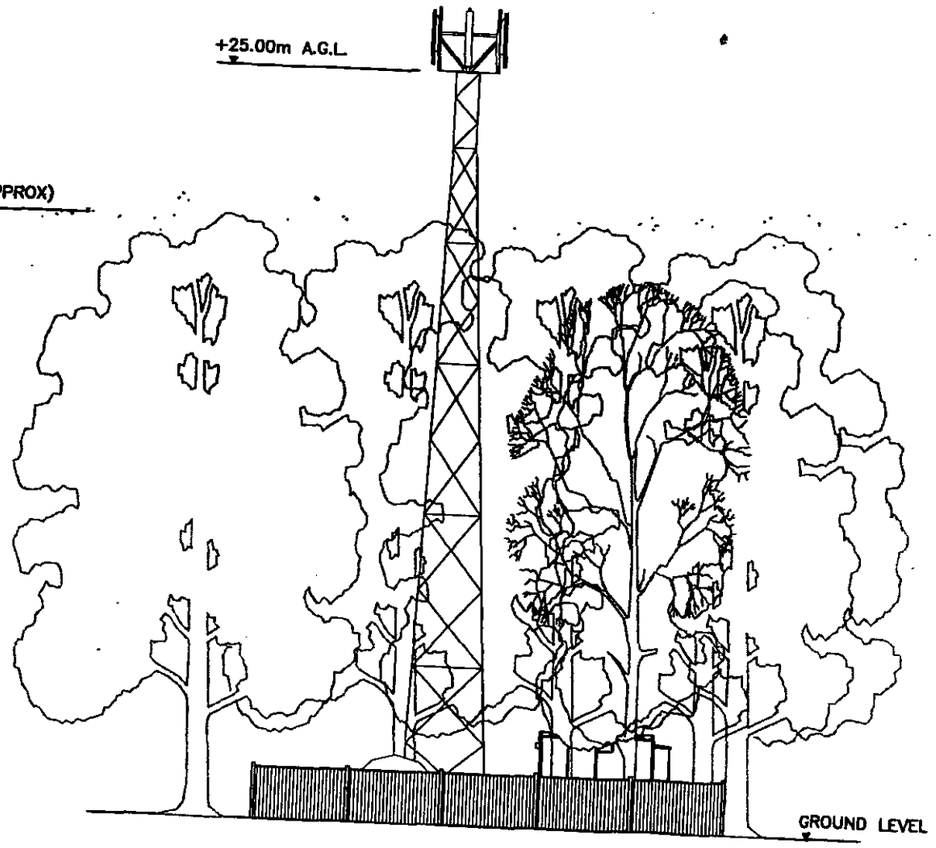
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

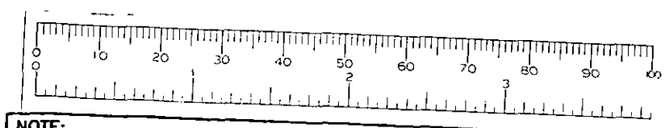
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/W ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved: MB

Drawing Number:
BTC/15020/2009/0220-05





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 05

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10.MAY2002 6256

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A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/W ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved: MB

Drawing Number:
BTC/15020/2009/0220-06

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 17 May, 2002
My ref: F/2002/6256
Your ref: SRE/15020

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

APT
Dolphin House
Albany Park
Camberley
SURREY
GU16 7QH

Attn: Mr Simon Edwards

Dear Mr Edwards

RE: PLANNING APPLICATION FOR THE ERECTION OF 25-METRE LATTICE MAST ETC AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

For your information, please find enclosed a consultation response from Serco Gulf Engineering Limited, the Operator for the Government Pipeline and Storage System (GPSS).

Yours sincerely,

KERRIN LITHGOW
Senior Planner

File:
QueensmerePumping
Station

Serco Gulf Engineering Limited | Telephone 01799 564100 | Facsimile 01799 513717
Saffron Walden PSD | Ashdon Road | Saffron Walden | Essex CB10 2NF | United Kingdom

Lalapanzi, Nine Mile Ride.

Our Ref: AS/TPA/02/276/ATE

Your Ref: Kerrin Lithgow / F/2002/6256

15th May 2002

PLANNING SERVICES	56467
POL	TLS
DC KL	
APP	
GS	
16 MAY 2002	
COPIED TO	ACK:
	FILE: SGE

Kerrin,

We need to let the applicant/agent know about this prior to making a decision because of the long lead-in time

Ian.

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mr Kerrin Lithgow

Dear Sir

Re: Proposed Works – Queensmere Pumping Station, Nine Mile Ride.

We refer to your letter of 13th May 2002 and, as Operator for the Government Pipeline and Storage System (GPSS), we would advise you that there are Government Oil Pipelines that may be affected by works at the above location.

Government Oil Pipelines are protected under the Land Powers (Defence) Act 1958 and in particular under Section 16 which normally requests that consent is given prior to any works taking place that may affect the pipeline. Certain agreements must be obtained and conditions met before such consent can be granted.

The granting of consent under Section 16 and the supervision of the works by the operator are free of charge for up to 3 site visits. Please contact us at least 6 weeks prior to commencement of works in order to avoid delays to your work programme.

If your works come under the New Roads and Street Works Act, please contact us in writing at least 7 working days prior to commencement of works so that supervision of your works can be arranged.

Please find plans showing the approximate location of the pipeline and a copy of *Standard Requirements for Crossing or Working Near to GPSS Pipelines, GPSS-PRC-X-0006-01-0.*

Please sign and return form SGE/ACC/1.

Yours faithfully
SERCO GULF ENGINEERING LIMITED

G. Thompson.

pp **Anne Swallow (Mrs)**
Technical Administrator

Encs.

INT2/16.12.98

ACCEPTANCE FORM SGE/ACC/1

SGE/ACC/1

ACCEPTANCE OF THE SPECIAL REQUIREMENTS FOR WORKING NEAR TO GPSS PIPELINES

I/We, (Name in BLOCK CAPITALS) .....,

hereby acknowledge receipt of letter AS/TPA/02/276|ATE.....

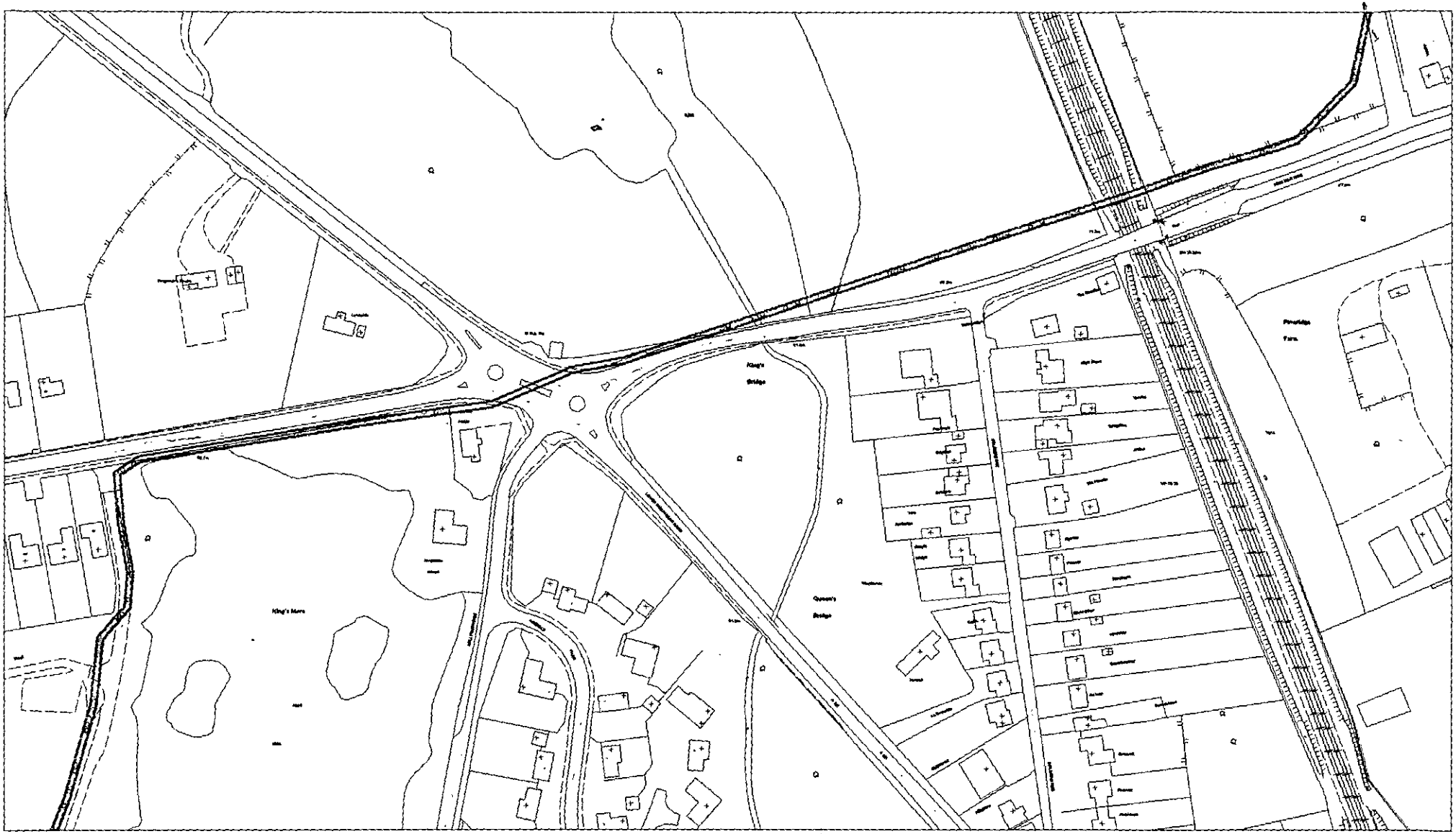
We undertake to notify any third parties working on our behalf of the existence of a Government Oil Pipeline, to pass on SGE's contact details to the said third party and to advise SGE of the actions taken.

Signed:.....

Name: .....
(In Capital Letters)

Position: .....

Date: .....



Serco Gulf Engineering Ltd

Plan Map

Not to Scale

Legend:

NORTH
Grid North

Serco Gulf Engineering Ltd
Ashdon Road, Saffron Walden,
Essex CB10 2NF
Tel: 01799 564101 Fax: 01799 513717

Serco Gulf Engineering cannot be held responsible for the accuracy of the information shown on this plan. The actual location of the pipeline must be determined on site by a SGE Line Technician

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© Automobile Association.
© 2000 Oil & Pipelines Agency.

Produced By: Agent
Drawing By: aes
Print Date: 15/05/2000

To: Kerrin Lithgow

Date: 27 May 2002

Application number: F/2002/6256

Site address: Queensmere Pumping Station, land opposite Lalapanzi, Nine Mile Ride, Finchampstead

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

To:
Neil Etherington
Senior Arboricultural Officer
Trees

From: Kerrin Lithgow

Date: 13 May 2002 14 MAY 2002

Application Number: F/2002/6256

Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address:
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Bt Cellnet Ltd C/O APT.

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

No TPO

R 27/5

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PART OF QUEENSMERE PUMPING STATION

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MAST - GALVANISED STEELWORK
CABIN - GREY PLASTIC COATED METAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1.8M HIGH CHAINLINK FENCE TOPPED WITH THREE STRANDS OF BARBED WIRE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

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

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

AS EXISTING

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BT CELLNET LTD. DATE 26/03/02

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMS			9.4MSQ	66MSQ
OTHER	Please Specify				
	TOTAL			9.4MSQ	66MSQ

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

SEE SUPPORTING STATEMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BT CELLNET LTD
1 BRUNEL WAY, SLOUGH, BERKS, SL1 1XL
NO

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

Existing Staff	Transferred Staff	New Staff	Total
UNMANNED RADIO BASE STATION			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Advertisement Consent: for the display of advertisements or signs

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10.MAY 2002 PART 1

62506

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME	BT CELLNET LTD.	
ADDRESS	1 BRUNEL WAY,	
	SLOUGH, BERKSHIRE,	
POST CODE	SL1 1XL	PHONE 01753 564000
2. If the applicant has an agent, all correspondence will be sent to the agent — AGENT'S NAME	A.P.T	
ADDRESS	DOLPHIN HOUSE, ALBANY PARK,	
	CAMBERLEY, SURREY,	
POST CODE	GU16 7QH	PHONE 01276 605811
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. — SITE LOCATION	QUEENSMERE PUMPING STATION,	
	NINE MILE RIDE, FINCHAMPSTEAD,	
	WOKINGHAM, BERKSHIRE, RG40 3NE.	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.	ONE 25-METRE LATTICE MAST COMPLETE WITH	
	6 PANEL ANTENNAS & 1 EQUIPMENT CABIN.	
5. Give the area in hectares or part of a hectare — AREA OF SITE	0.01	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP	PROSPECTIVE LESSEE	
7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS	BTC/15020/2009/0220-01B, -02B & -03B.	

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

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

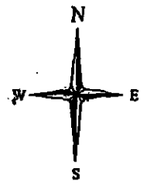
9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

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

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

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

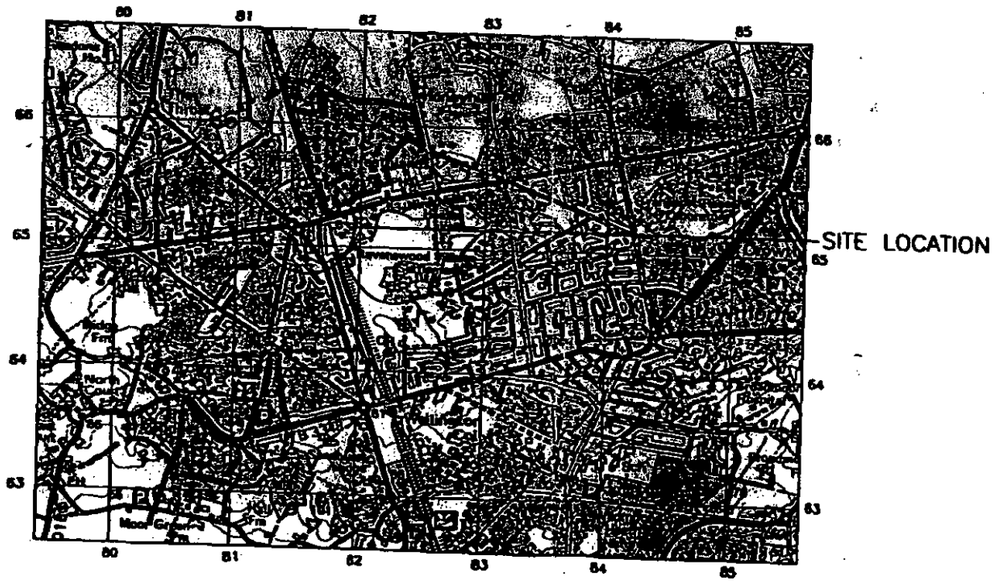
10 MAY 2002 6256





SITE PLAN
SCALE 1:2500

CROWN COPYRIGHT RESERVED.
REPRODUCED WITH THE PERMISSION OF THE CONTROLLER OF H.M.'s STATIONARY OFFICE.
SERIAL No. : 01932884



LOCATION PLAN
E481570 N165180
SCALE 1:50000

DIRECTIONS / ACCESS TO SITE

FROM M4 JUNCTION 10 TAKE A329(M) TOWARDS WOKINGHAM. AT ROUNDABOUT TAKE A329 TOWARDS WOKINGHAM TOWN CENTRE. FOLLOW ONE WAY SYSTEM AND TAKE A321 SOUTH TO JUNCTION WITH THE B3430. TURN LEFT AND 130 METRES ON THE LEFT IS QUEENSMERE PUMPING STATION.

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-02 & 03



GENERAL NOTES

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Refer to the standard drawing notes.

Rev	Date	Description	Drw	Chd	App
C	15/11/01	SITE PLAN AMENDED	LJC		
B	14/11/01	SITE PLAN AMENDED	MH	SW	DL
A	07/11/01	FIRST ISSUE	MH	SW	DL

waldon telecom
CONTINENTAL HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL. : 01932 411011
FAX : 01932 411044

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue: PLANNING

Drawing Title: LOCATION MAPS

Scale: 1:100 | Drawn: MH

Date: 07/11/01 | Approved: DL

Drawing Number: BTC/15020/2009/0220-01-B

N

W E

S

EXISTING CONTROL CABIN

EXISTING CABINET

CHEMICAL STORAGE TANK

EXISTING CABINET

ASSUMED LINE OF U/G TANK

EXISTING HANDRAILING AROUND UNDERGROUND STORAGE TANK

DAVIT SUPPORT

EXISTING VALVE CHAMBER

110ø CAST IRON PIPE

EXISTING FENCE

STENCH PIPE

PROPOSED 25m LIGHTWEIGHT LATTICE ON 5200mm SQ. BASE WITH 6No. ANTENNAS (000°, 000°, 120°, 120°, 240° & 240°)

PROPOSED UMTS EQUIPMENT CABIN (3725mm LONG X 2525mm WIDE X 2805mm HIGH) ON CONCRETE BASE

PROPOSED 1m WIDE ACCESS GATE INTO COMPOUND

PROPOSED COMPOUND SURROUNDED BY 1.8m HIGH CHAINLINK FENCING TOPPED WITH 3 STRANDS BARBED WIRE

PROPOSED POSITION OF MALCOE METER CABINET IN FENCELINE

EXISTING GATES TO PUMPING STATION

NOTE:
POSITION OF EXISTING U/G PIPEWORK TO BE CONFIRMED PRIOR TO COMMENCEMENT ON SITE

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-01 & 03

0 10 20 30 40 50 60 70 80 90 100

0 2 3

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10 MAY 2002

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Chd	App
B	16/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTCellnet
NETWORK CONSTRUCTION

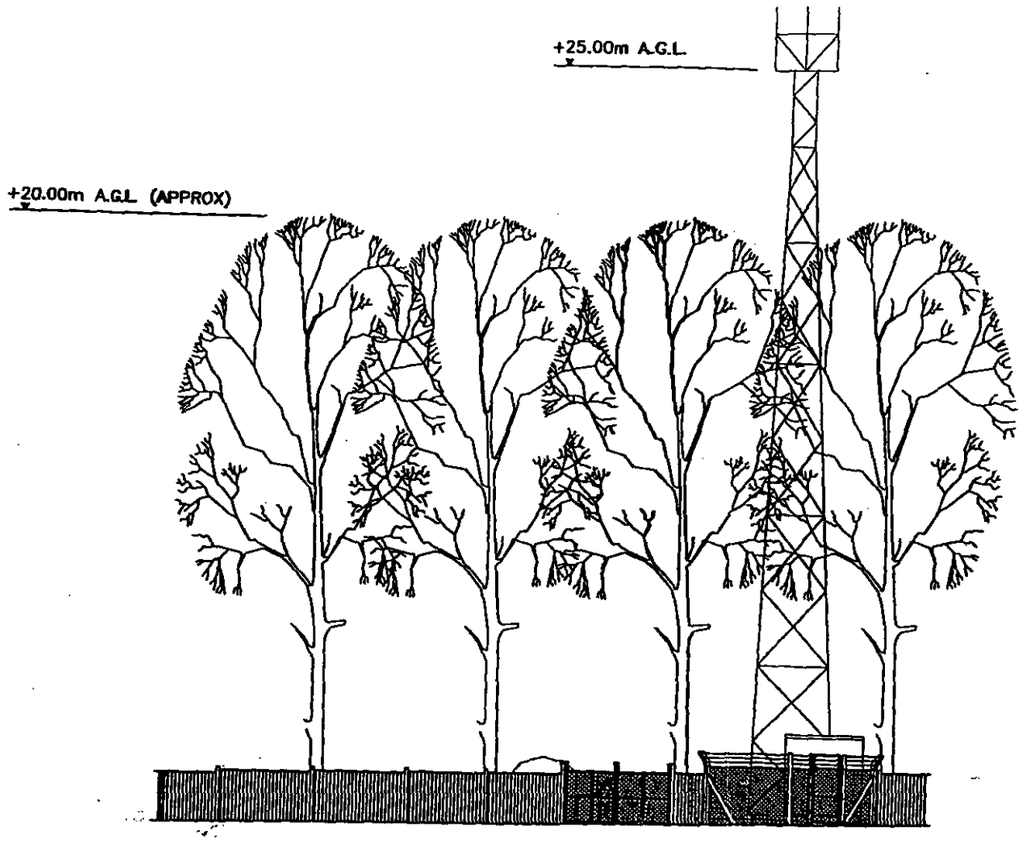
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED SITE PLAN

Scale: 1:100
Drawn: MH
Date: 07/11/01
Approved:

Drawing Number:
BTC/15020/2009/0220-02-B



NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01 & 02

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

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10.MAY2002 6256

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CENTENNIUM HOUSE
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WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Chd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	MB

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

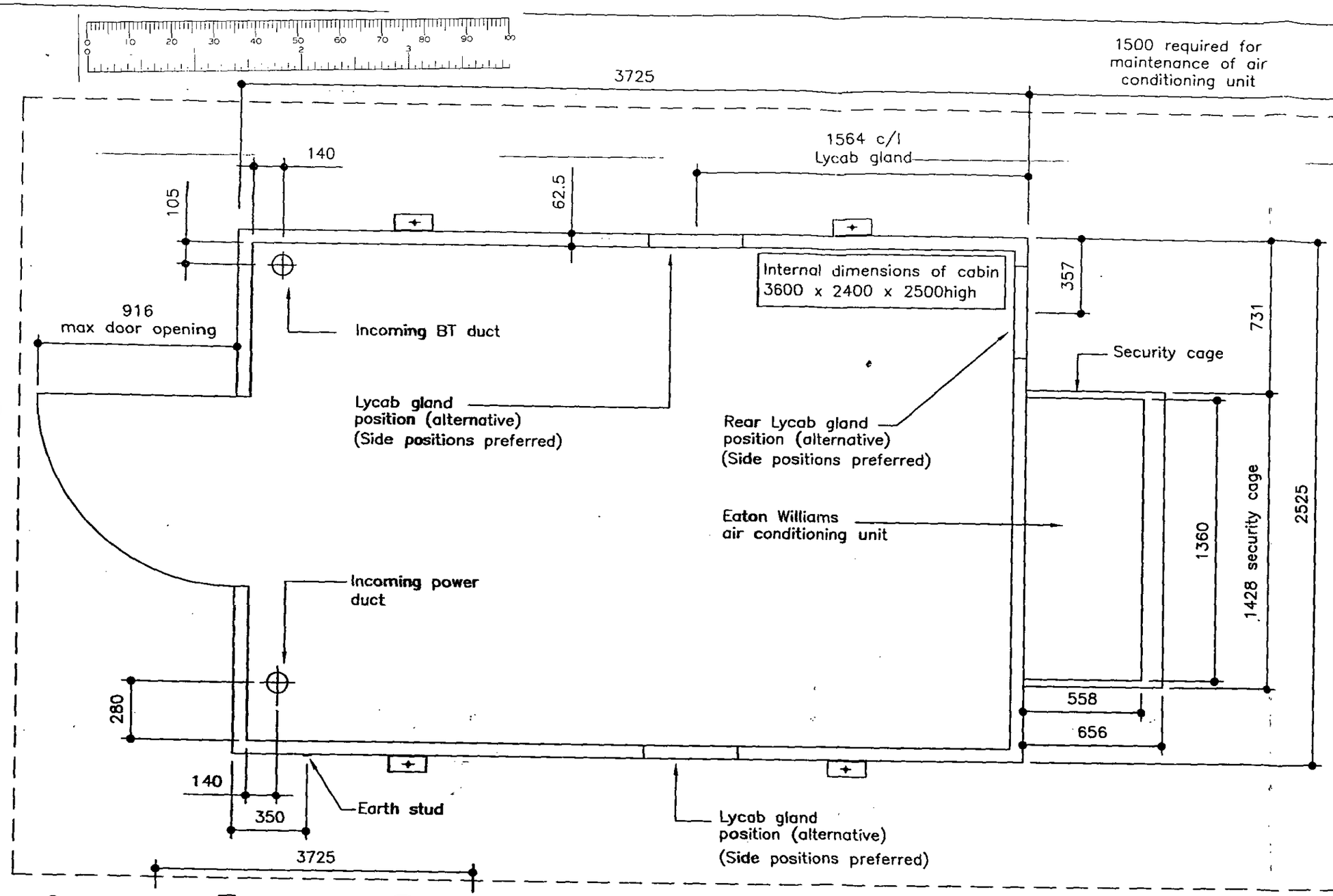
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/E ELEVATION

Scale: 1:200
Drawn: MH
Date: 07/11/01
Approved:

Drawing Number:
BTC/15020/2009/0220-03-B

18.MAY2002 6256



Noise levels of ACU
External outdoor in free field sound pressure level @10m from ACU is 55dBA, Internal @1m from ACU is 69dBA

Safe access for maintenance to all parts of the air conditioning unit must be achievable for all proposed cabin locations

Provide boot scraper adjacent door fitted in ground to prevent removal.
Top of cable ducts and apertures in cabin floor to be sealed on completion with expanding foam. Foam to be compatible with cable casing.

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Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/062 for cabin elevations

MAINTENANCE ZONES
Allow a minimum clearance of 1500mm to the front, 600mm to the sides of cabin.
See drg. for clearance at rear

CABIN EARTHING
See manufacturers drg & P/EAR/154

CABIN SUPPORT
Refer view A for min support area
Refer to drg no. P/FOU/060 for cabin foundation details and duct setting out
For cabin support grillage refer to drg no.P/STR/060 (not yet detailed)

WEIGHT (shall not exceed)
2.0 tonnes unladen
5.0 tonnes laden (max)
See drg no. P/EQU/060 for equipment layouts & equipment weights.

Preferred Power Supply
A 63A 3ph. & neutral 50Hz supply

START UP LOAD FOR ACU
3phase

COLOUR SPECIFICATION
Light aircraft grey BS381C627

Refer to site specific drawings for cabin setting out and orientation.

Rev	Date	Description	Drw	Ckd
D	12.05.00	Clearance area indicated	JEL	BW
C	22.03.00	View A ,dims for gland, earth stud added.Gland was Raxtec	JEL	BW
B	03.03.00	Duct positions confirmed	JEL	BW
A	10.12.99	Initial issue	JEL	BW

BTCellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

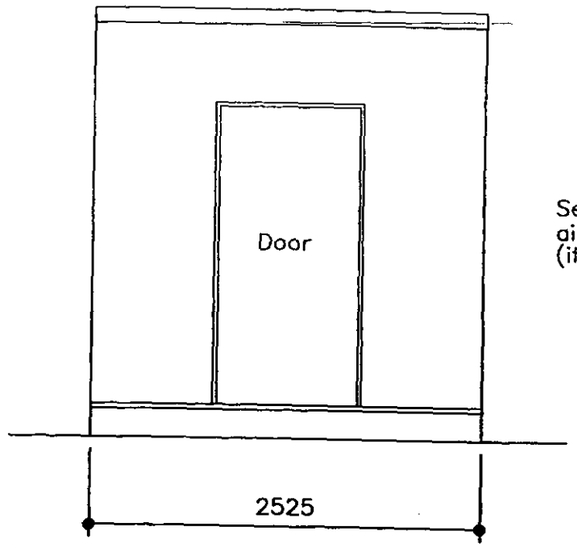
Drawing Title:
UMTS Equipment Cabin Plan

Scale: 1:20. 1:50	Drawn: JEL
Date: 10.12.99	Approved:

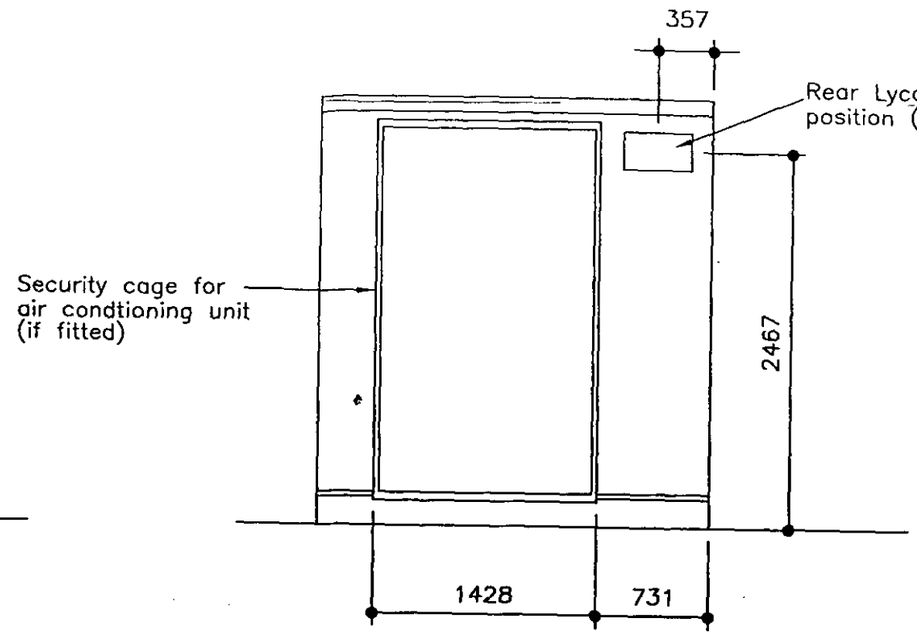
Drawing Number:
P/EQU/061/D

6256

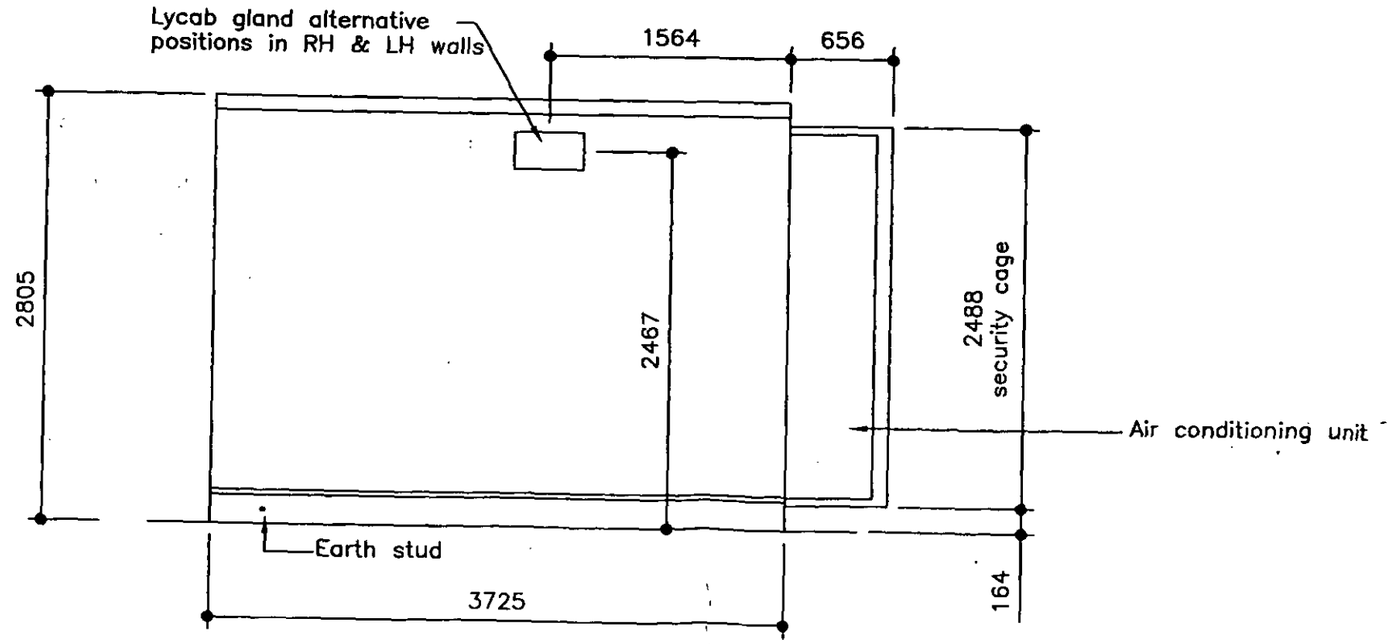
Front Elevation

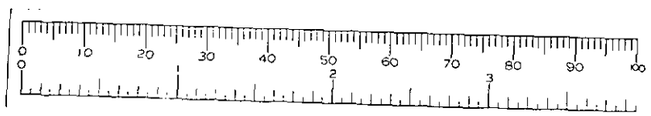


Rear Elevation



Side Elevation





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Use the current revision of all referenced information.
Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/061 for cabin plan & clearances.

Refer to drg no. P/FOU/060 for fixing positions.

CABIN MOUNTED ANTENNA POLES
(Awating details)

COLOUR SPECIFICATION
Light aircraft grey BS381C627
(Malcoe paint ref no. P3)

Rev	Date	Description	Drw	Ckd
B	12.05.00	Earth stud indicated	JEL	BW
A	01.03.00	Initial issue	JEL	BW

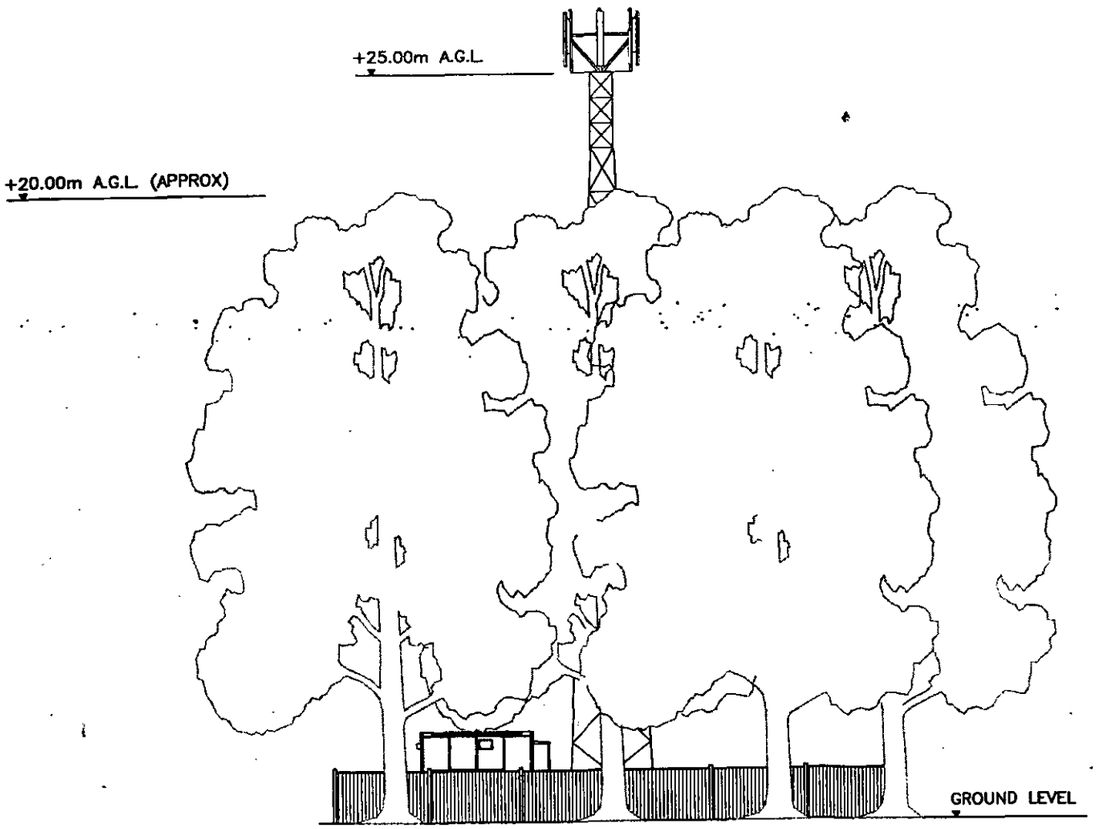
BTcellnet
NETWORK CONSTRUCTION

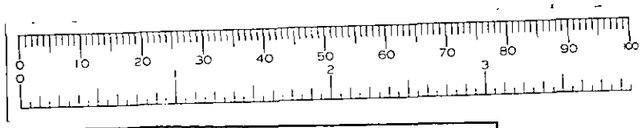
STANDARD DETAILS

Drawing Title:
UMTS Equipment Cabin Elevations

Scale: 1:40	Drawn: JEL
Date: 01.03.00	Approved: BW

Drawing Number:
P/EQU/062/B





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 05 & 06

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CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTcellnet
NETWORK CONSTRUCTION

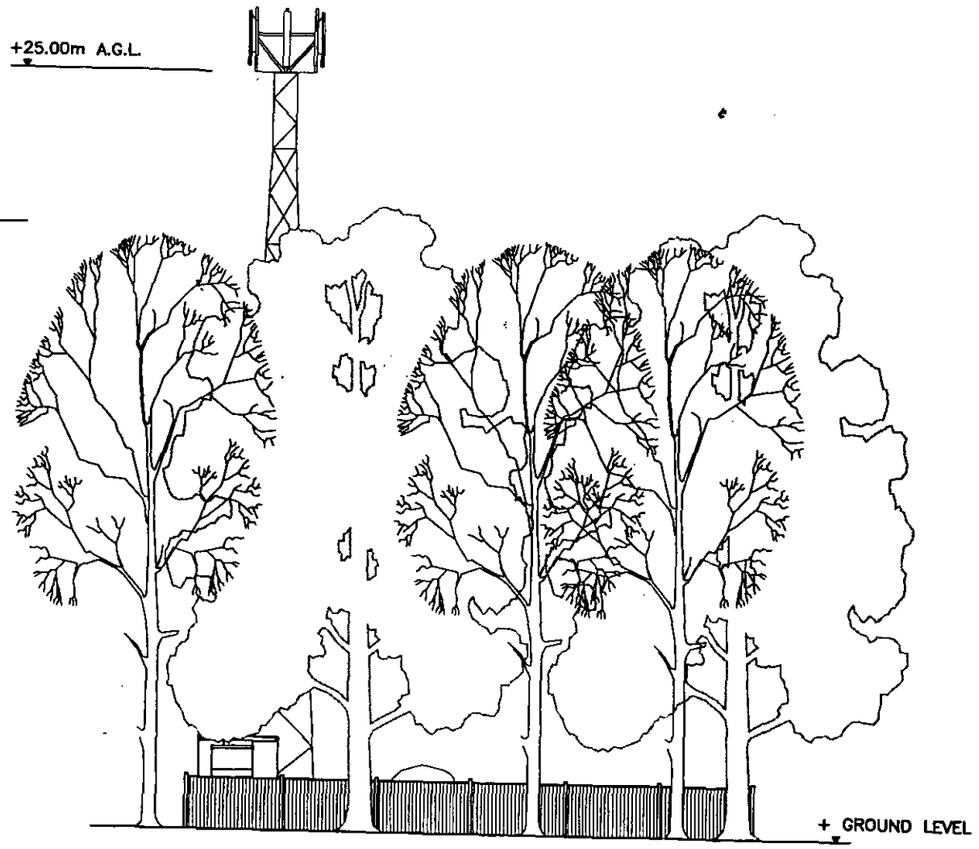
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

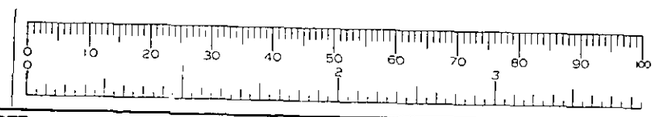
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/E ELEVATION

Scale:	1:200	Drawn:	BM
Date:	29/04/02	Approved:	

Drawing Number:
BTC/15020/2009/0220-04





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 06

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Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

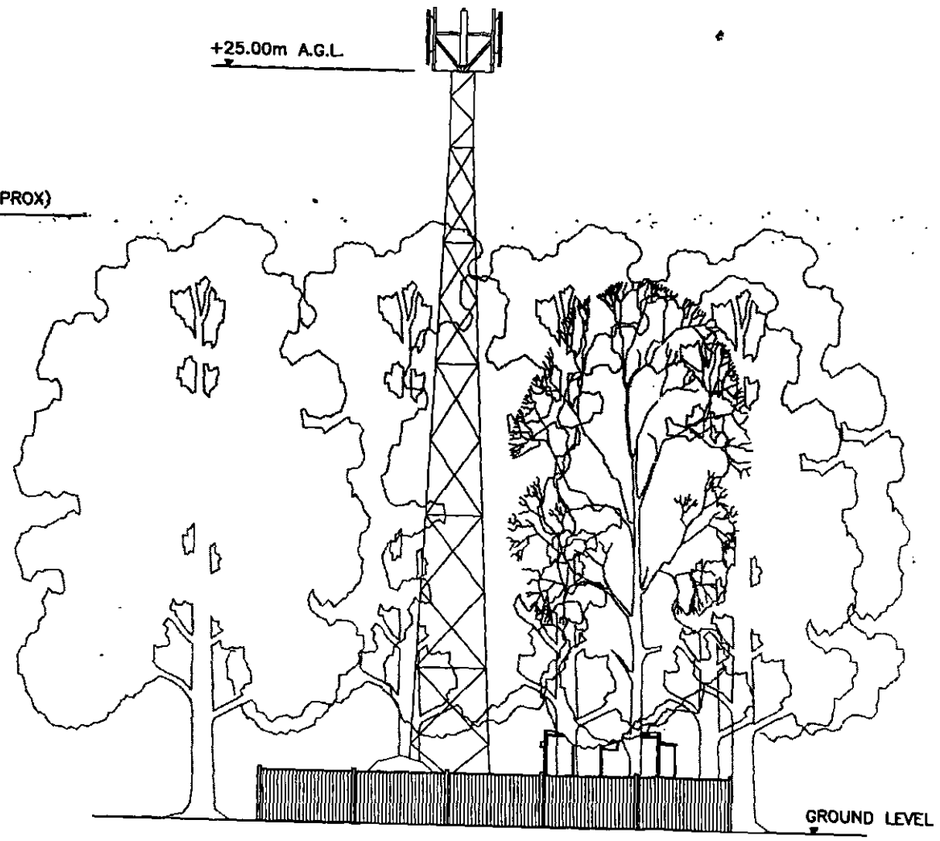
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/W ELEVATION

Scale: 1:200 | Drawn: BM
Date: 29/04/02 | Approved: MB

Drawing Number:
BTC/15020/2009/0220-05



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0 2 3

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 05

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PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

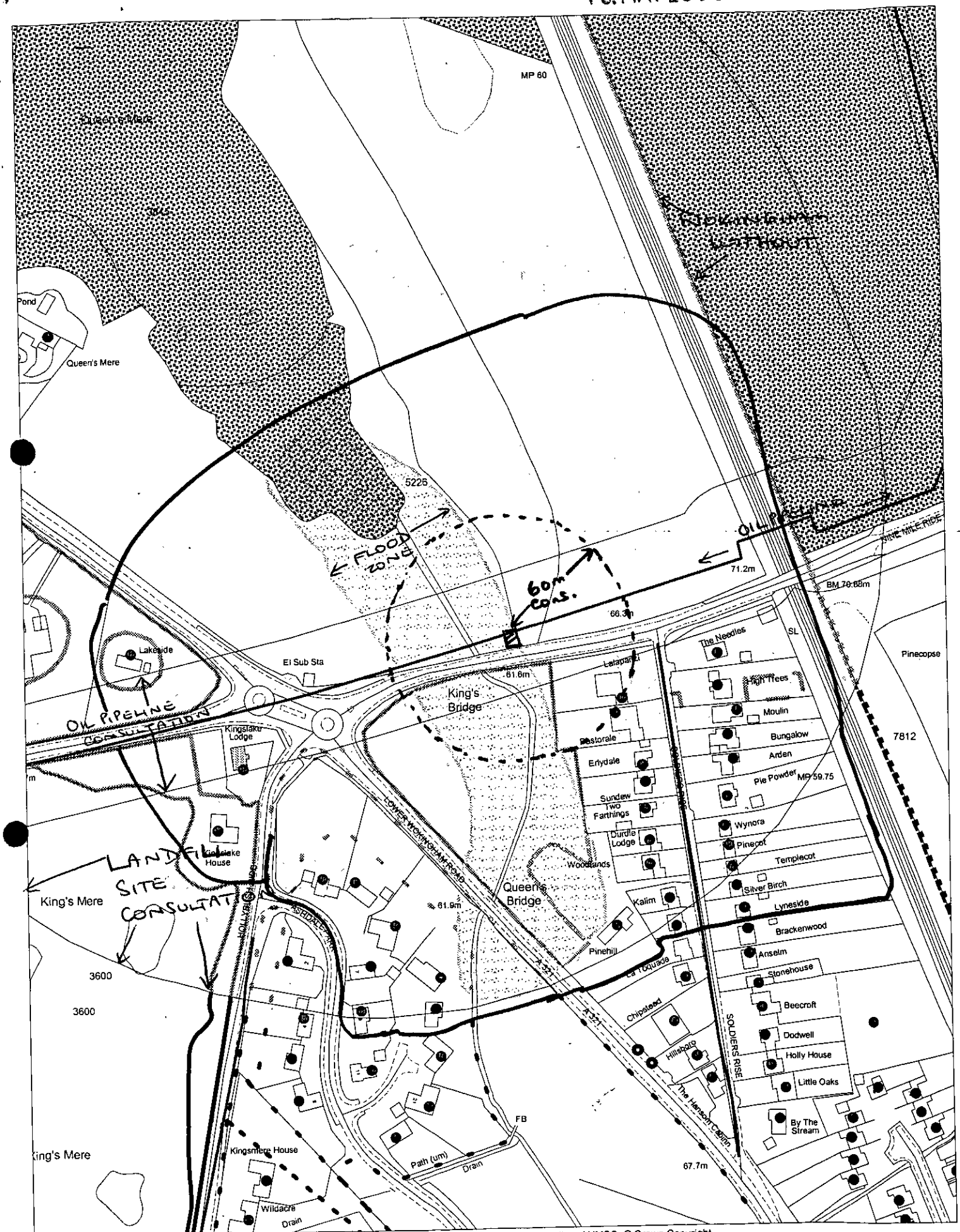
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/W ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved: MB

Drawing Number:
BTC/15020/2009/0220-06

10.MAY2002 6256



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Development Control Section, Environmental Services, Wokingham District Council.
5 April 2002
Scale: 1 : 2500

N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6256
CASE OFFICER: Kerrin Lithgow

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

Application Number : F/2002/6256	Map No : 99
Case Officer : ~~[illegible]~~ KL	Site Area :
Valid Date : 10/05/02	Received Date: 28/03/2002

Level : Delegated Application

Description : Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Location : Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Bt Cellnet Ltd C/O APT.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	All elevs of mast + cabin	11/4	10/5
FLOOR PLANS	F. Plan of cabin.	11/4	10/5
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

no history

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) — Possible overlooking of LB – Kingslake Lodge

Landscape

Trees

Environmental Health – Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: Wokingham Without

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Flood Zone – Landfill Site – Close to water course

Railtrack

Police Arch Officer

Thames Water re Queens Acre Pumping Station.

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

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S|W + see map.

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

Tel: (0118) 974 6441

Date: 13 May 2002

My ref: F/2002/6256

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6256
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

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 **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Kerrin Lithgow** Application Number: **F/2002/6256**
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor T Charlesworth

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

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

Tel: (0118) 974 6441

Date: 13 May 2002

My ref: F/2002/6256

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
C/O Wokingham District Council

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

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/6256**
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.
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 Stanton

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

Received by Wokingham District Council

Application No: F/2002/6256

Proposal:
Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Location:
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6256 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/06/2002. 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

13 May 2002

Organisation_Name	Building_Name	address1	Postcode
	KINGSLAKE LODGE	KINGSLAKE LODGEHOLLYBUSH RIDEWOKINGHAM	RG403QR
		17ASHDALE PARKWOKINGHAM	RG403QS
		9ASHDALE PARKWOKINGHAM	RG403QS
		1ASHDALE PARKWOKINGHAM	RG403QS
		15ASHDALE PARKWOKINGHAM	RG403QS
		3ASHDALE PARKWOKINGHAM	RG403QS
		5ASHDALE PARKWOKINGHAM	RG403QS
		7ASHDALE PARKWOKINGHAM	RG403QS
	LAKESIDE	LAKESIDESANDHURST ROADWOKINGHAM	RG403LT
	ARDEN	ARDENSOLDIERS RISEWOKINGHAM	RG403NE
	HIGH TREES	HIGH TREESSOLDIERS RISEWOKINGHAM	RG403NE
	LYNESIDE	LYNESIDESOLDIERS RISEWOKINGHAM	RG403NE
	MOULIN	MOULINSOLDIERS RISEWOKINGHAM	RG403NE
	PIEPOWDER	PIEPOWDERSOLDIERS RISEWOKINGHAM	RG403NE
	PINECOT	PINECOTSOLDIERS RISEWOKINGHAM	RG403NE
	SILVER BIRCH	SILVER BIRCHSOLDIERS RISEWOKINGHAM	RG403NE
	TEMPLECOT	TEMPLECOTSOLDIERS RISEWOKINGHAM	RG403NE
	WYNORA	WYNORASOLDIERS RISEWOKINGHAM	RG403NE
	DURDLE LODGE	DURDLE LODGESOLDIERS RISEWOKINGHAM	RG403NF
	ERLYDALE	ERLYDALESOLDIERS RISEWOKINGHAM	RG403NF
	GARSDALE	GARSDALESOLDIERS RISEWOKINGHAM	RG403NF
	TWO FARTHING	TWO FARTHINGSOLDIERS RISEWOKINGHAM	RG403NF
	KALIM	KALIMSOLDIERS RISEWOKINGHAM	RG403NF
	PASTORALE	PASTORALESOLDIERS RISEWOKINGHAM	RG403NF
	SUNDEW	SUNDEWSOLDIERS RISEWOKINGHAM	RG403NF
	PINEHILL	PINEHILLLOWER WOKINGHAM ROADWOKINGHAM	RG403NG
	THE BUNGALOW	THE BUNGALOWSOLDIERS RISEWOKINGHAM	RG403NE
	THE NEEDLES	THE NEEDLESSOLDIERS RISEWOKINGHAM	RG403NE
	WOODLANDS	WOODLANDSSOLDIERS RISEWOKINGHAM	RG403NF
	KINGSLAKE HOUSE	KINGSLAKE HOUSEHOLLYBUSH RIDEWOKINGHAM	RG403QR
	LAKESIDE	LAKESIDESANDHURST ROADWOKINGHAM	RG403LT
	LALAPANZI	LALAPANZISOLDIERS RISEWOKINGHAM	RG403NF

Neighbour consultation list F/2002/6256

6256

10 MAY 2002 6256

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: SRE/15020
Your Ref:
Date: 26 March 2002

Dear Sir /Madam,

Re: PLANNING APPLICATION FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

BT Cellnet is a Telecommunication Code System Operator licensed by the Department of Trade and Industry under the Telecommunication Act 1984 to provide a public cellular radio telecommunication network within the United Kingdom. Please find enclosed a planning application and supporting statement prepared by APT on behalf of BT Cellnet for the above development.

The planning application comprises the required number of application forms; planning drawings including a location plan (drawing no.BTC/15020/2009/0220-01-B, -02-B & -03-C), site layout plan and elevation; and supporting information together with the correct fee.

We trust that the information contained is sufficient for you to determine the application, however should you require any further information please contact the APT Planning Officer identified below.

Yours faithfully,

Simon Edwards
For and on Behalf of: BT Cellnet
Direct Line: 01276 605811

Tel. (0118) 974 6429 or 6433

10 MAY 2002 6256

Date: 11 April 2002

Your Ref:

My Ref: F/2002/6256

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

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 Sir/Madam

Reference Number: 2002/6256

Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of ALL elevations of the mast and cabin.

6 copies of the floor plan of the cabin required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

10 MAY 2002 6256

Tel. (0118) 974 6429 or 6433

Date: 11 April 2002

Your Ref:

My Ref: F/2002/6256

WOKINGHAM UNITARY
Aiming for Excellence

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

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Dear Sir/Madam

Reference Number: 2002/6256

Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

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6 copies of the floor plan of the cabin required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

10 MAY 2002

10 MAY 2002 6256

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Carol Hurst
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: SRE/15020
Your Ref:
Date: 09 May 2002

For the attention of Carol Hurst

Dear Madam,

Re: PLANNING APPLICATION FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

I write with reference to the above planning application and your letter dated 11 April 2002.

Please find enclosed six copies of drawings showing all elevations of the proposed mast (Dwg N's. BTC/15020/2009/0220-04, -05 & -06). Please also find enclosed drawings showing all elevations of the proposed radio equipment cabin (Dwg No's. P/EQU/061/D & /062/B)

Yours faithfully,

Simon Edwards
For and on Behalf of: O2 (UK) Ltd (formerly known as BT Cellnet Ltd)
Direct Line: 01276 605811

BTcellnet

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

BT Cellnet
260 Bath Road
Slough
SL1 4DX

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

Cell 15020 Queensmere Pumping Station
Nine Mile Ride, Finchampstead, Wokingham, Berks, RG40 3NF

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: 26th February 2002.....

Signed: .....

Name: Abdul Ajaz

Position: M25 Zone 1 Acquisition Manager

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	PART OF QUEENSMERE PUMPING STATION
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	MAST - GALVANISED STEELWORK CABIN - GREY PLASTIC COATED METAL
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	1.8M HIGH CHAINLINK FENCE TOPPED WITH THREE STRANDS OF BARBED WIRE
16. HOW WILL SURFACE WATER BE DISPOSED OF?	VIA SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A	To existing system — YES/NO If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	AS EXISTING
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BT CELLNET LTD. DATE 26/03/02

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

1769c

10.MAY2002 6256

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMS			9.4MSQ	66MSQ
OTHER	Please Specify				
	TOTAL			9.4MSQ	66MSQ

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
SEE SUPPORTING STATEMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
BT CELLNET LTD
1 BRUNEL WAY, SLOUGH, BERKS, SL1 1XL
b) Will these premises be vacated?
NO

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

Existing Staff	Transferred Staff	New Staff	Total
UNMANNED RADIO BASE STATION			

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

10.MAY2002 6256

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME	BT CELLNET LTD.	
ADDRESS	1 BRUNEL WAY,	
	SLOUGH, BERKSHIRE,	
POST CODE	SL1 1XL	PHONE 01753 564000
2. If the applicant has an agent, all correspondence will be sent to the agent — AGENT'S NAME	A.P.T	
ADDRESS	DOLPHIN HOUSE, ALBANY PARK,	
	CAMBERLEY, SURREY,	
POST CODE	GU16 7QH	PHONE 01276 605811
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. — SITE LOCATION	QUEENSMERE PUMPING STATION,	
	NINE MILE RIDE, FINCHAMPSTEAD,	
	WOKINGHAM, BERKSHIRE, RG40 3NE.	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.	ONE 25-METRE LATTICE MAST COMPLETE WITH	
	6 PANEL ANTENNAS & 1 EQUIPMENT CABIN.	
5. Give the area in hectares or part of a hectare — AREA OF SITE	0.01	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP	PROSPECTIVE LESSEE	
7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS	BTC/15020/2009/0220-01B, -02B & -03B.	

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

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

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

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

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

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

10 MAY 2002 6256

CERTIFICATE A

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

I hereby certify that:

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding

   OR

   The requisite Notice has been given to the following agricultural tenant(s):

Signed: ..... Date: .....

on behalf of: .....

CERTIFICATE B

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

I hereby certify that:

1. The requisite Notice No. 1 has been given to the owner(s) of the land to which the application relates.

   Name and address of owner: THAMES WATER, C/O BK, SHELSLEY HOUSE, THE RANDALLS BUSINESS PARK, RANDALLS WAY, LEATHERHEAD, SURREY, KT22 7TX.

   Date of Service of Notice No. 1: 26/03/02

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

   OR

   ~~The requisite Notice has been given to the following agricultural tenant(s):~~

Signed: ..... Date: 26/03/02

on behalf of: BT CELLNET LTD.

NOTICE NO.1

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

An application for planning permission is being made to Newbury District Council and you are owner/part owner of the application site.

Address of application site: .....

.....

Description of proposal: .....

Name and address of applicant: .....

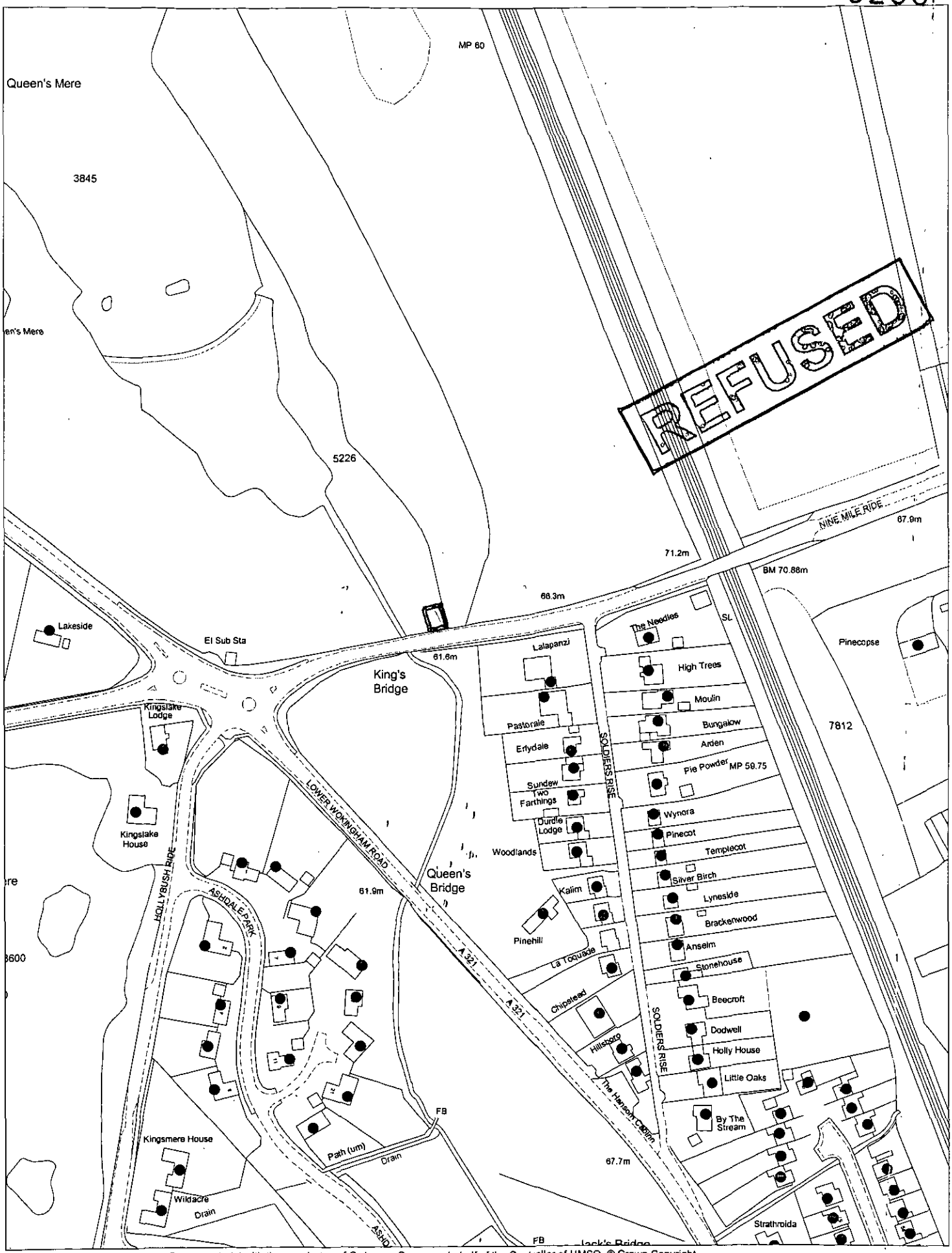
.....

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to the Director of Development Services, Newbury District Council, Council Offices, Market St., Newbury, Berks.

Signed: ..... Date: .....

on behalf of: .....

10.MAY2002 6256



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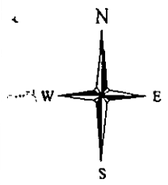
Central Support Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 2500

N W E S

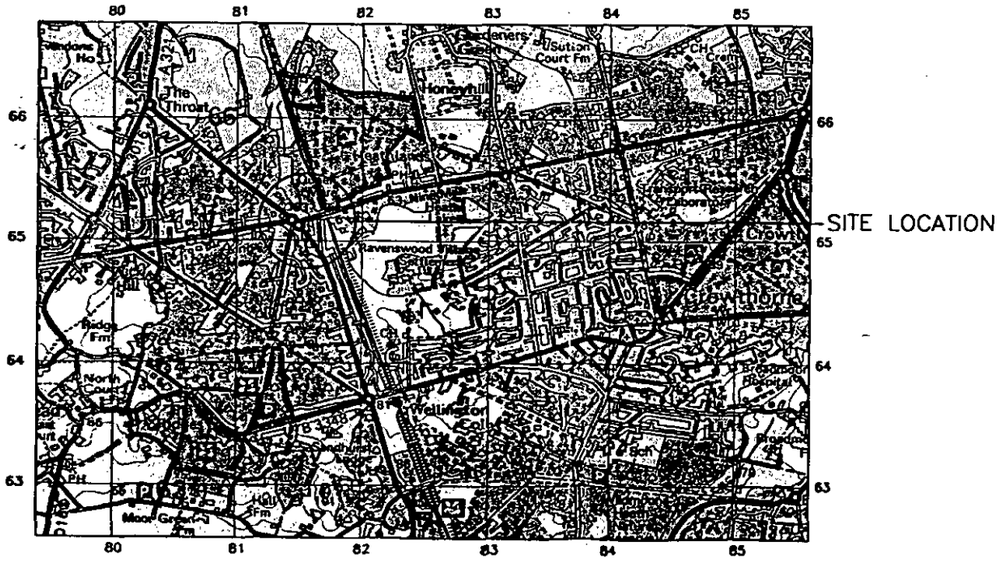
10 MAY 2002 6256





SITE PLAN
SCALE 1:2500

CROWN COPYRIGHT RESERVED.
REPRODUCED WITH THE PERMISSION OF THE
CONTROLLER OF H.M's STATIONARY OFFICE.
SERIAL No. : 01132884



LOCATION PLAN
E481570 N165180
SCALE 1:50000

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

DIRECTIONS / ACCESS TO SITE
FROM M4 JUNCTION 10 TAKE A329(M) TOWARDS WOKINGHAM. AT ROUNDABOUT TAKE A329 TOWARDS WOKINGHAM TOWN CENTRE. FOLLOW ONE WAY SYSTEM AND TAKE A321 SOUTH TO JUNCTION WITH THE B3430. TURN LEFT AND 130 METRES ON THE LEFT IS QUEENSMERE PUMPING STATION.

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-02 & 03

GENERAL NOTES
This drawing is the Copyright of BT Cellnet and must not be re-issued, loaned or copied without written consent.
Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to the standard drawing notes.

REFUSED

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
C	15/11/01	SITE PLAN AMENDED	LIC		
B	14/11/01	SITE PLAN AMENDED	MH	SW	DL
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTcellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
LOCATION MAPS

Scale: 1:100	Drawn: MH
Date: 07/11/01	Approved: DL

Drawing Number:
BTC/15020/2009/0220-01-B

N

W E

S

NOTE:
POSITION OF EXISTING U/G PIPEWORK TO BE CONFIRMED PRIOR TO COMMENCEMENT ON SITE

EXISTING CONTROL CABIN

EXISTING CABINET

CHEMICAL STORAGE TANK

EXISTING CABINET

ASSUMED LINE OF U/G TANK

EXISTING HANDRAILING AROUND UNDERGROUND STORAGE TANK

DAVIT SUPPORT

EXISTING VALVE CHAMBER

110ø CAST IRON PIPE

EXISTING FENCE

STENCH PIPE

PROPOSED 25m LIGHTWEIGHT LATTICE ON 5200mm SQ. BASE WITH 6No. ANTENNAS (000°, 000°, 120°, 120°, 240° & 240°)

PROPOSED UMTS EQUIPMENT CABIN (3725mm LONG X 2525mm WIDE X 2805mm HIGH) ON CONCRETE BASE

PROPOSED 1m WIDE ACCESS GATE INTO COMPOUND

PROPOSED COMPOUND SURROUNDED BY 1.8m HIGH CHAINLINK FENCING TOPPED WITH 3 STRANDS BARBED WIRE

PROPOSED POSITION OF MALCOE METER CABINET IN FENCELINE

EXISTING GATES TO PUMPING STATION

0 10 20 30 40 50 60 70 80 90 100

0 2 3

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-01 & 03

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10.MAY2002 6256

REFUSED

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTcellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

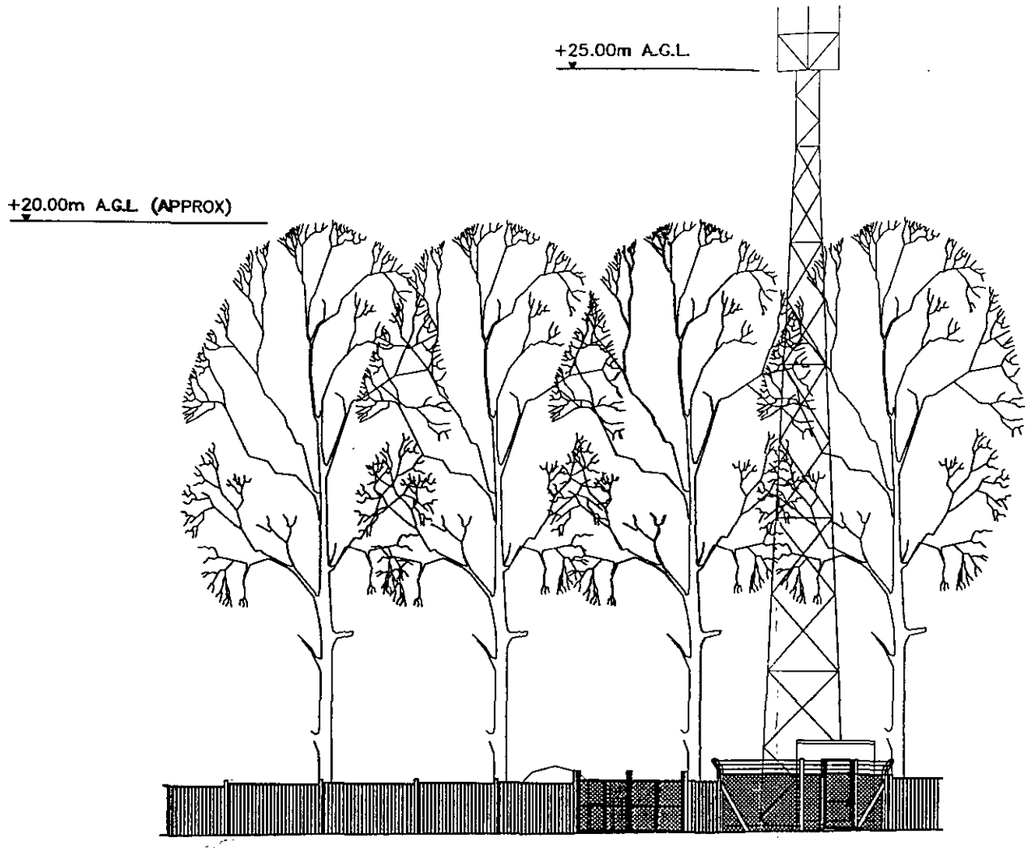
Purpose of Issue:
PLANNING

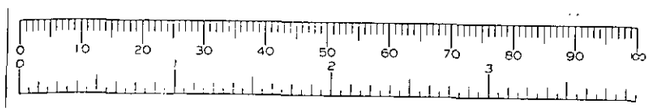
Drawing Title:
PROPOSED SITE PLAN

Scale: 1:100 | Drawn: MH

Date: 07/11/01 | Approved:

Drawing Number:
BTC/15020/2009/0220-02-B





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A	07/11/01	FIRST ISSUE	MH	SW	MB

BTcellnet
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QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

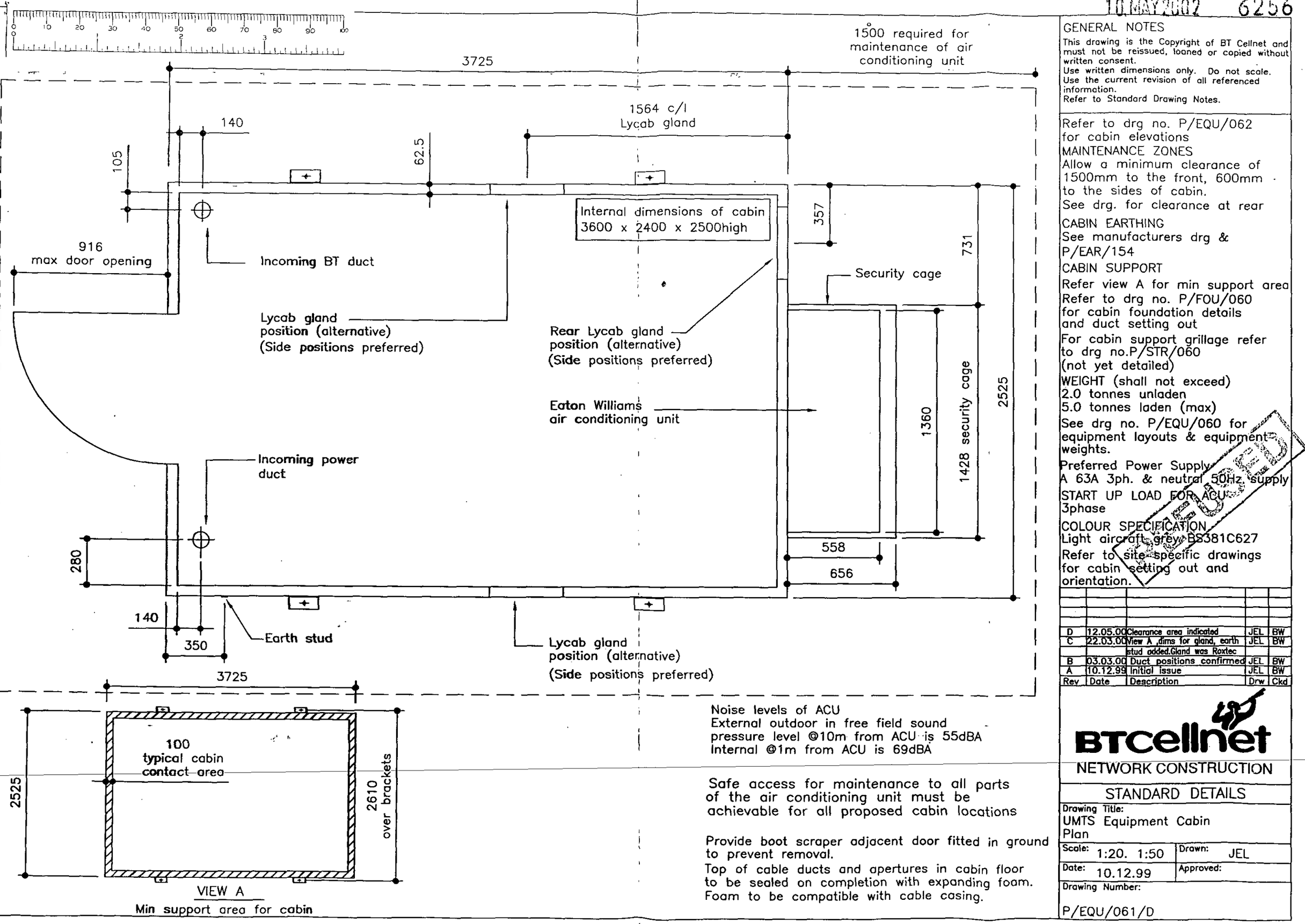
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/E ELEVATION

Scale: 1:200
Drawn: MH
Date: 07/11/01
Approved:

Drawing Number:
BTC/15020/2009/0220-03-B

10 MAY 2002 6256



Noise levels of ACU
External outdoor in free field sound pressure level @10m from ACU is 55dBA
Internal @1m from ACU is 69dBA

Safe access for maintenance to all parts of the air conditioning unit must be achievable for all proposed cabin locations

Provide boot scraper adjacent door fitted in ground to prevent removal.
Top of cable ducts and apertures in cabin floor to be sealed on completion with expanding foam. Foam to be compatible with cable casing.

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Refer to drg no. P/EQU/062 for cabin elevations

MAINTENANCE ZONES
Allow a minimum clearance of 1500mm to the front, 600mm to the sides of cabin.
See drg. for clearance at rear

CABIN EARTHING
See manufacturers drg & P/EAR/154

CABIN SUPPORT
Refer view A for min support area
Refer to drg no. P/FOU/060 for cabin foundation details and duct setting out
For cabin support grillage refer to drg no.P/STR/060 (not yet detailed)

WEIGHT (shall not exceed)
2.0 tonnes unladen
5.0 tonnes laden (max)

See drg no. P/EQU/060 for equipment layouts & equipment weights.

Preferred Power Supply
A 63A 3ph. & neutral 50Hz supply

START UP LOAD FOR ACU
3phase

COLOUR SPECIFICATION
Light aircraft grey BS381C627

Refer to site specific drawings for cabin setting out and orientation.

ISSUED

Rev	Date	Description	Drw	Ckd
D	12.05.00	Clearance area indicated	JEL	BW
C	22.03.00	View A dims for gland, earth stud added.Gland was Roxtec	JEL	BW
B	03.03.00	Duct positions confirmed	JEL	BW
A	10.12.99	Initial issue	JEL	BW

BTcellnet
NETWORK CONSTRUCTION

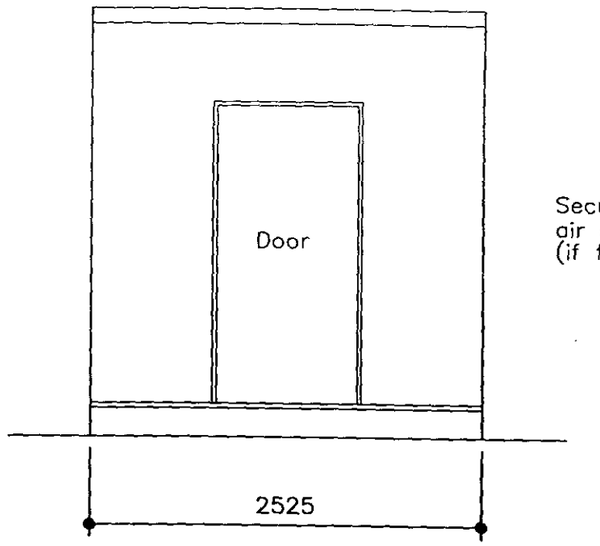
STANDARD DETAILS

Drawing Title:
UMTS Equipment Cabin Plan

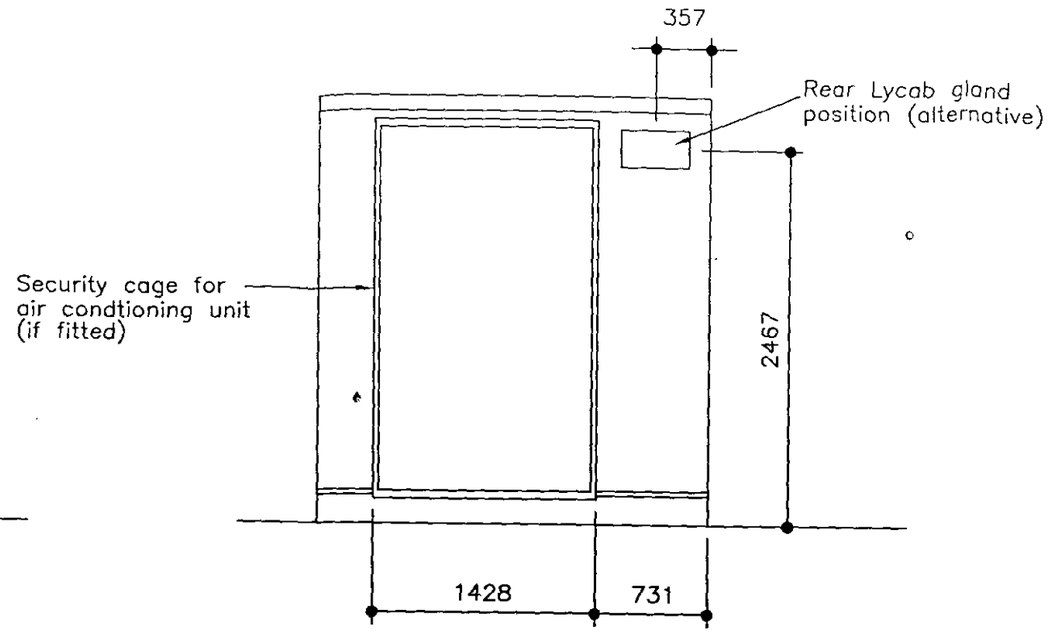
Scale: 1:20. 1:50	Drawn: JEL
Date: 10.12.99	Approved:

Drawing Number:
P/EQU/061/D

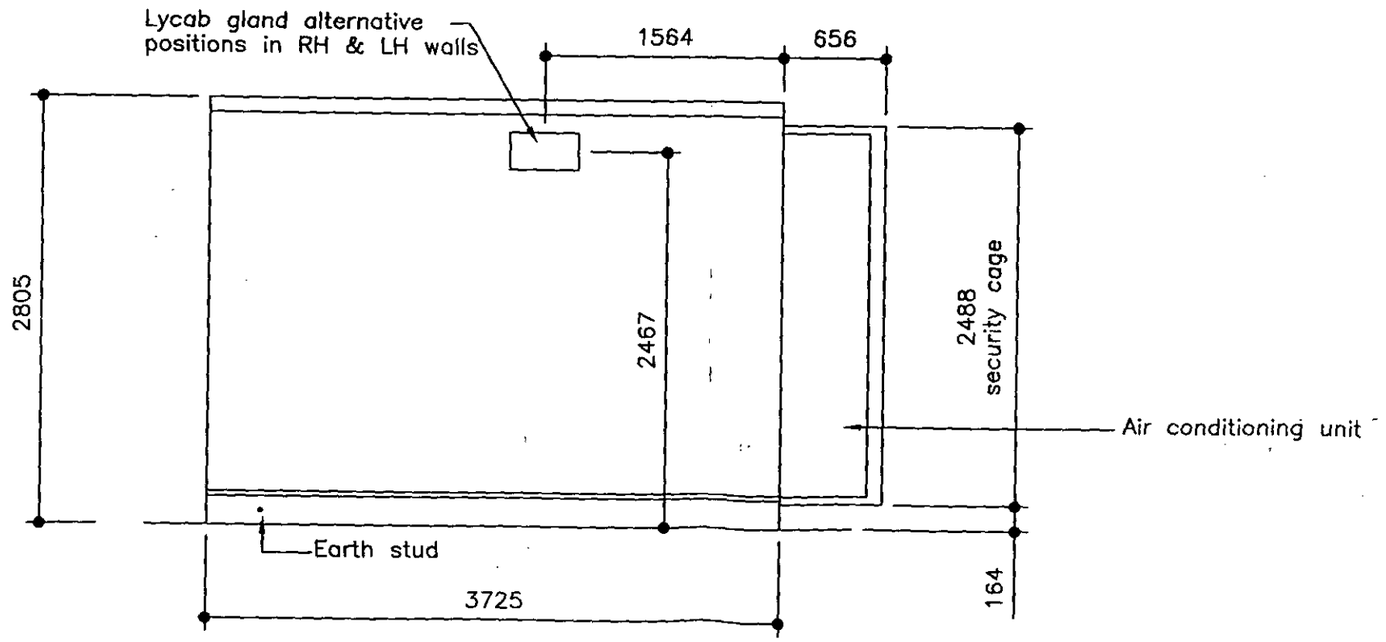
Front Elevation

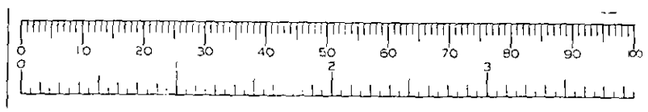


Rear Elevation



Side Elevation





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Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/061 for cabin plan & clearances.

Refer to drg no. P/FOU/060 for fixing positions.

CABIN MOUNTED ANTENNA POLES
(Awating details)

COLOUR SPECIFICATION
Light aircraft grey BS381C627
(Malcoe paint ref no. P3)

SUPERSEDED

Rev	Date	Description	Drw	Ckd
B	12.05.00	Earth stud indicated	JEL	BW
A	01.03.00	Initial issue	JEL	BW

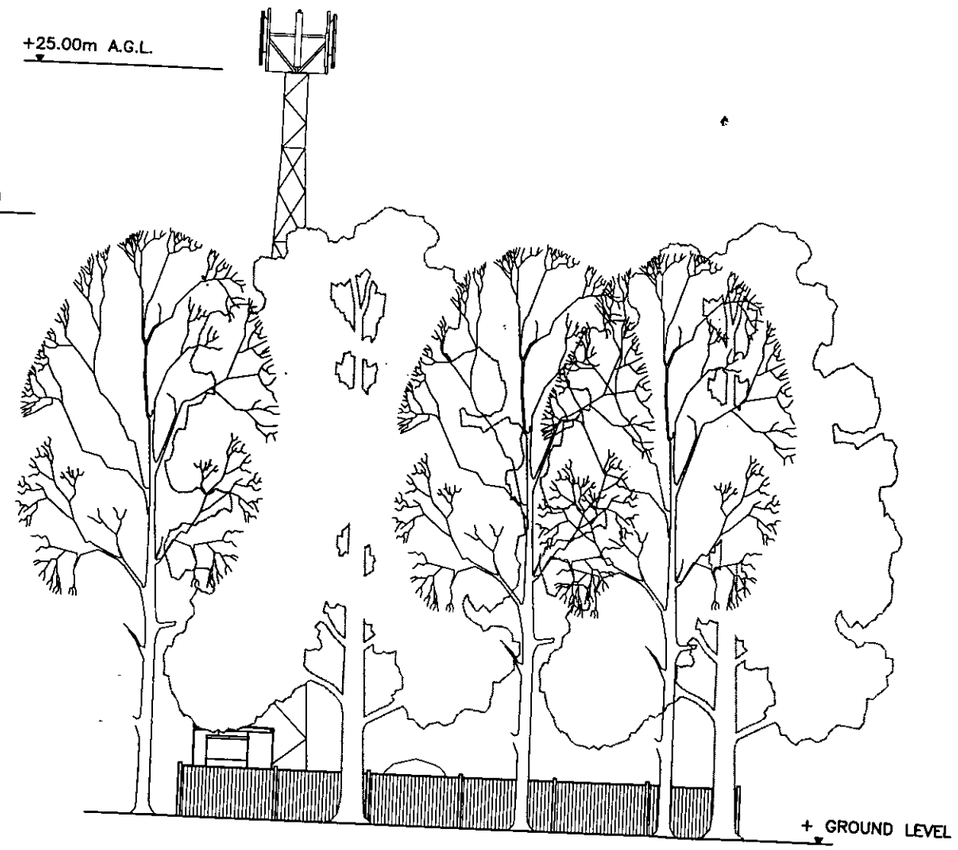
BTcellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

Drawing Title:
UMTS Equipment Cabin Elevations

Scale: 1:40	Drawn: JEL
Date: 01.03.00	Approved: BW

Drawing Number:
P/EQU/062/B



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0 2 3

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 06

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TEL : 01932 411011
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Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

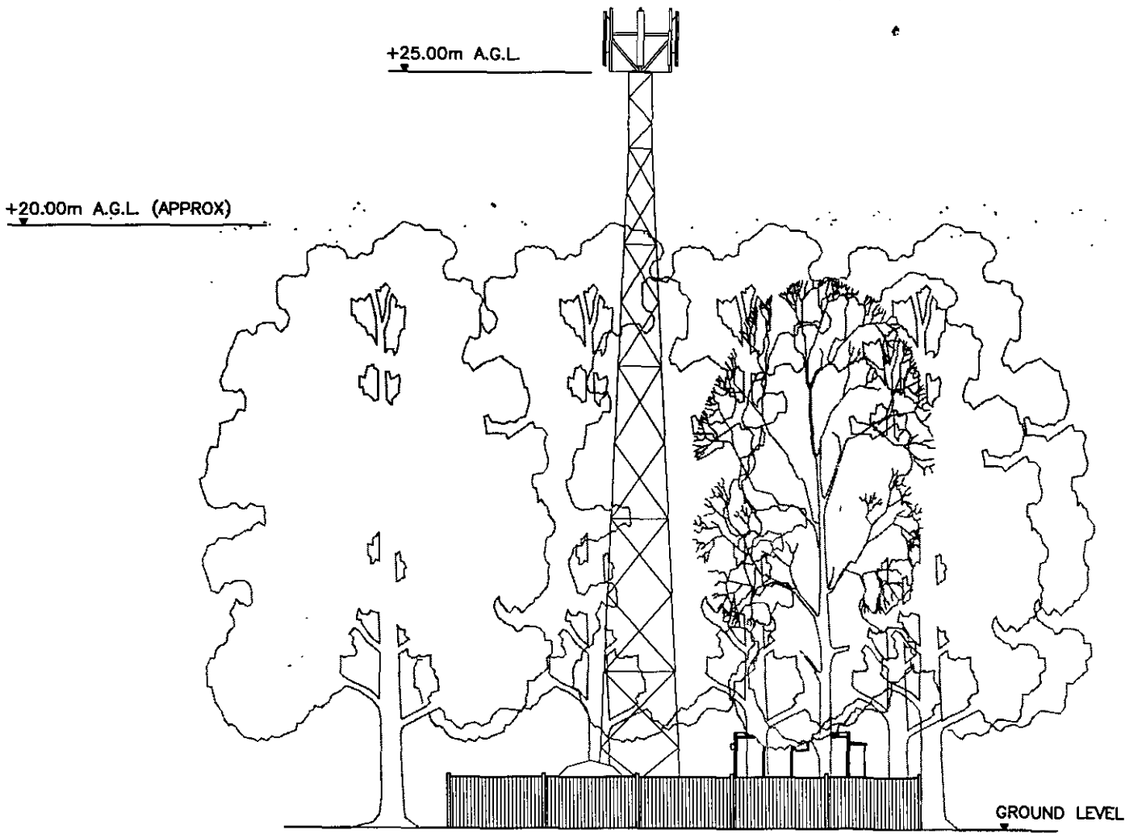
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/W ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved: MB

Drawing Number:
BTC/15020/2009/0220-05



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0 1 2 3

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 05

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Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/W ELEVATION

Scale: 1:200 | Drawn: BM
Date: 29/04/02 | Approved: MB

Drawing Number:
BTC/15020/2009/0220-06

10 MAY 2002 6256

Existing coverage without proposed cell 15020



BTcellnet

Odyssey

© Logica Mobile Networks

(Tue Mar 19 16:12:49 2002)

Best Server:

[-100, -95) (dBm)
[-95, -90) (dBm)
[-90, -85) (dBm)
[-85, -80) (dBm)
[-80, -75) (dBm)
[-75, -70) (dBm)
[-70, -65) (dBm)
[-65, -60) (dBm)
[-60, -55) (dBm)
>= -55 (dBm)

18 MAY 2002 6256

Existing coverage with proposed cell 15020



BTcellnet

Odyssey

© Logica Mobile Networks

(Tue Mar 19 15:47:12 2002)

Best Server:
[−100, −95) (dBm)
[−95, −90) (dBm)
[−90, −85) (dBm)
[−85, −80) (dBm)
[−80, −75) (dBm)
[−75, −70) (dBm)
[−70, −65) (dBm)
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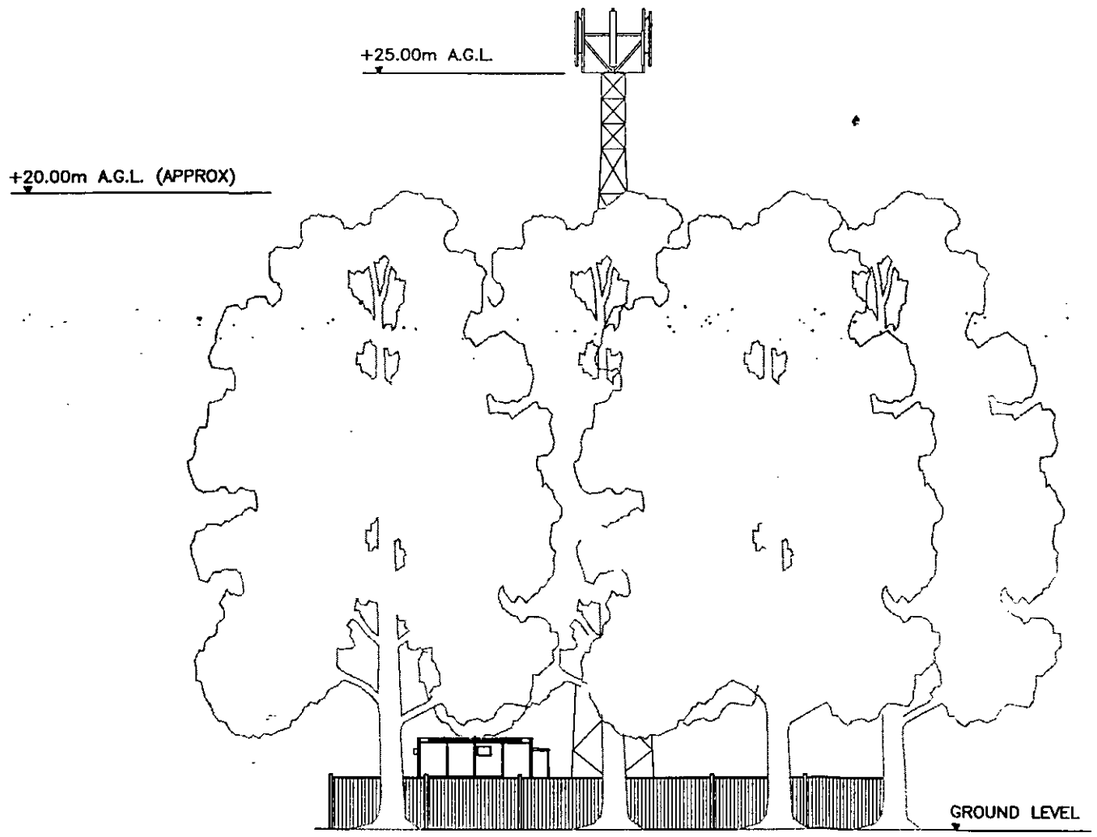
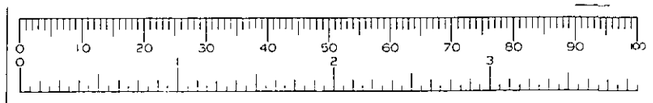
>= −55 (dBm)





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 05 & 06

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Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
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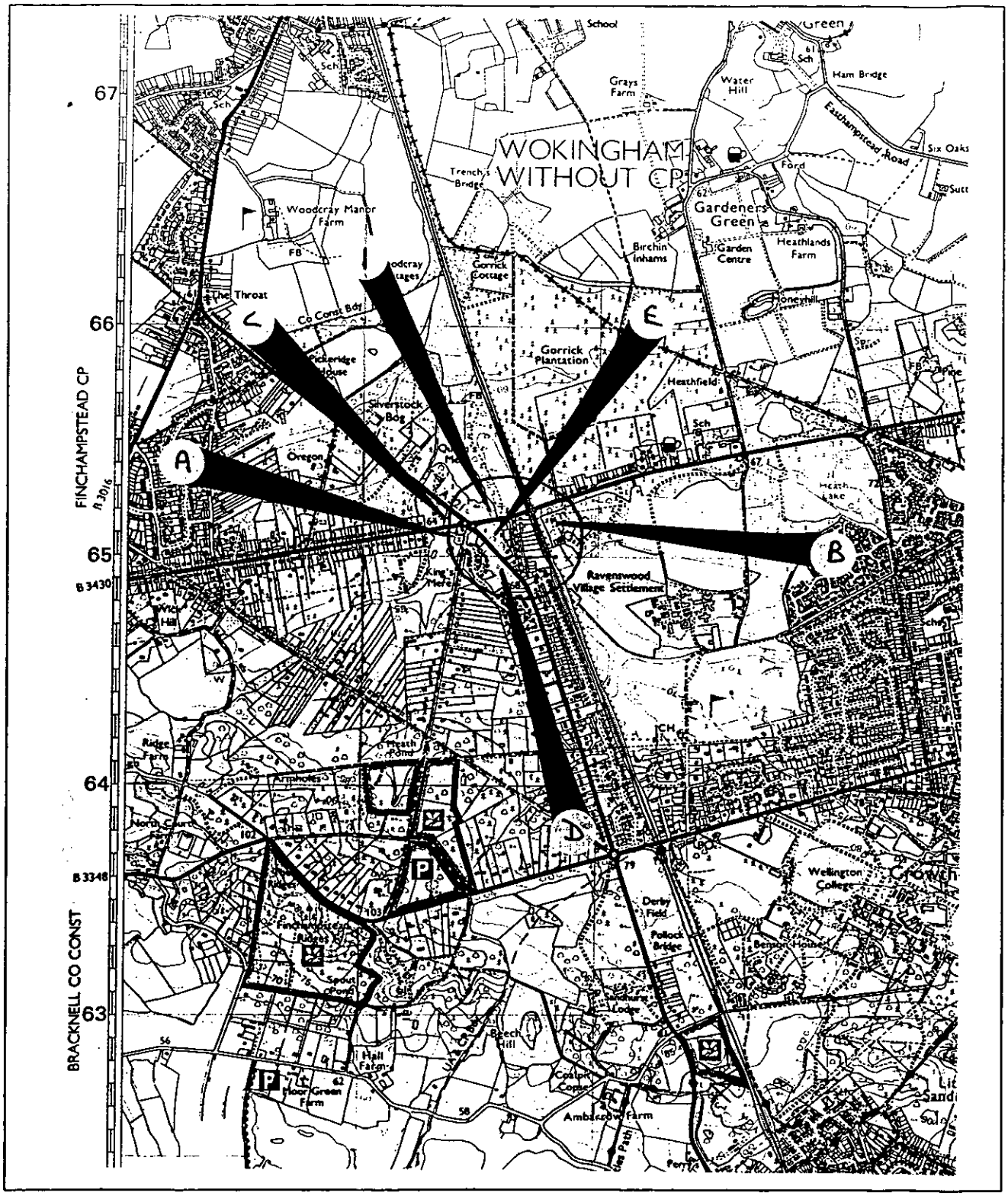
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/E ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved:

Drawing Number:
BTC/15020/2009/0220-04



Cell: 15020 - **Heathlands**

Map: Explorer 160

16 MAY 2002 6256

FULL PLANNING APPLICATION AND SUPPORTING STATEMENT

RE: Queensmere Pumping Station, Nine Mile Ride, Finchmpstead, Wokingham, Berkshire, RG40 3NE.

OUR REF: 15020

(Please quote above reference number in all communications)

27 March 2002

BT Cellnet Ltd.
1 Brunel Way
Slough
Berkshire
SL1 1XL

APT-Marconi
Registration No. 03049168
Registered Office: New Century Park, P.O. Box 53, Coventry, CV3 1HJ
VAT Registered. - 528941616

APT Marconi
27 March 2002

10 MAY 2002 6256

CONTENTS

Section

- Code of Best Practice / Application Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location Plan (Dwg No. BTC/15020/2009/0220-01-B)
- Layout Plan (Dwg No. BTC/15020/2009/0220-02-B)
- Elevation drawing (south east) (DWG No. BTC/15020/2009/0220-03-B)

Appendix

- Cell search area
- Radio Coverage Plots as existing without the proposed site
- Radio Coverage Plots with the proposed site incorporated into the network
- Compliance with ICNIRP (1998) Public Exposure Guidelines

10 MAY 2002 6256

Proposed Development

The Site

The application site is located to the west of the village of Finchampstead, a small settlement to the south of the District. The A321 is situated 80-metres to the east of the site and the Reading to Crowthorne railway is situated 120-metres to the west of the site. Access is currently gained via Nine Mile Ride (B3430)

The site relates to an existing Thames Valley Water compound off Nine Mile Ride (B3430). To the north, east and south-west of the site is woodlands with residential properties located to the south east. The site is currently in the ownership of the Thames Valley Water.

The application site covers the land required for the proposed telecommunications development and its associated infrastructure including equipment housing and access.

The Proposal

In the design of telecommunications installations regard is given to technical, engineering, environmental and land use planning considerations

The principal components of the proposed development, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan and elevations (Drawing Nos. BTC/15020/2009/0220-02-B, -03-B).

The proposed development consists of a 25-metre lattice mast complete with six panel antennas. An associated equipment cabin on a concrete base is to be sited immediately to the south of the proposed mast.

The siting of the installation within an existing Thames Valley Water compound has been proposed in order to minimise the visual impact of this proposal on the surrounding environment. In addition to the screening provided by the trees, fencing will screen the lower section of the mast and equipment cabin when viewed from Nine Mile Ride.

A lattice-style mast has been proposed. The lattice mast has the benefit of being a structure that is suitable for sharing. In the case of this proposal at Queensmere Pumping Station, the proposed lattice mast would be made available to accommodate further operators should the need arise. Further to this and from a visual impact approach, a lattice mast can appear more translucent when viewed against a backdrop of trees and bushes. The proposed installation can also be painted in order to provide greater camouflage.

10.MAY2002 6256

Pre Application Consultation

In line with PPG8 (2001), the Telecommunications Code of Best Practice and the Ten Commitments of the UK mobile phone operators (supported by the Federation of Electronics Industries), pre-application consultation was undertaken with the Local Planning Authority to help identify the scope of the planning application and the issues to be addressed within this supporting statement.

In a letter to the Authority dated 11th July 2001 Marconi, on behalf of BT Cellnet indicated the cell search area and requested information on existing telecommunication installations, planning constraints and any potential sites nominated by the Authority. In response, by telephone, Mike Thorp Principal Planning Officer, indicated that any telecoms installation in the area should be as well screened as possible. Mr Thorp also stated that the District Council has a policy whereby all telecoms applications should be sited at least 60-metres from residential properties.

Planning Policy

National Guidance

Planning guidance on telecommunications in England is currently contained in the following two documents. These are:

- Planning Policy Guidance Note (PPG) 8 'Telecommunications' (August 2001);
- The Code of Best Practice on Telecommunications Prior Approval Procedures.

The Government's general policy on telecommunications is to facilitate the growth of new and existing systems, whilst at the same time protecting the environment. It also attaches importance to the concept of mast and site sharing.

For example, PPG 8 paragraph 19 states:

"In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network."

It is inevitable however that sites for new masts will be required in certain circumstances.

Assessment of Need

Methodology

A need has been identified for the proposed development on the basis of an assessment of the existing network. This assessment identified a

requirement to upgrade and expand the network to be able to handle the demand for calls as well as to facilitate the introduction of the various forms of high-speed data transmission. The introduction of these new technologies requires additional infrastructure to be established.

This assessment of need has involved analysis of the following criteria:

1. Coverage – Under the terms of its licence, granted by the Government, there is a legal obligation for operators to expand their networks to accommodate customer requirements of service and quality (see PPG8, Appendix – Supporting Guidance paragraphs 20 and 27).. There is also requirement to ensure that all reasonable demands for service are capable of being met (see Code of Best Practice, part 1.2 paragraph 3). These demands by residential and commercial customers extend to the requirement for network coverage to be available at home, in the workplace, while shopping, enjoying leisure activities and while on the move.

2. Quality – Radio base stations are low-powered devices (between 2 and 70 watts), communicating with low-powered handsets (2 watts maximum) and can only cover limited geographical areas; up to a theoretical maximum of 32 kilometres in flat, sparsely-populated areas and as a little as a few hundred metres in busy, urban centres.

3. Capacity – Network coverage is provided through a series of radio base stations, each of which is required to operate within a certain cell area. The size of each cell is determined by a number of factors, in particular the demand from subscribers. As the use of and demand for mobile phones has increased the number of sites required to provide sufficient network capacity has increased.

Each cell or base station can only handle a finite number of calls. Therefore, in areas of high use, additional cells are required to meet demands on the network. Capacity can be expanded either by introducing new sites or by splitting existing cells.

With the majority of the operator's network being operational and fixed the potential locations for new sites are limited. There is a need to provide an efficient distribution of sites to avoid signals of the same frequency, causing interference with one another. The operators' radio engineers produce plans that indicate the optimum site location (the cell centre) and its coverage area. Only a small degree of tolerance is acceptable to provide the coverage required and to avoid interference with adjoining cells. The radio parameters for any site can also be influenced by local topographical factors and 'clutter' caused by trees or tall buildings.

Site Specific Assessment of Need

The attached radio coverage plots demonstrate the need for a base station at the above site. This plot is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys.

10 MAY 2002 6256

The coloured plots represent the strength of radio signals as they leave the antennas, and indicate a deficiency within the application area. These areas of deficiency are known as "holes" and where there are holes in the coverage, users to the system will experience a number of deficiencies. These include:

- in-building radio coverage will not be obtained;
- when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially with regard to lone travellers;
- a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";
- a telephone user trying to contact a customer in the area will be unable to get through;
- emergency services will not be contactable. Increasingly mobile telephones are being used for 999 calls.

It is for these reasons that it is important to achieve a comprehensive service of quality for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service.

The benefits of providing a modern telecommunications system and the need for providing sufficient levels of coverage, quality and capacity are recognised by the Government. In its statement on mobile phone masts on 16 March 2001, the Government states:

"***Parents and children feel more secure because of them. Mobile phones have saved lives – they allow emergency services to be called immediately when they are needed. None of this could happen without the masts and other infrastructure which enable the service to be delivered.***"

The attached plots indicate the radio coverage in the application cell area as existing and as anticipated subject to approval of this proposal. For the operator's requirements to be fulfilled, the area surrounding the proposed site needs to have a signal of at least –65dBm. i.e. green or blue. The existing plot clearly shows that the area at present is deficient in radio coverage and is therefore unsatisfactory for customers.

The plot based upon the proposed site's integration within the radio network indicates that coverage requirements would be achieved, with the majority of the application cell area showing signal strength above –65dBm.

10 MAY 2002 6256

Consideration of Alternatives

Methodology

In assessing potential locations, the following considerations have been taken into account.

1 Planning – Every effort is made to ensure that the most suitable site is identified in terms of its planning characteristics. In identifying potential sites, consideration is given to the location of sensitive receptors, adjoining land use designations and the availability of effective screening measures. These considerations are, however, balanced by the technical requirements and land availability issues identified below.

2. The radio implication of the site – The transfer of radio signals and data along the telecommunication networks can be provided through two alternatives; microwave antenna and fibre-optic links. With microwave antenna a 'line of sight' has to be established and protected between associated infrastructure, if this is disrupted so is the network service. To achieve an uninterrupted line of sight the installation must reach a sufficient height above surrounding buildings and trees. The installation must also be in a position to provide good in-building radio coverage to the target area.

3. Land availability – The site is dependent upon landowners' willingness to see their property used for this purpose.

APT-Marconi has undertaken an assessment of potential sites within the search area. This assessment was undertaken through analysis of Ordnance Survey maps of the local area, a site visit and following discussions with the local planning authority and local landowners. Network radio planners have also analysed the search area to ensure that identified options are acceptable in radio coverage terms.

Site Specific Alternatives Considered

Other sites investigated included:

(A) – *Kingsmere House (NGR:SU 8140 6508)*

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(B) – *Pineridge Farm – (NGR: SU 81806514)*

This site was surveyed with the view to installing a radio base station. However, the site provider was not interested in my clients proposals.

(C) – *Lakeside Care Home (NGR: SU 8135 6516)*

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(D) – Land belonging to Kingsmere (NGR: 8160 6494)

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(E) – Land at Pinehill (NGR: SU 8156 6509)

This site was surveyed with the view to installing a radio base station. However, the site provider was not interested in my clients proposals.

The site subject of this application was the only site that met the required criteria for this cell. The site provider was happy to have the proposed radio equipment on their property and access to the site is good. An installation at this location will provide the required radio coverage to the intended target area.

Health and Safety

In response to the growing concern related to the health implications of exposure to electromagnetic fields (EMFs) the Government asked its statutory advisors on radiological protection (the National Radiological Protection Board (NRPB)) to establish an Independent Expert Group on Mobile Phones (IEGMP). This Group considered the concerns about the health effects from the use of mobile phones, base stations and transmitters. The expert groups' report (also known as the Stewart Report) was published in May 2000. It concluded that:

"the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines"

It is the Government's view that if a proposed development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP:1998) public exposure guidelines, as recommended on a precautionary basis in the Stewart Report, it should not be necessary for a planning authority, in processing an application, to consider health effects further. This message was re-stated by Nick Raynsford to all English MPs and local authorities in a letter, dated 29 June 2000. It has since been further re-emphasised in PPG 8 (2001) paragraph 98, which states:

"...In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."

The EU Recommendation is based on ICNIRP (1998) guidelines for limiting general public exposure to electromagnetic fields (radio waves). ICNIRP (1998) guidelines apply a 50-fold safety margin for continuous exposure of the general public to electromagnetic fields, providing a conservative public exposure guideline set at 2% of the level where replicated biological effects have actually been observed.

The UK mobile phone operators will, as a minimum, build base station sites to comply with the ICNIRP (1998) general public exposure guidelines in areas where the public spend a significant amount of time. These areas are those locations where antennas are accessible to the public without the use of climbing aids such as ladders, crossing barriers or other access controls.

Nature of Radio Waves

As one moves away from the antenna, the strength of the radio wave falls off very rapidly. As the strength of the radio wave decreases, so does the exposure level. It is important to note that masts or other support structures do not emit radio waves.

Accordingly, there are points in space, around the antennas, where the maximum level just meets the ICNIRP (1998) general public exposure guidelines. These points define a volume within which there is the potential to exceed the ICNIRP general public exposure guidelines. This volume is referred to as the "***EU Zone***" or "***ICNIRP Public Zone***" and public access is physically restricted to these areas. For large base stations this area or exclusion zone is around 3 metres from the antennae, for smaller installations, as little as 3.5 centimetres. However access to the areas where ICNIRP (1998) public exposure guidelines may be exceeded will be restricted and warning signs will be displayed.

Compliance Overview

When compared to the ICNIRP (1998) public exposure guidelines, the typical power densities from a base station encountered at ground level are never likely to exceed a value which is a hundred times lower than the recommended maximum. In reality, this condition rarely exists and therefore, the actual antenna loading of the installation will be less than that calculated from the theoretical maximum antenna loading.

This supporting statement includes a signed Certificate of Conformity issued by BT Cellnet Ltd, which confirms that the proposed development is within the established international guidelines.

The proposed base station will operate within the 900 / 1800MHz range.

Conclusions

There is a requirement by the operator to increase telecommunication network coverage, quality and capacity in this locality. Network planners have identified a need for a further installation, which is demonstrated in the coverage plots included. The proposed development will address this identified need and improve the operators network in line with their licence requirements and customer demands.

In accordance with PPG8 (2001) an assessment of the site and potential alternatives, including existing buildings, radio towers and other structures

and locations, has been undertaken and discussions were held with the local authority. The site was identified and assessed in conjunction with the operator and landowner and was the most appropriate site that met the required criteria for this cell.

The telecommunications infrastructure proposed as part of 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 and guidance.

The enclosed information from BT Cellnet Ltd confirms that the proposed development will conform to both NRPB and ICNIRP (1998) guidelines in areas that are accessible to the public.

EDM

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Document Management

File 2

F/2002/6256

EDM

Leaders in Electronic
Document Management

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: KL

APPLICATION NUMBER: 6256

APPELLANT: BT Cellnet Ltd

SITE: Queensmere Pumping Station, land opposite Lalapanzi, Nine Mile Ride, Finchampstead

APPEAL REF: APP/X0360/A/02/1103519

START DATE: 05/12/2002

DATE OF SITE VISIT 07/04/03

Progress Record	Date Actioned	Initials
Appeal Logged:	06/12/02	
Entered on Access:	19/12/02	DG
Notification Letters Due:	**19/12/2002**	
Notification Letters Sent:	20/12/02	DG
Questionnaire Due:	**19/12/2002**	
Questionnaire Sent:	20/12/02	DG
Statement Due:	**16/01/2003**	
Statement Sent:	14/01/03	DG
Comments on Statement Due	06/02/03	
Comments on Statement Sent	/	
Decision letter circulated:	19/05/03	DG
Decision entered on Access:	19/05/03	DG

Appeal Decision

Site visit made on 7th April 2003

by John R Mattocks BSc(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date 15 MAY 2003

Appeal Reference: APP/X0360/A/02/1103519
Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Wokingham, RG40 3NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by BT Cellnet Ltd. against the decision of the Wokingham District Council.
- The application, reference F/2002/6256, dated 26th March 2002, was refused by notice dated 24th June 2002.
- The development proposed is one 25 metre lattice mast complete with 6 panel antennas and 1 equipment cabin.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Main Issues

1. From my study of the representations made on this appeal and my observations when I visited the site I consider that the main issues for my determination are: a) the effect of the proposal on the landscape value and integrity of a green gap; b) its effect on the quality of the residential environment by way of visual intrusion and c) whether there are any alternative sites to meet the telecommunications need which would have a lesser visual impact.

Planning Policy Context

2. The statutory development plan consists of the Berkshire Structure Plan incorporating alterations, adopted August 1997 (the BSP) and the South East Area Local Plan, adopted April 1994 (the SEALP). A Wokingham District Local Plan (the WDLP) is at an advanced stage towards adoption, modifications having been published following an Inquiry into objections to the deposit plan and an Inspector's report and recommendations. Accordingly, I attach significant weight to the policies of the WDLP.

Inspector's Reasoning

Landscape value and the integrity of the green gap

3. The appeal site lies within a heavily wooded area to the north of Nine Mile Ride and about 50 m. east of a twin roundabout junction on the A 321, Wokingham to Sandhurst Road. The Council have not provided a copy of the WDLP proposal map to show the extent of the 'green gap' within which the site is claimed to lie but there is residential development to the south of Nine Mile Road with generally open countryside extending northwards towards Wokingham.

4. The statutory policies of relevance to which the Council refer are BSP policies OS1, C5&6 and SEALP policies SBE 1&2. These policies are of general applicability and seek to

trees from the rear of the houses on Ashdale Park to the south-west of the Lower Wokingham Road (A 321).

9. I have read with interest the many letters of representation made at application stage to the local planning authority, and to me in respect of the appeal. I understand the concern which is felt, not only about visual intrusion but also possible health effects, which I consider below. However, it seems to me significant that the closest views of the mast would be from private garden areas rather than from any public vantage point. I acknowledge that the occupant of 'Azinhero' would probably be able to see some of the mast through the intervening trees in winter but I accept the appellants' view that there is a significant number of intervening bushes and small trees behind the fence fronting Nine Mile Ride. Nor am I convinced that the proposal necessarily involves the loss of any trees within the site, indeed the application specifically states that none is to be felled. The bungalow is at a higher level than the base of the mast but nevertheless, the headframe would still be some 20 m. above that and not directly in the field of view from the rear windows. The other bungalows to the south would obtain even more oblique views.

10. The 'loss of amenity' to which the Council and residents refer appears to be primarily a loss of outlook from the residential properties. There is reference to possible noise disturbance from the equipment cabin but the appellants have established that the noise would be at a low level, below that of traffic on the adjoining road. It seems to me that statutory policies BSP OS1 and SEALP SBE1 are of relevance only in so far that they seek to maintain an attractive environment in which to live and work. I recognise that there would be some diminution in the quality of the residential environment as enjoyed by nearby residents and that this would be contrary to the objectives of these policies as well as to WDLP policies WOS3 and WBE1. But, for the reasons I give above, I am not convinced that the loss of residential amenity would actually constitute harm to such interest in the sense of the 'adverse effect' envisaged in criterion c) of WDLP policy WIC14.

Telecommunications need and alternative sites

11. There is no dispute that an additional cellular transmitting facility is required to serve the area around the appeal site. The coverage maps clearly show that there is an area of marginal signal strength along Nine Mile Ride and the railway line, but more especially in the residential areas in Crowthorne to the south-east. It is clear that an alternative site on higher ground would obviate the need for such a high mast but I am satisfied that the appellants have investigated the possibility of alternative sites in the vicinity and that they are not 'available' in the terms of BSP policy TC1, even if they may be technically feasible.

12. Objectors make reference to the fact that there are two pole type masts adjacent to the roundabout only 50 m. away. Clearly, it would be highly desirable within the terms of national policy, expressed in Planning Policy Guidance (PPG) 8 *Telecommunications* that existing masts should be shared. However, those masts are of a minimal structural capacity and sharing would require heavier support structures and headframes. A site close to the roundabout may be further from houses but it would be far more visually intrusive, in my opinion, than the appeal site.

13. This site is very well screened by trees. To that extent the proposal accords with criterion (d) of WDLP policy WIC14. Indeed, despite the effect on residential amenity identified above I consider that, provided that the mast is removed should it no longer be required (which can be secured by condition), the proposal accords with that policy. Also, because I

would not be within 5 m. of the watercourse, the conditions which refer to this are not appropriate. The plans do not show any steps or ramps.

Formal Decision

20. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for one 25 metre lattice mast complete with 6 panel antennas and 1 equipment cabin at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Wokingham, RG40 3NE, in accordance with the terms of the application reference F/2002/6256, dated 26th March 2002, and the plans submitted therewith, subject to the following conditions:-

    1. the development hereby permitted shall be begun before the expiration of five years from the date of this decision;

    2. the cabin base and antenna base shall be constructed with under-floor voids in accordance details to be submitted to, and approved by, the local planning authority before the commencement of development;

    3. there shall be no raising of ground levels on the site and no spoil or other materials shall be stored within that part of the site lying within the area of land liable to flood;

    4. the fencing to be constructed around the compound shall be designed to be permeable to flood water;

    5. the transmitting facility shall not be brought into use until the mast and antennas have been painted in accordance with a colour scheme to be agreed by the local planning authority;

    6. the mast, antennas and equipment cabin shall be removed from the land as soon as reasonably practicable after they are no longer required for telecommunications purposes and the land shall be restored to its condition before the development took place, or to any other condition which may be agreed in writing by the local planning authority.

Information

21. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

22. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

24. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Inspector John R Mattock

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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Fax No 0117-3728624

GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 15 May 2003

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19 MAY 2003
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Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: January 14, 2003
My ref: F/2002/6256
Your ref: APP/X0360/A/02/1103519

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: BT Cellnet Ltd
SITE: Queensmere Pumping Station, Nine Mile Ride, Finchampstead

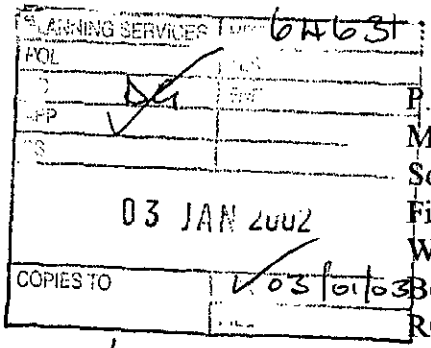
With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

4 OBS



2002/6256

Mrs. M Pocock,

The Planning Inspectorate
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol,
BS1 6PN

P.K.Chatterjee & Retchanare
Moulin,
Soldiers Rise,
Finchamstead,
Wokingham,
Berks.
RG40 3NE

30th Dec.02.

Reference: APP/X0360/A/02/1103519

Dear Madam,

On this particular subject matter of planning request for a 25m high mast on the Queensmere Pumping Station ground, Land Opposite Lalapanzi, Nine Mile Ride by Bt Cellnet Ltd, many of us living near by in Soldiers Rise have already submitted our signed petition requesting the Council to disallow planning permission on the grounds that these Micro Wave towers have health hazard implications for the local residents.

In previous occasion, in spite of our similar oppositions and to our complete dismay we have noticed that on the north-east side of the Queensmere Round-about, two other high masts, complete with their instrument panels, have already been erected by some other authorities, completely unknown to us.

We hope, you would agree with us that, it is more than enough that the local population have to put up with two unwelcome but already existing high masts in the area mentioned above, let alone yet another one with more powerful gismos --- 6 panel high lattice mast, from the Bt Cellnet Ltd.

Should you still be looking for a location for the proposed mast, may we suggest that the near by vast **Gorrick Forest by the Reading / Guilford Railways line** may profitably be investigated for an alternative and unobtrusive location really away from the immediate habitation of vulnerable children and people living in the area.

In the mean time, like all other peaceful and law abiding communities in this country, **who also have and are** already protesting over the same subject, we, on behalf of the residents of the Soldiers Rise, would respectfully request you to disallow this planning request for yet another mast on the proposed area.

At the end, may we request you to send us a copy of the Appeal Decision as and when it is available. Thanking you for your consideration.

Yours Sincerely,

P.K.Chatterjee.

Other Signatories:

LALAPAN 2I.

KENAVON PASTORALE

ERLYDALE

R.D. Chatterjee MOULIN

CC: Mr. D.Gumbrell , Wokingham District Council.

done 07/01/03 PL LET ME HAVE A COPY OF YOUR "GUIDE TO TAKING PART IN PLANNING APPEALS"
D.G. →

Tel. (0118) 974 6448 (Direct Line)
Date: December 20, 2002
My ref: F/2002/6256
Your ref: APP/X0360/A/02/1103519

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: BT Cellnet Ltd
SITE: Queensmere Pumping Station, land opposite Lalapunzi, Nine Mile Ride, Finchampstead

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. December 20, 2002
My ref: F/2002/6256
Your ref:Apps/02/15020/DJA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

APT Marconi
Ash House
19 Medlicott Close
Blenheim Park
Oakley Hay
Corby
NN18 9NF
Fao D Anders

Dear Sirs

APPEAL BY: **BT Cellnet Ltd**
SITE: **Queensmere Pumping Station, land opposite Lalapanzi, Nine Mile Ride, Finchampstead**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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GTN 1371-6079

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 5 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I refer to the above appeal and enclose, for your information, a copy of my letter to the agent for the appellant.

Yours faithfully

Mrs M Pocock

211B(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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GTN 1371-6079

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FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 5 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I refer to the above appeal and enclose, for your information, a copy of my letter to the agent for the appellant.

Yours faithfully

Mrs M Pocock

211B(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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GTN 1371-6079

Apt Marconi
Fao Mr D Anders
Ash House
19 Medlicott Cl
Blenheim Park
Oakley Hay
Corby
Northants
NN18 9NF

Your Ref: Apps/O2/15020/DJA

Our Ref: APP/X0360/A/02/1103519

Date: 5 December 2002

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I refer to the above appeal for a telecommunications installation. The Inspector is likely to need the following information which should be submitted as part of your six-week statement unless it has already been included in the application documents or grounds of appeal:-

- Evidence of existing coverage gaps, and of the predicted coverage of the installation. This should include modelling plots pinpointing the existing and proposed installations and clearly showing the relationship to geographical features such as roads and railways.

- Evidence of the consideration given to the siting of the installation on alternative sites, including mast sharing. This should include technical information on the relative performance of the alternative site(s), where appropriate including contour maps; or, should a suitable site be found not to be available, full information should be provided on the factors involved.

- Evidence of network capacity where it is claimed that the existing network lacks sufficient capacity e.g. to handle peaks in calls.

- Evidence that the proposal complies with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP). This should be supported with details of the proposed operating frequencies and power levels shown against ICNIRP guidelines.

This letter has been copied to the local planning authority.

Yours faithfully

Mrs M Pocock

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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(H)

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 5 December 2002

19/12

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

Please note because the right of appeal is given only to the original applicant, the appeal will proceed in the name of Bt Cellnet Ltd.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 25 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

Please see the attached letter I have sent to the appellants' agent about a signature.

Yours faithfully

M. Ndll

Mrs Margaret Pocock

211B(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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Fax No 0117-3728624

GTN 1371-6079

APT-Marconi
Fao Mr David Anders
Ash House, 19 Medlicott Close
Blenheim Park
Oakley Hay
Corby, Northants
NN18 9NF

Your Ref: APPS/02/15020/DJA

Our Ref: APP/X0360/A/02/1103519

Date: 25 November 2002

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

Thank you for your appeal.

Please note I am returning the appeal form for you to complete page 8. In order for the appeal to be valid this must have an original signature.

Please sign this part and return the form to me within the next 7 days so I can proceed with this appeal.

Please note I am sending a copy of this letter to the local planning authority.

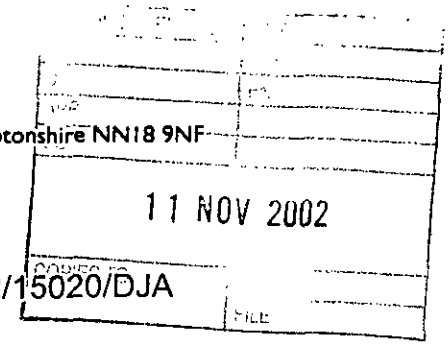
Yours faithfully

G. Nall

Mrs Margaret Pocock

211B(BPR)

A·P·T
A Marconi company
Ash House, Blenheim Park, 19 Medlicott Close, Oakley Hay, Corby, Northamptonshire NN18 9NF
Telephone: (01536) 462700 Fax: (01536) 462701
Web Site: www.aptelecom.com



The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

My Ref.: Apps/02/15020/DJA

Your ref.:

6 November 2002

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL
BY O2 (UK) LIMITED (formerly BT Cellnet Ltd)
LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

On behalf of O2 (UK) Limited (formerly known as BT Cellnet Limited) please find enclosed a formal appeal against the decision of the Wokingham District Council to refuse planning permission for a telecommunications development at land at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Wokingham, Berkshire

If you have any queries concerning this appeal or if you require any further information, please do not hesitate to contact the undersigned.

I can confirm that a copy of the appeal submission has been sent directly to the Local Planning Authority.

Yours faithfully,

D. J. Anders

David Anders
APT Regional Planning Manager
Direct Line: 01536 462705
Mobile: 07976 651422
E-mail: David.Anders@marconi.com

Cc O2 (UK) Ltd
Wokingham District Council ✓

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name O2 (UK) Limited (formerly BT Cellnet Ltd)

Address 1 Brunel Way, Slough, Berkshire

Postcode SL1 1XL

Daytime phone no 01753 564716

Fax no N/A

E-mail address N/A

B. AGENT DETAILS FOR THE APPEAL (if any)

Name APT Marconi - contact: Mr David Anders

Address Ash House, 19 Medlicott Close,
Blenheim Park, Oakley Hay, Corby,
Northants

Postcode NN18 9NF

Your reference Apps/O2/15020/DJA

Daytime phone no 01536 462705

Fax no 01536 462701

E-mail address david.anders@marconi.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

Date of the planning application 27/03/02

LPA's application reference no F/2002/6256

Date of LPA's decision notice (if issued) 24/06/02

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL (continued)

Please refer to attached supporting statement

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

	✔
1. A copy of the original **planning application** sent to the LPA.	☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3. A copy of the **LPA's decision notice** (if issued).	☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8. Any relevant **correspondence** with the LPA.	☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
(a) the relevant outline application;	☐
(b) all plans sent at outline application stage;	☐
(c) the original outline planning permission.	☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

A·P·T
A Marconi company

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 78

APPEAL BY APT - MARCONI ON BEHALF OF O2 (UK) LIMITED
(Formerly known as BT Cellnet Ltd)

APPEAL BY O2 (UK) LIMITED AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A 25.0 METRE HIGH LATTICE MAST COMPLETE WITH HEADFRAME AND SIX PANEL ANTENNAS, ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT

AT LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

APT - Marconi
Ash House
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Blenheim Park
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Tel: (01536) 462705
Fax: (01536) 462701

Local Planning Authority Ref.: F/2002/6256
APT - Marconi Ref.: Apps/O2/15020/DJA

6th November 2002

LIST OF APPENDICES

Appendix 1 Site Location Plan

Appendix 2 Relevant Correspondence

Appendix 3 Relevant Appeal decision

(a) Appeal Ref:APP/X0360/A/01/1068473
Land at the junction of Reading Road & Old Forest Road, Winnersh

Appendix 4 The Planning Application

Appendix 5 The Local Planning Authority's Decision Notice and Officer's Report

Appendix 6 Relevant Development Plan Policy

Appendix 7 Radio Coverage Plots

Appendix 8 Plan of the Cell Search Area

Appendix 9 Discounted Option Plan

Appendix 10 Appeal Site Photographs

Appendix 11 Statement of Compliance with ICNIRP Guidelines

telecommunications development in the area that, at the time, the Local Planning Authority had an informal policy in place of not allowing such development within 60 metres of residential properties, or other places where there is prolonged human presence. This is approach is demonstrated in the copy of the appeal decision attached as **Appendix 3** to this statement.

1.6 In letters to the Local Planning Authority dated the 16th October 2001 and 19th November 2001 the present appeal site was identified as being a potential site for a telecommunications installation. The Local Planning Authority's informal advice was sought on both on the principle of using the site for this purpose and on the design of any proposed installation. However, no response was received. Copies of the letters are contained in **Appendix 2**.

1.7 An application for planning permission for the proposed development was submitted to Wokingham District Council and registered by them on the 10th May 2002. A copy of the application is attached as **Appendix 4.**

1.8 The Local Planning Authority refused planning permission by decision notice dated the 24th June 2002 for the following reasons:

1. *The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site would not be sufficient to ensure year round screening from the proposed structure. For this reason the application is deemed to be contrary to Policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan and Policy TC1 of the Berkshire Structure Plan.*

2. *The proposed telecommunications mast is considered to have an unacceptably adverse visual impact on the Green Gap. For this reason the application is deemed to be contrary to Policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.*

2.0 THE GROUNDS OF APPEAL

2.1 In summary, the appellant's grounds of appeal are that the proposed development, consisting of the erection of a 25.0 metre high lattice mast, complete with a headframe and six panel antennas and one radio equipment housing at land at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, as shown on the drawings contained within the planning application attached as **Appendix 4**, is acceptable for the following reasons:

2.1.1 The proposed development is fully consistent with national telecommunications planning policy that seeks to facilitate the growth on new and existing telecommunications systems whilst keeping environmental impact to a minimum.

2.1.2 There is an essential and demonstrable need for the proposed telecommunications development in relation to the existing GSM (2G) network, which is required to improve coverage and capacity in the area and to meet the appellant's Licence obligations to ensure that all reasonable demands on services are capable of being satisfied. The proposed mast would also accommodate antennas in relation to the appellant's planned UMTS (3G) network.

2.1.3 There are no existing masts, buildings or other structures in the area that are suitable for mast sharing or capable of accommodating the proposed telecommunications apparatus. Also, at no stage has the Local Planning Authority sought to identified an alternative site or suggested an alternative mast design that it would find acceptable. The mast height is dictated by the need to clear the extensive tree cover that

3.0 THE APPEAL SITE AND SURROUNDING AREA

3.1 The application site is located some 4km south of Wokingham and approximately 2km to the north west of Crowthorne. The site is situated adjacent to and north of Nine Mile Ride (B3430) some 80 metres east of a roundabout that forms the junction between the B3430 and the A321, and some 120 metres west of the railway line.

3.2 The site is accessed off Nine Mile Ride (B3430). It comprises an area of rough grassed ground on the eastern side of an existing Thames Water pumping station compound. This compound comprises rough ground, underground and above ground storage tanks with a predominately wooden fence marking the boundary between the site and the road.

3.3 Land to the north, west and east of the site is predominantly deciduous woodland with trees of some 20 metres in height. The B3430 forms the southern boundary of the site. The closest residential properties to the site are situated in Soldier's Rise located to the south-east of the site and to the south of the B3430. The closest residential property is located some 45 metres from the site. Further residential dwellings are located over 100 metres to the west of the site located to the west of the A321.

3.4 The site is located in a slight gully with land rising to the road bridge over the railway line to the east, and rising to the roundabout at the junction of the B3430 with the A321 to the west of the site.

3.5 All land, including the proposed site, to the north of the B3430 is designated as forming a part of a 'Green Gap' as designated in the draft Deposit Local Plan. The site is located within a flood zone and to the

4.0 THE PROPOSED DEVELOPMENT

4.1 The application to the Local Planning Authority sought planning permission for the erection of a 25.0 metre high lattice mast, together with a headframe that would support a total of six panel antennas, giving a total height of 27.0 metres.

4.2 An associated radio equipment cabin measuring 3.725 metres long by 2.525 metres wide and 2.805 metres high on a concrete base would be located immediately to the south on the mast. A small electricity meter cabinet is also proposed. The proposed installation would be contained within a compound measuring a maximum of 12 metres by 5.5 metres enclosed by a chainlink fence.

4.3 The entire installation would be would be sited within the fenced compound associated with the pumping station adjacent to the eastern boundary. This is enclosed by existing timber fencing. In the planning application the cabin was shown to be painted grey, but it was indicated that the appellant would be willing to paint the both the mast and the cabin any appropriate colour in order to reduce the visual impact of the development.

4.4 The proposed development, which is shown on drawings numbered BTC/15020/2009/0220-01-B, 02-B, 03-B, 04, 05 & 06 and P/EQU/061/D & 062/D that accompanied the planning application, would be located on land owned by Thames Water Ltd.

5.5 The acknowledged economic benefits of modern telecommunications are set out in paragraphs 1 to 3 contained in the Appendix to PPG8, whilst paragraph 54 indicates that planning authorities, in determining applications for telecommunications development, should take into account any technical constraints on both the location of the proposed development and on the design of the installation itself.

5.6 Health considerations are extensively dealt with in paragraphs 29 to 31 of PPG8 and in 82 to 101 of the Appendix to PPG8. The advice given is that if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure, it should not be necessary for a local planning authority to further consider the health aspects and concerns about them.

5.7 The Local Planning Authority, in support of its decision to refuse planning permission, has cited a number of Structure and Local Plan policies.

5.8 The Berkshire Structure Plan was adopted in 1997. Policy TC1 relates to telecommunications development and that states that planning permission will normally be granted but that if there is potential conflict with environmental objectives, development will be allowed provided:

i) It is sited and designed so as not to result in significant adverse visual impact;

ii) There are no satisfactory alternative sites;

iii) There is no reasonable opportunity of sharing existing facilities; and

iv) That in the case of radio antenna and masts, there is no reasonable possibility of using an existing building or other structure.

5.13 Policy WBE1 requires proposals for new development to respect the local context in terms of its design. The policy contains a number of considerations against which proposals will be assessed, such as its environmental and visual impact, form, scale, massing and materials and the amenity of the existing environment.

5.14 Policy WCC1 relates to development in the open countryside out of the Green Belt. It states that development outside of settlement boundaries will only be allowed in exceptional circumstances and lists the types of development that is acceptable in principle.

5.15 Policy WCC2 relates to 'Green Gaps' and 'wedges' and states that in order to maintain a clear separation of settlements development will not be permitted in these areas if it would affect or detract from their open countryside appearance and character.

5.16 Policy SBE1 of the Wokingham District Council South East Area Local Plan 1994 relates to the design of new development and sets out criteria that will be taken into account in assessing proposals. Policy SBE2 states that inappropriate development that would have adversely affect the character of an area by reason of its siting, scale, form, massing, materials, colour or texture will not normally be permitted. It is questionable whether these policies are strictly relevant to the present proposal as they clearly relate to sites located within urban environments and settlements.

5.17 Relevant Local Plan policies are included in **Appendix 6** and addressed in greater detail in Section 6 below.

well as providing coverage to the railway line that passes through the proposed coverage area.

6.1.5 The specific coverage requirements for the existing network is best illustrated by the radio coverage plots, which are included within **Appendix 7**. The coverage plots illustrate that in the area of concern, existing signal quality falls below that required. The first plot shows the radio coverage in the area without the proposed installation. This clearly indicates that there is presently inadequate signal quality at less than -70 dBm, providing at best on-street coverage only (i.e. coloured turquoise).

6.1.6 In situations where signal quality is deficient a customer in, or passing through, the area may experience the following:

- In-car and/or in-building radio coverage will not be obtainable.
- When a customer attempts to join the network they will be unable to obtain a link to a base station.
- A customer passing through the area and using a mobile phone will be cut off.
- A telephone user trying to contact a mobile phone customer in the area will be unable to get through.
- Emergency services will not be immediately contactable. Increasingly mobile telephones are being used for 999 calls.

6.1.7 The second plot shows the 2G signal quality and coverage levels that will be provided by the proposed installation if this appeal is allowed. This also shows the sites integration within the existing radio network. As will be noted, the deficiency in signal quality would be greatly improved with much of the area benefiting from in-building coverage (i.e. coloured green) or in-car/in-train coverage (i.e. coloured mauve). It

6.2.2 The search area in this case is relatively small and, as described in Section 3 above, the part to the north of Nine Mile Ride and the A321 contains an area of woodland with trees at height of around 20.0 metres. The area to the south of Nine Mile Ride also contains areas of woodland which contribute further to the verdant character of the area, although this part of the search area is predominately residential.

6.2.3 A detailed survey of the area was carried out, which demonstrated that the options for a telecommunications installation in the area are extremely limited. This is due to the residential nature of part of the search area and because of the absence of suitable tall buildings and other structures.

6.2.4 Two existing telecommunications installations are located to the west of the appeal site adjacent to the roundabout associated with the junction of Nine Mile Ride and the A321. These are operated by T-Mobile (UK) Ltd and Orange PCS Ltd and consist of slimline monopoles with integrated antennas.

6.2.5 However, these existing installations are not suitable for mast sharing and because of their limited height and the extent of the existing tree cover the radio coverage achieved by this type of installtion would not be acceptable. This would result in the need for a number of telecommunications installations in the area, which would not accord with Government advice contained in PPG8 that attaches considerable importance to keeping the numbers of telecommunications masts, and of the sites for such installations to a minimum.

6.2.11 Again, at no stage has the Local Planning Authority suggested changes to the appearance of the mast or that an alternative mast design would be more preferable to them.

6.2.12 During the course of the application the Environment Agency stated in a letter dated the 29th May 2002 that it had no objections, in principle, to the proposed development subject to two conditions. These require the provision of under floor voids to be provided so that the proposed installation would impede floodwater given the site's proximity to the stream. I am able to confirm that my client would have no objections to these conditions being imposed should the Inspector be minded to allow the appeal. A copy of the letter is contained in **Appendix 2.**

6.3. ***Impact of the Development on the Character and Appearance of the Area and on the Amenities of Nearby Residential Properties***

6.3.1 One of the Local Planning Authority's principle reasons for refusing planning permission related to the impact of the proposed development upon neighbouring residential properties. The nearest properties to the appeal site are located in soldier's Rise to the south-east. The closest residential property is located some 45.0 metres from the appeal site. Further residential dwellings are located over 100 metres away to the west beyond the A321.

6.3.2 Although it is accepted that there would be some direct views of the proposed installation from residential properties in Soldiers Rise such views would be limited. The existing trees would provide screening to the mast, which would also be viewed against a backdrop of trees and this would help to limit its visual impact. In addition, the use of a lightweight lattice mast and the appellant's willingness to paint the installation an appropriate colour would further mitigate the visual impact.

6.3.7 It is therefore not considered that the proposed development would have a material or unacceptable impact on the character and appearance of this area of open countryside. In particular, it is not considered that it would have an adverse visual impact on the 'Green Gap' as suggested by the Local Planning Authority or undermine the purpose of including the appeal site within it, which is inteded to prevent the coalescence of settlements. Any limited impact on the visual of the locality is outweighed by demonstrable need to provide improved coverage to the area and by the lack of any suitable alternative sites.

7.5 In its response to the Groups report, the Government accepted the principle of the precautionary approach limited to the specific recommendations in the report. These included:

- That the emissions from mobile phone base stations should meet the more stringent International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure;
- An independent audit of emissions from mobile phone base stations should be established to give the public confidence that they do not exceed approved guidelines; and,
- Clear exclusion zones should be placed around all mobile phone base station antennas to prevent the public from exposure to radio frequency radiation above ICNIRP guidelines.

7.6 It is confirmed that the proposed telecommunications installation will fully comply with ICNIRP guidelines. A certificate of conformity with the ICNIRP guidelines, is attached to this statement as **Appendix 11**.

7.7 The advice contained in PPG 8 is relevant to this issue. This states that "if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them".

7.8 The fact that the appellant has certified that the proposed telecommunications development will comply with ICNIRP guidelines should be sufficient to allay any remaining concerns, as to possible health effects, the public may have.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: BT Cellnet Ltd
SITE: Queensmere Pumping Station, land opposite Lalapanzi, Nine Mile Ride, Finchampstead
APPLICATION NO.: 6256
PROPOSAL: Proposed erection of 25m high lattice mast with 6 panel antennae & equipment cabin

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mrs M Long

Mr G A Cockroft

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead RG40 4 JU

Heritage Officer, WDC

Environmental Design, WDC

Environment Agency, Swift House, Frimley Business Park, Camberley GU16 7SQ
-fao Jo Marshall ref SU86NW/2/9

Serco Gulf Engineering Ltd, Ashdon Rd, Saffron Walden, Essex CB10 2NF

Environmental Health, WDC

Organisation_Name	Building_Name	address1	Postcode
	KINGSLAKE LODGE	KINGSLAKE LODGEHOLLYBUSH RIDEWOKINGHAM	RG403QR
		17ASHDALE PARKWOKINGHAM	RG403QS
		9ASHDALE PARKWOKINGHAM	RG403QS
		1ASHDALE PARKWOKINGHAM	RG403QS
		15ASHDALE PARKWOKINGHAM	RG403QS
		3ASHDALE PARKWOKINGHAM	RG403QS
		5ASHDALE PARKWOKINGHAM	RG403QS
		7ASHDALE PARKWOKINGHAM	RG403QS
	LAKESIDE	LAKESIDESANDHURST ROADWOKINGHAM	RG403LT
	ARDEN	ARDENSOLDIERS RISEWOKINGHAM	RG403NE
	HIGH TREES	HIGH TREESSOLDIERS RISEWOKINGHAM	RG403NE
	LYNESIDE	LYNESIDESOLDIERS RISEWOKINGHAM	RG403NE
	MOULIN	MOULINSOLDIERS RISEWOKINGHAM	RG403NE
	PIEPOWDER	PIEPOWDERSOLDIERS RISEWOKINGHAM	RG403NE
	PINECOT	PINECOTSOLDIERS RISEWOKINGHAM	RG403NE
	SILVER BIRCH	SILVER BIRCHSOLDIERS RISEWOKINGHAM	RG403NE
	TEMPLECOT	TEMPLECOTSOLDIERS RISEWOKINGHAM	RG403NE
	WYNORA	WYNORASOLDIERS RISEWOKINGHAM	RG403NE
	DURDLE LODGE	DURDLE LODGESOLDIERS RISEWOKINGHAM	RG403NF
	ERLYDALE	ERLYDALESOLDIERS RISEWOKINGHAM	RG403NF
	GARSDALE	GARSDALESOLDIERS RISEWOKINGHAM	RG403NF
	TWO FARTHING	TWO FARTHINGSOLDIERS RISEWOKINGHAM	RG403NF
	KALIM	KALIMSOLDIERS RISEWOKINGHAM	RG403NF
	PASTORALE	PASTORALESOLDIERS RISEWOKINGHAM	RG403NF
	SUNDEW	SUNDEWSOLDIERS RISEWOKINGHAM	RG403NF
	PINEHILL	PINEHILLLOWER WOKINGHAM ROADWOKINGHAM	RG403NG
	THE BUNGALOW	THE BUNGALOWSOLDIERS RISEWOKINGHAM	RG403NE
	THE NEEDLES	THE NEEDLESSOLDIERS RISEWOKINGHAM	RG403NE
	WOODLANDS	WOODLANDSSOLDIERS RISEWOKINGHAM	RG403NF
	KINGSLAKE HOUSE	KINGSLAKE HOUSEHOLLYBUSH RIDEWOKINGHAM	RG403QR
	LAKESIDE	LAKESIDESANDHURST ROADWOKINGHAM	RG403LT
	LALAPANZI	LALAPANZISOLDIERS RISEWOKINGHAM	RG403NF

Neighbour consultation list F/2002/6256

The Owner / Occupiers of the following addresses in Finchampstead:

Englebury, Cobwebbs & Green Shadows, Hollybush Ride

Stonehouse, Anselm & Azinheiro, Soldiers Rise

23 Kiln Ride

39& 53, Ashdale Park

18 & 29 Little Fryth

Cobwebbs, Green Shadows & Azinheiro, Heath Ride

FILE

The Planning Inspectorate

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Direct Line 0117-3728460
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 14 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr John Mattocks BSc DipTP MRTPI.

As part of the normal procedures, the Inspector will be visiting the site. The purpose of the visit is to enable the Inspector to assess the impact of the development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. Therefore, the Inspector will visit the site unaccompanied by the parties. Our aim is for the visit to be carried out no later than the week commencing 7 April 2003. However, the time and date on which the visit actually takes place will be at the discretion of the Inspector.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Miss Heather Langridge

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209G

The Planning Inspectorate

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Bristol BS1 6PN
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GTN 1371-6079

65232
SERVICES
POL
DC
LPA
CS
22 JAN 2003
ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 20 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I enclose third party correspondence relating to the above appeal.

Due to the late forwarding of the attached I am extending the 9 week date. If you have any comments on the points raised, please send 2 copies to me no later than 10 February. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the **10 February** deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AA(BPR)

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF

January 15, 2003

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Mrs Pocock

RE: APPEAL - PLANNING APPLICATION No. F/2002/6256 ERECTION OF TELECOMMUNICATION MAST ON LAND OPPOSITE LALAPANZI, NINE MILE RIDE

I write concerning the current appeal for the erection of a telephone mast close to my family home. I wrote letters at the original planning application stage, and hope that you have copies of these and will consider them carefully at this appeal.

I would like to state that since the refusal of planning permission there has, I believe, been permission granted for another telephone mast at Range Road, Finchampstead. This location is no more than a few hundred yards away from this proposed location so one has to ask why there is no sharing taking place.

Furthermore, as I have stated before, there are already TWO 15m telephone masts within yards of this proposed location, so WHY is there another one required? When erring on the side of caution on the health effects of these masts is it fair that residents should have THREE telephone masts so close to their homes.

I know the health effects are not at the moment a consideration of the committee, but undoubtedly before too long they will be, so surely it can be a consideration at this stage.

This proposed mast will show above the lovely woodland area that our lane looks out on and will be unsightly in the extreme. There will be a constant reminder to those with any worries – there will be no hiding it.

I urge you to take the opinions of the residents as they have been produced in letters, and in the petitions that have been signed by so many.

Yours sincerely

Carolyn Erskine and Family

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Mr & Mrs Rich
Azinheiro
Soldiers Rise
Finchampstead
Wokingham
Berkshire
RG40 3NF

Your Ref:

Our Ref: APP/X0360/A/02/1103519

Date: 15 January 2003

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

Thank you for your letter dated 10 January asking to attend the site visit for the above appeal.

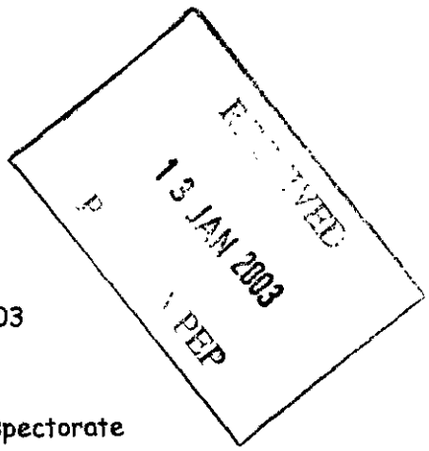
As the appeal site can be seen from public land, the Inspector will visit the site alone, at an unspecified time. It will not be possible, therefore, for you to attend.

As requested a copy of the Inspector's decision letter will be sent to you when issued.

Yours faithfully

Mrs M Pocock

106B(BPR)



Azinheiro
Soldiers Rise
Finchampstead
Wokingham
Berkshire
RG40 3NF

10th January 2003

Mrs M Pocock
The Planning Inspectorate
Room3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PNYY

Dear Madam, **Ref: APP/X0360/A/02/1103519**

Application No. F/2002/6256
Appeal by: BT Cellnet LTD
Site: Queensmere Pumping Station, Land opposite Azinheiro, Nine Mile Ride, Finchampstead.
Proposal: erection of 25m lattice mast and 6 panel antennas, with equipment cabin.

We are very grateful for the opportunity to comment on the current appeal and would be grateful if you could take full account of our views. We have no objection to our views being placed publicly on record.
Our comments are based on concerns expressed in the constituency of Wokingham without, following the onslaught of proposals for telecommunication masts.

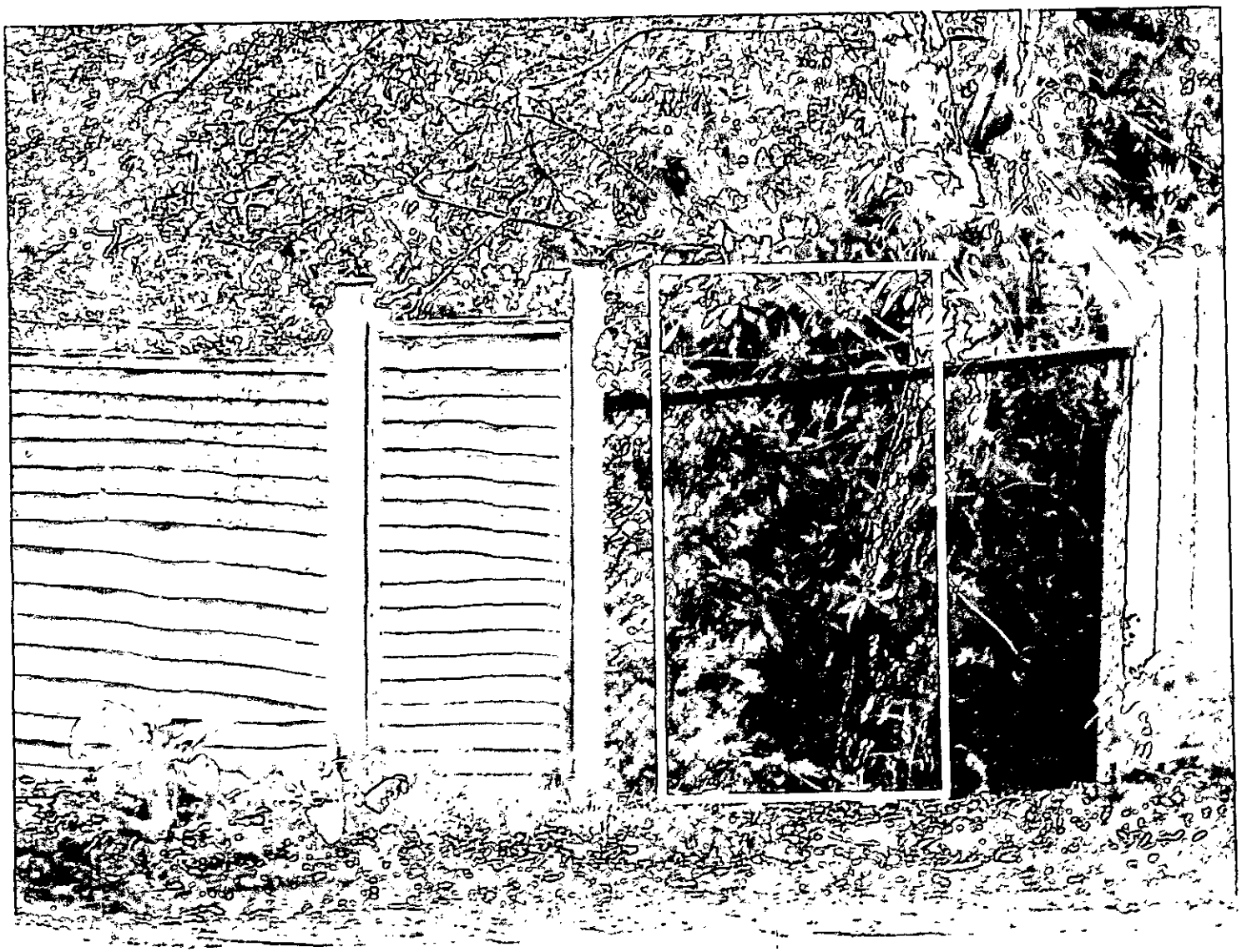
We personally object to the mast's location, size, design and public safety. It is proposed to be of approx 25m in height to the base of the antennas, then another 2 metres for the antennas. This would be approximately 5m above the natural tree height, making it appear as an unusual feature, clearly visible. It would have a devastating effect on the skyline or horizon, an unsightly visual impact in relation to the rural surroundings. The lattice design would also be obvious and not easily disguised. Also added to this is the chain link fencing that the wood panel fencing would be substituted for. It will make the site more visible.

The proposed location would be only 25m from our property boundary, and only 45m from our property. Approximately 60% of our windows would have this as a view. The hard physical presence of the mast would be immediate, and unacceptably dominating as a view, causing us serious loss of amenity. The closeness of the mast would mean service agents, etc would invade our privacy when servicing, repairs.

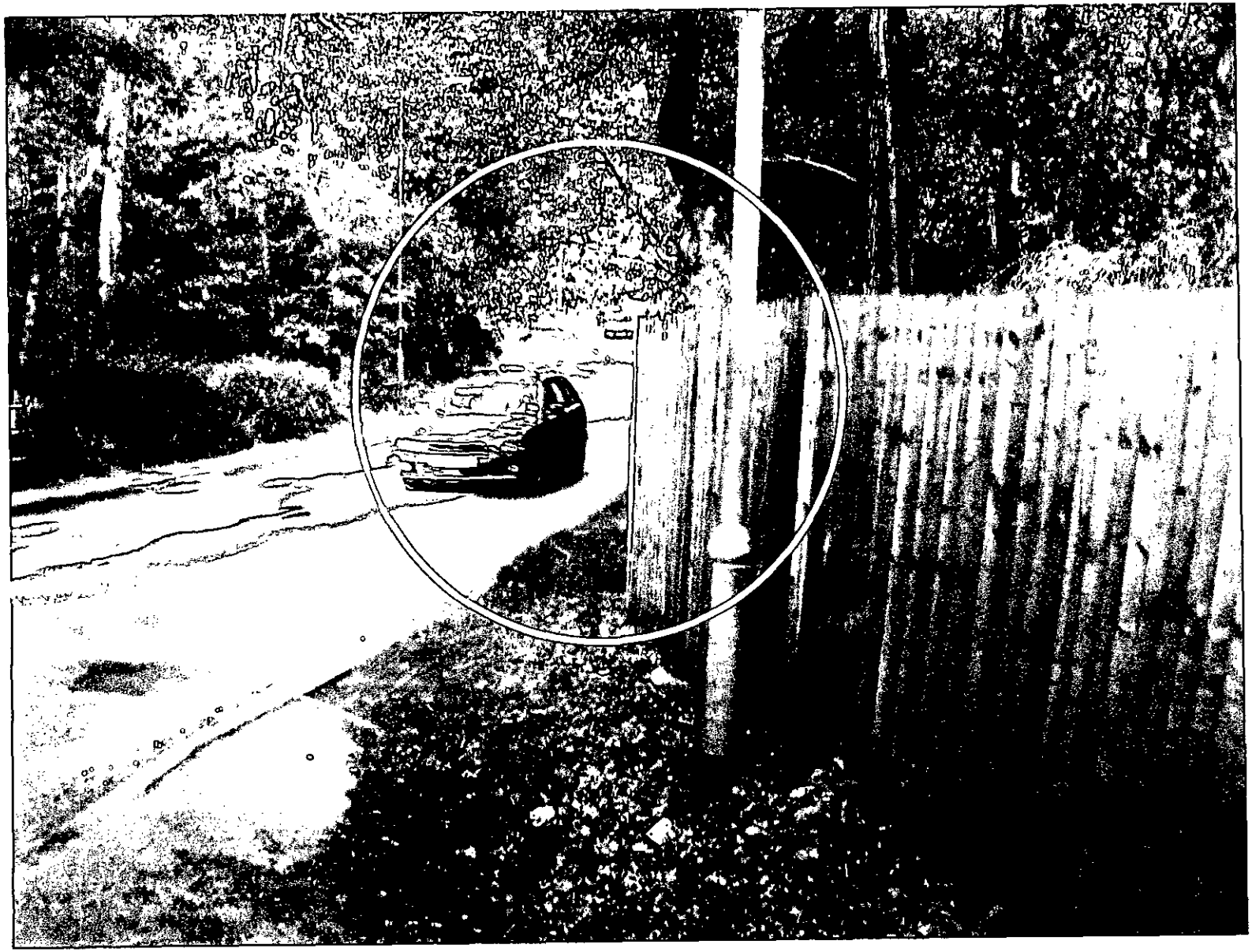
The trees surrounding and lands adjacent to the site are subject to "green gap" building restrictions. And the plans BT provided are inaccurate, as the trees, many of which may have tree preservation orders, are behind the site mostly which will not disguise or barrier the mast, and the ones in front would be felled to gain access to the site for the building works, again leaving the area open and even more obvious. Planting new trees would take years to become a screen, and would never be high enough to be of any use. The well established flora, fauna, and wildlife of the area would also be disturbed, and their natural habitat destroyed.

The proposed location of the mast is at the lowest point geographically for the area. Within 40m, to the west, there are two masts, Orange and One 2 One, erected within the last year, so the proposal by BT to share its mast is irrelevant. The BT (O2) website states that the reception for the area now and in the future as good to very good, so why do they need the mast?

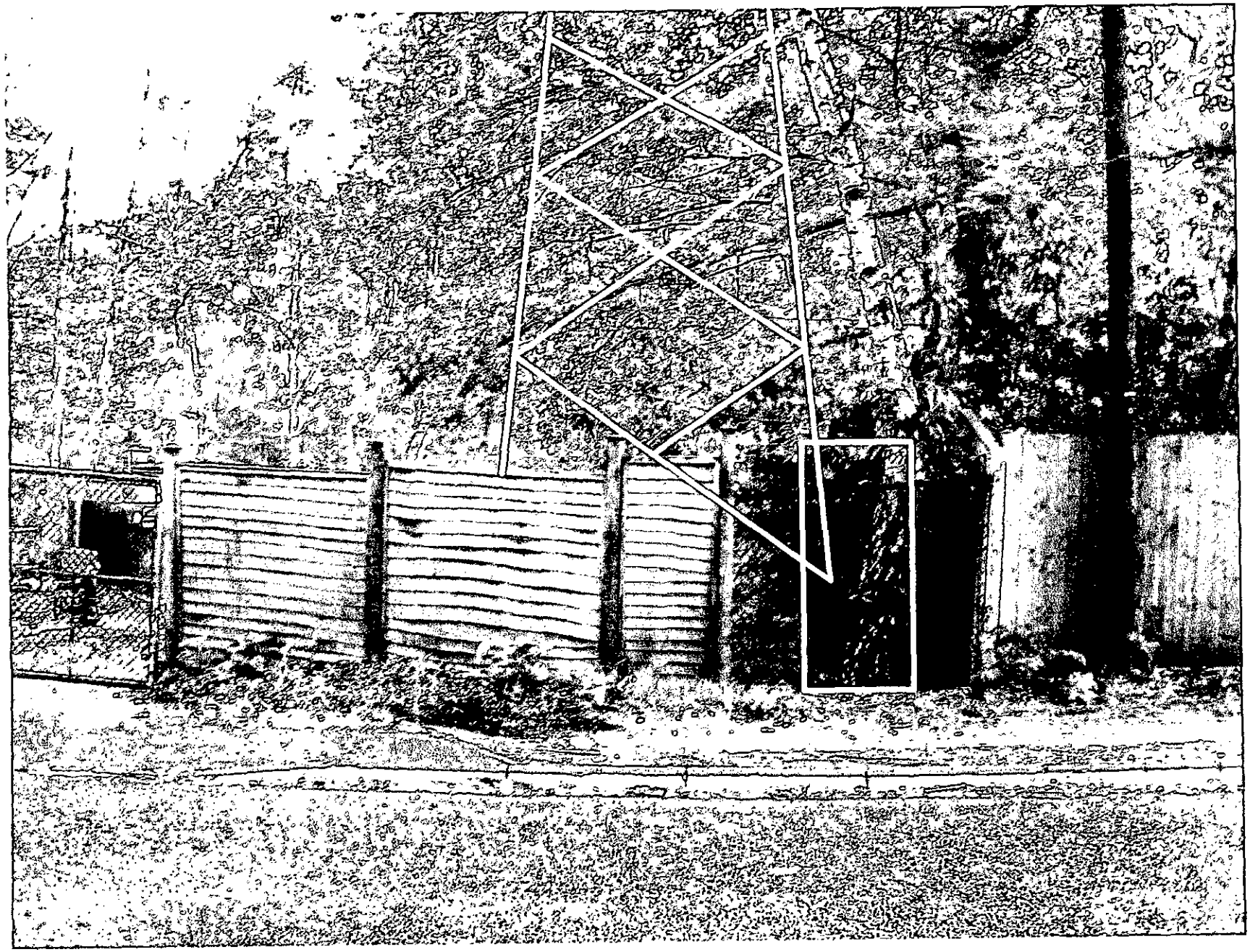
Existing Fence showing where proposed gate will be located



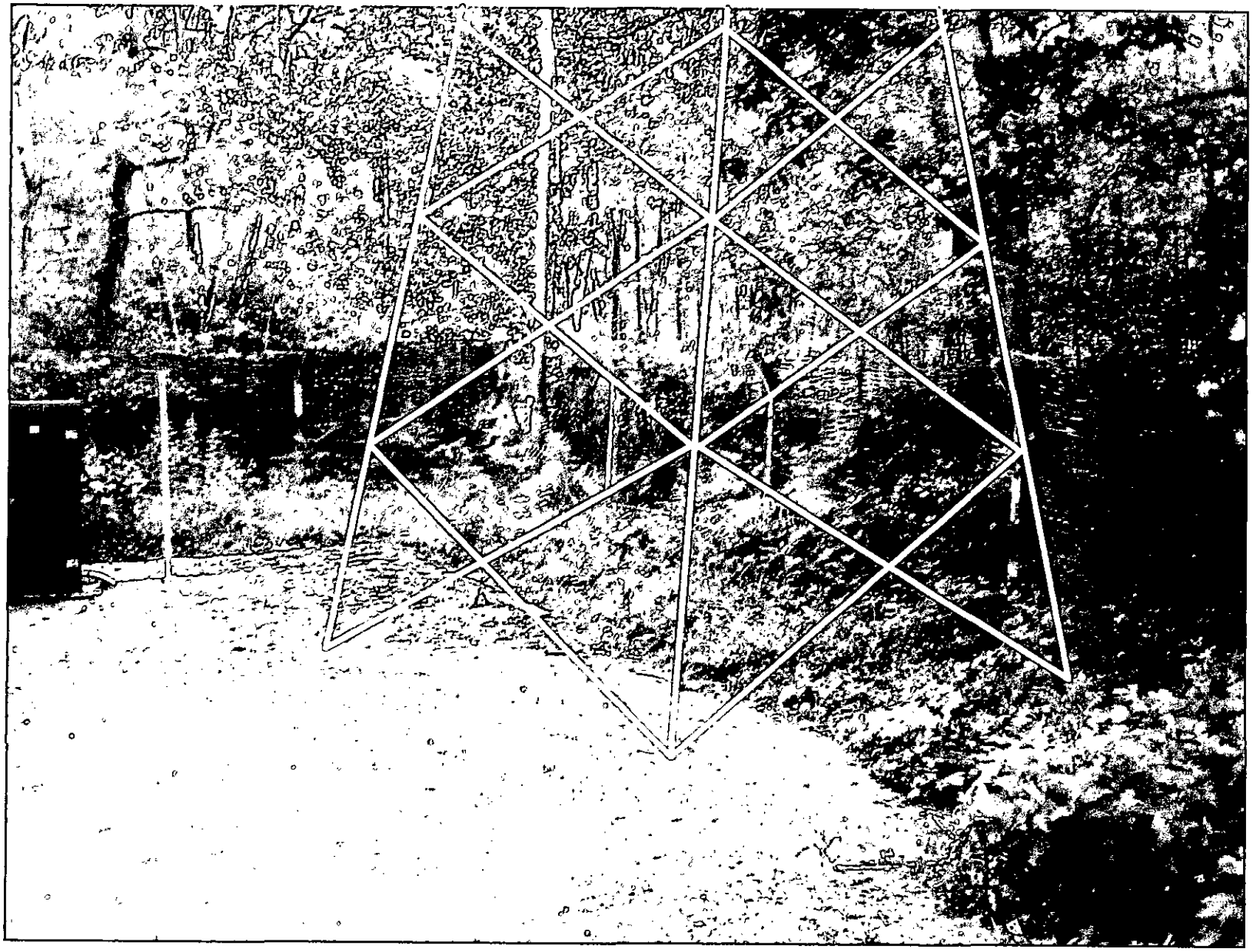
Taken from outside the pumping station gates, the grass verge is approximately 1 metre and the view to the roundabouts (A321) is severely restricted.



View from across the road, shows trees which will be affected and fencing that is proposed to be replaced by chainlink fencing



picture of the QUEENSMERE PUMPING STATION GROUND Taken from the gates with a representation of the mast location.



Mrs. M Pocock,

The Planning Inspectorate
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol,
BS1 6PN

P.K.Chatterjee
Moulin,
Soldiers Rise,
Finchamstead,
Wokingham,
Berks.
RG40 3NE

30th Dec.02.

Reference: APP/X0360/A/02/1103519

Dear Madam,

On this particular subject matter of planning request for a 25m high mast on the Queensmere Pumping Station ground, Land Opposite Lalapanzi, Nine Mile Ride by Bt Cellnet Ltd, many of us living near by in Soldiers Rise have already submitted our signed petition requesting the Council to disallow planning permission on the grounds that these Micro Wave towers have health hazard implications for the local residents.

In previous occasion, in spite of our similar oppositions and to our complete dismay we have noticed that on the north-east side of the Queensmere Round-about, two other high masts, complete with their instrument panels, have already been erected by some other authorities, completely unknown to us.

We hope, you would agree with us that, it is more than enough that the local population have to put up with two unwelcome but already existing high masts in the area mentioned above, let alone yet another one with more powerful gismos --- 6 panel high lattice mast, from the Bt Cellnet Ltd.

Should you still be looking for a location for the proposed mast, may we suggest that the near by vast **Gorrick Forest by the Reading / Guilford Railways line** may profitably be investigated for an alternative and unobtrusive location really away from the immediate habitation of vulnerable children and people living in the area.

In the mean time, like all other peaceful and law abiding communities in this country, **who also have and are** already protesting over the same subject, we, on behalf of the residents of the Soldiers Rise, would respectfully request you to disallow this planning request for yet another mast on the proposed area.

At the end, may we request you to send us a copy of the Appeal Decision as and when it is available. Thanking you for your consideration.

Yours Sincerely,

P.K.Chatterjee.

Other Signatories:

LALAPANZI

PASTORALE

ERLYDALE

MOULIN

CC: Mr. D.Gumbrell , Wokingham District Council.

Garsdale,
Soldiers Rise,
WOKINGHAM,
Berkshire, RG40 3NF

Mrs. M. Pocock,
The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
BRISTOL BS1 6PN

30 December 2002

Dear Mrs. Pocock,

Ref: APP/X0360/A/02/1103519

Further to Denise Gumbrell's letter of 20 December, I wish to inform you that I reject the appeal made by BT Cellnet Ltd for a proposed erection of a 25m high lattice mast with 6 panel antennas and equipment cabin in Nine Mile Ride, Finchampstead, Wokingham. We don't need mobile phone masts in our locality as they are unsightly and may cause health problems. Various phone companies have tried to build similar masts in the locality, mostly without success, so I hope this appeal is rejected also.

Yours sincerely,

Helen Allan

Helen Allan, Mrs.

Dr. F. Caldeira-Saraiva
Green Shadows
Hollybush Ride
Wokingham
Berkshire
RG40 3QP

Mrs M Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Friday, 27 December 2002

Dear Mrs Pocock

Reference APP/X0360/A/02/1103519
Planning Application No. F/2002/6256
Site Address: Queensmere Pumping Station
Proposal: Erection of 25m high lattice mast

I am writing to object to the proposed development for the following reasons.

The proposed tower will be an imposing structure, visible from public vantage points and totally out of keeping with the residential nature of the area. It will be an eyesore and a blight on properties in the area.

Its presence will detract from the current recreational amenity of the location, deter visitors and potential future residents and reduce the current enjoyment of the area.

Radio frequency radiation is perceived as a threat to the health of the residents, particularly that of children who gather near the location every morning to catch their transportation to school.

The community is particularly sensitive to threats to the environment and would feel this development in this location to be insensitive and crass.

I hope therefore that you will reject the appeal.

I would be grateful if you could send me a copy of the Appeal decision when that is taken.

Yours sincerely,

Dr. F. Caldeira-Saraiva

F/2002/6256

A·P·T
A Marconi company

Ash House, Blenheim Park, 19 Medlicott Close, Oakley Hay, Corby, Northamptonshire NN18 9NF
Telephone: (01536) 462700 Fax: (01536) 462701
Web Site: www.aptelecom.com

PLANNING SERVICE
POL | TLS 65547
DEV | ENF
DC
30 JAN 2003
COPIES TO | NOTE

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

My Ref.: Apps/02/15020/ATJ

PINS Ref.: APP/X0360/A/02/1103519

28th January 2003

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL
BY O2 (UK) LIMITED (formerly BT Cellnet Ltd)
LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

On behalf of O2 (UK) Limited (formerly known as BT Cellnet Limited) please find enclosed my formal comments submitted to the Planning Inspectorate on your appeal submissions and those made by local residents.

If you have any queries concerning this appeal or if you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

A. J. Jeyes

Andrew Jeyes
APT Planning Manager - Appeals
Direct Line: 01 536 462 738
Mobile: 07 968 856 707
E-mail: Andrew.Jeyes@marconi.com

A·P·T
A Marconi company

Ash House, Blenheim Park, 19 Medlicott Close, Oakley Hay, Corby, Northamptonshire NN18 9NF
Telephone: (01536) 462700 Fax: (01536) 462701
Web Site: www.aptelecom.com

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 78

APPEAL BY APT - MARCONI ON BEHALF OF O2 UK LIMITED (formerly BT Cellnet Ltd)

APPEAL BY O2 (UK) LIMITED AGAINST THE DECISION WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE INSTALLATION OF A 25 METRE HIGH LATTICE MAST COMPLETE WITH HEADFRAME AND SIX PANEL ANTENAS, ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT

AT LAND AT QUEENSBOROUGH PUMPING STATION, NINE MILE RIDE, FINCHAMSTEAD, WOKINGHAM, BERKSHIRE.

OBSERVATIONS ON THE REPRESENTATIONS OF WOKINGHAM DISTRICT COUNCIL AND THIRD PARTY REPRESENTATIONS

APT - Marconi
Ash House
19 Medlicott Close
Oakley Hay
Corby
Northamptonshire
NN18 9NF

Tel: (01536) 462700 Fax: (01536) 462701

Local Planning Authority Reference: F/2002/6256
APT Reference: Apps/02/15020/ATJ
Planning Inspectorate Reference: APP/X0360/A/02/1103519

Albany Partnership Ltd. Registered in England and Wales No. 03049168
Registered Office: New Century Park, P.O. Box 53, Coventry CV3 1HJ.
VAT Registered. - 528941616

A·P·T
A Marconi company

OBSERVATIONS ON THE REPRESENTATIONS OF WOKINGHAM DISTRICT COUNCIL.

1.1. The local authority have submitted their application report as their principle case but have drawn attention to the change in policy occasioned by the adoption of the proposed modifications to the Wokingham District Plan adopted on the 4th December 2002 which were also adopted for development control purposes with immediate effect.

1.2. The principle case for the appellant is set out in the statement of case and the supporting documents enclosed with the original appeal submission. These submissions remain pertinent to the appeal and it is not the appellant's intention to reiterate them. Further comment is restricted to the proposed modifications contained within the Wokingham Local Plan and to the suggested condition if approval is considered.

2. POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

2.1. It is noted that the policy has been amended to state that where development is acceptable in principle it should

> *"have no significant detrimental impact upon important man made, landscape and nature conservation features and provide for further landscape treatment where relevant..."*

2.2. It is argued within the appellants main statement that the proposed development would not impact on the landscape of the area in any undue manner because: -

- the open nature of the lattice mast allows the background mature trees to be viewed through it,
- the fact that the mast is situated in a slight gully restricts general views
- the topography of the area and the extent and height of trees along roads in the area will significantly restrict long distance views of the proposal.

2.3. It is therefore considered that the proposed mast will comply with the principles of this policy.

3. POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

3.1. This policy sets out five criteria for permitting telecommunication proposals. The original statement considered all of these aspects as follows: -

3.2. That there is no possibility of mast sharing

There are two other masts within the survey area operated by T-Mobile [UK] Ltd and Orange PCS Ltd. These are both slimline monopoles with integrated antennas and are not suitable for mast sharing. In addition, because of their limited height and the extent of existing tree cover the radio coverage achieved by this type of installation would not be acceptable

3.3. Impact on the environment

This is covered in the main statement and in comments in this letter concerning Policy WOS3.

3.4. Impact on the visual impact of residential properties

It was accepted that there would be some direct views of the proposal from residential properties in Soldiers Rise but that these would be limited by having existing mature trees as a backdrop to the development. In addition the appellants have previously indicated a willingness to paint the installation an appropriate colour to further mitigate visual impact.

3.5. Use of existing tall structures or the utilisation of existing natural screening

There are no suitable tall structures within the area of search and the proposed mast does utilise existing mature trees as a backdrop.

3.6. The removal of the development on the cessation of operational use

This is fully accepted by the appellants who would have no wish to retain such equipment if there were no operational use for it.

4. POLICY WCC1: Development in the Countryside

4.1. The issues raised in this policy are covered by Part 6 of the original statement submitted on behalf of the appellant.

5. POLICY WCC2: Green Wedges and gaps

5.1. The issues raised in this policy are covered by Part 6 of the original statement submitted on behalf of the appellant.

CONDITIONS SUGGESTED BY THE LOCAL PLANNING AUTHORITY

6. Condition 1

6.1. No comment

7. Condition 2

7.1. This condition seeks to impose a continuing compliance with the ICNERP guidelines at all times. The appeal statement submitted on behalf of the appellants fully covers the requirements to conform to the ICNERP guidelines. It is considered that the proposed condition goes beyond the requirements of the planning acts in that it deals with matters controlled by other legislation and regulation. PPG8: Telecommunications covers Health and Safety issues in paragraphs 93 to 96. In particular Paragraph 94 states:-

> *"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 in this area is a matter for the Health and Safety Executive [HSE] and not the local planning authority. If, once a mast is in operation, there is evidence that an operator is not meeting its statutory responsibilies in a particular case, HSE may investigate and, if necessary, require action to be taken."*

7.2. The planning system should not be used to secure objectives that are more properly achieved under other legislation. Emissions of radiofrequency (RF) are controlled and regulated under the appropriate legislation by the DTI and the Radiocommunications Agency. The Health & Safety Executive also have a specific role. With these mechanisms in place in place it is not necessary for planning authorities to treat RF emissions as a material consideration. The role of the planning system in addressing public concerns about the siting and design of mobile phone base stations is dealt with quite clearly in PPG8: Telecommunications.

7.3. The system has been certified as compliant with ICNERP when operated at full capacity so continuing monitoring is not necessary.

7.4. Circular 11/95: The Use of Conditions in Planning Permissions is also relevant. The circular advises that there must be a 'need' for the condition and that it must be 'relevant'. Paragraph 22 provides specific guidance on the relationship of conditions with non-planning controls with the following principles being stated: -

- A condition which duplicates the effects of other controls will normally be unnecessary and one whose requirements conflicts with other controls will be ultra vires.
- A condition cannot be justified on the basis that the local planning authority in not the body exercising control
- A condition cannot be justified on the basis that a concurrent control is not permanent but is subject to expiry and renewal

This further emphasises the lack of justification for imposing this condition.

7.5. The reason stated for imposing the condition is: -

"To safeguard the amenities of the occupiers of neighbouring properties"

The purpose of ICNERP is to ensure that members of the public are not subjected to any undue exposure to electro-magnetic fields. This applies equally to all members of the public including those using the adjacent highway, visiting the adjoining pumping station or occupying nearby residential properties. The physical barriers proposed around the mast ensure compliance. It does not relate to matters of residential amenity.

7.6. The proposed condition is, therefore, considered to be contrary to the function of the local planning authority and in conflict with Government advice.

OBSERVATIONS ON THE REPRESENTATIONS OF THIRD PARTIES.

8. General comment

8.1. The principle case for the appellant is set out in the original appeal submission and supporting documents. These submissions remain pertinent to the appeal and it is not the appellant's intention to reiterate them. However, a number of matters are additionally raised by third party representations and these are comment on.

9. Alternative mast at Range Road

9.1. The question of a further mast permitted at Range Road, Finchampstead is raised. This road is outside of the search area for a mast to serve the identified deficiencies within this area.

10. Views form residential properties

10.1. Whilst the distances between this property and the proposed development are not queried it is considered that account should be taken of the obliqueness of the view from windows of the property which will reduce any visual impact. In addition the closest property is extensively screened by trees within the objectors' garden.

11. Traffic generation

11.1. The traffic generation of such telecommunications installations is exceedingly low and restricted to three or four visits per year for maintenance purposes. Personnel access only is required to the site and this is all that is proposed following construction. In addition any maintenance vehicle does not have to be parked at the site entrance, with the normal practice being to park in a safe place.

12. Noise generation

12.1. The equipment cabins are equipped with cooling systems to ensure correct working temperatures are maintained. Noise levels are low with a typical figure being 57 dBA at a distance of 6 metres from the noise source with the full system in use. Details of noise readings at an actual site are enclosed. There is a busy road with associated traffic noise between the site and the nearest residential properties.

12.2. The site is to be powered form the mains and, as such, there is no generator proposed for location on this site.

13. Health and safety

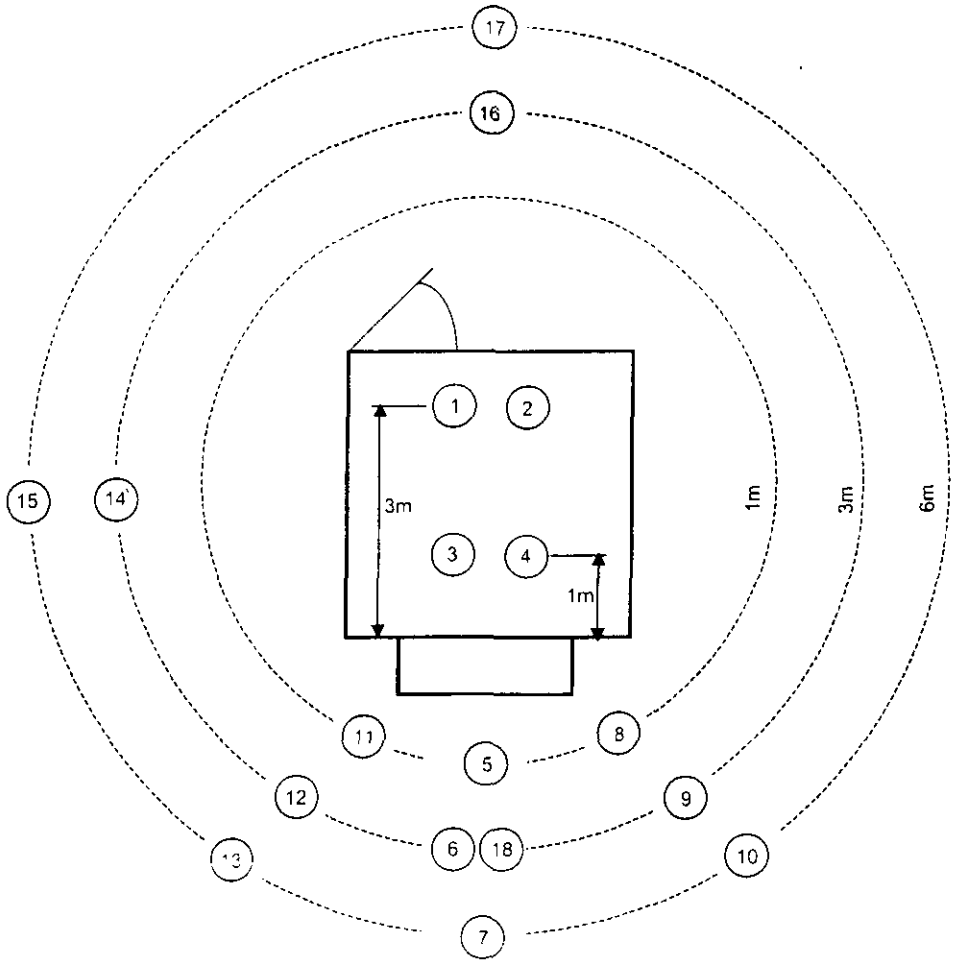
13.1. The site would fully comply with the ICNIRP guidelines and the local authority has not raised this issue. The future use of the proposal for 3G [UMTS] use will reduce the area of the Electro-magnetic filed as it uses a higher frequency.

14. Value and saleability of properties

14.1. These are not planning issues. PPG1: General Policy and Principles [Paragraph 64] makes this quite clear that the material consideration is the public interest and the private interests of individuals are not to be taken into account.

Noise Readings in Relation to Equipment Cabins

CDFP150 sound test results – taken at Elliott (Newtown) Friday 09 – 02 – 01



Test No.	Details	NC	dBA
1	3m from air discharge inside cabin – fan only	64	68
2	3m from air discharge inside cabin – full system	65	69
3	1m from air discharge inside cabin – fan only	65	69
4	1m from air discharge inside cabin – full system	66	70
5	1m from front of unit outside the cabin – full system	63	68
6	3m from front of unit outside the cabin – full system	57	63
7	6m from front of unit outside the cabin – full system	52	57
8	1m from unit 45° to front right outside – full system	61	66
9	3m from unit 45° to front right outside – full system	57	61
10	6m from unit 45° to front right outside – full system	52	57
11	1m from unit 45° to front left outside – full system	64	66
12	3m from unit 45° to front left outside – full system	57	61
13	6m from unit 45° to front left outside – full system	52	57
14	3m from side of cabin outside – full system	47	52
15	6m from side of cabin outside – full system	45	51
16	3m from rear of cabin – door side outside – full system	45	50
17	6m from rear of cabin – door side outside – full system	41	47
18	3m from front of unit outside cabin – fresh air only	40	45

Sound tests were taken on a Friday afternoon with the site closed and the unit installed in an open area outside the assembly building. All figures have been corrected for background where necessary.
The instrument used was a DI2200 analyser measuring a range of frequencies from 10Hz to 10kH.

K. Nicholls
19/02/01

The Planning Inspectorate

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Temple Quay House
2 The Square
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Bristol BS1 6PN
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GTN 1371-6079

PLANNING SERVICES
REC'D 17 FEB 2003
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ACK
FILE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

~~Your Ref:~~ F/2002/6256

Our Ref: APP/X0360/A/02/1103519

Date: 12 February 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BT CELLNET LTD
SITE AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE

I understand you have already received a copy of the appellant's final comments dated 28 January on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs M Pocock

217L(BPR)

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	BT Cellnet
APPEAL SITE :	Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead
REASON FOR APPEAL :	Appeal against refusal of proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/6256

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE: APP/X0360/A/02/1103519

1. Please find attached the case notes and appraisal for the appeal concerned.

2. The circumstances as outlined remain unchanged, asides from policy details. Material consideration must also now be given to the emerging Wokingham District Local Plan. The plan has been the subject of an enquiry, and the Council has now considered the Inspectors Reports and agreed modifications. The modifications will be placed on deposit at the end of January 2003. The Council's Executive agreed on the 4th of December 2002 that the Deposit Plan as agreed to be modified be implemented as the policy of the District Council for development control purposes with immediate effect. Both the Deposit and Modified Plan versions have been included for consideration.

Kerrin Lithgow
Senior Planner
BA MRRP NZPI (Grad)
14-01-2003

Appendices

Appendix 1: Site Plan

Appendix 2: Extract from the Berkshire Structure Plan

Appendix 3: Extract from the South East Area Local Plan

Appendix 4: Extract from the Wokingham District Local Plan (Deposit Draft and as agreed to be Modified 04-12-2002)

Appendix 5: Suggested Conditions for Appeal if Allowed

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6256

Applicant : BT Cellnet Ltd C/O APT

Location : Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham

Proposal : Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 13th May 2002

Date of Site Visit : 24th May 2002

Date Registered : 10th May 2002

Earliest Date for Decision : 06th June 2002

Latest Consultation Date/Site Notice Expiry Date : 06th June 2002

Application Expiry Date: 05th July 2002

Consultation Responses :

Environmental Protection and Housing
No environmental health objections to planning consent. However, needs to be recognised that there are health concerns, but no evidence, that there are health effects. 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.

Wokingham Without Parish Council
No comments from the council

Finchampstead Parish Council
Parish Council supports the local residents in their objections to the proposed mast. Councillors urge that mast companies be encouraged to enter into agreements to share facilities already in existence near the site.

Environment Agency:
No objection, in principle.

Urban Design and Conservation
Photographs should be provided by the applicant to clarify the visual impact of the proposal.

Landscape:
Unable to provide comments

Councillor Stanton:
Application listed, should the recommendation be for approval.

Neighbours Consultations:
A petition was received containing 162 signatures, of which 158 were in objection to the application.

There were a total of 20 separate neighbours objections to the proposal. These were based on the grounds of:

- Design, height and location
- Physical appearance
- Deter visitors and future residents of the area
- There are two 12 metre masts in the immediate vicinity of the masts location – why can't these be shared.
- There is strong community vigilance to protect the area from insensitive development
- Health effect
- There is a school within 700m of the application (possible health effect)
- There has been a proposal for a childrens nursery within 100m of the proposed location
- Concern regarding the TPO on site
- Visual effect on the green gap
- Section of road is particularly dangerous
- Proximity of the mast to residential area
- Planned use of air conditioning and/or generators would cause noise pollution for local residents
- General concerns about the effect on the wildlife, trees and habitat.
- Will be most especially visible in winter, when there are no leaves on the trees.
- Proximity to residential dwellings

Planning Issues :
Rural Area – Separation of Settlement, Green Gap.
Flood zone
South East Area Local Plan

Application Number: F/2002/6256

Appraisal :

The main issues are:

A. **The Impact on Neighbouring Properties**: SEALP Policies SBE1 Design of New Development and SBE2 Inappropriate Design; WDLP Policies WOS3 Development Control Principles, WBE1 Development in its Local Context, and WIC14 Assessment of Proposals for telecommunications Development; Berkshire Structure Plan Policy OS1, TC1 Assessment of Proposals for Telecommunications Development

B. **Impact on the surrounding environment**: SEALP Policies STV1 Identified Settlements, SBE1, SBE2; WDLP Policies WOS3, WBE1, WIC14 Assessment of Proposals for telecommunications Development, WCC1 Development in the Countryside, WCC2 Green Gaps and Wedges, Berkshire Structure Plan Policy C5 Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas, Policy C6 Green Gaps and Wedges, Policy OS1 The Overall Strategy

C. Concerns of the Parish Council, local residents and Ward Members

The proposed development is for the erection of a 25m high lattice mast with 6 panel antennas and an equipment cabin. The mast is to be located within land known as the Queensmere Pumping Station, Nine Mile Ride. It is situated within the Green Gap.

The site itself is located within something of a gully, and is surrounded by tall deciduous trees.

Impact on Neighbouring Properties
It is considered that due to the significant height of the structure that the mast will be easily visible from adjoining properties. This will particularly be the case during the winter months when the surrounding trees are leafless. It is considered that the height and location of the mast is such that it will be detrimental to the amenity of neighbouring property owners.

Impact on Surrounding environment
Policy WCC2 states that

'In seeking to maintain a clear separation of settlements within the plan area, development will not be permitted in the green gaps and wedges that would affect or detract from their open or countryside appearance and character. These areas are of special significance because they are essential to the maintenance of a physical and visual separation between distinct settlements and the countryside setting they provide for them'.

The location of such a significant structure on the edge of the green gap, and so close to residential properties, is not considered to meet with this policy. It

is not considered that the mast will lend itself to being a boundary feature, and will clearly change the character and appearance of the area. This problem is further exacerbated by the fact that there are two other telecoms masts located very close to this site.

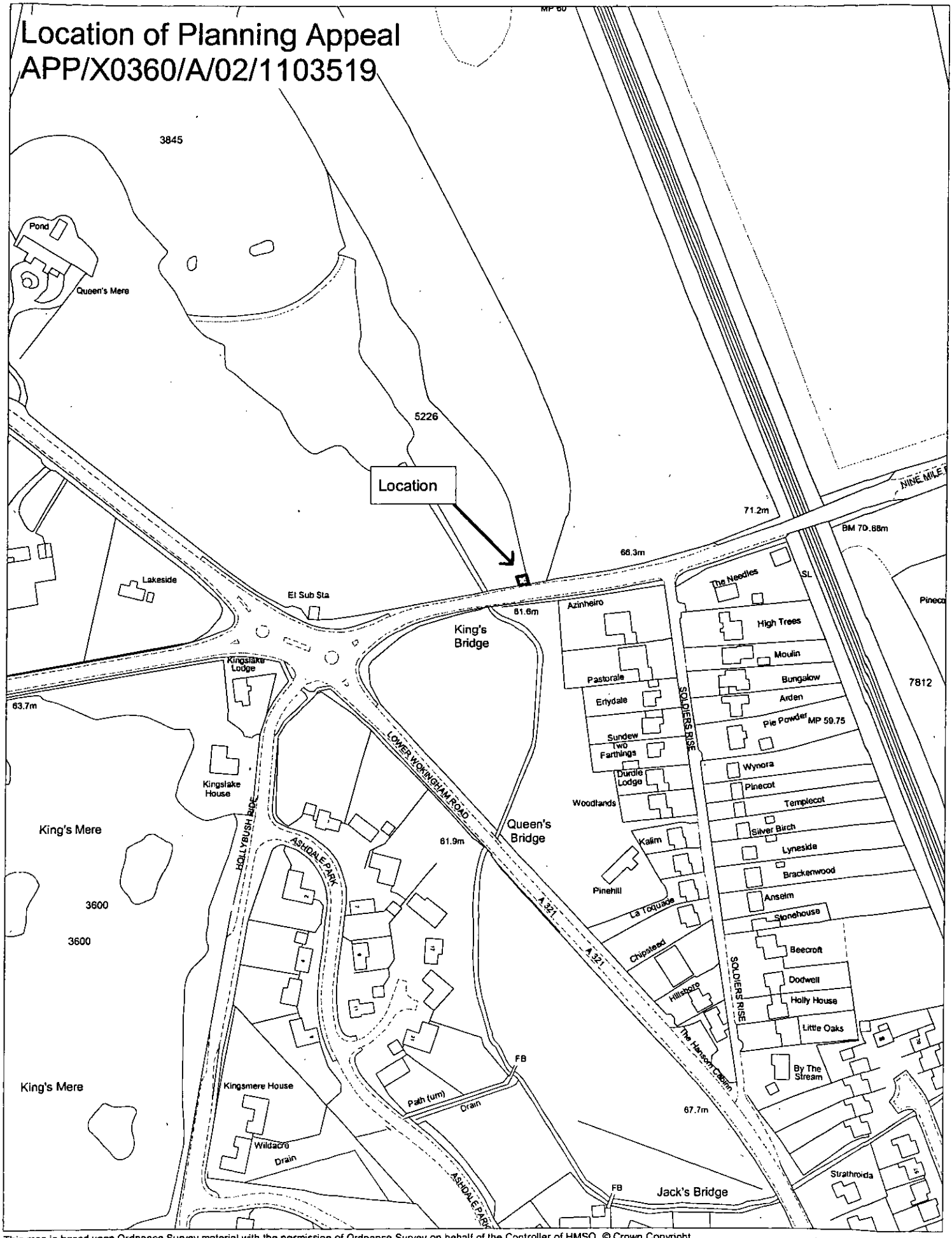
Concerns of the Parish Council, local residents and Ward Members
There have, as mentioned above, been many concerns raised by the Parish Council, local residents and ward members.

Of particular note is the concern by local residents that the tower will be very visible from their properties. This is not an issue which could be mitigated with the design proposed.

It is therefore considered that the design of the mast is not sympathetic to the green gap, and will have additionally have a detrimental effect on the amenity of neighbouring property owners.

Recommendation : Refusal

Appendix 1: Site Plan



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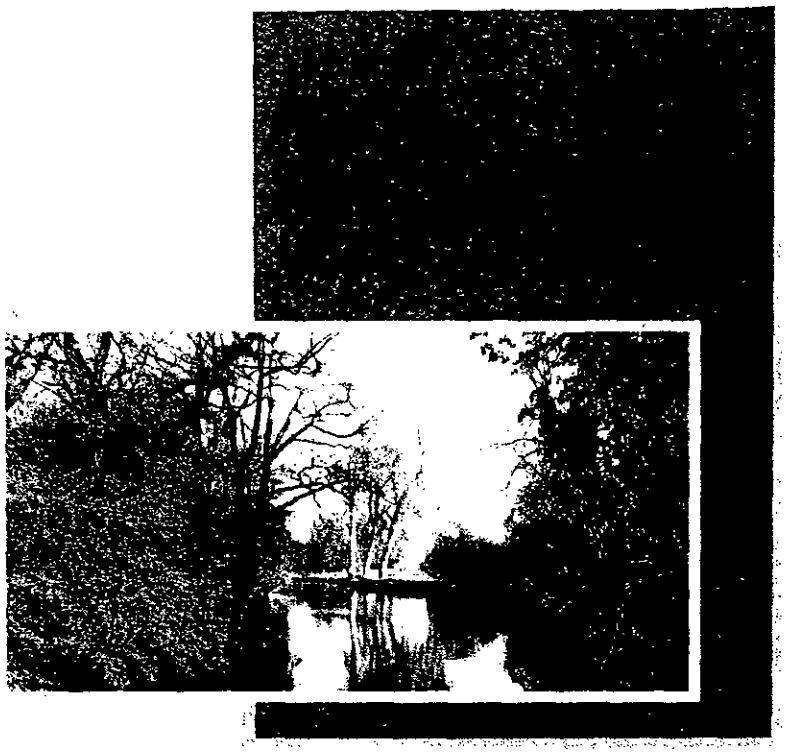
Development Control,Wokingham District Council.
14 January 2003

Scale: 1 : 2500

Appendix 2: Extract from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Within this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) **to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;**

(ii) **to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;**

(iii) **to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;**

(iv) **to steer development to locations which minimise the need for travel and can be well served by public transport;**

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;

ii) there are no satisfactory alternative sites for telecommunications available;

iii) there is no reasonable possibility of sharing existing facilities; and

iv) in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

---

1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

5.26 The following policy is particularly concerned with the effect of development which is located on the edge of a settlement (but within its defined boundary) upon the adjacent countryside. Policy C2 deals with the nature of development that may be permitted in the countryside, and Policy EN1 with the effect of development on the environment within built-up areas.

Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas

Policy C5 **Development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Proposals for development within settlements as defined in local plans, but on the edge of a built-up area should preserve and, where possible, enhance existing landscape features which help to define, soften or screen the edge of the built up area.**

5.27 Development in settlements should be well related to the landscape and to features like hedgerows, trees and floodplains. It should be integrated with them by new tree planting. Although the intention of Policy C5 is to reduce the visibility of buildings in and from the countryside, some buildings (such as some farms and churches) are part of the character of the landscape, and more detailed local planning policies may provide for views of these to be maintained.

Settlement Separation

5.28 Development can encroach into areas of open land which are of importance for a number of reasons, including their contribution to :

- the character of the area;
- separating settlements and maintaining their distinct identity;
- providing a "green lung";
- breaking up continuous areas of development;
- providing a desirable contrast between built areas and the countryside;
- keeping open "green corridors" of land within and between built up areas and providing access into the countryside.

5.29 There is therefore a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land. This is in addition to the provisions of Policies C2 and C4. Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

Appendix 3: Extract from the South East Area Local Plan

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size; form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form, (if development is dominated by, or interspersed with, areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

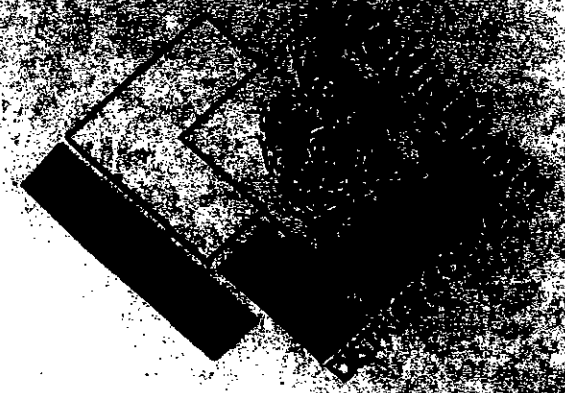
SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 4:Extract from the Wokingham District Local Plan (Deposit Draft and as agreed to be modified 04-12-2002)



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.* **(PA 2/7)** Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H) SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

WOKINGHAM DISTRICT COUNCIL



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

CONSOLIDATED MODIFIED LOCAL PLAN

November 2002

~~OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.~~

~~OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).~~ (M/1/16)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species. (M/1/17)

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody. (M/1/18)

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS

accompanied by a Design Statement to demonstrate how the development will take account of the character of the area. (M/4/5)

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 ~~4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~

Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.

This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance. (M/4/6)

POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~

~~THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:~~

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

~~d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS~~

~~e)THE LOCAL TOWNSCAPE~~

~~f)THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT~~

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND

BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;

C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;

D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**~~

~~IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.~~

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR~~

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS ~~IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN~~. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS, THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~.(M/11/35)

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 Revised PPG 8 *Telecommunications* (August 2001) states that local planning authorities should respond positively to telecommunications development proposals, whilst taking account of the advice on the protection of urban and rural areas in other Planning Policy Guidance. ~~However where possible existing masts and equipment should be used in order to avoid impact on amenities.~~ This advice requires those determining applications for development to balance the wider benefits of such development against potential damage to the environment. (M/11/36)

11.30 ~~Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.~~ The siting of telecommunications development will be expected to satisfy criteria (a) to (e) of Policy WIC14. The District Council will require evidence from applicants to demonstrate how they have explored the possibility of using existing masts. If it is not feasible to share a mast, and a new mast is required, siting of the new mast near or upon existing street furniture or other tall structures may be the most appropriate location. (M/11/37)

11.31 ~~On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.~~ In seeking to arrive at the best solution for an individual site, authorities and operators should use sympathetic design to minimise the impact of the development on the environment. The telecommunications industry is encouraged to develop innovative design solutions. In considering the siting and appearance of an individual development careful consideration should be given to existing screening and landscaping. (M/11/38)

11.31A It must be demonstrated by the applicant that proposed telecommunications mast comply with government guidance on health aspects. In the Government's view a mobile phone mast must meet ICNIRP guidelines for public exposure, which are designed to protect public health. (M/11/39)

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

~~PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 - 2006. IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3 AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.~~ THE DEVELOPMENT OF TELECOMMUNICATIONS EQUIPMENT WILL BE PERMITTED PROVIDED:

(A) IT HAS BEEN CLEARLY DEMONSTRATED THAT THERE IS NO POSSIBILITY OF SHARING EXISTING FACILTIES;

(B) THE PROPOSED DEVELOPMENT DOES NOT HAVE A SIGNIFICANT ADVERSE VISUAL IMPACT AND IS SITED AND SYMPATHETICALLY DESIGNED SO AS TO MINIMISE ANY OBTRUSIVE IMPACT ON THE ENVIRONMENT;

(C) THERE WOULD BE NO ADVERSE EFFECT ON THE VISUAL AMENITIES OF NEARBY RESIDENTIAL PROPERTIES;

(D) IN THE CASE OF NEW MASTS THEIR SITING IS ADJACENT TO, OR SITED UPON EXISTING TALL STRUCTURES (SUCH AS ELECTRICITY PYLONS), OR UTILISES THE SCREENING OF TREES OR WOODLAND. WHERE SCREENING IS NOT AVAILABLE, EFFECTIVE SCREENING WOULD BE PROVIDED;

(E) PROVISION IS MADE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT OF THE SITE SHOULD IT CEASE TO BE OPERATIONAL. (M/11/40)

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

2.20 ~~Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment* which in turn will be used to produce a *Countryside Design Summary*. There will be the production of *Village Design Statements* in conjunction with the Parish Councils within this District. They will all be based on Countryside Commission methodology and advice set out in PPG 7.~~ **Future supplementary guidance will be produced by the Council in respect of a District-wide Landscape Assessment based on the character approach outlined in PPG 7, which in turn will be used to produce a Countryside Design Summary. Village Design Statements will be produced by Parish Councils in consultation with the District Council and, provided they are acceptable, will be adopted as supplementary planning guidance. Methodology will be in accordance with Countryside Agency guidance and the advice in PPG7.** (M/2/9)

THE COUNTRYSIDE

Development in the Countryside

~~2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 – 2006, para. 5.5 where it is defined as:~~

~~"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"~~

~~2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.~~

2.23 ~~2.23~~The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. ~~Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location.~~ It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below. (M/2/10)

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that

the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration. (M/2/11)

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE ~~(OUTSIDE THE METROPOLITAN GREEN BELT)~~

Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan. Such development will only be acceptable in principle where the proposal falls within one of the following categories:~~DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.~~

~~DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:~~

A) DEVELOPMENT REQUIRED FOR AGRICULTURE/ OR FORESTRY

B) OUTDOOR SPORT/ OR COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS ~~WHERE IT COMPLIES WITH POLICY WRE1~~

F) ~~REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE~~ PERMANENT AND TRANSIT GYPSY SITES

G) ~~OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT.~~ SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT UP FRONTAGE

H) OTHER DEVELOPMENTSUITABLE TO THE COUNTRYSIDE, WHICH CANNOT BE ACCOMODATED WITHIN A SETTLEMENT.

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, AND CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE. ~~AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.~~

~~THE CLOSING OF GAPS OR~~ THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS ~~IN THE~~ OF COUNTRYSIDE CHARACTER ~~OF AN AREA~~ WILL NOT BE PERMITTED. (M/2/12)

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by ~~Green~~ Gaps and Green Wedges (M/2/13)

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected. 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements. (M/2/14)

2.26 ~~The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.~~ Areas previously identified in adopted Local Plans have mostly been retained and included in the gaps and green wedges policy, except where specific proposals require a change. However, a thorough review of all land included in these designations will be undertaken in connection with the next review of the Local Plan and the function and justification for each designation will be rigorously assessed. (M/2/15)

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 Areas previously shown with dual settings and separation of settlements function or separation of settings function only in the adopted Local Plans are now covered by gaps and green wedges designations. ~~The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).~~ (M/2/16)

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. ~~The Council will continue to protect the~~

~~wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford.~~ (M/2/17)The land between Wargrave and Twyford is green belt, but this does not preclude a Gap designation. The objectives of policy are different and proposals that may be acceptable in the Green Belt may not necessarily be acceptable in a Gap. The distance between the two villages is under 1.5 kilometres but also comprises relatively flat, open countryside with extensive long distance views. Gap designation is justified in order to maintain the effective separation of the two settlements. (M/2/18)

~~POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)~~ POLICY WCC2: GREEN WEDGES AND GAPS

~~IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.~~

~~EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.~~

~~ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.~~

~~THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.~~ Development will not be permitted within important open areas, defined as green wedges and gaps on the Proposals Map, that would threaten their essential function in the physical and visual separation of settlements that are close together. (M/2/19)

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities. (M/2/20)

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an

Appendix 5: Suggested Conditions for Appeal if Allowed

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. Emissions from the installation hereby approved shall at all times comply with the ICNIRP guidelines.
   Reason: To safeguard the amenities of the occupiers of neighouring properties.

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

- Berkshire Structure Plan policies OS1, TC1, C5, C6, OS1
- South East Area Local Plan policies SBE1, SBE2, STV1
- Deposit Draft Wokingham District Local Plan policies WOS3, WBE1, WIC14, WCC1, WCC2,

6. Is the appeal site within an approved Green Belt or AONB?

Please specify which . . . . . YES / NO

7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.) YES / NO

8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?
If YES, please attach details and, where necessary, give our reference numbers. YES / NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details. YES / NO

9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.) YES / NO

10. Does the appeal relate to an application for conservation area consent? YES / NO

11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? YES / NO
Grade I / II* / II

b. Would the proposed development affect the setting of a listed building? YES / NO

If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)

12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? YES / NO

13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? YES / NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments. YES / NO

14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?
If YES, please attach the comments of English Nature. YES / NO

b. Are any protected species likely to be affected by the proposals?
If YES, please give details. YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

h. Details of any other applications or matters you are currently considering relating to the same site;

i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***

j. Any supplementary planning guidance, together with its status, that you consider necessary.

k. Any other relevant information or correspondence you consider we should be aware of.

3

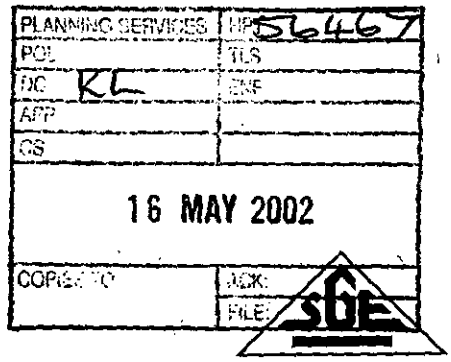
Saffron Walden PSD | Ashdon Road | Saffron Walden | Essex CB10 2NF | United Kingdom

Lalapanzi, Nine Mile Ride.

Our Ref: AS/TPA/02/276/ATE

Your Ref: Kerrin Lithgow / F/2002/6256

15th May 2002



Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mr Kerrin Lithgow

Dear Sir

Re: Proposed Works – Queensmere Pumping Station, Nine Mile Ride.

We refer to your letter of 13th May 2002 and, as Operator for the Government Pipeline and Storage System (GPSS), we would advise you that there are Government Oil Pipelines that may be affected by works at the above location.

Government Oil Pipelines are protected under the Land Powers (Defence) Act 1958 and in particular under Section 16 which normally requests that consent is given prior to any works taking place that may affect the pipeline. Certain agreements must be obtained and conditions met before such consent can be granted.

The granting of consent under Section 16 and the supervision of the works by the operator are free of charge for up to 3 site visits. Please contact us at least 6 weeks prior to commencement of works in order to avoid delays to your work programme.

If your works come under the New Roads and Street Works Act, please contact us in writing at least 7 working days prior to commencement of works so that supervision of your works can be arranged.

Please find plans showing the approximate location of the pipeline and a copy of *Standard Requirements for Crossing or Working Near to GPSS Pipelines, GPSS-PRC-X-0006-01-0.*

Please sign and return form SGE/ACC/1.

Yours faithfully
SERCO GULF ENGINEERING LIMITED

G. Thompson.

pp **Anne Swallow (Mrs)**
Technical Administrator

Encs.

INT2/16.12.98

SX161

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: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE

Flooding

This site is within the 1947 and 1 in 100 year floodplain of the Queens Brook.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

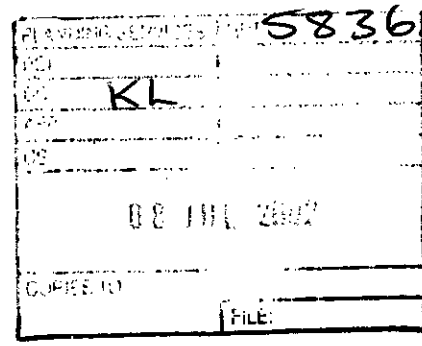
Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: A.P.T

58362



Our Ref. 12133
Your Ref. F/2002/6256
Date. 05 July 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Professional Services Development

Land opposite Lalapanzi
Finchampstead
Wokingham

I refer to your consultation received in this office on 13/05/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To:
Neil Etherington
Senior Arboricultural Officer
Trees

From: Kerrin Lithgow

Date: 13 May 2002 14 MAY 2002

Application Number: F/2002/6256

Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address:
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Bt Cellnet Ltd C/O APT.

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

No TPO

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	*Kerrin Lithgow* Development Control	Your Ref:	F/2002/6256
From:	Tom Payne Environmental Health	My Ref:	1324
		Date.	27 May 2002

PROPOSED ERECTION OF 25M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN.

QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM.

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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

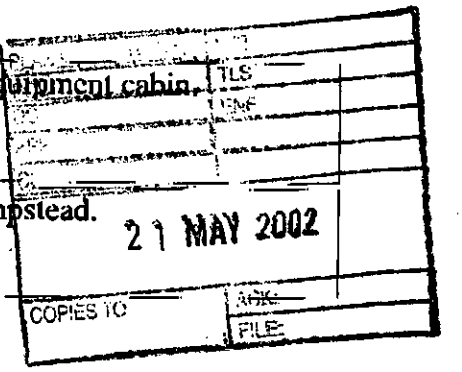
Wokingham Without Parish Council Consultation Sheet

Officer Kerrin Lithgow

No F 2002 6256

Proposal 25m high lattice mast with 6 panel antennae and equipment cabin.

Site Land opposite Lalapanzi, Nine Mile Ride, Finchampstead.



Committee's Comments

This application is in Finchampstead, ~~and papers forwarded to them~~. No comments from this council.

Signed :
Clerk to Wokingham Without Parish Council

21 May 2002

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 13 May 2002

Application Number: F/2002/6256 14 MAY 2002

Re: Possible overlooking of LB- Kingslake Lodge
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address:
Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Bt Cellnet Ltd C/O APT.

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

PHOTOGRAPHS SHOULD BE PROVIDED BY THE APPLICANT TO CLARIFY THE VISUAL IMPACT OF THIS PROPOSAL

Harold Sanders

16-05-02

FROM: Kerrin Lithgow

DATE: 13 May 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6256

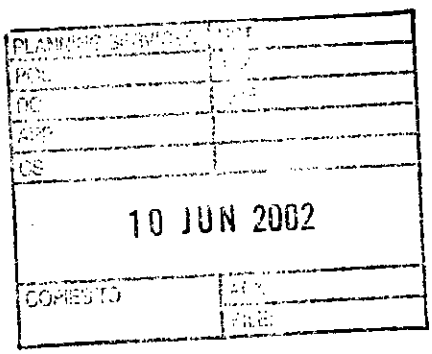
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin..

Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Bt Cellnet Ltd C/O APT.

Your observations are required in respect of this application **by 06/06/2002** .

The Parish Council supports local residents in their objections to this proposed mast etc. Councillors urge that mast companies be encouraged to enter into agreements to share facilities already in existence near this site.



SIGNED: C.S.Cl DATE: 6-6-02

Clerk To Finchampstead Parish/Town Council.

Kerrin Lithgow

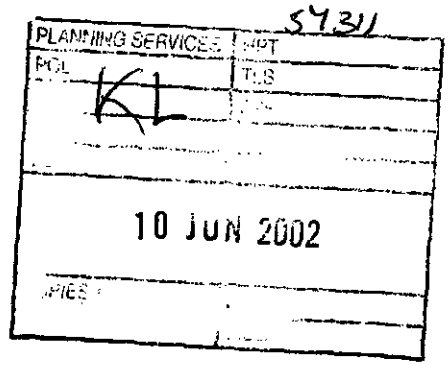
From: Robert Stanton [Robert@stanton45.freeserve.co.uk]
Sent: 07 June 2002 01:25
To: Kerrin.Lithgow@wokingham.gov.uk
Cc: Angus Ross
Subject: Mobile Phone Mast F/2002/6256

Dear Kerrin,
We debated the proposed phone mast at Queensmere Pumping Station Nine Mile Ride on Thursday.
I note it is likely for refusal by officers.I totally support that view and think the proposal is out of context to the area,and the proposal in the middle of a resential area is not acceptable.You are likely(or just have) a petition from local residents on way to you.
If you were minded to agree(and I note you are not) then I would wish for this proposal to go to the full Planning *committee hopefully with a refusal recommendation.*
I am totally opposed.
Rob Stanton
Cllr Finchampstead North.

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

7 June 2002



F A O Kerrin Lithgow

Development Control
Planning
Environmental Services
Wokingham Unitary
P O Box 153
Shute End
Wokingham
Berks
RG40 1WL

Dear Ms Lithgow,

APP NO. F/2002/6256 – BT CELLNET LTD MAST AT QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI, NINE MILE RIDE, FINCHAMPSTEAD

The Parish Council has indicated its support of local residents in their objections to the above application. Whilst considering this application, a query arose which I have been asked to pass on to you. The Parish Council support the use of shared facilities between telecommunications companies, wherever possible, but would like to know whether such shared use by different companies would effect the increase of the "footprint" of the site, bearing in mind that most masts require an equipment cabin etc. at the base of the mast?

I look forward to hearing from you.

Yours sincerely

C.S.Cl

Cherry Cole
The Clerk

2nd June / 02

Jane South
The Birches
45 Ashdale Park
Crowthorne
Berkshire
RG40 3QS

Dear Sir / Madam

Ref App No F/2002/6256

I wish to object to the above for the following reason

- visual impact of this in green gap location
- Health effects of RF radiation is not known enough about and could seriously damage local residents health
- There are already 2 x 12m mast is the very near vicinity of proposals

Thankyou

yours sincerely

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
SE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES

To: Kieran

Mr (Mrs) / Miss MRS. RICH

Of: RESIDENTS FINCHAMPSTEAD

Tel No: 0118 - 97[illegible]
Home - 97[illegible]

☑ Telephoned ☐ Visited

☑ Please Phone ☐ Will call again ☐ Wants to se

☐ URGENT

Message: I spoke to this lady at the front counter
Policy side of TL's. She is very anxious about the
proposed mast in Finchampstead - she will be wanting
in on the application - but she was also requesting
a site visit to the property. She is worried that the
consultation period will end by the time you are back
from leave, but is very insistent that you still came
out to have a look.

I suggested that I would also be available
to come out - or we could visit the site together.
However I am on leave until late June. Please could
you give her a call back to inform her if this is possible.

Many Thanks

Message taken by: Farah Hunaym Time: 30/05/02

Policy & Plans EXT. 6162

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

THE RT. HON. ANDREW MACKAY M.P.

House of Commons,
London, SW1A 0AA
Telephone: 020 - 7219 2989
Fax: 020 - 7219 4123
Email: mackaya@parliament.uk

Ack
Obs

Ms Karen Satterford,
Director, Environmental Services,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1BN

WOKINGHAM DISTRICT COUNCIL
06 JUN 2002
DIRECTOR OF
ENVIRONMENTAL SERVICES

2 June, 2002

F/2002/6256
Queensmere Pumping Station,
Land opp. 'Lalapanzi', Nine
Mile Lide

Dear Ms Satterford

I wanted you to see the enclosed email from my constituents Mr and Mrs Ron Rich of Azinheiro, Soldiers Rise, Finchampstead concerning the BT Cellnet application to erect a mobile phone mast opposite their home. It does seem most unfortunate that this application has been submitted for a site in a quiet residential area and I can well understand my constituents' legitimate concerns. I therefore believe it is inappropriate and hope that my views will be born in mind before a decision is made.

I look forward to hearing from you.

Kindest regards.

Yours sincerely

Andrew Mackay

Sent: Rich [Ron@rich.org.uk]
27 May 2002 21:39
To: andrew@andrewmackaymp.com
Subject: mobile phone masts

Dear Sir, I was given your name by a Finchampstead Parish Councillor, who said you were active in the fight against mobile phone masts. I live in Soldiers Rise, Finchampstead, and have had a letter from Wokingham DC with an application from BT Cellnet to put up a mast opposite my bungalow. This has been a terrible shock as we have only moved into the place in February, after rejecting a place in Finchampstead Road because of a mast there. This time the mast is to be a 25 metre mast with 6 panels, which has horrified us and our neighbours. Please could you lend us your support, and help get this monstrosity turned down by the planners. Many thanks for your time reading this. Gill Rich

[redacted]m very concerned that the biological affects and irradiation emitted from the proposed development will affect not only my own health but that of my family, and those visiting my home. As such I urge you to use the power confered upon you by para 29 of PPG8 and attach considerable weight to the fear that the majority of local residents have.

The Stewart Report recommends that exclusion zones are placed around all base stations, and indeed some countries already have exclusion zones. This recommendation clearly indicates that there is a potential for concern in placing masts close to sensitive locations such as schools, hospitals and residential areas.

Exclusion Zones (1.44)

We recommend the establishment of clearly defined physical exclusion zones around base station antennas, which delineate areas within which exposure guidelines may be exceeded (paragraph 6.49 – 6.52). The incorporation of exclusion zones should be part of the template of planning protocols that we advocate.

Physical Barriers (1.45)

Each exclusion zone should be defined by a physical barrier and a readily identifiable nationally agreed sign with a logo. This should inform the public and workers that inside the exclusion zone there might be RF emissions which exceed national guidelines.

The government recommends that local authorities do not take health effects into consideration, however many local authorities are rejecting these recommendations including Kent County Council, which refuses to endorse consents on any council land, due to their concerns over health. I would also draw your attention to the case pending before the High Court for leave to apply for judicial review of a base station on the question of the LPA failing to take into account the health aspects of masts *(R v Stockport Metropolitan Borough Council ex parte Smith).* Should this application be decided in favour of the Claimant then question marks will be put over all masts where the health issues were not taken into account.

However, even if a rejection of the arguments relating to the precautionary approach is taken by the planning committee, we would urge you to consider the effect the size and design of this mast will have on the amenity of the local area, towering as it will some 25m into the air, which will contrast with the residential nature/open aspect of the locality. PPG8 makes it clear that a rejection of permitted development permission is acceptable for base stations should the LPA conclude that it would have an adverse effect on the amenity of the area. I also take this opportunity to draw your attention to the factors listed in ***PPG8 Annex 1 para 13*** that may involve siting:

- the height of the site in relation to surrounding land;
- the existence of topographical features and natural vegetation;
- the effect on the skyline or horizon;
- the site when observed from any side, including from outside the authority's own area;
- the site in relation to areas designated locally for their scenic or conservation value;
- the site in relation to existing masts, structures or buildings, including buildings of a historical or traditional character;
- >the site in relation to residential property; and
- any other relevant considerations.

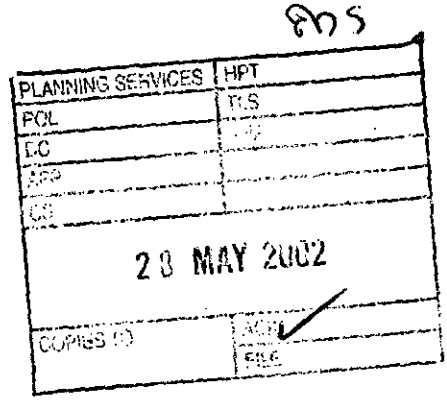
There is as you will be aware an obligation contained within PPG8 for operators to hold talks with local authorities, and recommendations that these discussions should also include other organisations such as local residents groups. Could you therefore supply me with information relating to these meetings, in particular the out come of the obligatory talks that the local authority held with the Operator, along with details of any residents groups who took part, or were invited to take part in these discussions.

Whilst reserving the right to make further representation on this application, I urge you to refuse permission for the above reasons.

Yours sincerely

Carolyn Erskine,
Local Resident

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



May 27, 2002

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

Dear Ms Lithgow

RE: PLANNING APPLICATION No. F/2002/6526 ERECTION OF TELECOMMUNICATION MAST ON LAND OPPOSITE LALAPANZI, NINE MILE RIDE

I write in objection to the proposed erection of a telecommunication mast and ancillary building on land situate opposite "Lalapanzi" on Nine Mile Ride. The siting and design of the proposed mast will detract from, and adversely affect the amenity of the locality. I urge the local authority to invoke your powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. I am sure the committee will agree that it would be expedient in order to protect the amenity of the locality, and for the good planning of the area, that an Article 4 order should be made.

As you will be aware, there are a large number of conflicting academic reports on the dangers of irradiation emitted from base stations. With this in mind I urge you to follow the recommendation of the Stewart Report, and adopt a **precautionary approach** *(see para 1.21 and 6.16 of that report)* in deciding applications for telecommunication base stations. This approach as you will be aware is enshrined within national planning policy structure of the UK, as well as European legislation (***Please refer to the Government White Paper "This Common Inheritance", PPG23 "Planning and Pollution Control" and "Sustainable Development - the UK Strategy", as well as being enshrined in the Treaty of European Union (Maastricht, 1992; in force from 1.11.93) - Title XVI: Environment, Article 130r)***:

Article 130r

"1) Community policy on the environment shall contribute to pursuit of the following objectives:

preserving, protecting and improving the quality of the environment;
protecting human health;
prudent and rational utilisation of natural resources;
Promoting measures at international level to deal with regional or worldwide environmental problems.

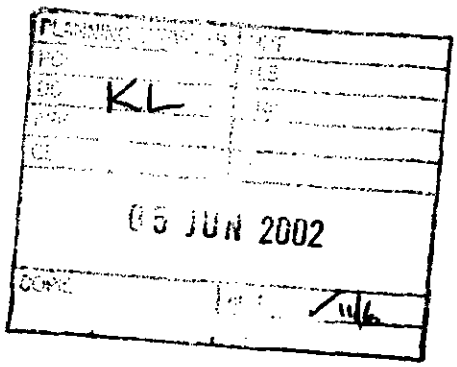
2) Community policy on the environment shall aim at a high level of protection taking into account the diversity of situations in the various regions of the Community, ***It shall be based on the precautionary principles that preventative action should be taken, that environmental damage should be rectified at source and that the polluter should pay...*** *(p39)"*

The Stewart Report states at para 1.19:

We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach'.

Recd 1.30pm 5.6.02

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

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

Dear Ms Lithgow

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

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

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

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

There are several reasons why the proposal should be rejected:

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

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

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

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

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

PLANNING SERVICES	HPT
POL	TLS
DC KL	ENF
APP	
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06 JUN 2002	
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	FILE

Pie Powder
Soldiers Rise
Finchampstead
Wokingham
Berkshire
RG40 3NE
3 June 2002

Kerrin Lithgow
Development Control Officer
Environment Services Department
Planning Services
P.O.Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref : Kerrin Lithgow
Application Number : F/2002/6256

Dear Ms Lithgow

We wish to object to the proposed erection of a telecommunications tower at the site of the Queensmere Pumping Station on the land opposite Lalapanzi, Nine Mile Ride.

Our reasons for the objection are :
1. The possibility of health effects of RF radiation that will be emitted by the equipment.
2. The visual impact of this in the "green gap" location.
3. There are already 2 x 12m masts in the immediate vicinity of this proposed location.

Yours faithfully

Dr W H Johns and Mrs K Y Johns

Ian Jordan KL

From: WebComments@wokingham.gov.uk
Sent: 05 June 2002 11:43
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

Acknowledgement Sent 5/6/02 via E-Mail to

****

NatureofEmail: Object
ApplicationNumber: F/2002/6256
Correspondent_FullName: Mr & Mrs A J Spratt
Correspondent_StreetAddress: 23 Kiln Ride
Correspondent_Address2:
Correspondent_Town: Finchampstead
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3PN
Correspondent_Telephone:
Correspondent_Email: aspratt@waitrose.com

Comments:

PLANNING APPLICATION NUMBER: F/2002/6256
QUEENSMERE PUMPING STATION, LAND OPPOSITE LALAPANZI,
NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

We write to lodge our OBJECTION to the proposed erection of a 25 metre high lattice mast with 6 panel antennas and equipment cabin on the above land.

REASONS:

 The general area is wooded. The removal of any of the trees for the erection of such a mast and equipment would totally spoil the look of this green gap area.

 The disturbance to creatures in the surrounding woodland during the construction of such a site.

 The dangers of such telecommunications structures are still the subject of research and we would be concerned if Wokingham District Council were to condone a potential hazard to the health of its residents.

 Permission has already been granted for a 15m high microcell column with 1 dual polar omni antenna plus equipment cabin at the junction of Nine Mile Ride/Sandhurst Road.

An application is also in for an 18m high mast, 6 antennas, 2 dishes, equipment cabin & ancillary development in Range Road.

Now to be asked to even consider the placing of a 25m high telecommunications tower in such close proximity is TOTALLY UNREASONABLE.

 We believe that the erection of a 25 metre high telecommunications mast plus associated equipment would scar not only the immediate woodland area but the view of the residents for a considerable distance surrounding this site.

 A company making such an application would only be in the area for the time of construction and occasional maintenance visits. IT IS THE COUNCIL TAX PAYING RESIDENTS OF THIS AREA WHO WOULD HAVE TO LIVE WITH THIS EYESAW FOR EVER.

We trust that Wokingham District Council will refuse this application.

Yours faithfully

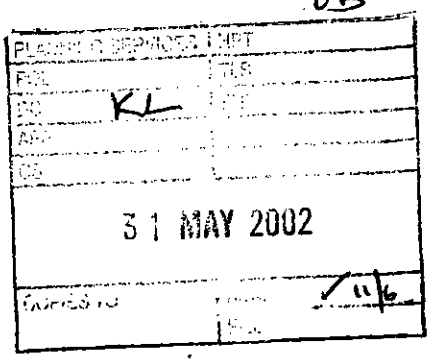
A J SPRATT
D J SPRATT (Mrs)

23 Kiln ride, Finchampstead

OB

53 Ashdale Park,
Wokingham,
Berks., RG40 3QS.

29th May, 2002.



Dear Sir/Madam,

Re: Wokingham Ref: F/2002/6256

We wish to object strongly (yet again!) to the above proposal for the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride.

We object on several grounds, but principally 1) Because this will create an 'eyesore' in a 'green gap' location; 2) there already exist 2 X 12 m masts in the immediate vicinity of this proposed location and 3) and most importantly, the probable health effects of the RF radiation that would be emitted by this equipment, as cited in the recently published "Stewart Report" concerning the dangers of mobile phones and masts.

Yours sincerely,

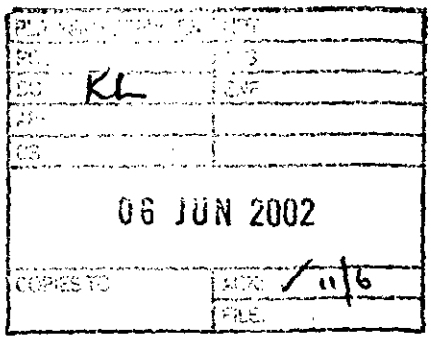
Colin S. Gray Valerie C. Gray

Professor Colin S. Gray and Mrs. Valerie C. Gray

The Planning Officer,
Wokingham District Council,
Planning Services,
P.O. Box 57,
Shute End,
Wokingham,
Berks., RG40 1WR.

'Pastorale'
Soldiers Rise
Off Nine Mile Ride, Wokingham
Berkshire. RG40 3NF

Telephone (01344) 775982, Facsimile (0870) 443 9100



04 June 2002

Our Ref:

Your Ref: F/2002/6256

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO: Kerrin Lithgow

Dear Sir/Madam

RE: PLANNING APPLICATON NO: F/2002/6256

We refer to your letter dated 13 May appraising us of the above application and inviting any comments we may have.

We write to advise you that we are opposed to the proposal for a number of reasons:

1. We consider that the height and appearance of the telecommunications mast will be out of keeping with its immediate woodland surrounds and would adversely affect the conservation of the area. Whilst forming part of the site of the Queensmere Pumping Station, the pumping station itself is low level and relatively discreet.

2. It will represent development within this woodland area that fulfils the role of a vital strategic gap against development in the area.

3. Whilst set back, the telecommunications mast will be visible from approaches along Nine Mile Ride, especially in the Winter when no leaves are on the trees.

4. Likewise, as the ground level of the properties in Soldiers Rise is at a higher level, their elevated position will mean that the telecommunications mast is very visible from the rear gardens of the properties along the western side of Soldiers Rise. There will be a resultant loss of amenity, which is unacceptable.

5. The aesthetics of the telecommunications mast will be industrial, which will be completely out of keeping with the area, with a further loss of amenity.

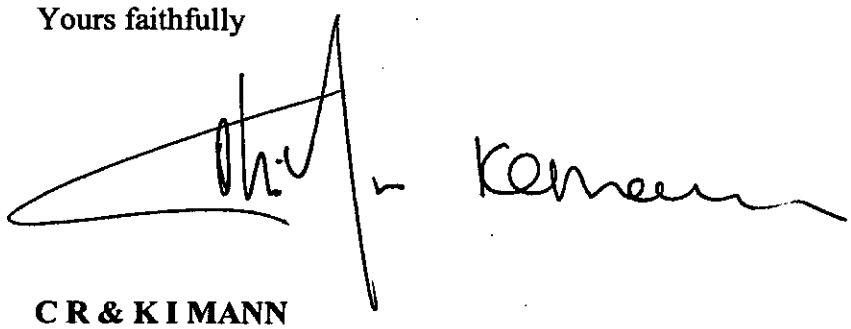
6. The proposed site for the telecommunications mast is within 20 metres of the boundary of the nearest residential property in Soldiers Rise. Its proximity to those properties at the northern end of Soldiers Rise is of great concern, especially concerning the prospect of radio telecommunications interference and environmental effects, with a resultant risk of disturbance and environmental nuisance to electrical appliances, especially television and computer devices.

7. We would be very concerned that should the council concede the principle of a telecommunications mast in this location, telecommunications development will result in demands to add to the telecommunications mast with other forms of receiver, which will result in a greater visual intrusion over time. The applicant will be bound to exploit this, as is evidenced by many other telecommunications masts in the area.

We understand the woodland area incorporating the proposed site is considered to be of vital importance as a barrier against development and of strategic importance, protected within the council's UDP. We would expect the Council to resist this proposed development on a number of grounds, including policy considerations, conservation, loss of amenity, disturbance and environmental effect.

We would ask the council to clarify whether the application is to be determined by committee or by an officer with delegated authority. We would also ask for a copy of the officers report and recommendations to be made available to us as soon as it is available and in any event in advance of any scheduled date for a determination. Should the officers recommendations be for consent to be granted, we would care to make further representations and should consent be granted, to consider formulating an appeal together with others.

Yours faithfully



C R & K I MANN

D.A. Stock
Englebury
Hollybush Ride
Wokingham
RG40 3QP

PLANNING SERVICES UNIT
KL
06 JUN 2002
REPLIED TO
ACK
FILE

5th June 2002

Dear Mr. Lithgow,

Re Planning Application F/2002/6256

I am writing to register our objections to the above planning application.

My main reasons for objecting to this application are as follows:

- The possible, or indeed probable health effects of the RF radiation emitted by the equipment.
- The visual impact of this tower in the green gap location, and
- There are already two masts in the immediate vicinity os this location. Why cannot these towers be shared?

Yours faithfully,

D.A. Stock

Stonehouse
Soldiers Rise
WOKINGHAM
Berkshire
RG40 3NE
Tel: 01344 773762

PLANNING SERVICES | HPT
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DC KL | SMF
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CB
05 JUN 2002
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Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 57,
Shute End,
WOKINGHAM,
Berkshire.
RG40 1WR
Kerrin Lithgow, Planning Officer.

30th May, 2002.

Dear Sir,

Proposal for siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham. Ref: F/2002/6256.

Our main reasons for this objection are:

1. The visual impact of this in the "green gap" location.
2. The probable health effects of the RF radiation that will be emitted by the equipment.
3. That there are already 2 x 12 metre masts in the immediate vicinity of this proposed location.

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them:

"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

Yours faithfully,

J.E.Clamp & B.L.Clamp

PLANNING SERVICES | PET
RPL | TLS
DC KL | SHP
AP?
CS
31 MAY 2002
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To: Wokingham District Council.
Environmental Services Department
Planning Services.
P.O.Box 57,
Shute End,
Wokingham, Berks. RG40 1WR.

F.A.O. Kerrin Lithgow,
Planning Officer.

From: David Burn.
Hightrees.
Soldiers Rise,
Wokingham,
Berks.
RG40 3NE.

Ref: Telecommunications Tower. Wokingham Ref: F/2002/6256.

Dear Sir,

With reference to the above, I object strongly to the proposal for siting a 25metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham.

With regard to visual impact there have already recently been 2x12 metre masts erected in the immediate vicinity of this site. I would suggest that if this planning application is passed, then further applications in the future will no doubt follow, and that further masts will be erected, thus spoiling the locality, which is after all a "green gap" location.

As for possible health problems caused by RF radiation, then until such time as it can be categorically stated that there are absolutely no adverse health effects associated with equipment emitting such radiation, then I regard it totally irresponsible of Wokingham District Council to even consider the construction of a telecommunications tower so near to domestic properties. A more precautionary approach, and a more remote location would surely be wiser.

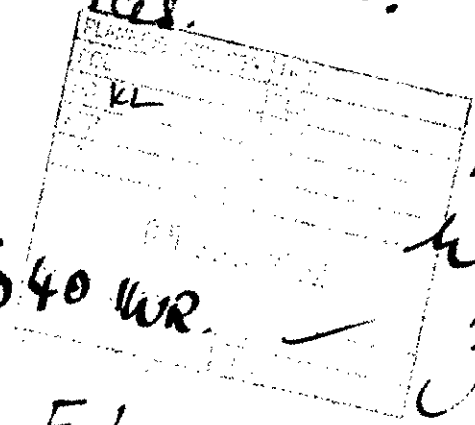
Yours sincerely,

D. Burn.
30/05/02.

"Dundee"
Boldies' Rise
Nine Mile Ride
Wokingham.
Berkshire
RG40 3NF.

31-05-02.

Wokingham District Council.
Planning Services.
P.O. Box 157.
Shute End
Wokingham.
Berkshire RG40 1WR.



Ref No:- F/2002/6256.

Dear Sir,

Please may I object to the 25 metre high telecommunications tower on the land opposite 'KATAPANZI', Boldies' Rise / Nine Mile Ride.

Firstly - there are 2 x 12m mast in the immediate vicinity.

Secondly - in suitable health risks at this piece of equipment will not.

Thirdly - the visual impact of the mast in this "green gap" location.

Please can we not keep the "green gap" green – this extremely unsightly mast is surely unnecessary and unfair to our area.

My husband and I do hope you reconsider this highly unsightly, unnecessary and unhealthy piece of equipment in our little piece of heaven.

Yours Sincerely

Jackie Caithness

17 Ashdale Park
Wokingham
Berkshire
RG40 3QS

30 May, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Mr. Lithgow,

Application Number: F/2002/6256
Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin

We would like to express our opposition to the proposed erection of the 25 metre mast in the above site for the following reasons:

- The visual impact of this mast and cabin in the proposed "green gap" location. The physical appearance of the mast is out of place in a predominantly residential area, detracting from the current recreational amenity of this location.
- As parents of a young baby the proposed erection of this antenna concerns us. We fear that the low-level radio frequency radiation emitted by this equipment could cause a negative effect on body cells, which would be most likely to affect young children. Research from Dr Gerard Hyland of the University of Warwick states that children are particularly vulnerable to low level, non-thermal, radiation because their immune systems are still developing and their skulls are smaller and thinner than adults'.

  As with electric pylons, evidence of the health hazard these devices create may come too late once they are already erected.
- There are already two 15 metre high masts in the immediate vicinity of the proposed location

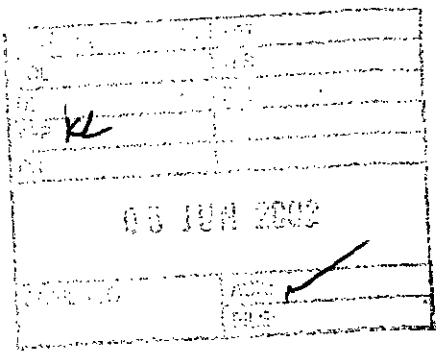
  The Government policy (through the UK Stewart Commission Report 11th May 2000) states "*that operators should actively pursue a policy of mast sharing and roaming where practical, and that they should be considered by planning authorities as an alternative option when new masts are proposed.*"
- There is a strong community spirit in the locality that keenly protects the area from insensitive, destructive and environmentally unfriendly and damaging development.

In summary we believe that the environmental impact and the potential health hazard of the proposed structure in the above location would be highly negative and we request that this application is rejected.

Yours sincerely,

Mr. and Mrs. A.R. Opalka

Dr. F. Caldeira-Saraiva
Green Shadows
Hollybush Ride
Wokingham
Berkshire
RG40 3QP



Mr Kerrin Lithgow
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 57
Shute End
Wokingham
Berkshire RG40 1WR

Thursday, 30 May 2002

Dear Mr Lithgow

Planning Application No. F/2002/6256
Site Address: Land opposite Lalapanzi, Nine Mile Ride
Proposal: Erection of 25 metre high telecommunications tower

I am writing to object to the proposed development for the following reasons.

There are already two 12 metre masts in the immediate vicinity of this location.

The newly proposed tower will be an imposing structure, visible from public vantage points and totally out of keeping with the "green gap" nature of the location. It will be an eyesore and a blight on properties in the area.

Its presence will therefore adversely affect property prices, detract from the current recreational amenity of the location, deter visitors and potential future residents and reduce the current enjoyment of the area.

Radio frequency radiation is perceived as a threat to the health of the residents, particularly that of children, many of whom wait at that junction to catch school buses. To quote the recently published "Stewart Report": "It is

Cobwebbs
Hollybush Ride
Finchampstead
Berks
RG40 3QP

Re

Dear Sirs

Re: Proposal of a 25 Metre Tower
F/2002/6256.

Yet another Tower to spoil the Countryside & affect our health.

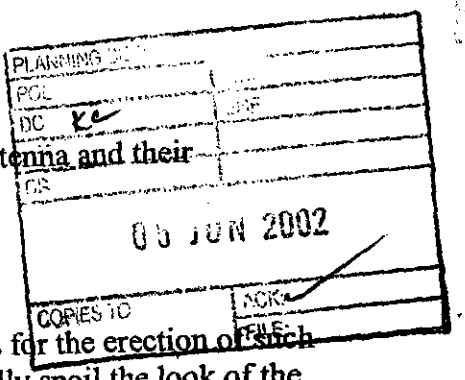
Yes. I do object but does anyone really take any notice these days.

I objected to the other 2 sites but they appeared to be thought our objections were listened to.

Yours faithfully,

Janice White

PLANNING APPLICATION NUMBER: F/2002/6256



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

REASONS:

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

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

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

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

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

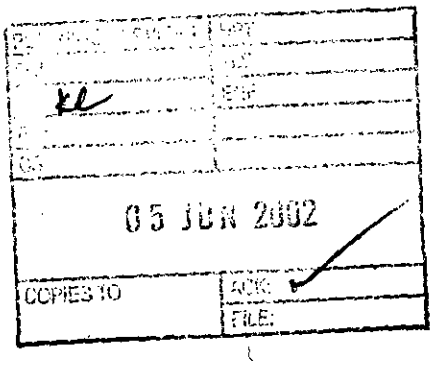
- A company making such an application would only be in the area for the time of construction and occasional maintenance visits. **It is the residents of Finchampstead who would have to live with this monstrous eyesaw for ever.**

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

Yours faithfully

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

31 May 2002



18 Little Fryth
Finchampstead
Wokingham
RG40 3RN

30th May 2002

Your Ref: Kerrin Lithgow

Dear Sirs

APPLICATION NUMBER: F/2002/6256

I am writing to object to this application for a proposed 25m telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride.

Having read much about these towers, I am still far from convinced that such towers are safe from a health perspective, given the signal frequency radiation they emit. The siting of such a tower close to residential homes (which have many young children) seems far from prudent given that their safety has yet to be proven beyond all doubt.

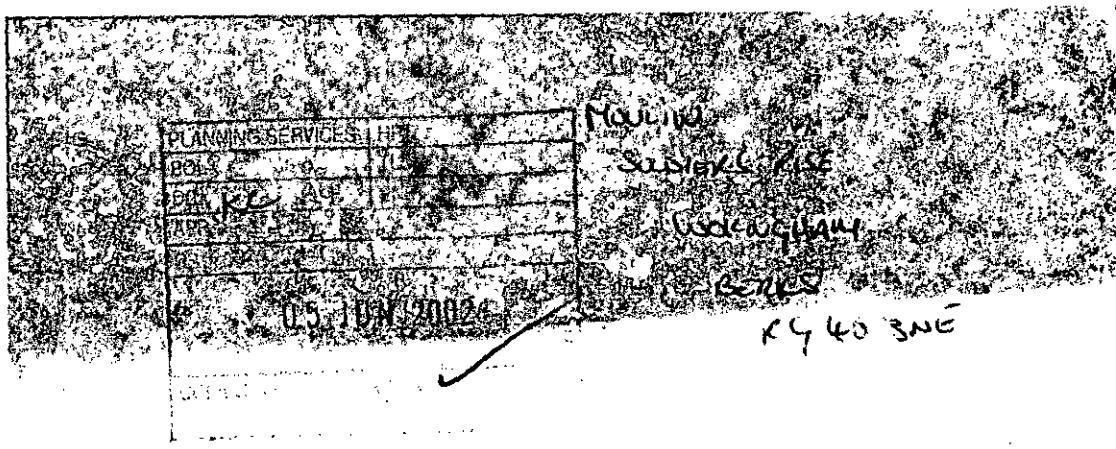
This leads to my next point, which is that this is a residential area and such a large construction will be seriously out of character. The housing has all been developed carefully so as not to detract from the beauty of all the natural woodland – the same could not be said for a 25m high telecommunications tower! It will be an eyesore for both the residents and the many visitors to this area.

Moreover, there are **already** 2 x 12m masts in the immediate vicinity of this proposed location. Surely this should be more than enough!

I would be grateful if you could please let me know the outcome of this application.

Yours sincerely

Cecile Richards



Mailing
Sussex Rise
Godalming
Surrey
KT7 6NE

5

ject to the siting of 25 metre high
wer on land opposite Lalapuzi - Soldiers
Ridge for reasons stated in enclosed
ned a petition raised locally to this

M. P.K. Chatterjee
CHATTERJEE.

PTO

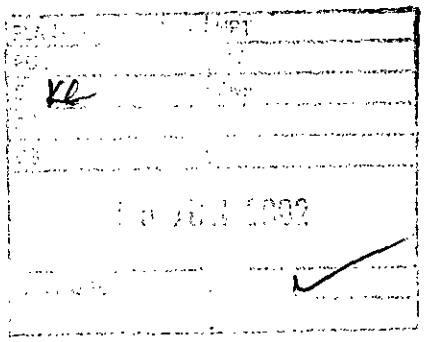
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 57
Shute End
Wokingham, Berkshire RG40 1WR
Kerrin Lithgow, Planning Officer: 0118 974 6441

Proposal for siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, **Wokingham Ref: F/2002/6256.**

The main reasons for this objection are: **1) the visual impact of this in the "green gap" location, 2) the probable health effects of the RF radiation that will be emitted by the equipment, 3) that there are already 2 x 12 m masts in the immediate vicinity of this proposed location.**

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them:
"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

IF YOU OBJECT TO THIS APPLICATION PLEASE WRITE TO WDC QUOTING THE PLANNING REFERENCE. OBJECTIONS HAVE TO BE RECEIVED BY THEM BY 6TH JUNE.



Anselm
Soldiers Rise
Wokingham
RG40 3NE

Tel: 01344 771078

29 May, 2002

Kerrin Lithgow
Environmental Services Department: Planning Services.
Wokingham District Council
PO Box 157
Shute End
Wokingham,
RG40 1WR

Dear Kerrin Lithgow,

Application No. F/2002/6256: Erection of a 25m Mast on Nine Mile Ride opposite Soldiers Rise, Wokingham

The area surrounding this junction contains two large lakes, some housing and, overall, a very pleasant environment with wildlife, walks, views and has two masts now. Yet another telecommunications tower of some 25 metres will be totally out of keeping with this area and should not be permitted. We register our objection to this application on the grounds of:

- Blight on an area of pleasant landscape and wildlife.
- Potential risk to health for local residents through RF Radiation.
- Already, there are two masts within 100 metres of the proposed location.

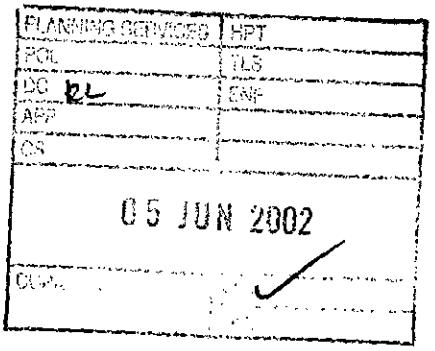
The growth in the telecommunications market must better planned such all transmitter towers are sighted in industrial areas of which there are plenty within a few miles radius of Wokingham. There are appropriate alternatives available and should be so directed by Wokingham District Council. A copy of this letter is sent to Finchampstead Parish Council.

Yours sincerely,

Brian Stainton

Brian and Ann Stainton

Azinheiro
Soldiers Rise
Finchampstead
Berkshire
RG40 3NF



04 June 2002

Dear Sir

RE: PLANNING APPLICATION NoF/2002/6256

ERECTION OF TELECOMMUNICATION MAST ON LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE. RG40 3NE

I write in objection to the proposed erection of a telecommunication mast and ancillary building on land situate at Queensmere Pumping Station. The siting and design of the proposed mast will detract from, and adversely affect the amenity of the locality. I urge the local authority to invoke your powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. I am sure the committee will agree that it would be expedient in order to protect the amenity of the locality, and for the good planning of the area, that an Article 4 order should be made.

As you will be aware, there are a large number of conflicting academic reports on the dangers of irradiation emitted from base stations. With this in mind I urge you to follow the recommendation of the Stewart Report, and adopt a **precautionary approach** *(see para 1.21 and 6.16 of that report)* in deciding applications for telecommunication base stations. This approach as you will be aware is enshrined within national planning policy structure of the UK, as well as European legislation (***Please refer to the Government White Paper "This Common Inheritance", PPG23 "Planning and Pollution Control" and "Sustainable Development - the UK Strategy", as well as being enshrined in the Treaty of European Union (Maastricht, 1992; in force from 1.11.93) - Title XVI: Environment, Article 130r)***:

Article 130r

"1) Community policy on the environment shall contribute to pursuit of the following objectives:

- *preserving, protecting and improving the quality of the environment;*
- ***protecting human health;***
- *prudent and rational utilisation of natural resources;*
- ***Promoting measures at international level to deal with regional or worldwide environmental problems.***

2) Community policy on the environment shall aim at a high level of protection taking into account the diversity of situations in the various regions of the Community. ***It shall be based on the precautionary principles that preventative action should be taken, that environmental damage should be rectified at source and that the polluter should pay...*** *(p39)"*

The Stewart Report states at para 1.19:

We conclude therefore that it is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach'.

I am very concerned that the biological affects and irradiation emmitted from the proposed development will affect not only my own health but that of my family, and those visiting my home. As such I urge you to use the power confered upon you by para 29 of PPG8 and attach considerable weight to the fear that the majority of local residents have.

The Stewart Report recommends that exclusion zones are placed around all base stations, and indeed some countries already have exclusion zones. This recommendation clearly indicates that there is a potential for concern in placing masts close to sensitive locations such as schools, hospitals and residential areas.

Exclusion Zones (1.44)

We recommend the establishment of clearly defined physical exclusion zones around base station antennas, which delineate areas within which exposure guidelines may be exceeded (paragraph 6.49 – 6.52). The incorporation of exclusion zones should be part of the template of planning protocols that we advocate.

Physical Barriers (1.45)

Each exclusion zone should be defined by a physical barrier and a readily identifiable nationally agreed sign with a logo. This should inform the public and workers that inside the exclusion zone there might be RF emissions which exceed national guidelines.

The government recommends that local authorities do not take health effects into consideration, however many local authorities are rejecting these recommendations including Kent County Council, which refuses to endorse consents on any council land, due to their concerns over health. I would also draw your attention to the case pending before the High Court for leave to apply for judicial review of a base station on the question of the LPA failing to take into account the health aspects of masts *(R v Stockport Metropolitan Borough Council ex parte Smith).* Should this application be decided in favour of the Claimant then question marks will be put over all masts where the health issues were not taken into account.

However, even if a rejection of the arguments relating to the precautionary approach is taken by the planning committee, we would urge you to consider the effect the size and design of this mast will have on the amenity of the local area, towering as it will some 25 metres into the air, which will contrast with the residential nature/ rural aspect of the locality. PPG8 makes it clear that a rejection of permitted development permission is acceptable for base stations should the LPA conclude that it would have an adverse effect on the amenity of the area. I also take this opportunity to draw your attention to the factors listed in ***PPG8 Annex 1 para 13*** that may involve siting:

- The proposed location is approximately 24 metres from the nearest residential property boundary and approximately 45 meters to the nearest point of the property
- The height of the structure will be greater than 5 Metres above the natural tree height.
- The planned location is at the lowest point geographically in the local area.
- There is no mention of parking for service vehicles, therefore we must assume that these vehicles will use the road or the grass verge, which will be further restricted by the opening outwards of the proposed entrance gate.
- The site chain link fencing when observed from the road, will make the site more visual than with the current timber fence.
- The proposed site is in an area already designated as "green gap" by the council.
- The proposed site is only a short distance from the existing masts at the junction of the A321 and the B3430, the offer of sharing with other service providers is therefore nullified.
- There is in place a TPO 799/1996, visual inspection shows that trees may have to be felled in order to accommodate the planned concrete base. The well established flora and fauna will also be adversely affected.
- The section of road (B3430) from the junction with the A321 to the railway bridge, is known to be a high accident area, which with vehicles parking or causing obstructions would increase the risk of serious accidents.
- The planned use of air conditioning and / or generators would cause noise pollution for the local residents.
- There are general concerns about the effect on the wildlife and their habitat.
- We have real concerns about the future use of such masts for the siting of 3G (Next Generation) transmitters, of which power output will be increased several fold.
- Not only will the view from our property be blemished by the sight of this mast, any engineers working on the mast would invade our privacy.
- The O2 web site www.o2.co.uk states that the existing, and future, coverage in the are is in the very good category. The dropout zones are 3 kilometers away to the west
- Many other planning applications in this locality have been refused for the following reason.

  " *The proposal is unacceptable in view of it's close proximity to residential properties and it's impact upon the character of the area* "

  This planning refusal must also be applied to this planning application.

There is as you will be aware an obligation contained within PPG8 for operators to hold talks with local authorities, and recommendations that these discussions should also include other organisations such as local residents groups. Could you therefore supply me with information relating to these meetings, in particular the out come of the obligatory talks that the local authority held with the Operator, along with details of any residents groups who took part, or were invited to take part in these discussions.

The petition, already submitted, of some one hundred and sixty two local residents, against the siting of this and any future masts would surely be an indication of not only the visual impact this mast would have, but also the unproven research regarding health issues.

We have requested a site meeting with the senior planning officer, Kerrin Lithgow,(as arranged with Farah Humayun of the planning department.) We would expect that this meeting would take place prior to any decision is considered.

The site meeting is requested for the following reasons:

1. All of the above points.
2. To physically see the dangerous parking area.
3. To physically see the trees that would be affected.
4. To see how close the residential properties are.

Whilst reserving the right to make further representation on this application, I urge you to refuse permission for the above reasons.

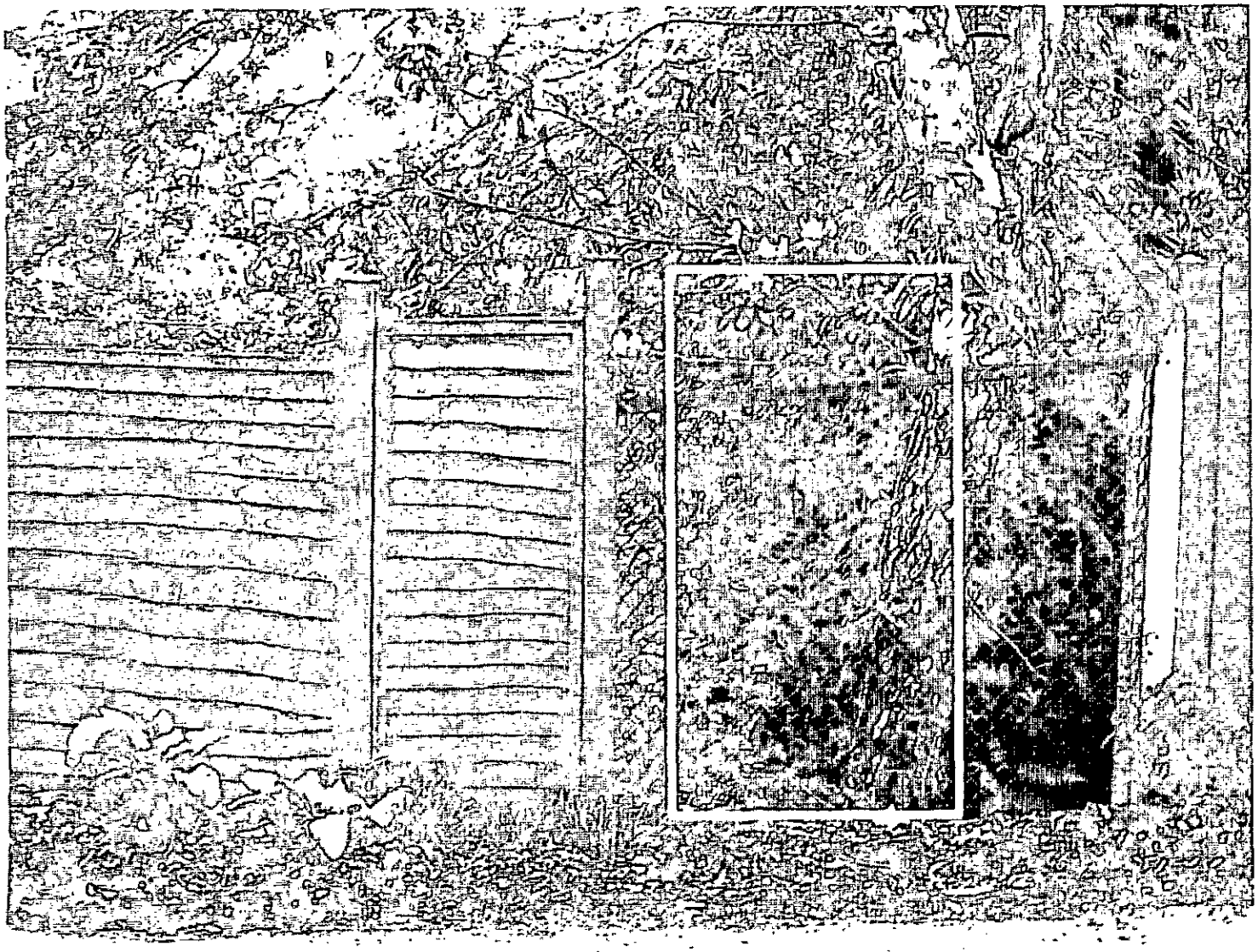
Yours sincerely

RM & GH Rich

Local resident

Enclosures 5 recent photos with notes and current & future O2(Cellnet) coverage maps

Existing Fence showing where proposed gate will be located



02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

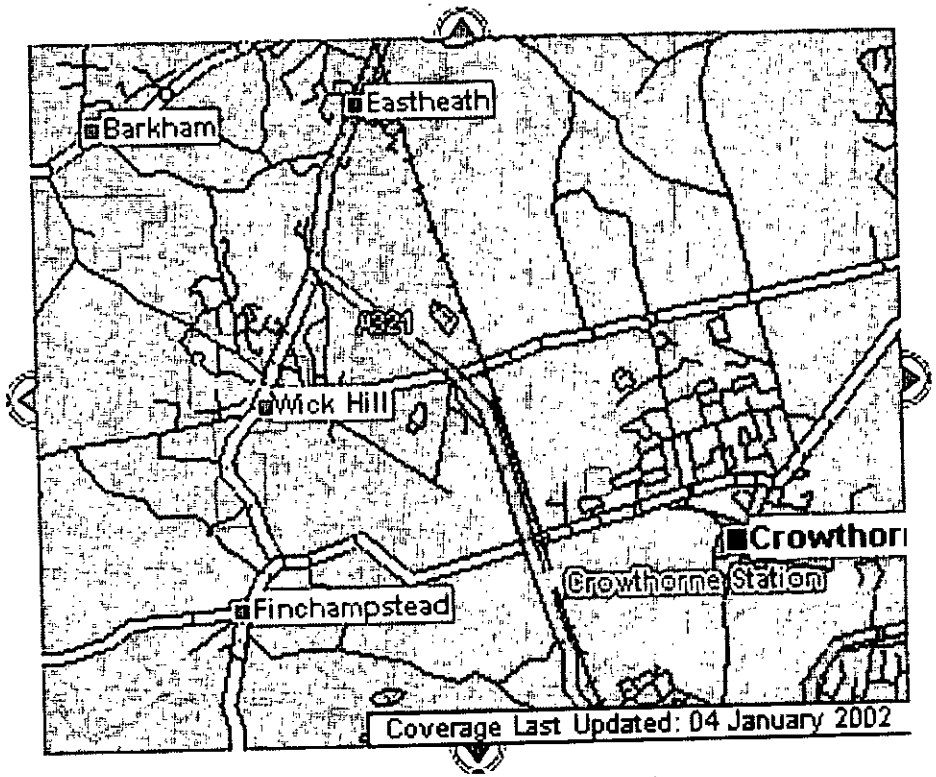
Map Type

Future Network

SEARCH

- Very Good
- Good
- Variable
- No Coverage
- Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.



Map Zoom (Width of map): 7.5 Kilometers

Choose a tool then click on map

CENTER MAP ZOOM IN ZOOM OUT DEFAULT VIEW

02 - Microsoft Internet Explorer

UK Coverage

Search By

Postcode

Enter Location

rg40 3nf

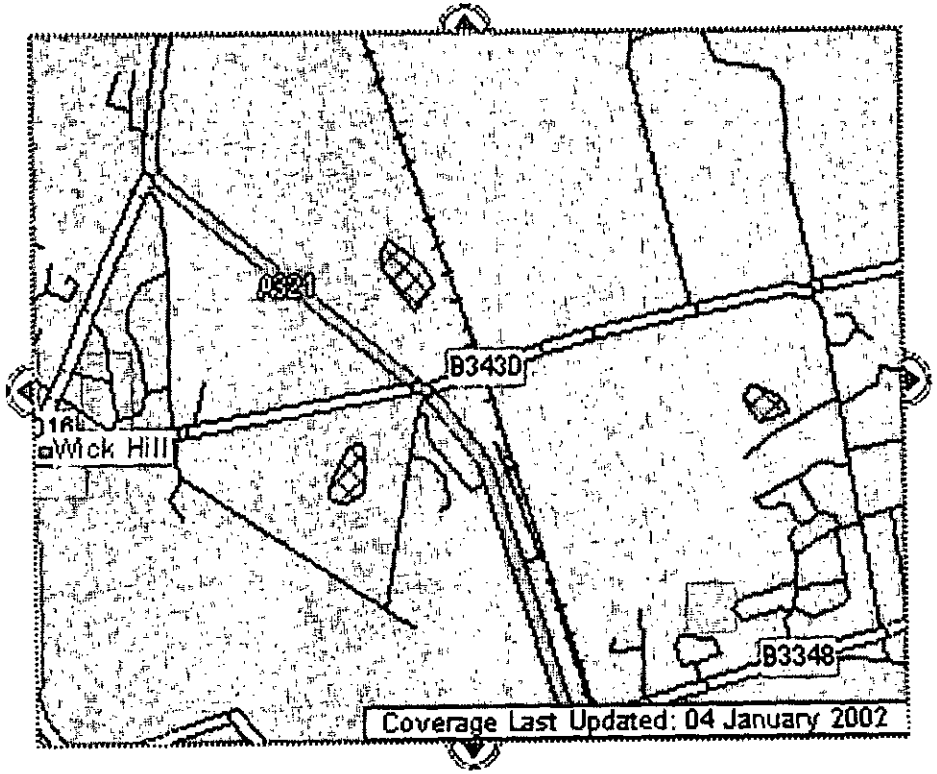
Map Type

Current Network

SEARCH

- Very Good
- Good
- Variable
- No Coverage
- Roaming

Coverage shown is based on a computer prediction and should be used as guidance only - for further information click here.

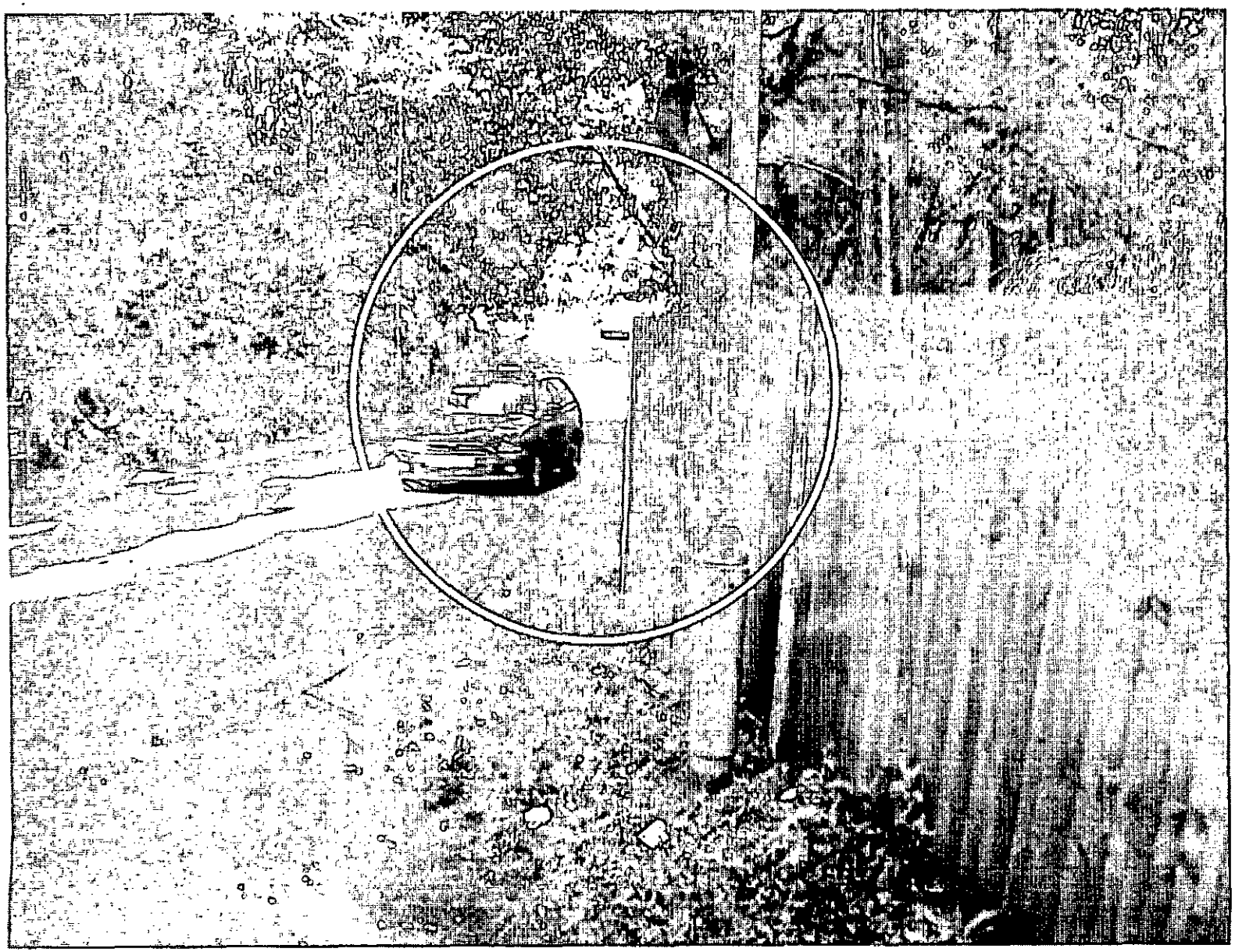


Map Zoom (Width of map): 3.75 Kilometers

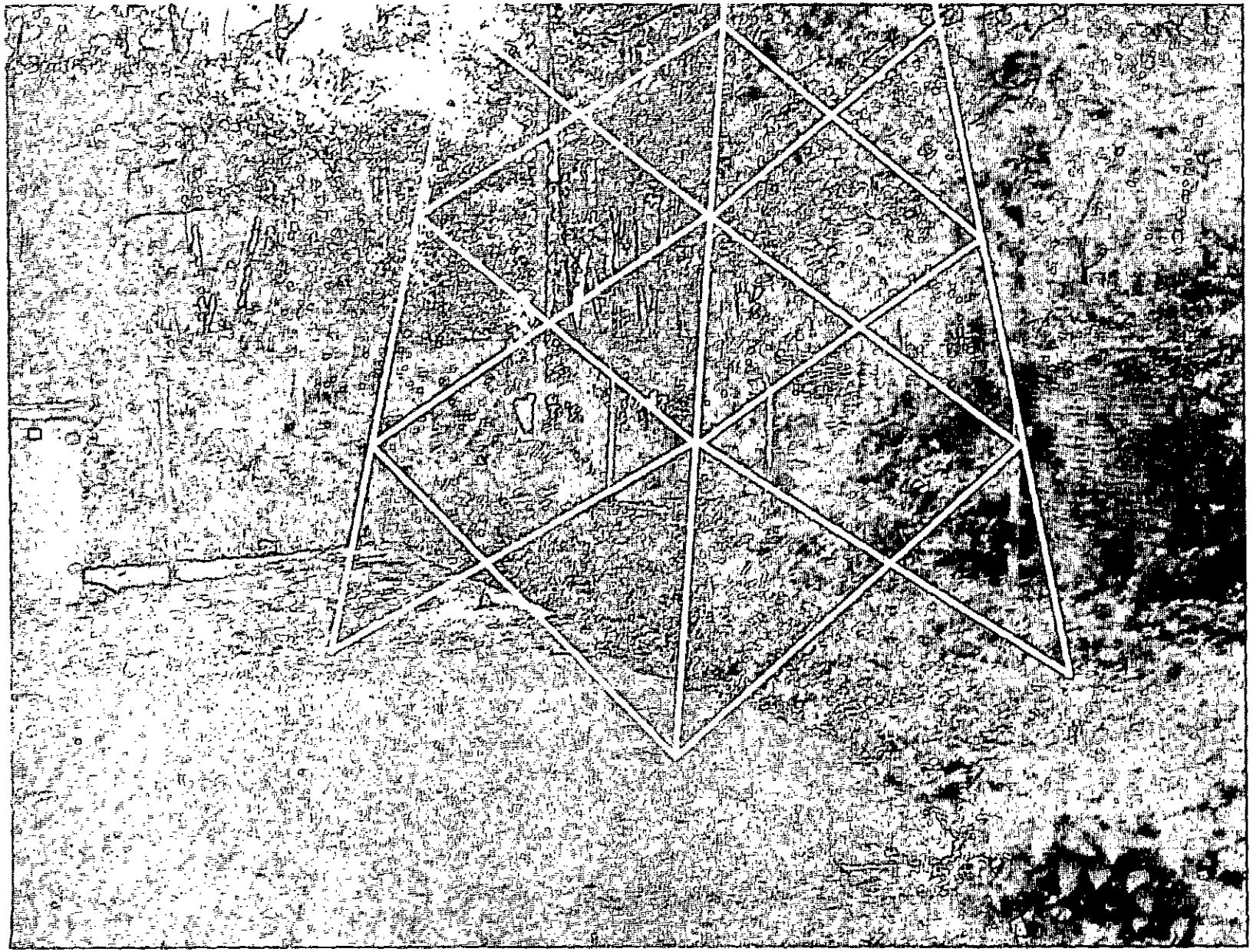
Choose a tool then click on map

CENTER MAP ZOOM IN ZOOM OUT DEFAULT VIEW

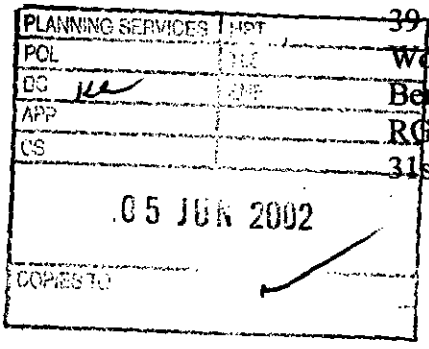
Taken from outside the pumping station gates, the grass verge is approximately 1 metre and the view to the roundabouts (A321) is severely restricted.



picture of the QUEENSMERE PUMPING STATION GROUND Taken from the gates with a representation of the mast location.



Mr G. Green,
39 Ashdale Park,
Wokingham,
Berkshire,
RG40 3QS
31st May, 2002



Mr. K. Lithgow,
Planning Officer,
Wokingham District Council,
Environmental Services Dept.,
Planning Services,
P.O. Box 57,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Mr. Lithgow,

Ref: F/2002/6256

I should like to register my opposition to the above planning application for the following reasons:

1) In my opinion a 25 metre tower would be unsightly in this proposed location.

2) I have an 11 year old son, who has to wait for a lift to school by the Queensmere roundabouts. I am worried about the probable health effects of the RF radiation that will be emitted by the equipment. The tower is also quite close to the Ashdale Park woods where he plays.

3) There are already 2 smaller masts in the immediate vicinity of this proposed location.

I should be grateful if you would take my concerns into account when reviewing this application.

Thanking you in anticipation,

Your sincerely,

Geo Green

We the undersigned object to the planning application reference F2002/6256 ~~15020~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

31 MAY 2002

NAME	ADDRESS	SIGNATURE
RON RICH	AZINHEIRO - SOLDIERS RISE.	
GILL RICH	" "	
KAREN MANN	PASTORALE SOLDIERS RISE	
COLIN MANN	—" —	
TONY CAIDLIN	SUNDEW	
SARAH CAIDLIN	SUNDEW	
Julie Morley	Two Farthings " "	
Vernon Morley	" "	
KEN ERSKINE	DUROLE LODGE	
CAROLYN ERSKINE	DUROLE LODGE	
Natasha Erskine	" "	
BRIAN SCOTT	KALIM - SOLDIERS RISE	
JENNY SCOTT	KALIM - SOLDIERS RISE	
	8A TOPIADE, SOLDIERS RISE	
MARIA MCELWEATHER	WILLOW PINES, SOLDIERS RISE	
PILLAIYAR THAVIGHASALAM	" "	
N BARLOW	HOLLY HOUSE SOLDIERS RISE	
W. MACBETH	DODWELL SOLDIERS RISE	
E MACBETH	WALLEY SWEET, KESTON	
E.A. FOOT	BEECROFT SOLDIERS RISE	
S. WILLIAMS	BRANKENWOOD, SOLDIERS RISE	
J. HAND	LYNESIDE SOLDIERS RISE	
M THE BOOM	TEMPLECOT SOLDIERS RISE	
COLIN MCGREEVY	" "	
CHRISTINE GILES	"PINECOT", SOLDIERS RISE	
TONY GILES	" "	
	ANYMORE, SOLDIERS RISE	
F.R. DE ZILWA	THE BUNGALOW, SOLDIERS RISE	
J. H. BURN	HIGHTREES, SOLDIERS RISE	J H Burn
NICK O'SULLIVAN	THE NEEDLES, SOLDIERS	

Rec'd 9.40AM 31.5.02.

8BB

PLANNING SERVICES	HPT
POL	TLS
DC KL	ENF
APP	
DS	
31 MAY 2002	
COPIES TO	

31 May 2002

The residents of Soldiers Rise and surrounding area
C/O Azinheiro
Soldiers Rise
Finchampstead
Wokingham
Berks
RG40 3NF

Dear Ms K Lithgow
Please find attached a petition raised to protest against the Planning application F2002/6256

We feel strongly that it will be an eyesore on this idyllic unspoilt rural land. The proposed location is on officially designated green gap land with tree preservation orders covering the majority of the trees, of Coniferous and Deciduous types, over a wide area.

The mast would be sited on a busy main road in close proximity to hump back bridge in one direction and a double roundabout in the other, nor is there any designated parking area, so engineers would have to park on the road, creating additional hazards.

Our fears are paramount, as to the health risks to our children, the radiation levels have not been proved to be safe. The "Stewart Report" quotes" It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."

Petition Statistics
Houses petitioned within .5 mile radius
162 signatures
4 refusals of which 1 was writing in to supportthe mast.
98% signed to say they are against the mast
1.5% declined to sign petition
.5 % (one person) in full support.

R.M & G.H Rich
For and on behalf of: the residents of Soldiers Rise and surrounding area.

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

We, the undersigned, object to the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham Ref: F/2002/6256.

The main reasons for this objection are: **1) the visual impact of this in the "green gap" location, 2) the probable health effects of the RF radiation that will be emitted by the equipment, 3) that there are already 2 x 12 m masts in the immediate vicinity of this proposed location.**

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them: *"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."*

Name	Address	Signature	Date
N RHIND	16 LITTLE FRYTH		29-5-02
K. STOCK	ENGLEBURY HOLLYBUSH RIDE	K Stock	"
I. ANDERSON	MAYFIELD, HOLLYBUSH RIDE		"
D. WHITMARSH	LAUREL HOUSE HOLLYBUSH RIDE		29.5.02
[illegible]	[illegible]		29.5.02
K Reed	Tanglewood, Hollybush Ride		29.5.02
R. Smart	Bowdlands, Hollybush Ride		29.5.02
P. Byass	DEERS LEAP Hollybush Ride		29.5.02
G [illegible]	Two Hoots, Hollybush Rd.		29.5.02
L TRANTER	Hollywood, Hollybush Ride		29.5.02
[illegible]	[illegible] Hollybush Ride	J. DEBBIN	29.5.02
E Ottlewski	1 HANI HONEYBUSH RIDE	E. Ottlewski	29.5.02
[illegible]	DILIGENCE, HBush Ride	E. PAGE	"
[illegible]	Blackenwood H. Bush Rd	B. OReilly	"
[illegible]	[illegible] Hollybush Ride		"
W.E Hillman	Stonecrats Hollybush Ride	W.E HILLMAN	29.5.02
[illegible]	1 LITTLE FRYTH	M. H. HOLLAND	29.5.02
K [illegible] Campbell	7 Little Fryth	K and Campbell	29-5-02
A. DEARSLEY	21 LITTLE FRYTH		29.5.02
J PHILLIPS	14 LITTLE FRYTH		29.5.02
D TAYLOR	14 LITTLE FRYTH	D Taylor	29.5.02

F2002/6256

We the undersigned object to the planning application reference [redacted] to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
Chris Rich	Arinhavo, Soldiers Rise	
Lynne Davies	Arden, Soldiers Rise	
Mrs Newport	Arden Soldiers Rise	
DENNIS CADDY	PINEHILL, SOLDIERS RISE	
DENISE CADDY	"	
[redacted]	GARDENER, SOLDIERS RISE	
[redacted]	" "	
JOHN E CLAMP	"STONEHOUSE" SOLDIERS RISE	
BETTY CLAMP	" " "	
K. CHATTERJEE	MOULIN SOLDIERS RISE	
R.A. Chatterjee	" " "	
T. CHARMAN	Queensway, Sandhurst Rd	
K. CHARMAN	" " "	
ELEANOR MANN	Postorale, Soldiers Rise	
S.M BRAY	348 Nine Mile Ride	
D.R BRAY	348 Nine Mile Ride	
[redacted]	SILVER BIRCH SOLDIERS RISE	
[redacted]	Silver Birch Soldiers Rise Wokingham	
J.R JENN	Entydale, Soldiers Rise, Wokingham	
K.R STANTON	Anselm Soldiers Rise Wokingham	
A. STAINTON	" " " "	
T O'TOOLE	1 Ashdale Park	
J O'TOOLE	1 Ashdale Park	
[redacted]	3 Ashdale Park	
[redacted]	3 Ashdale Park	
M. Ballentine	5 Ashdale Park	
N. Ballentine	" "	
[redacted]	7 Ashdale Park	
[redacted] N.BRIGHT	15 " "	
[redacted] F.J.BRIGHT	15 " "	

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

We, the undersigned, object to the siting of a 25 metre high telecommunications tower on the land opposite Lalapanzi, Nine Mile Ride, Wokingham Ref: F/2002/6256.

The main reasons for this objection are: **1) the visual impact of this in the "green gap" location, 2) the probable health effects of the RF radiation that will be emitted by the equipment, 3) that there are already 2 x 12 m masts in the immediate vicinity of this proposed location.**

To quote the recently published "Stewart Report" into dangers of mobile phones and masts for them: *"It is not possible at present to say that exposure to RF radiation, even at levels below national guidelines, is totally without potential adverse health effects, and that the gaps in knowledge are sufficient to justify a precautionary approach."*

Name	Address	Signature	Date
[illegible]	[illegible]	[illegible]	27/5/02
Baker	Wildacre, Nine Mile Ride	[illegible]	27/5/02
SALISBURY	2 Little Fryth, Hollybush Ride	[illegible]	28/5/2002
HOLLAND K	1 Little Fryth, Hollybush Ride	Kim Holland	29/5/2002
HOLLAND S	"	S M Holland	29/5/2002
ELLWOOD K	6 Little Fryth, Finchampstead	[illegible]	"
ELLWOOD M	"	[illegible]	"
A BENNETT	50 Pinehill Road	A Bennett	"
Comines	8 Little Fryth Hollybush Ride		29-5-2002
John Hewitt	9 Little Fryth	John Hewitt	29-5-2002
NIGEL PAGE	11 Little Fryth	[illegible]	29-5-2002
JACKIE MAY	10 Little Fryth	[illegible]	29.5.2002
IAN MAY	"	[illegible]	"
KELLY SHARP	15 "	[illegible]	"
TONY WHITE	17 "	[illegible]	"
ELAINE WHITE	"	Elaine White	"
Pat Crabb	23 " "	P Crabb	"
D EVANS	29 "	[illegible]	"
Glynis Briggs	26 "	[illegible]	"
SUE MARTIN	24 "	[illegible]	"
Sarah Woodley	20 " "	[illegible]	"
[illegible]	18 " "	[illegible]	"
[illegible]	16 " "	[illegible]	"

We the undersigned object to the planning application reference F2002/6256 **[redacted] to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.**
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
D Miles	Red Gables. N.M.Ride	
W MILES	~	
J. Maclean	10 Old Kings Bridge Cot: N.M. Ride.	
G WARING	BRIDGEWOOD N.M. RIDE.	
P. Tupper	1 KINGSBRIDGE COTTAGES NM Ride	
C. HOWARD	6 Ashdale Park, Finchampstead	
CHARLES BOYCE.	12 ASHDALE PARK.	
SARAH THURSTON	14 Ashdale Park	
Kren Thurston	~	
PAM ROSS	16 ASHDALE PK	
David Penrose	22 ASHDALE PARK	
David Tubb	24 Ashdale Park,	
Matthew Tubb	"	
Jean Tubb.	"	
[illegible]	55. Ashdale Park	
MRS P R MITCHELL	49 ASHDALE PARK	Pamela R Mitchell
[illegible]	45 ASHDALE PARK	
MR G. GREEN	39 ASHDALE PARK	
Mr C Bakes	29 Ashdale Park	
MRS L FORDHAM	21 " "	
MR R FORDHAM	21 "	
MRS S BRANNAN	15 Ashdale Park	
J. BRANNAN	19 Ashdale Park	
[illegible]	15 " "	
[illegible]	" " "	
Margaret Boyce	" " "	

F2002/6256

We the undersigned object to the planning application reference ~~E5020~~ to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
I D BRIGGS	15 ASHDALE PARK	
J.D M'Carthy	23 ASHDALE PARK	J.D. M'Carthy
T Roberson	25 Ashdale Park	T Roberson
M Roberson	25 Ashdale Park	M Roberson
J M Sheridan	27 Ashdale Park	J M SHERIDAN
J B Murda	35 Ashdale Park	J D SHERIDAN
B. Utton	" "	
J SOMMERS	41 Ashdale Pk.	
F. C. SOMMERS	" "	
Sue Sumner	47 Ashdale Park	
Les Sumner	" "	L Sumner
Rod Sumner	" "	
Wendy Garren	43 Ashdale Park.	W. Garren
Derek Garren	" "	D Garren
Dr K. ARORA	57 Ashdale Park	
MRS KANCHAN ARORA	" "	Kanchan Arora
MRS. TWELVETREES	59 Ashdale Park	
C DOSHI	61 Ashdale Park	C Doshi
Elise Munday	26 Ashdale Park	Elise Munday
Connie Lewis	16 Ashdale Park.	Connie Lewis
Marion Taylor	10 Ashdale Park.	
R.J. ELLIOTT	4 ASHDALE PARK	R J Elliott
J.E. MARTIN	2 ASHDALE PARK	
P.B MESSER	2 ASHDALE PARK	
I-CALDEIRA-SPRING	GREEN SHADOWS, HOLLYBUSH RIDE	
C.E. HODGSON	BOARCLIFF. HOLLYBUSH RIDE	C E Hodgson
CJ WARNE	NYEWOOD HOUSE HBR	
P. HOOPER	CONIFERS HOLLYBUSH	P. Hooper
A. HOOPER	" "	
G HOOPER	" "	

We the undersigned object to the planning application reference F2002/6256
[redacted] to site a mobile phone mast to be sited at the Queensmere pumping station off Nine Mile Ride.
Our objections are that we consider the 25 metre mast to be a prominent feature that is out of keeping in the area, that impacts upon our visual amenity and is detrimental to the character of the surrounding landscape.

NAME	ADDRESS	SIGNATURE
J. WOOD	Morningside, Hollyoak Rise	J. Wood

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

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

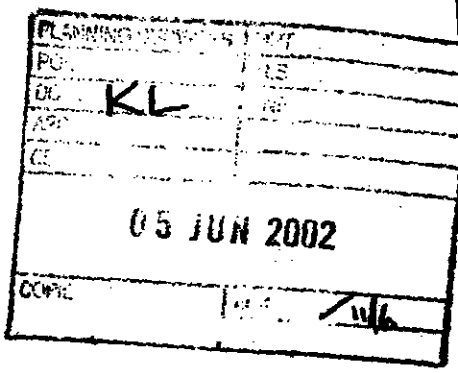
Yours sincerely

Carolyn Erskine

Carolyn Erskine
Local resident

Recd 1-30pm 5.6.02

Durdle Lodge
Soldiers Rise
Wokingham
Berkshire
RG40 3NF



June 5, 2002

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

Dear Ms Lithgow

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

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

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

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

There are several reasons why the proposal should be rejected:

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

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

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

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

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

Trevor and Dee Evans

29, Little Fryth
Wokingham
Berkshire
RG40 3RN

June 1, 2002

Kerrin Lithgow
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Wokingham
Berkshire
RG40 1WR

ack 12/6

Dear Sir,

Subject: Local Planning Application F/2002/6256

The above Local planning application at Nine Mile Ride has recently come to our attention and we are writing to you to express our objections to this request.

Our objections are as follows: -

1. The design, height and location of this tower mean that it would be readily visible from public vantagepoints at a junction that is already dangerous.

2. The physical appearance of this tower would be visually dominant and an imposing structure out of keeping with the residential area and detracting from the current recreational amenity of this location to Simon's Wood.

3. It would deter visitors and potential future residents adversely affecting the current ambience of the area and property values.

4. There is a well-documented public fear that the RF radiation from the proposed antenna could be harmful to the health of residents particularly children, many of whom wait at that junction to catch school buses.

5. There is a strong community vigilance to protect the area from insensitive destruction and environmentally damaging development.

6. There are already two 12 meter masts in the immediate vicinity of this proposed location

We trust that you will consider these objections before making your final decision.

Yours Sincerely,

Trevor Evans.



Site Plan, Scale: 1 to 2500

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Date: 20 December 2002

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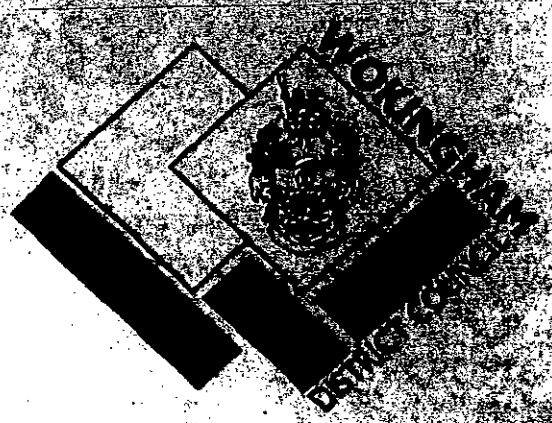

Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS. **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.* **(PA 2/7)** Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity o designations on areas shown on the current proposals map. As a result this has been reviewed and a nee to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings an separation of settlements function, or the separation of settlements designation only, in the adopted loca plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size; form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form, (if development is dominated by, or interspersed with, areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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11 TELECOMMUNICATIONS AND RENEWABLE ENERGY

11.1 This chapter deals with two subject areas, telecommunications and renewable energy, which are covered in Government guidance contained in Planning Policy Guidance Notes 8 'Telecommunications' and 22 'Renewable Energy'.

11.2 PPG8 sets out the benefits of telecommunications and advises that the Government's general policy is 'to facilitate the growth of new and existing systems' while maintaining commitment to environmental objectives. It provides guidance on the form and particular requirements of telecommunications development, and Policy TC1 below takes account of the growth and characteristics of modern telecommunications.

11.3 The benefits of providing energy from renewable sources are emphasised in Government advice (PPG22). In Chapter 3 of this Plan, the importance of resource conservation is stressed, being a key element of a sustainable approach to development. Renewable energy sources play an important role in conserving non-renewable resources and reducing harm to the global environment.

Telecommunications Development

11.4 Telecommunications developments include radio relay stations, base stations, antennas and masts. The technology continues to develop, and can generate environmental benefits; for instance, they can help to reduce the need to travel, both in terms of journeys to work and the transfer of information. However, telecommunications equipment can itself be environmentally intrusive, especially if it is poorly sited.

11.5 A balance will be sought between the growth of telecommunications developments and their impact on the environment. The aim is to respond positively to telecommunications development proposals, in line with government guidance, whilst taking account of technical considerations, other policies designed to preserve and enhance the environment, and the environmental benefits that may accrue.

Assessment of Proposals for Telecommunications Development

Policy TC1 **Planning permission will normally be granted for telecommunication development. Where there is potential conflict with environmental objectives telecommunications development will be allowed provided:**

i) it is sited and designed so as not to result in significant adverse visual impact, subject to operational and technical requirements;

ii) there are no satisfactory alternative sites for telecommunications available;

iii) there is no reasonable possibility of sharing existing facilities; and

iv) in the case of radio antenna and masts there is no reasonable possibility of erecting antennae on an existing building or other structure.

11.6 In considering the acceptability of a proposal in relation to these criteria, the following factors will be relevant:

- the need to protect the best and most sensitive environments, in particular within the North Wessex Downs AONB and Areas of Special Landscape Importance;
- the significance of the proposed development as part of a national network, and the implications for subsequent network development;
- the need to minimise visual impact.

Renewable Energy

11.7 Renewable energy refers to those "energy flows that occur naturally and repeatedly in the environment - from the sun, wind and oceans, and from plants and the fall of water. It also refers to energy available in wastes and from within the earth itself" (ETSU[1]). Renewable energy can be derived from schemes involving : wind power; landfill gas; hydro-electric power; energy from crops and forestry; solar; and waste combustion.

11.8 There are many advantages to using these renewable energy sources, since for the most part the energy generated causes no harmful gaseous emissions. In addition, using renewable energy can assist in reducing the demand for fossil fuels such as coal, gas and oil, and thereby reduce the potential for pollution. For example, passive solar gain in residential developments can, through good design and layout, reduce conventional fuel demand by 12%.

11.9 For these reasons renewable energy is being given increasingly serious consideration as an alternative energy source, with Government policy encouraging such schemes, providing they are economically attractive and environmentally acceptable. This encouragement includes the Non-Fossil Fuel Obligation (NFFO) introduced by the 1989 Electricity Act. The NFFO requires regional electricity companies to purchase a proportion of their electricity from non-fossil fuel sources.

11.10 Given the environmental constraints in Berkshire, the opportunities for developing some renewable energy schemes may well be limited. For example, the physical development associated with renewable energy schemes such as wind farms and waste to energy processes have a potentially serious environmental impact. Therefore a balance has to be achieved between the benefits of harnessing renewable energy and the impact on the Berkshire environment.

1 *ETSU manage the Government's new and renewable energy programme on behalf of the Department of Trade and Industry*

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.30 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.31 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Countryside

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.32 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.34 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

(v) **to conserve natural resources;**

(vi) ***to minimise pollution;***

(vii) **to seek improvements to infrastructure, services and amenities;**

(viii) **to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.**

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

KL

630 46

Nicky Duke

A·P·T
A Marconi company

Ash House, Blenheim Park
19 Medlicott Close,
Oakley Hay, Corby,
Northants, NN18 9NF

Tel: 01536 462715
Mob: 07870 597629

WITH COMPLIMENTS

11 NOV 2002

Please find enclosed a copy the appeal documents submitted to the planning inspectorate, with regard to a telecommunications proposal (your reference: F/2002/6256).



A Marconi company

O2 (UK) Ltd
Planning Appeal

Appeal Forms and
Supporting Statement
Cell: 15020
Name: Heathlands

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name O2 (UK) Limited (formerly BT Cellnet Ltd)

Address 1 Brunel Way, Slough, Berkshire

Postcode SL1 1XL

Daytime phone no 01753 564716

Fax no N/A

E-mail address N/A

B. AGENT DETAILS FOR THE APPEAL (if any)

Name APT Marconi - contact: Mr David Anders

Address Ash House, 19 Medlicott Close,
Blenheim Park, Oakley Hay, Corby,
Northants

Postcode NN18 9NF

Your reference Apps/O2/15020/DJA

Daytime phone no 01536 462705

Fax no 01536 462701

E-mail address david.anders@marconi.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

Date of the planning application 27/03/02

LPA's application reference no F/2002/6256

Date of LPA's decision notice (if issued) 24/06/02

D. APPEAL SITE ADDRESS

Address Land at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, Berkshire

Postcode RG40 3NE

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☑

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Erection of 25.0 Metre High Lattice Mast Complete with 6 No. Panel Antennas, Equipment Cabin and Ancillary Development

Size of the whole appeal site (in hectares): 0.01

Area of floor space of proposed development (in square metres): 9.4

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

Please turn over

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

Please refer to attached supporting statement

H. GROUNDS OF APPEAL (continued)

Please refer to attached supporting statement

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
Thames Valley Water Ltd	Shelshley House, The Randalls	26 March 2002
C/O BK	Business Park, Randalls Way,	
	Leatherhead, Surrey KT22 7TX	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

	✔
1. A copy of the original **planning application** sent to the LPA.	☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3. A copy of the **LPA's decision notice** (if issued).	☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8. Any relevant **correspondence** with the LPA.	☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
(a) the relevant outline application;	☐
(b) all plans sent at outline application stage;	☐
(c) the original outline planning permission.	☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature D. J. Anders (on behalf of) O2 (UK) Ltd

Name (in capitals) David J Anders, APT Marconi Date 6th November 2002

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.

2) Tell you and the LPA the procedure for your appeal.

3) Tell you the timetable for sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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A·P·T
A Marconi company

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SECTION 78

APPEAL BY APT - MARCONI ON BEHALF OF O2 (UK) LIMITED
(Formerly known as BT Cellnet Ltd)

APPEAL BY O2 (UK) LIMITED AGAINST THE DECISION OF WOKINGHAM DISTRICT COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A 25.0 METRE HIGH LATTICE MAST COMPLETE WITH HEADFRAME AND SIX PANEL ANTENNAS, ONE RADIO EQUIPMENT CABIN AND ANCILLARY DEVELOPMENT

AT LAND AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE

APT - Marconi
Ash House
19 Medlicotte Close
Blenheim Park
Oakley Hay
Corby
Northants
NN18 9NF

Tel: (01536) 462705
Fax: (01536) 462701

Local Planning Authority Ref.: F/2002/6256
APT - Marconi Ref.: Apps/O2/15020/DJA

6th November 2002

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(a) Appeal Ref:APP/X0360/A/01/1068473
Land at the junction of Reading Road & Old Forest Road, Winnersh

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Appendix 7 Radio Coverage Plots

Appendix 8 Plan of the Cell Search Area

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Appendix 10 Appeal Site Photographs

Appendix 11 Statement of Compliance with ICNIRP Guidelines

1.0 INTRODUCTION

1.1 APT-Marconi acts on behalf of O2 (UK) Limited in connection with the acquisition of the site at the Queensmere Pumping Station, Nine Mile Ride and in the conduct of this appeal.

1.2 The appeal relates to the erection of a 25.0 metre high lattice telecommunications mast, together with a headframe accommodating six panel antennas giving an overall height of 27.0 metres, one radio equipment cabin and ancillary development.

1.3 The appeal site is located approximately 2 km to the north-west of Crowthorne adjacent to Nine Mile Ride (B3430). To the west is a roundabout associated with the junction of Nine Mile Ride with the A321 and to the east is the railway line that runs between Camberley and Reading. Attached to this statement, as **Appendix 1**, is a copy of the site location plan.

1.4 In accordance with Government advice APT - Marconi, on behalf of appellant, sought to hold pre-application discussions with the Local Planning Authority. In a letter dated 11th July 2001 the Local Planning Authority was informed of the appellant's need for a telecommunications installation in the area. The letter sought its general advice in the first instance before a detailed survey of the area was carried out. A copy of the letter is contained in **Appendix 2**.

1.5 In a telephone response the Local Planning Authority's Principal Planning Officer advised that the proposed installation would need to be sited at least 60 metres from any houses or offices, that the site should be as well screened as possible by existing tree cover and that the application should include a landscaping scheme. In relation to the first point, it is evident from this advice, and from other proposals for

telecommunications development in the area that, at the time, the Local Planning Authority had an informal policy in place of not allowing such development within 60 metres of residential properties, or other places where there is prolonged human presence. This is approach is demonstrated in the copy of the appeal decision attached as **Appendix 3** to this statement.

1.6 In letters to the Local Planning Authority dated the 16th October 2001 and 19th November 2001 the present appeal site was identified as being a potential site for a telecommunications installation. The Local Planning Authority's informal advice was sought on both on the principle of using the site for this purpose and on the design of any proposed installation. However, no response was received. Copies of the letters are contained in **Appendix 2**.

1.7 An application for planning permission for the proposed development was submitted to Wokingham District Council and registered by them on the 10th May 2002. A copy of the application is attached as **Appendix 4.**

1.8 The Local Planning Authority refused planning permission by decision notice dated the 24th June 2002 for the following reasons:

1. *The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site would not be sufficient to ensure year round screening from the proposed structure. For this reason the application is deemed to be contrary to Policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan and Policy TC1 of the Berkshire Structure Plan.*

2. *The proposed telecommunications mast is considered to have an unacceptably adverse visual impact on the Green Gap. For this reason the application is deemed to be contrary to Policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.*

1.9 Planning permission was refused by the Local Planning Authority under the Development Control Manager's delegated powers. A copy of the decision notice, together with a copy of the Development Control Officer's report that recommends that planning permission should be refused is attached as **Appendix 5.**

1.10 It is evident from both the Development Control Officer's report and from the reasons for refusal that the need for the proposed installation to provide improved mobile phone coverage to the area is not in question. Following the refusal of planning permission and before considering lodging an appeal various attempts were made by APT – Marconi, on behalf of the appellant, to arrange a meeting with the Local Planning Authority. It is with regret and a sense of frustration that these attempts proved unsuccessful.

1.11 Having regard to Government advice contained in paragraph 58 to the Appendix to Planning Policy Guidance Note (PPG) 8 the purpose of a meeting was to seek the Local Planning Authority's advice and guidance on any other potential sites in the locality or alternative mast designs that would:

(a) Overcome its objections to the proposal;
(b) satisfy the technical constraints faced by the appellant; and
(c) allow the appellant to meet his obligations imposed under the Telecommunications Act 1984 to provide certain levels of coverage, to provide a high quality service and to meet reasonable customer demand (see section 6 to this written statement).

2.0 THE GROUNDS OF APPEAL

2.1 In summary, the appellant's grounds of appeal are that the proposed development, consisting of the erection of a 25.0 metre high lattice mast, complete with a headframe and six panel antennas and one radio equipment housing at land at Queensmere Pumping Station, Nine Mile Ride, Finchampstead, as shown on the drawings contained within the planning application attached as **Appendix 4**, is acceptable for the following reasons:

2.1.1 The proposed development is fully consistent with national telecommunications planning policy that seeks to facilitate the growth on new and existing telecommunications systems whilst keeping environmental impact to a minimum.

2.1.2 There is an essential and demonstrable need for the proposed telecommunications development in relation to the existing GSM (2G) network, which is required to improve coverage and capacity in the area and to meet the appellant's Licence obligations to ensure that all reasonable demands on services are capable of being satisfied. The proposed mast would also accommodate antennas in relation to the appellant's planned UMTS (3G) network.

2.1.3 There are no existing masts, buildings or other structures in the area that are suitable for mast sharing or capable of accommodating the proposed telecommunications apparatus. Also, at no stage has the Local Planning Authority sought to identified an alternative site or suggested an alternative mast design that it would find acceptable. The mast height is dictated by the need to clear the extensive tree cover that

would otherwise have a significant and detrimental impact on signal propagation.

2.1.4 The proposed development has been designed and sited to minimise visual intrusion as far as possible having regard to the technical constraints faced by the appellant. In particular, the proposal would not materially detract from the character and appearance of the area or materially harm the amenities of near residential properties. Any limited harm is clearly outweighed by the demonstrable need for the installation, by the economic and community benefits it would facilitate and by the lack of any suitable alternative sites.

2.1.5 The proposed development would not materially conflict with Development Plan polices for the area.

2.2 These grounds of appeal are detailed in Section 6 below.

3.0 THE APPEAL SITE AND SURROUNDING AREA

3.1 The application site is located some 4km south of Wokingham and approximately 2km to the north west of Crowthorne. The site is situated adjacent to and north of Nine Mile Ride (B3430) some 80 metres east of a roundabout that forms the junction between the B3430 and the A321, and some 120 metres west of the railway line.

3.2 The site is accessed off Nine Mile Ride (B3430). It comprises an area of rough grassed ground on the eastern side of an existing Thames Water pumping station compound. This compound comprises rough ground, underground and above ground storage tanks with a predominately wooden fence marking the boundary between the site and the road.

3.3 Land to the north, west and east of the site is predominantly deciduous woodland with trees of some 20 metres in height. The B3430 forms the southern boundary of the site. The closest residential properties to the site are situated in Soldier's Rise located to the south-east of the site and to the south of the B3430. The closest residential property is located some 45 metres from the site. Further residential dwellings are located over 100 metres to the west of the site located to the west of the A321.

3.4 The site is located in a slight gully with land rising to the road bridge over the railway line to the east, and rising to the roundabout at the junction of the B3430 with the A321 to the west of the site.

3.5 All land, including the proposed site, to the north of the B3430 is designated as forming a part of a 'Green Gap' as designated in the draft Deposit Local Plan. The site is located within a flood zone and to the

north of the site including Queen's Mere is designated as a Wildlife Heritage Area.

4.0 THE PROPOSED DEVELOPMENT

4.1 The application to the Local Planning Authority sought planning permission for the erection of a 25.0 metre high lattice mast, together with a headframe that would support a total of six panel antennas, giving a total height of 27.0 metres.

4.2 An associated radio equipment cabin measuring 3.725 metres long by 2.525 metres wide and 2.805 metres high on a concrete base would be located immediately to the south on the mast. A small electricity meter cabinet is also proposed. The proposed installation would be contained within a compound measuring a maximum of 12 metres by 5.5 metres enclosed by a chainlink fence.

4.3 The entire installation would be would be sited within the fenced compound associated with the pumping station adjacent to the eastern boundary. This is enclosed by existing timber fencing. In the planning application the cabin was shown to be painted grey, but it was indicated that the appellant would be willing to paint the both the mast and the cabin any appropriate colour in order to reduce the visual impact of the development.

4.4 The proposed development, which is shown on drawings numbered BTC/15020/2009/0220-01-B, 02-B, 03-B, 04, 05 & 06 and P/EQU/061/D & 062/D that accompanied the planning application, would be located on land owned by Thames Water Ltd.

5.0 RELEVANT PLANNING POLICY

5.1 Government advice on telecommunications development is found in PPG8 Telecommunications. The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The aim is to ensure people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies.

5.2 Considerable weight is attached to keeping the numbers of radio and telecommunications masts, and the sites for such installations, to the minimum consistent with the efficient operation of the network. Paragraph 66 of the Appendix to PPG8 states that "Local planning authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure".

5.3 Paragraph 4 of PPG8 encourages local planning authorities to respond positively to telecommunications development proposals taking account of relevant Government advice on the protection of urban and rural areas.

5.4 Paragraph 5 states that material considerations will include the significance of the proposed development as part of a national network, whilst paragraph 15 advises that local planning authorities and operators should work together to find the optimum environmental and network solution on a case-by-case basis. Paragraph 22 indicates that authorities are encouraged to help applicant's identify existing and potential sites.

5.5 The acknowledged economic benefits of modern telecommunications are set out in paragraphs 1 to 3 contained in the Appendix to PPG8, whilst paragraph 54 indicates that planning authorities, in determining applications for telecommunications development, should take into account any technical constraints on both the location of the proposed development and on the design of the installation itself.

5.6 Health considerations are extensively dealt with in paragraphs 29 to 31 of PPG8 and in 82 to 101 of the Appendix to PPG8. The advice given is that if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure, it should not be necessary for a local planning authority to further consider the health aspects and concerns about them.

5.7 The Local Planning Authority, in support of its decision to refuse planning permission, has cited a number of Structure and Local Plan policies.

5.8 The Berkshire Structure Plan was adopted in 1997. Policy TC1 relates to telecommunications development and that states that planning permission will normally be granted but that if there is potential conflict with environmental objectives, development will be allowed provided:

i) It is sited and designed so as not to result in significant adverse visual impact;

ii) There are no satisfactory alternative sites;

iii) There is no reasonable opportunity of sharing existing facilities; and

iv) That in the case of radio antenna and masts, there is no reasonable possibility of using an existing building or other structure.

5.9 Structure Plan Policy C6 relates to the identification and protection of "green wedges" and "gaps" between settlements with the purpose of maintaining the separate identity of individual settlements given the density of development and the variety of settlements that characterise the plan area. It states that green gaps and wedges will be defined in local plans. This policy is reflected in Policy WCC2 below.

5.10 The Wokingham District Local Plan has not yet been adopted but has been the subject of a Local Plan Inquiry. Policy WIC13 of the Draft Deposit Local Plan, as set out in the Consolidated Document Highlighting Proposed Amendments: February 2000, provides general support for development required for the operational needs of public utilities.

5.11 Policy WIC14 relates to proposals for telecommunications development. This states that planning permission will be granted for such development provided that it is in accordance with Structure Plan Policy TC1 and other relevant policies. The Policy requires applicants to demonstrate that no alternative, less visually intrusive site is available or technically feasible.

5.12 Policy WOS3 sets out the development control principles against which development proposals will be assessed and seeks to achieve the same objectives as adopted Policy SBE1 below. Such matters that will be taken into account include scale, the character of the area, the impact on adjoining land uses and occupiers, the impact on the landscape, the protection of visual amenity, highway safety and design. However, the supporting text makes it clear that the policy relates to the urban or built environment and, therefore, it is not strictly relevant to the present proposal. The appeal site is located outside of the settlement to the south, which is confirmed by its inclusion as a part of the 'Green Gap'.

5.13 Policy WBE1 requires proposals for new development to respect the local context in terms of its design. The policy contains a number of considerations against which proposals will be assessed, such as its environmental and visual impact, form, scale, massing and materials and the amenity of the existing environment.

5.14 Policy WCC1 relates to development in the open countryside out of the Green Belt. It states that development outside of settlement boundaries will only be allowed in exceptional circumstances and lists the types of development that is acceptable in principle.

5.15 Policy WCC2 relates to 'Green Gaps' and 'wedges' and states that in order to maintain a clear separation of settlements development will not be permitted in these areas if it would affect or detract from their open countryside appearance and character.

5.16 Policy SBE1 of the Wokingham District Council South East Area Local Plan 1994 relates to the design of new development and sets out criteria that will be taken into account in assessing proposals. Policy SBE2 states that inappropriate development that would have adversely affect the character of an area by reason of its siting, scale, form, massing, materials, colour or texture will not normally be permitted. It is questionable whether these policies are strictly relevant to the present proposal as they clearly relate to sites located within urban environments and settlements.

5.17 Relevant Local Plan policies are included in **Appendix 6** and addressed in greater detail in Section 6 below.

6.0 THE CASE ON BEHALF OF O2 (UK) LIMITED

6.1 The Need for the Telecommunications Installation

6.1.1 The appellant has been licensed to provide a mobile telecommunications network within the United Kingdom, and have been conferred the status of a Public Telecommunications Code System Operator pursuant to the Telecommunications Act 1984. Through its system of licensing, the Act places obligations on the appellants to provide certain levels of coverage and to provide a high quality service. This includes the requirement to meet reasonable customer demands. The licensing requirements are explained in the Telecommunications Prior Approval Procedures Code of Best Practice 1996.

6.1.2 In April 2000, the appellant was also licensed to provide a Third Generation Mobile (3G) telecommunications system. These systems will enable mobile users to have access to enhanced services via higher data rates than the existing GSM (2G) system. As a requirement of the Licence, the appellant is required to build out a network covering 80% of the population by 2007.

6.1.3 In this particular case the Local Planning Authority has not questioned the need for the proposed installation which is required, firstly to provide improved 2G (GSM) coverage to the area and, secondly to provide coverage in relation to the appellant's planned 3G (UMTS) network.

6.1.4 At present, the target area, at best, only has on-street coverage. The areas that would benefit from improved coverage include Crowthorne, Ravenswood Village, Heathlands, Queen's Mere, King's Mere and Wick Hill. The proposal would also provide in-car coverage to a number of extremely heavy trafficked roads in the area where poor coverage is a particular problem, including Nine Mile Ride (B3430) and the A321, as

well as providing coverage to the railway line that passes through the proposed coverage area.

6.1.5 The specific coverage requirements for the existing network is best illustrated by the radio coverage plots, which are included within **Appendix 7**. The coverage plots illustrate that in the area of concern, existing signal quality falls below that required. The first plot shows the radio coverage in the area without the proposed installation. This clearly indicates that there is presently inadequate signal quality at less than -70 dBm, providing at best on-street coverage only (i.e. coloured turquoise).

6.1.6 In situations where signal quality is deficient a customer in, or passing through, the area may experience the following:

- In-car and/or in-building radio coverage will not be obtainable.
- When a customer attempts to join the network they will be unable to obtain a link to a base station.
- A customer passing through the area and using a mobile phone will be cut off.
- A telephone user trying to contact a mobile phone customer in the area will be unable to get through.
- Emergency services will not be immediately contactable. Increasingly mobile telephones are being used for 999 calls.

6.1.7 The second plot shows the 2G signal quality and coverage levels that will be provided by the proposed installation if this appeal is allowed. This also shows the sites integration within the existing radio network. As will be noted, the deficiency in signal quality would be greatly improved with much of the area benefiting from in-building coverage (i.e. coloured green) or in-car/in-train coverage (i.e. coloured mauve). It

is also stressed that the development will facilitate the roll-out of the forthcoming 3rd Generation (UMTS) telecommunications system.

6.1.8 A further requirement for new telecommunication cells is related to radio capacity. The network operated by O2 (UK) Limited is demand led and each cell can only handle a finite number of calls at any one time. As explained in paragraph 22 of the Appendix to PPG 8 – Telecommunications;

"Increase in the use of mobile phones has meant that operators are continually expanding their networks to accommodate customer requirements of service and quality. The greatest need for base stations is usually in built-up areas where there is the greatest density of mobile users, and within a mile or two of the main roads, where demands on network capacity are greatest".

6.1.9 To increase network capacity it is necessary to reduce the size of cells, which results in the need for additional base stations. Without these, the operator's Licence requirement to provide a high quality service, which includes the obligation to meet reasonable customer demand, cannot be met. It is important to stress that demands on the network do not come solely from people living in an area, but also from those people passing through it.

6.2 Site Selection and the Design

6.2.1 Having regard to the radio coverage requirements, Radio Planners identify a cell 'search' area. This is an area within which a new cell needs to be accommodated to meet network requirements whilst avoiding interference with adjoining cells. A copy of the search area plan for the proposed telecommunications development is attached to this written statement as **Appendix 8**.

6.2.2 The search area in this case is relatively small and, as described in Section 3 above, the part to the north of Nine Mile Ride and the A321 contains an area of woodland with trees at height of around 20.0 metres. The area to the south of Nine Mile Ride also contains areas of woodland which contribute further to the verdant character of the area, although this part of the search area is predominately residential.

6.2.3 A detailed survey of the area was carried out, which demonstrated that the options for a telecommunications installation in the area are extremely limited. This is due to the residential nature of part of the search area and because of the absence of suitable tall buildings and other structures.

6.2.4 Two existing telecommunications installations are located to the west of the appeal site adjacent to the roundabout associated with the junction of Nine Mile Ride and the A321. These are operated by T-Mobile (UK) Ltd and Orange PCS Ltd and consist of slimline monopoles with integrated antennas.

6.2.5 However, these existing installations are not suitable for mast sharing and because of their limited height and the extent of the existing tree cover the radio coverage achieved by this type of installtion would not be acceptable. This would result in the need for a number of telecommunications installations in the area, which would not accord with Government advice contained in PPG8 that attaches considerable importance to keeping the numbers of telecommunications masts, and of the sites for such installations to a minimum.

6.2.6 In addition to the appeal site five other sites were investigated in detail. These are identified as sites (a) to (e) on the cell search area plan included in **Appendix 9.** However, in each case the owner was not interested in allowing a telecommunications installation on their land.

6.2.7 Therefore, given the lack of suitable alternative options and having due regard to the need to minimise visual intrusion and the technical constraints faced by the appellant the appeal site is considered to be the most suitable option. As outline in Section 1 to this statement various attempts have been made to seek the Local Planning Authority's guidance on any alternative sites it may find acceptable. However, no such guidance has been forthcoming.

6.2.8 The height of the proposed mast is dictated by radio coverage requirements and, in particular, by the height and extent of the tree cover in the surrounding area. Mature trees have a significant and detrimental impact on signal propagation.

6.2.9 The proposed lightweight lattice mast would have an open structure that would allow views through it, such that the mature trees would appear through it. This would help to soften the impact of the mast and would minimise visual intrusion as required by PPG8.

6.2.10 As indicated in the planning application, the appellant would be willing to paint the mast and the associated equipment cabin an appropriate colour to further reduce the impact of the mast. If the Inspector is minded to allow the appeal the appellant would have no objections to a condition being imposed requiring details to be submitted to and approved by the Local Planning Authority.

6.2.11 Again, at no stage has the Local Planning Authority suggested changes to the appearance of the mast or that an alternative mast design would be more preferable to them.

6.2.12 During the course of the application the Environment Agency stated in a letter dated the 29th May 2002 that it had no objections, in principle, to the proposed development subject to two conditions. These require the provision of under floor voids to be provided so that the proposed installation would impede floodwater given the site's proximity to the stream. I am able to confirm that my client would have no objections to these conditions being imposed should the Inspector be minded to allow the appeal. A copy of the letter is contained in **Appendix 2**.

6.3. *Impact of the Development on the Character and Appearance of the Area and on the Amenities of Nearby Residential Properties*

6.3.1 One of the Local Planning Authority's principle reasons for refusing planning permission related to the impact of the proposed development upon neighbouring residential properties. The nearest properties to the appeal site are located in soldier's Rise to the south-east. The closest residential property is located some 45.0 metres from the appeal site. Further residential dwellings are located over 100 metres away to the west beyond the A321.

6.3.2 Although it is accepted that there would be some direct views of the proposed installation from residential properties in Soldiers Rise such views would be limited. The existing trees would provide screening to the mast, which would also be viewed against a backdrop of trees and this would help to limit its visual impact. In addition, the use of a lightweight lattice mast and the appellant's willingness to paint the installation an appropriate colour would further mitigate the visual impact.

6.3.3 It is the appellant's strong view that the proposed development, even during the winter months, would not have such a material or unacceptable impact on residential amenity that warrants the withholding of planning permission in this case.

6.3.4 The proposed development is therefore considered to accord with Policy TC1 of the Berkshire Structure Plan and Policy WIC14 of the Draft Deposit Local Plan as it has been sited and designed so as not to result in a significant adverse impact and as there are no satisfactory alternative sites or options available (as discussed above).

6.3.5 The second reason for refusal relates to the impact of the development on the Green Gap. However, the appeal site is located within a slight gully with the land rising to the road bridge over the railway line to the east and rising to the roundabout at the junction of the B3430 with the A321 to the west of the appeal site. The topography of the area together with the extent and height of the trees along the B3430 and the A321 will significantly restrict long distance view of the proposed development.

6.3.6 In addition, any views of the proposed installation from people travelling along Nine Mile Ride (B3430) would be extremely limited due to the fact that the site is well screened by trees and is set back from the road. This is clearly demonstrated in the photographs 4 and 5 contained in **Appendix 10**. Any direct views of the mast would be limited to a stretch of the road immediately in front of the site when it would be viewed against a backdrop of trees.

6.3.7 It is therefore not considered that the proposed development would have a material or unacceptable impact on the character and appearance of this area of open countryside. In particular, it is not considered that it would have an adverse visual impact on the 'Green Gap' as suggested by the Local Planning Authority or undermine the purpose of including the appeal site within it, which is inteded to prevent the coalescence of settlements. Any limited impact on the visual of the locality is outweighed by demonstrable need to provide improved coverage to the area and by the lack of any suitable alternative sites.

7.0 COMPLIANCE WITH ICNIRP (1998) PUBLIC EXPOSURE GUIDELINES

7.1 Whilst it is acknowledged that the Local Planning Authority has not specifically raised the issue of health considerations in its decision to refuse planning permission, it has been raised by local residents opposed to the development.

7.2 Mobile phones and their base stations transmit and receive signals using electromagnetic waves, which are usually referred to as electromagnetic fields (EMFs) or radio waves. EMFs occur naturally in the environment, for example, the earth's magnetic field. EMFs also arise from a wide range of man-made sources and will be present wherever there is electricity. It is acknowledged that the public has become increasingly aware of the presence of EMF's in the environment and this has been accompanied by concern as to their possible adverse effects upon health.

7.3 In 1999, the Government asked the National Radiological Protection Board to set up the Independent Expert Group on Mobile Phones (IEGMP) to consider concerns about health effects from the use of mobile phones, base stations and transmitters.

7.4 The IEGMP published its report (The "Stewart Report") in May 2000 and, in respect of mobile phone base stations, concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines". However, it was accepted that there can be indirect effects on their well-being in some cases. Acknowledging that the possibility of harm could be ruled out with confidence and that there were gaps in knowledge, the report recommended the adoption of a precautionary approach.

7.5 In its response to the Groups report, the Government accepted the principle of the precautionary approach limited to the specific recommendations in the report. These included:

- That the emissions from mobile phone base stations should meet the more stringent International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure;
- An independent audit of emissions from mobile phone base stations should be established to give the public confidence that they do not exceed approved guidelines; and,
- Clear exclusion zones should be placed around all mobile phone base station antennas to prevent the public from exposure to radio frequency radiation above ICNIRP guidelines.

7.6 It is confirmed that the proposed telecommunications installation will fully comply with ICNIRP guidelines. A certificate of conformity with the ICNIRP guidelines, is attached to this statement as **Appendix 11**.

7.7 The advice contained in PPG 8 is relevant to this issue. This states that "if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them".

7.8 The fact that the appellant has certified that the proposed telecommunications development will comply with ICNIRP guidelines should be sufficient to allay any remaining concerns, as to possible health effects, the public may have.

8.0 SUMMARY AND CONCLUSIONS

8.1 There is a demonstrable need for the proposed telecommunications installation to improve coverage and signal quality to the area, including the surrounding road and rail network. The proposed development is necessary to meet reasonable customer demand and will also enable the rollout of the 3rd Generation mobile (3G) network. Alternative sites have been investigated although none have proved to be available.

8.2 There are no existing masts in the area that are suitable for shared use and that would satisfy the appellant's requirement for radio coverage. There are no existing buildings within the search area that are available or suitable to accommodate the proposed telecommunications apparatus. The Local Planning Authority has not indicated any other sites or mast designs that it would find more acceptable.

8.3 For the reasons set out in this statement the proposed development would not materially harm the character and appearance of the area or the amenities of local residents. Any limited harm is outweighed by the fact that there are no suitable alternative locations that would satisfy the appellant's network requirements and the need to provide improved coverage to the area. The height of the mast is dictated by the height and extent of the tree cover in the surrounding area, which would otherwise have a significant and unacceptable impact on signal propagation.

8.4 It is not considered that the proposed development would materially harm the character and appearance of the Green Gap or undermine the purpose for including the appeal site within it.

8.5 The proposal has been designed and sited so as to minimise environmental impact as far as technically feasible. This is consistent with the advice given in PPG8 Telecommunications. In addition, there is scope to carryout additional landscaping along the front of the appeal site to screen the proposed installation in views along Nine Mile Ride and from nearby residential properties.

8.6 The development would comply with ICNIRP public exposure guidelines.

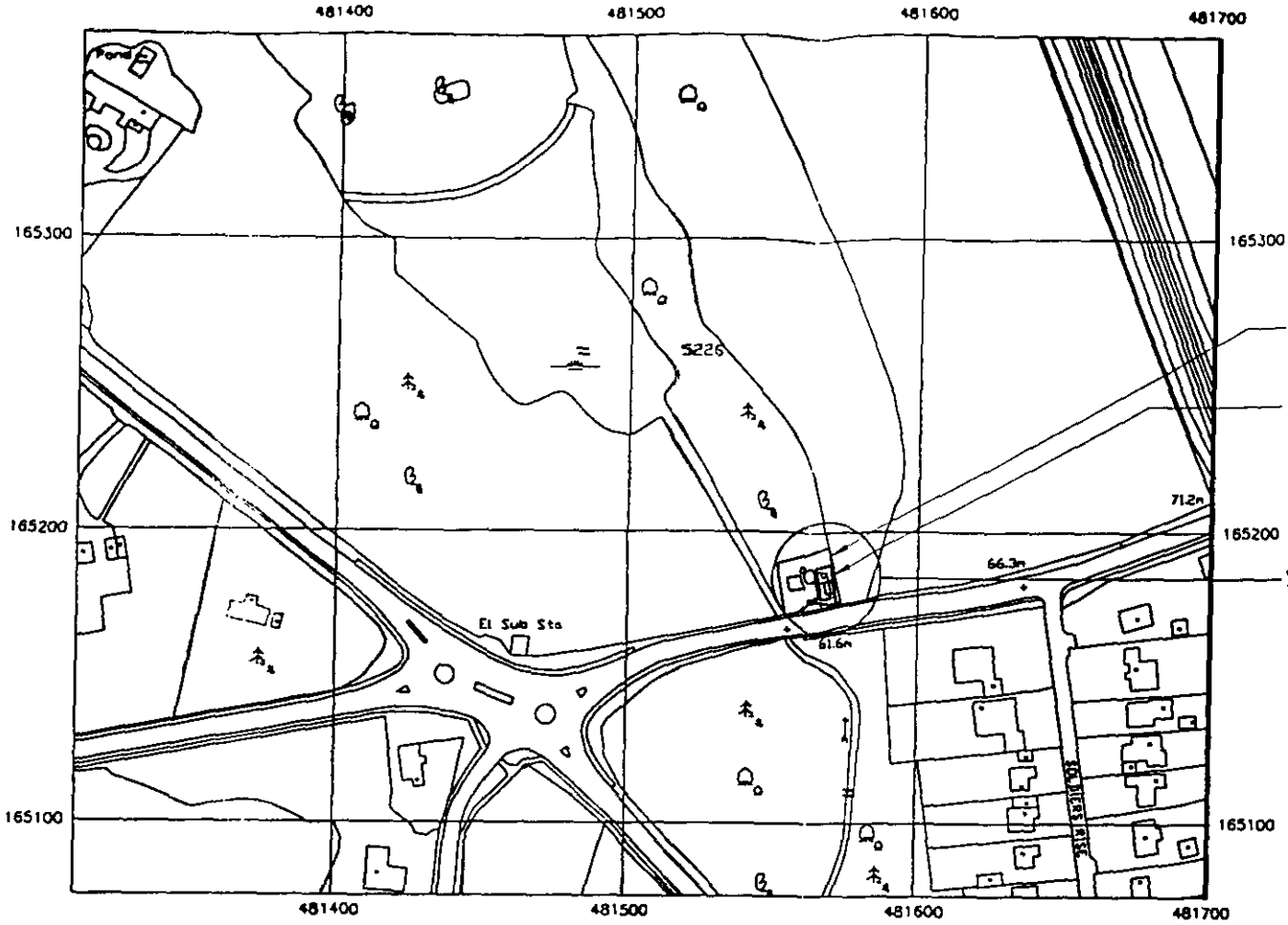
8.7 For the reasons given above, it is respectfully requested that the appeal be allowed. It is confirmed that should the Inspector be minded to allow the appeal the appellant would have no objections to conditions being imposed relating to the external colour/finish of the installation, the carrying out of screen planting and the implementation of flood mitigation measures.

A·P·T

A Marconi company

O2 (UK) Ltd
Planning Appeal

Appeal Appendices
Cell: 15020
Name: Heathlands



SITE PLAN

SCALE 1:2500

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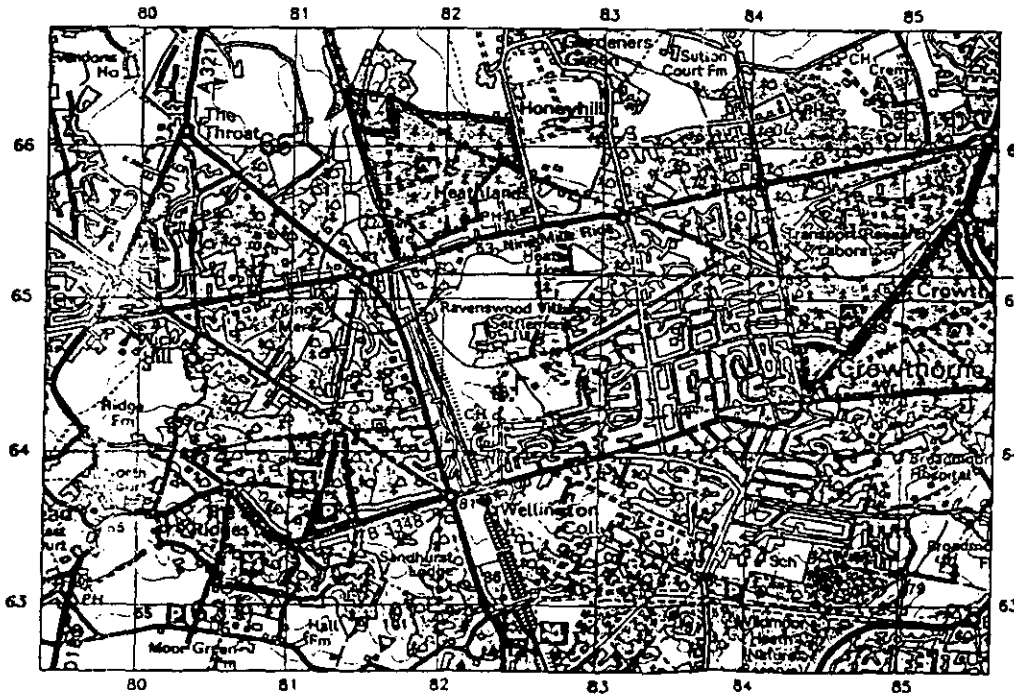
SERIAL No. : 011132884



LOCATION PLAN

E481570 N165180

SCALE 1:50000

Appendix 2 Relevant Correspondence

Our ref: JS/15020

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1BN

11th July 2001

Dear Sir,

RE: POTENTIAL BTCELLNET INSTALLATION – 15020

I am a surveyor working on behalf of BTCellnet, the mobile telephone operators. I have been instructed to find and ultimately acquire a suitable site for the erection of aerials in order to improve the quality of their GSM digital network in the King's Mere area.

The reason for writing is to seek your informal comments from a planning point of view to assist in the survey. I have enclosed a map showing the area of search and I look forward to hearing from you with any comments you may have.

Yours faithfully,

Justin E Smith

For and on behalf of APT

Direct Line: 01252 666074
e-mail: justin1.smith@aptelecom.com

Our ref: JS/15020

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1BN

16th October 2001

Dear Sir,

RE: POTENTIAL BTCELLNET INSTALLATION – 15020

Further to our conversation earlier in July, I have now had a chance to survey the area of King's Mere, with respect to finding an area suitable for a BTCellnet mast and ancillary equipment cabin.

I have identified a suitable location on Nine Mile Road which I believe fulfils the criteria we discussed to be suitable from a planning perspective. We are interested at this stage in progressing a dead tree design, and I am enclosing a typical elevation of this type of scheme. If you have any comments at this stage from a planning perspective or require any further information, please don't hesitate in contacting me.

I have enclosed a sketch showing the exact location of the site.

Yours sincerely

JUSTIN SMITH

For and on behalf of A P T

Direct Line: 01252 666074
Email: justin1.smith@aptelecom.com

Our ref: JS/15020

The Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1BN

19th November 2001

Dear Sir,

RE: POTENTIAL BTCELLNET INSTALLATION – 15020

I have been instructed on behalf of BT Cellnet to identify and acquire a suitable radio site in the Queen'smere area, to improve the quality & capacity of BTCellnet's mobile telephone network. I wrote to you in October, but now have some detailed drawings showing our proposed location.

I note that there are several existing installations in the wider area, however, my client has cells either planned or built in these areas.

I should point out that this information is provided as part of a pre-application consultation process to increase dialogue between the mobile telephone operators and Local Planning Authorities. A formal planning application will be submitted in due course. The sites are dependent on the landowner's willingness to see their land utilised for this purpose.

I look forward to hearing from you with your comments on the suitability of this option. Please do not hesitate to contact me if you require any clarification or further information.

Yours faithfully,

Justin E Smith

For and on behalf of APT

Direct Line: **01252 666074**
e-mail: **justin1.smith@aptelecom.com**

ENVIRONMENT AGENCY

Our Ref : SP/2002/005784-1/1
Your Ref : F/2002/6256

Date : 29 May 2002

RECEIVED
10 JUN 2002

A.P.T
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

Dear Sir/Madam

PROPOSAL: ERECTION OF 25M HIGH LATTICE MAST WITH 6 PANEL ANTENNAS AND EQUIPMENT CABIN
LOCATION: QUEENSMERE PUMPING STATION, LAND OPPOSITE LA LAPANZI, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 13 May 2002, received on 15 May 2002. Please quote the following reference in any correspondence: SU86NW/2/9. 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 base and antenna base shall be constructed with underfloor voids. The voids shall be constructed such that the openings extend from the ground level to a height of 300 mm and and have a total width of at least 1000 mm, or 20% of the length of the wall (whichever is greatest) to allow free entry and exit of floodwater.
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

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

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

Appendix 3 Relevant Appeal decision

Appeal Decision

Hearing held on 07 November 2001

CASE COPIED BY
COMPASS
UNDER LICENCE FROM HMSO
Tel: 01452 310566

The Planning Inspectorate
Room Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

by Chris Gossop BSc MA PhD MRTPI

an Inspector appointed by the Secretary of State for the Department for Transport, Local Government and the Regions

Date

06 DEC 2001

Appeal Ref: APP/X0360/A/01/1068473
Land at the junction of Reading Road and Old Forest Road, Winnersh

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval for the siting and appearance of development permitted by Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended.
- The appeal is made by Orange PCS Ltd against the decision of Wokingham District Council.
- The application (Ref.TL/2000/2874), dated 29 November 2000, was refused by notice dated 8 January 2001.
- The development proposed is erection of an 8m high telecommunications pole with three directional antennae and equipment cabin.

Summary of Decision: The appeal is allowed and approval is granted subject to conditions as set out in the Formal Decision below.

Procedural Matters

1. At the hearing, applications for costs were made by the main parties against each other. These are the subject of separate decisions.

2. Additional, unaccompanied, site inspections were carried out on 22 November 2001. The main purpose of these was to examine potential alternative sites.

3. At the hearing, the application plan was revised to specify the precise positions of the proposed monopole and its equipment cabin. I shall determine the appeal on the basis of the revised plan (Drawing Number 30/BRK7039E/01 Revision A).

Main Issues

4. The main issue in this case is the acceptability of the proposed development in terms of its siting and appearance, having regard to the aims of local and national policies in respect of telecommunications.

Planning Policy

5. The development plan for this area comprises the Berkshire Structure Plan (1991-2006) adopted in 1995 and the Loddon Area Local Plan 1995. Policy TC1 of the Structure Plan states that planning permission will normally be granted for telecommunications development. It goes on to indicate that, where there is potential conflict with environmental objectives, such development will be allowed provided that a number of criteria are met. These are that there should not be significant adverse visual impact (allowing for compliance with operational and technical requirements), that there should be no satisfactory alternative sites available, and that the sharing of existing facilities or mounting antennae on an existing building or structure are not reasonable possibilities. The

Loddon Area Local Plan contains no policies that are of specific relevance to telecommunications development.

6. There is an emerging Local Plan, the Wokingham District Local Plan. This has been the subject of an Inquiry and the Inspector's report is shortly to be published. Policy WIC14 of the draft Local Plan is of greatest relevance to this appeal. This relates closely to Structure Plan Policy TC1. It includes a 200m guideline that is to be used by the Council in exercising its option to require prior approval. In its hearing statement, the Council also cites Policy WBE12. This states that development will be resisted where it detracts from the quality of green routes (such as this section of the Reading Road). I shall take both of these policies into account in reaching my decision, in accordance with the advice given in paragraph 48 of Planning Policy Guidance Note 1 *General Policy and Principles* (PPG1).

7. National policy on planning for telecommunications is set out in Planning Policy Guidance Note 8 *Telecommunications* (PPG8), published in August 2001. In essence, the Government's policy is to facilitate the growth of new and existing telecommunications systems while keeping the environmental impact to a minimum. The Government also acknowledges that it has a responsibility for protecting public health. I consider that aspect of this case in paragraphs 15 and 16.

8. In a letter to the appellant's agent dated 7 November 2000, the Council sets out its approach to the consideration of mobile telephone masts. Among other things, this letter states that the Council as landowner will not normally allow such developments on Council land or buildings within 60m of residential properties, or other places where there is a prolonged human presence. The reason for recommending the 60m minimum separation is that, notwithstanding the Stewart Group's report *mobile phones and health*, telecommunications developments continue to give rise to high levels of public concern.

9. The letter says that this is not a development control policy and that exceptions can be made. In my view, it fails, nevertheless, to comply with paragraph 101 of PPG8 which says that local planning authorities should not implement their own precautionary policies, for example by insisting on minimum distances between new telecommunications development and existing development. I therefore attach little weight to this Council policy or practice.

10. Of relevance to the discussion of possible alternative sites are Policies C6 of the Structure Plan and WCC2 of the draft Local Plan on Green Gaps and Wedges. The areas covered by these designations include the Wokingham/Winnersh gap. Both Policies indicate that development will not be permitted where it would threaten these important open areas, the aim of which is to provide physical or visual separation between settlements or communities that are close together.

Reasons

11. The appeal site is located within a wide grass verge at the junction of Old Forest Road and the Reading Road (A329). This section of the Reading Road is residential in character with many mature trees. Some 400m to the northwest of the appeal site, the A329 passes under the M4 motorway, and enters the main part of Winnersh. The proposed monopole would be located some 4.5m from a street light and it would be comparable in height. With its associated equipment box, it would stand close to a footpath which crosses the verge. The eastern part of the verge is occupied by two trees, one of which is a mature oak. The modern houses of Lenham Close back onto the verge along its northern side.

12. **Visual Impact** The proposed monopole would have a limited visual impact. For those travelling along the A329, it would, to a large extent, be seen against the backcloth of the mature and other trees that dominate the view. Those trees that run along the common boundary between Lenham Close and the verge would serve to screen the lower parts of the mast from those properties. The upper part, including the antennae, would be visible but the impact would be comparable, in my view, to that of the adjacent street lamp and not, in itself, unacceptable. The monopole would clearly add to the visual clutter at the junction and it might have been better had it been combined with the street light to create one mast rather than two; at the hearing, this was acknowledged by the appellant to be technically possible. However, I must determine the proposal that is before me. Arising from its position, its limited height and its slim design, I find this proposal to be acceptable in visual terms. I do not consider that it would materially detract from the appearance of the green route.

13. **Alternative sites** From the evidence provided, it is clear that the appellant has considered alternative sites for the equipment, the design and siting of which are the only matters before me. The monopole is intended to fill a 'gap' in present coverage along a section of the A329 where there is insufficient signal strength. The appeal site would appear to lie about mid-way along that section. Having heard the evidence and visited the site, I am satisfied that there are no obviously preferable locations for a microcell development of the type proposed. To go closer to the motorway, for example, would have entailed a taller, more prominent mast.

14. The Council's view is that the need for additional coverage should be met by a mast in the adjacent countryside even though this would involve a macrocell and a taller structure. However, the land in question is designated as Green Wedge/Gap. In my view, such a development would be contrary to the aims of Structure Plan Policy C6 and of draft Local Plan Policy WCC2 as cited earlier (para.10). While I do not interpret them as necessarily prohibiting all telecommunications development, they do indicate that this area's precious countryside should be protected where possible. At the hearing, consideration was also given to the possibility of mounting the proposed antennae on another mast or structure. However, I heard nothing to suggest that the pursuit of such an option would provide the necessary coverage, given the topography and the extent of tree cover in this local area. In terms of alternatives, I conclude that there are no obviously preferable locations for the proposed development.

15. **Health Impacts** I turn now to the concerns expressed by local residents about the potential health impacts of the proposed installation. These potential impacts are considered at some length in PPG8. This Government advice, which has taken into account the recommendations of the Stewart Group's report, accepts that health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. The PPG goes on to state, however, that the planning system is not the place for determining health safeguards. That is the responsibility of Central Government which has determined that if a proposed base station meets the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), then it should not be necessary for planning authorities to consider further the health aspects of proposed developments, or concerns about them.

16. In this case, the operator has confirmed that the proposed installation meets the ICNIRP guidelines. Measurements conducted as part of the hearing indicated that the monopole

would be some 18.6m from the closest dwelling 7 Lenham Close, and some 6.8m from the property boundary. The data and diagrams in Appendix 12 to the appellant's statement show that, at such distances, exposure levels would be many times below the ICNIRP standard. Having regard to the advice of PPG8, the compliance with the ICNIRP guidelines and the distances involved, I do not believe that there are grounds to dismiss this appeal because of any material risk to human health or concern to that effect.

17. **Highway Safety** On highway safety, I acknowledge that right turns out of Old Forest Road can be a difficult manoeuvre given the volume of traffic on the Reading Road and that there have been accidents at this junction. However, I do not consider that such turns would be rendered materially more difficult by the presence of the proposed monopole. This slim structure would provide minimal obstruction to the present view. The Council is primarily concerned about the potential danger that could arise from the operator's vehicles parking on or close to the junction during the erection or maintenance of the equipment. However, I find nothing to suggest that the situation would be materially different from that caused by other contractors working within the verge, for example those attending to the gas installation. As with works elsewhere within or adjacent to the highway, such operations should not be a source of undue danger provided that normal precautions are taken.

18. **Other Matters** It is apparent from the Council's hearing statement that it has based its first reason for refusal – that the development 'would be unacceptably close to residential properties' primarily on the public concern that it has given rise to. While I have addressed that concern, as expressed in the third party representations, I consider that in putting forward this reason, the Council has failed to follow the advice of PPG1, paragraph 60. This states that local opposition for a proposal is not itself a ground for refusing planning permission, unless that opposition is founded upon valid planning reasons which can be substantiated. In my view, the Council has failed to advance such reasons.

19. I do not consider that the oak tree would be affected by the proposed development, given the distances involved. Regarding conditions, the only one that I believe to be necessary relates to the colour of the mast. This is to ensure that the new structure matches that of the adjacent street lamp.

Conclusions

20. I have taken into account all of the other matters raised in the representations but none outweighs my conclusion on the main issue that the proposal complies with the aims of Structure Plan Policy TC1, and of other relevant policies, and is acceptable.

Formal Decision

21. In exercise of the powers transferred to me, and under the provisions of Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) I hereby allow the appeal and grant approval for the siting and appearance of an 8m high telecommunications pole with three directional antennae and equipment cabin on land at the junction of Reading Road and Old Forest Road, Winnersh, in accordance with the terms of the application (Ref. TL/2000/2874) dated 29 November 2000, and the plans submitted therewith (as amended by Drawing Number 30/BRK7039E/01 Revision A), subject to the condition that:

(f) no development shall take place until details of the proposed colour of the mast hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Information

22. This decision only grants approval under Part 24 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (as amended). It does not convey any other approval or consent that may be required.

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

Inspector

Appendix 4 The Planning Application

Tel. **(0118) 974 6441**
Date: 13 May 2002
Your Ref:
My Ref: **Kerrin Lithgow - F/2002/6256**

RECEIVED

WOKINGHAM UNITARY
Aiming for Excellence

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

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

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam
Application Number: F/2002/6256
Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.
Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Thank you for the above application, which has now been accepted along with the sum of £190 in fees.

The case officer who will be dealing with your application is **Kerrin Lithgow** who can be contacted on **(0118) 974 6441.** If you wish to discuss any aspect of your application proposals please contact the case officer quoting reference number **F/2002/6256.**

The Council will try to deal with your application within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those, which require modification.

If the Council has not made a decision on your application within 8 weeks of the date of the application being registered as valid (i.e. by **05/07/2002**) then you have a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. Appeals must be made within 6 months of this date on a form which is available from the Department of the Environment, Transport and the Regions, they can be contacted on (0117) 987 8000.

If you should wish to make such an appeal, this Council would no longer be able to determine your application, and you would have to wait for an Inspector appointed by the Secretary of State to make a decision. You may therefore wish to discuss matters with the case officer, prior to submitting any such appeal.

Please note that in addition to Planning Permission you may also require Building Regulation approval, for further advice contact the Building Control Section on (0118) 974 6375.

Yours faithfully

Kerrin Lithgow

Development Control Officer

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Carol Hurst
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: SRE/15020
Your Ref:
Date: 09 May 2002

For the attention of Carol Hurst

Dear Madam,

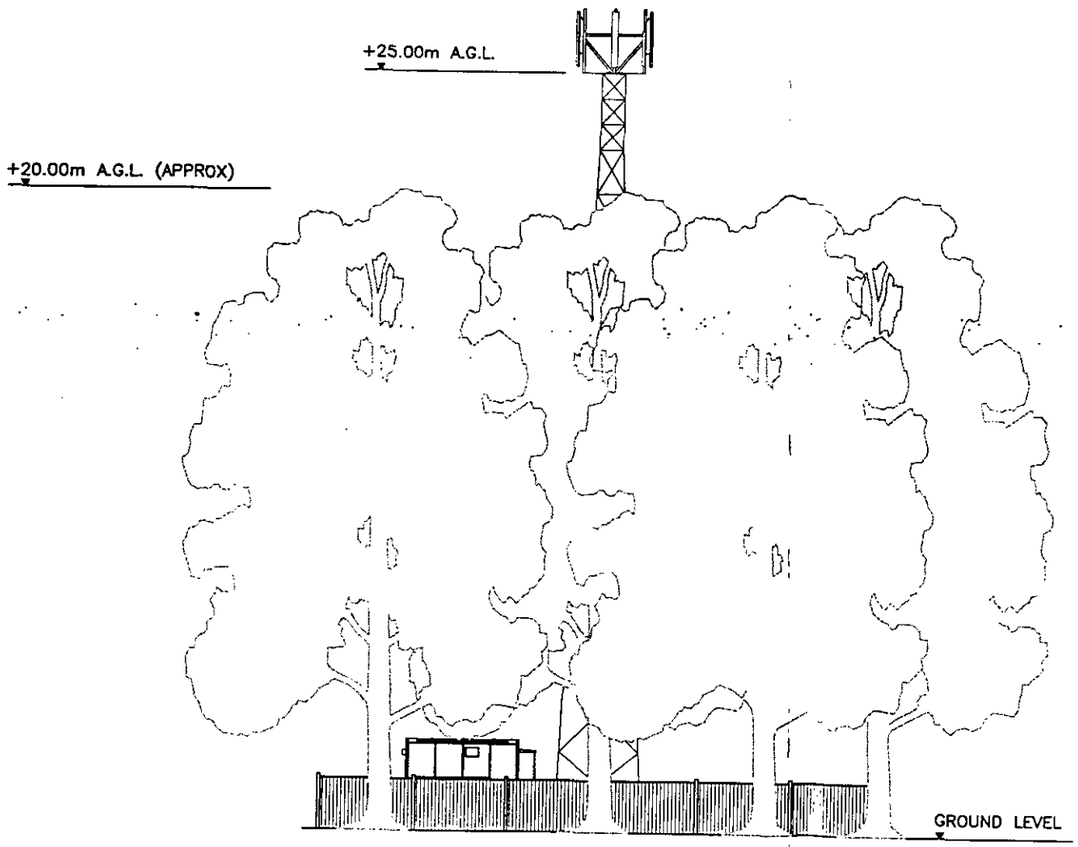
Re: PLANNING APPLICATION FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

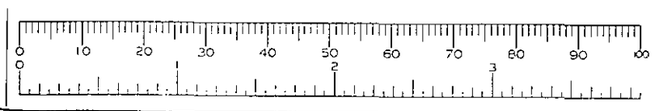
I write with reference to the above planning application and your letter dated 11 April 2002.

Please find enclosed six copies of drawings showing all elevations of the proposed mast (Dwg N's. BTC/15020/2009/0220-04, -05 & -06). Please also find enclosed drawings showing all elevations of the proposed radio equipment cabin (Dwg No's. P/EQU/061/D & /062/B)

Yours faithfully,

Simon Edwards
For and on Behalf of: O2 (UK) Ltd (formerly known as BT Cellnet Ltd)
Direct Line: 01276 605811





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 05 & 06

GENERAL NOTES

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Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to the standard drawing notes.

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTcellnet
NETWORK CONSTRUCTION

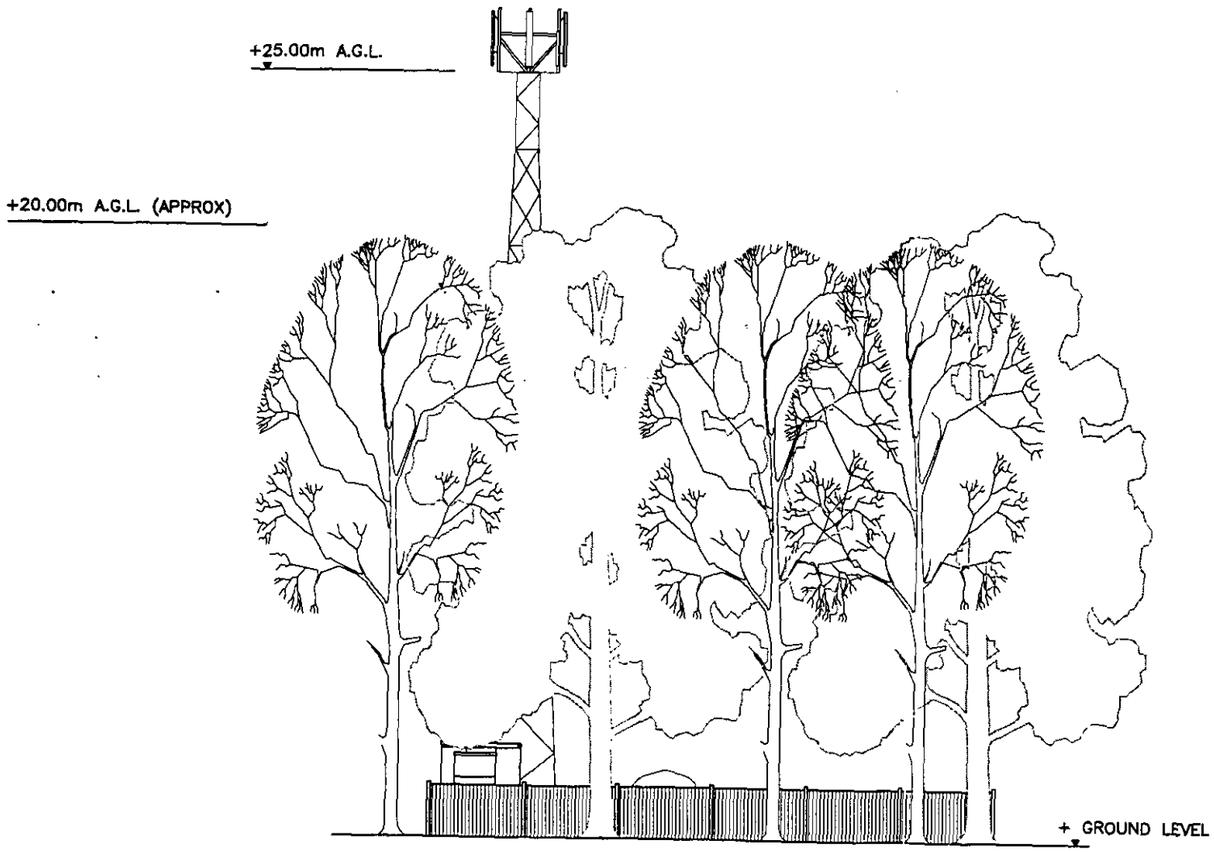
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

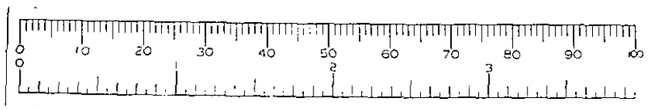
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/E ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved:

Drawing Number:
BTC/15020/2009/0220-04





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 06

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Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTcellnet
NETWORK CONSTRUCTION

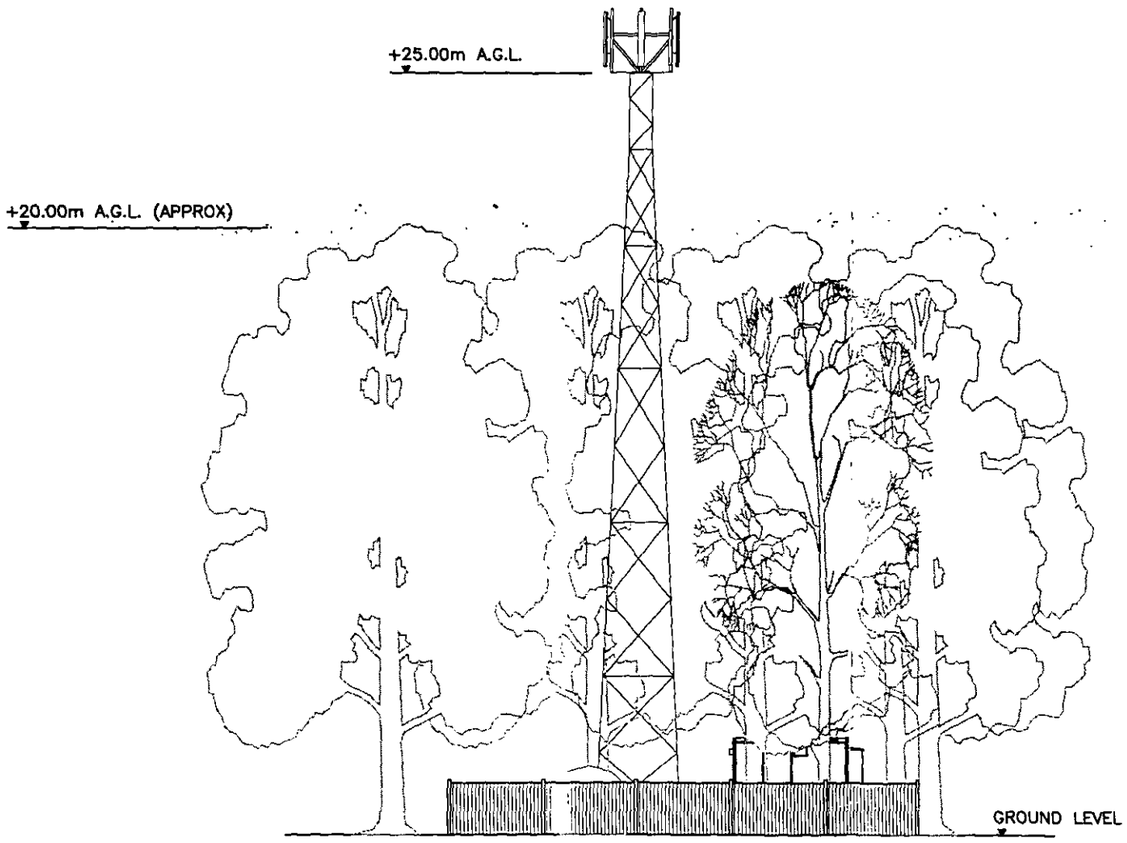
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

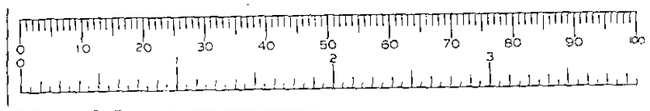
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED N/W ELEVATION

Scale: 1:200
Drawn: BM
Date: 29/04/02
Approved: MB

Drawing Number:
BTC/15020/2009/0220-05





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01, 02, 03, 04 & 05

GENERAL NOTES

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Rev	Date	Description	Drw	Ckd	App
A	29/04/02	FIRST ISSUE	BM	MB	MB

BTcellnet
NETWORK CONSTRUCTION

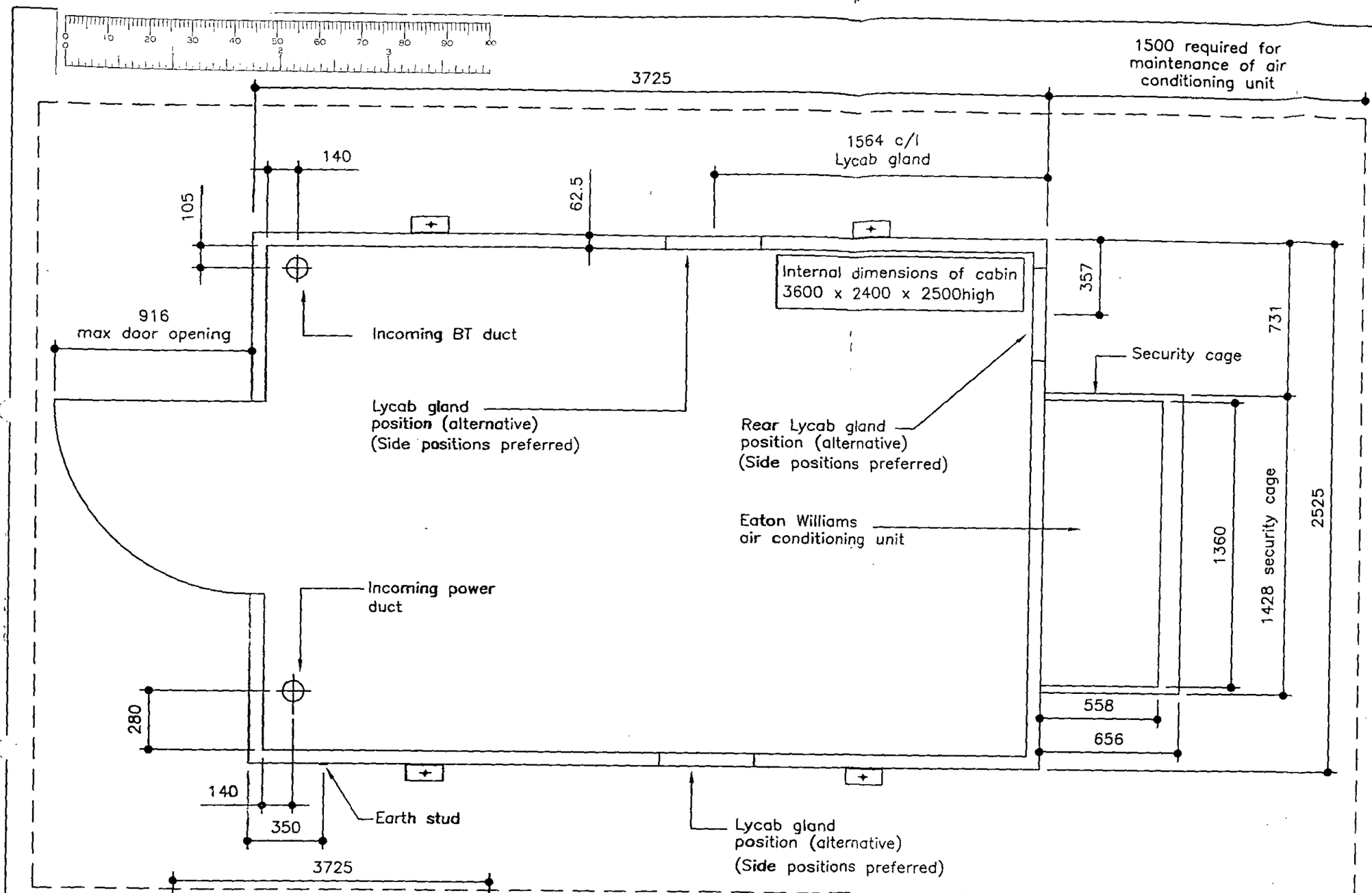
Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

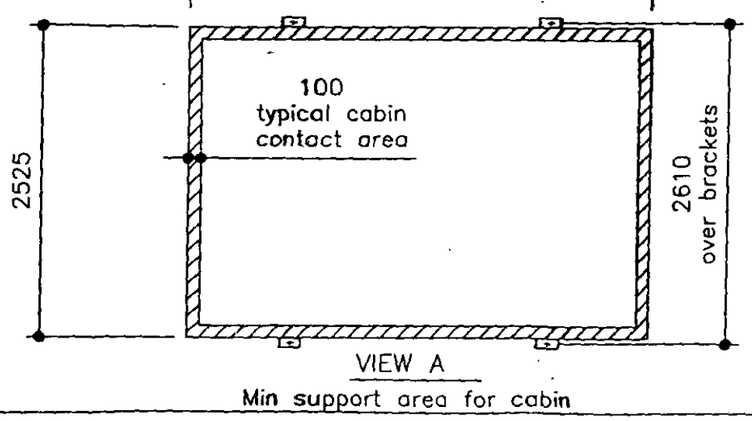
Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/W ELEVATION

Scale:	1:200	Drawn:	BM
Date:	29/04/02	Approved:	MB

Drawing Number:
BTC/15020/2009/0220-06





VIEW A

Min support area for cabin

Noise levels of ACU
External outdoor in free field sound pressure level @10m from ACU is 55dBA
Internal @1m from ACU is 69dBA

Safe access for maintenance to all parts of the air conditioning unit must be achievable for all proposed cabin locations

Provide boot scraper adjacent door fitted in ground to prevent removal.
Top of cable ducts and apertures in cabin floor to be sealed on completion with expanding foam. Foam to be compatible with cable casing.

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Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/062 for cabin elevations

MAINTENANCE ZONES
Allow a minimum clearance of 1500mm to the front, 600mm to the sides of cabin.
See drg. for clearance at rear

CABIN EARTHING
See manufacturers drg & P/EAR/154

CABIN SUPPORT
Refer view A for min support area
Refer to drg no. P/FOU/060 for cabin foundation details and duct setting out
For cabin support grillage refer to drg no.P/STR/060 (not yet detailed)

WEIGHT (shall not exceed)
2.0 tonnes unladen
5.0 tonnes laden (max)
See drg no. P/EQU/060 for equipment layouts & equipment weights.

Preferred Power Supply
A 63A 3ph. & neutral 50Hz supply

START UP LOAD FOR ACU
3phase

COLOUR SPECIFICATION
Light aircraft grey BS381C627

Refer to site specific drawings for cabin setting out and orientation.

Rev	Date	Description	Drw	Ckd
D	12.05.00	Clearance area indicated	JEL	BW
C	22.03.00	View A ,dims for gland, earth stud added.Gland was Raxtec	JEL	BW
B	03.03.00	Duct positions confirmed	JEL	BW
A	10.12.99	Initial issue	JEL	BW

BTcellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

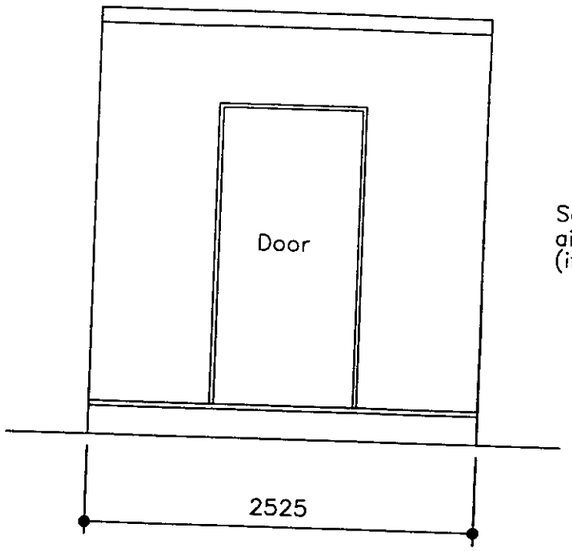
Drawing Title:
UMTS Equipment Cabin Plan

Scale: 1:20. 1:50	Drawn: JEL
Date: 10.12.99	Approved:

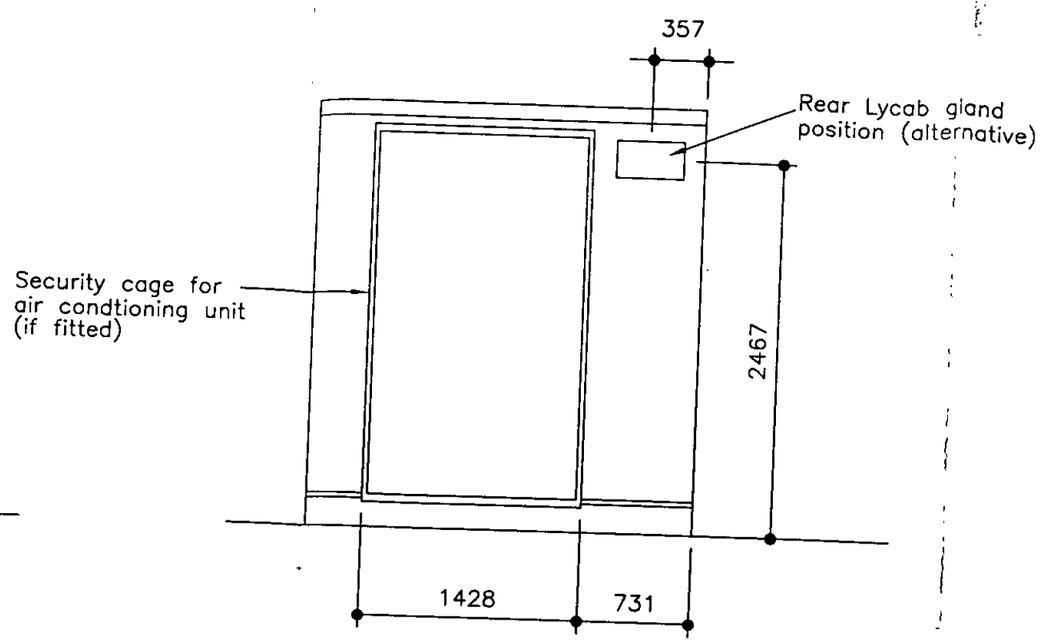
Drawing Number:
P/EQU/061/D

Appendix 1 Site Location Plan

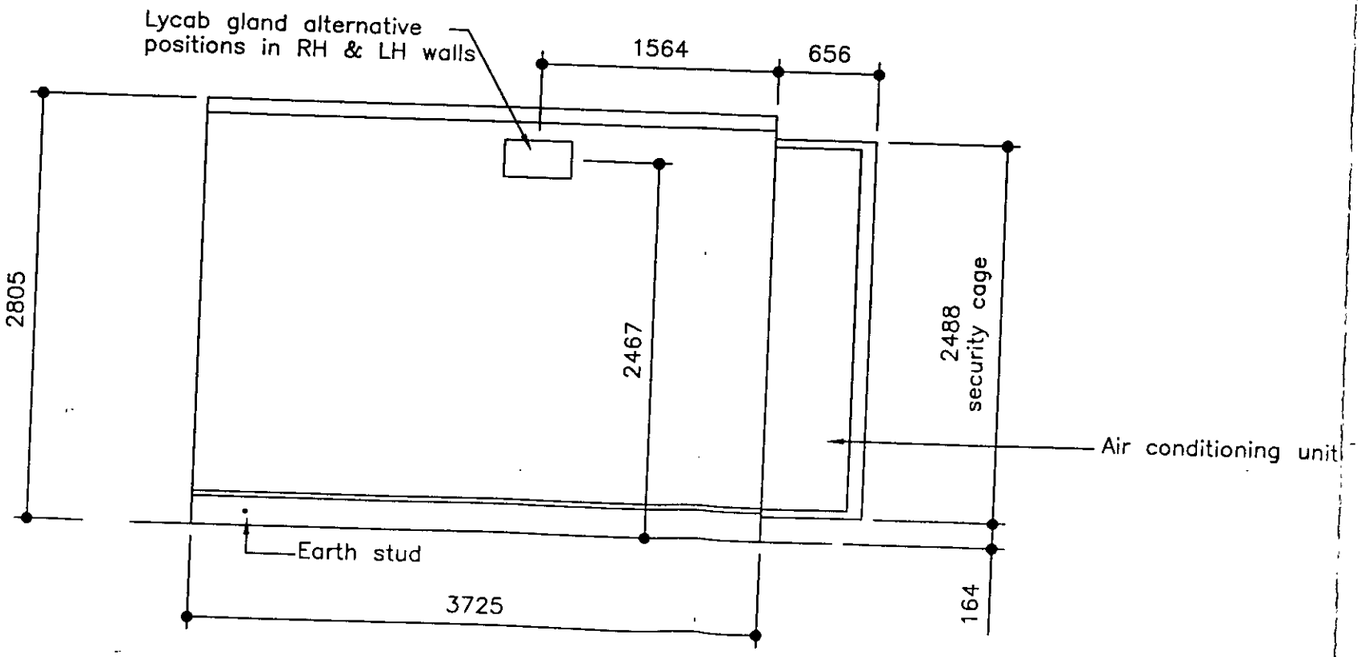
Front Elevation

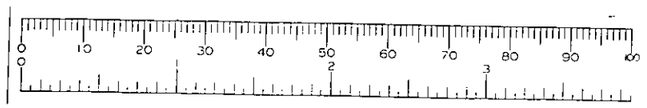


Rear Elevation



Side Elevation





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Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to Standard Drawing Notes.

Refer to drg no. P/EQU/061 for cabin plan & clearances.

Refer to drg no. P/FOU/060 for fixing positions.

CABIN MOUNTED ANTENNA POLES
(Awating details)

COLOUR SPECIFICATION
Light aircraft grey BS381C627
(Malcoe paint ref no. P3)

Rev	Date	Description	Drw	Ckd
B	12.05.00	Earth stud indicated	JEL	BW
A	01.03.00	Initial issue	JEL	BW

BTcellnet
NETWORK CONSTRUCTION

STANDARD DETAILS

Drawing Title:
UMTS Equipment Cabin Elevations

Scale: 1:40	Drawn: JEL
Date: 01.03.00	Approved: BW

Drawing Number:
P/EQU/062/B

Tel. (0118) 974 6429 or 6433

Date: 11 April 2002

Your Ref:

My Ref: F/2002/6256

WOKINGHAM UNITARY
Aiming for Excellence

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
Camberley
Surrey
GU16 7QH

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 Sir/Madam

Reference Number: 2002/6256

Site Address: Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of ALL elevations of the mast and cabin.

6 copies of the floor plan of the cabin required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: SRE/15020
Your Ref:
Date: 26 March 2002

Dear Sir /Madam,

Re: PLANNING APPLICATION FOR THE ERECTION OF ONE 25-METRE LATTICE MAST COMPLETE WITH SIX PANEL ANTENNAS AND ONE RADIO EQUIPMENT CABIN AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

BT Cellnet is a Telecommunication Code System Operator licensed by the Department of Trade and Industry under the Telecommunication Act 1984 to provide a public cellular radio telecommunication network within the United Kingdom. Please find enclosed a planning application and supporting statement prepared by APT on behalf of BT Cellnet for the above development.

The planning application comprises the required number of application forms; planning drawings including a location plan (drawing no.BTC/15020/2009/0220-01-B, -02-B & -03-C), site layout plan and elevation; and supporting information together with the correct fee.

We trust that the information contained is sufficient for you to determine the application, however should you require any further information please contact the APT Planning Officer identified below.

Yours faithfully,

Simon Edwards
For and on Behalf of: BT Cellnet
Direct Line: 01276 605811

FULL PLANNING APPLICATION AND SUPPORTING STATEMENT

RE: Queensmere Pumping Station, Nine Mile Ride, Finchmpstead, Wokingham, Berkshire, RG40 3NE.

OUR REF: 15020

(Please quote above reference number in all communications)

27 March 2002

BT Cellnet Ltd.
1 Brunel Way
Slough
Berkshire
SL1 1XL

APT-Marconi
Registration No. 03049168
Registered Office: New Century Park, P.O. Box 53, Coventry, CV3 1HJ
VAT Registered. - 528941616

APT Marconi
27 March 2002

CONTENTS

Section

- Code of Best Practice / Application Forms and Certificates
- Proposed Development
- Planning Policy
- Assessment of Need
- Consideration of Alternatives
- Health and Safety
- Conclusion

Drawing/ Plan No

- Site Location Plan (Dwg No. BTC/15020/2009/0220-01-B)
- Layout Plan (Dwg No. BTC/15020/2009/0220-02-B)
- Elevation drawing (south east) (DWG No. BTC/15020/2009/0220-03-B)

Appendix

- Cell search area
- Radio Coverage Plots as existing without the proposed site
- Radio Coverage Plots with the proposed site incorporated into the network
- Compliance with ICNIRP (1998) Public Exposure Guidelines

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	**APPLICANT'S NAME**	BT CELLNET LTD.
	ADDRESS	1 BRUNEL WAY,
		SLOUGH, BERKSHIRE,
	POST CODE	SL1 1XL **PHONE** 01753 564000
If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	A.P.T
	ADDRESS	DOLPHIN HOUSE, ALBANY PARK,
		CAMBERLEY, SURREY,
	POST CODE	GU16 7QH **PHONE** 01276 605811
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	QUEENSMERE PUMPING STATION,
		NINE MILE RIDE, FINCHAMPSTEAD,
		WOKINGHAM, BERKSHIRE, RG40 3NE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ONE 25-METRE LATTICE MAST COMPLETE WITH
		6 PANEL ANTENNAS & 1 EQUIPMENT CABIN.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.01
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE LESSEE
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	BTC/15020/2009/0220-01B, -02B & -03B.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	**REDEVELOPMENT**	☐
ERECTION OF NEW BUILDING	☑	**ALTERATION or EXTENSION**	☐

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and *also state its previous use and when that ceased.*

PART OF QUEENSMERE PUMPING STATION

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MAST - GALVANISED STEELWORK
CABIN - GREY PLASTIC COATED METAL

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1.8M HIGH CHAINLINK FENCE TOPPED WITH THREE STRANDS OF BARBED WIRE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. *Permission under the Town & Country Planning Acts does not obviate the possible need to apply for* Building Regulations approval.

SIGNED [signature] ON BEHALF OF BT CELLNET LTD. DATE 26/03/02

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TELECOMS			9.4MSQ	66MSQ
OTHER	Please Specify				
	TOTAL			9.4MSQ	66MSQ

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

SEE SUPPORTING STATEMENT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BT CELLNET LTD
1 BRUNEL WAY, SLOUGH, BERKS, SL1 1XL
NO

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

Existing Staff	Transferred Staff	New Staff	Total
UNMANNED RADIO BASE STATION			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

CERTIFICATE A

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

I hereby certify that:

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding

   OR

   The requisite Notice has been given to the following agricultural tenant(s):

Signed: ..... Date: .....

on behalf of: .....

CERTIFICATE B

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

I hereby certify that:

1. The requisite Notice No. 1 has been given to the owner(s) of the land to which the application relates.

   Name and address of owner: THAMES WATER, C/O BK, SHELSLEY HOUSE, THE RANDALLS BUSINESS PARK, RANDALLS WAY, LEATHERHEAD, SURREY, KT22 7TX.

   Date of Service of Notice No. 1: 26/03/02

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

   OR

   ~~The requisite Notice has been given to the following agricultural tenant(s):~~

Signed: ..... Date: 26/03/02

on behalf of: BT CELLNET LTD.

NOTICE NO.1

UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT

An application for planning permission is being made to Newbury District Council and you are owner/part owner of the application site.

Address of application site: .....

.....

Description of proposal: .....

Name and address of applicant: .....

.....

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to the Director of Development Services, Newbury District Council, Council Offices, Market St., Newbury, Berks.

Signed: ..... Date: .....

on behalf of: .....

Proposed Development

The Site

The application site is located to the west of the village of Finchampstead, a small settlement to the south of the District. The A321 is situated 80-metres to the east of the site and the Reading to Crowthorne railway is situated 120-metres to the west of the site. Access is currently gained via Nine Mile Ride (B3430)

The site relates to an existing Thames Valley Water compound off Nine Mile Ride (B3430). To the north, east and south-west of the site is woodlands with residential properties located to the south east. The site is currently in the ownership of the Thames Valley Water.

The application site covers the land required for the proposed telecommunications development and its associated infrastructure including equipment housing and access.

The Proposal

In the design of telecommunications installations regard is given to technical, engineering, environmental and land use planning considerations

The principal components of the proposed development, as outlined on the planning application form, and the general layout of the proposed telecommunications infrastructure are illustrated on the attached site layout plan and elevations (Drawing Nos. BTC/15020/2009/0220-02-B, -03-B).

The proposed development consists of a 25-metre lattice mast complete with six panel antennas. An associated equipment cabin on a concrete base is to be sited immediately to the south of the proposed mast.

The siting of the installation within an existing Thames Valley Water compound has been proposed in order to minimise the visual impact of this proposal on the surrounding environment. In addition to the screening provided by the trees, fencing will screen the lower section of the mast and equipment cabin when viewed from Nine Mile Ride.

A lattice-style mast has been proposed. The lattice mast has the benefit of being a structure that is suitable for sharing. In the case of this proposal at Queensmere Pumping Station, the proposed lattice mast would be made available to accommodate further operators should the need arise. Further to this and from a visual impact approach, a lattice mast can appear more translucent when viewed against a backdrop of trees and bushes. The proposed installation can also be painted in order to provide greater camouflage.

APT Marconi
27 March 2002

Pre Application Consultation

In line with PPG8 (2001), the Telecommunications Code of Best Practice and the Ten Commitments of the UK mobile phone operators (supported by the Federation of Electronics Industries), pre-application consultation was undertaken with the Local Planning Authority to help identify the scope of the planning application and the issues to be addressed within this supporting statement.

In a letter to the Authority dated 11th July 2001 Marconi, on behalf of BT Cellnet indicated the cell search area and requested information on existing telecommunication installations, planning constraints and any potential sites nominated by the Authority. In response, by telephone, Mike Thorp Principal Planning Officer, indicated that any telecoms installation in the area should be as well screened as possible. Mr Thorp also stated that the District Council has a policy whereby all telecoms applications should be sited at least 60-metres from residential properties.

Planning Policy

National Guidance

Planning guidance on telecommunications in England is currently contained in the following two documents. These are:

- Planning Policy Guidance Note (PPG) 8 'Telecommunications' (August 2001);
- The Code of Best Practice on Telecommunications Prior Approval Procedures.

The Government's general policy on telecommunications is to facilitate the growth of new and existing systems, whilst at the same time protecting the environment. It also attaches importance to the concept of mast and site sharing.

For example, PPG 8 paragraph 19 states:

"***In order to limit visual intrusion, the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites for such installations, to the minimum consistent with the efficient operation of the network.***"

It is inevitable however that sites for new masts will be required in certain circumstances.

Assessment of Need

Methodology

A need has been identified for the proposed development on the basis of an assessment of the existing network. This assessment identified a

requirement to upgrade and expand the network to be able to handle the demand for calls as well as to facilitate the introduction of the various forms of high-speed data transmission. The introduction of these new technologies requires additional infrastructure to be established.

This assessment of need has involved analysis of the following criteria:

1. Coverage – Under the terms of its licence, granted by the Government, there is a legal obligation for operators to expand their networks to accommodate customer requirements of service and quality (see PPG8, Appendix – Supporting Guidance paragraphs 20 and 27).. There is also requirement to ensure that all reasonable demands for service are capable of being met (see Code of Best Practice, part 1.2 paragraph 3). These demands by residential and commercial customers extend to the requirement for network coverage to be available at home, in the workplace, while shopping, enjoying leisure activities and while on the move.

2. Quality – Radio base stations are low-powered devices (between 2 and 70 watts), communicating with low-powered handsets (2 watts maximum) and can only cover limited geographical areas; up to a theoretical maximum of 32 kilometres in flat, sparsely-populated areas and as a little as a few hundred metres in busy, urban centres.

3. Capacity – Network coverage is provided through a series of radio base stations, each of which is required to operate within a certain cell area. The size of each cell is determined by a number of factors, in particular the demand from subscribers. As the use of and demand for mobile phones has increased the number of sites required to provide sufficient network capacity has increased.

Each cell or base station can only handle a finite number of calls. Therefore, in areas of high use, additional cells are required to meet demands on the network. Capacity can be expanded either by introducing new sites or by splitting existing cells.

With the majority of the operator's network being operational and fixed the potential locations for new sites are limited. There is a need to provide an efficient distribution of sites to avoid signals of the same frequency, causing interference with one another. The operators' radio engineers produce plans that indicate the optimum site location (the cell centre) and its coverage area. Only a small degree of tolerance is acceptable to provide the coverage required and to avoid interference with adjoining cells. The radio parameters for any site can also be influenced by local topographical factors and 'clutter' caused by trees or tall buildings.

Site Specific Assessment of Need

The attached radio coverage plots demonstrate the need for a base station at the above site. This plot is a computerised radio coverage prediction chart. The plots are very precise and their accuracy is constantly confirmed by the use of mobile towers and drive around radio surveys.

The coloured plots represent the strength of radio signals as they leave the antennas, and indicate a deficiency within the application area. These areas of deficiency are known as "holes" and where there are holes in the coverage, users to the system will experience a number of deficiencies. These include:

- in-building radio coverage will not be obtained;
- when a customer attempts to join the network they will be unable to obtain a link to a base station. This is an important factor should a vehicle break down in the area, especially with regard to lone travellers;
- a customer passing through the area using a mobile telephone will be cut off, which is known as "drop out";
- a telephone user trying to contact a customer in the area will be unable to get through;
- emergency services will not be contactable. Increasingly mobile telephones are being used for 999 calls.

It is for these reasons that it is important to achieve a comprehensive service of quality for mobile users. The main complaints received by mobile telephone operators about their service relate to the problems associated with dropped calls and no service.

The benefits of providing a modern telecommunications system and the need for providing sufficient levels of coverage, quality and capacity are recognised by the Government. In its statement on mobile phone masts on 16 March 2001, the Government states:

"***Parents and children feel more secure because of them. Mobile phones have saved lives – they allow emergency services to be called immediately when they are needed. None of this could happen without the masts and other infrastructure which enable the service to be delivered.***"

The attached plots indicate the radio coverage in the application cell area as existing and as anticipated subject to approval of this proposal. For the operator's requirements to be fulfilled, the area surrounding the proposed site needs to have a signal of at least –65dBm. i.e. green or blue. The existing plot clearly shows that the area at present is deficient in radio coverage and is therefore unsatisfactory for customers.

The plot based upon the proposed site's integration within the radio network indicates that coverage requirements would be achieved, with the majority of the application cell area showing signal strength above –65dBm.

Consideration of Alternatives

Methodology

In assessing potential locations, the following considerations have been taken into account.

1 Planning – Every effort is made to ensure that the most suitable site is identified in terms of its planning characteristics. In identifying potential sites, consideration is given to the location of sensitive receptors, adjoining land use designations and the availability of effective screening measures. These considerations are, however, balanced by the technical requirements and land availability issues identified below.

2. The radio implication of the site – The transfer of radio signals and data along the telecommunication networks can be provided through two alternatives; microwave antenna and fibre-optic links. With microwave antenna a 'line of sight' has to be established and protected between associated infrastructure, if this is disrupted so is the network service. To achieve an uninterrupted line of sight the installation must reach a sufficient height above surrounding buildings and trees. The installation must also be in a position to provide good in-building radio coverage to the target area.

3. Land availability – The site is dependent upon landowners' willingness to see their property used for this purpose.

APT-Marconi has undertaken an assessment of potential sites within the search area. This assessment was undertaken through analysis of Ordnance Survey maps of the local area, a site visit and following discussions with the local planning authority and local landowners. Network radio planners have also analysed the search area to ensure that identified options are acceptable in radio coverage terms.

Site Specific Alternatives Considered

Other sites investigated included:

(A) – *Kingsmere House (NGR:SU 8140 6508)*

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(B) – *Pineridge Farm – (NGR: SU 81806514)*

This site was surveyed with the view to installing a radio base station. However, the site provider was not interested in my clients proposals.

(C) – *Lakeside Care Home (NGR: SU 8135 6516)*

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(D) – Land belonging to Kingsmere (NGR: 8160 6494)

This site was surveyed as a possible option. However, the site provider was not interested in having a radio base station on their property.

(E) – Land at Pinehill (NGR: SU 8156 6509)

This site was surveyed with the view to installing a radio base station. However, the site provider was not interested in my clients proposals.

The site subject of this application was the only site that met the required criteria for this cell. The site provider was happy to have the proposed radio equipment on their property and access to the site is good. An installation at this location will provide the required radio coverage to the intended target area.

Health and Safety

In response to the growing concern related to the health implications of exposure to electromagnetic fields (EMFs) the Government asked its statutory advisors on radiological protection (the National Radiological Protection Board (NRPB)) to establish an Independent Expert Group on Mobile Phones (IEGMP). This Group considered the concerns about the health effects from the use of mobile phones, base stations and transmitters. The expert groups' report (also known as the Stewart Report) was published in May 2000. It concluded that:

"the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines"

It is the Government's view that if a proposed development meets the International Commission on Non-Ionising Radiation Protection (ICNIRP;1998) public exposure guidelines, as recommended on a precautionary basis in the Stewart Report, it should not be necessary for a planning authority, in processing an application, to consider health effects further. This message was re-stated by Nick Raynsford to all English MPs and local authorities in a letter, dated 29 June 2000. It has since been further re-emphasised in PPG 8 (2001) paragraph 98, which states:

"...In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them."

The EU Recommendation is based on ICNIRP (1998) guidelines for limiting general public exposure to electromagnetic fields (radio waves). ICNIRP (1998) guidelines apply a 50-fold safety margin for continuous exposure of the general public to electromagnetic fields, providing a conservative public exposure guideline set at 2% of the level where replicated biological effects have actually been observed.

The UK mobile phone operators will, as a minimum, build base station sites to comply with the ICNIRP (1998) general public exposure guidelines in areas where the public spend a significant amount of time. These areas are those locations where antennas are accessible to the public without the use of climbing aids such as ladders, crossing barriers or other access controls.

Nature of Radio Waves

As one moves away from the antenna, the strength of the radio wave falls off very rapidly. As the strength of the radio wave decreases, so does the exposure level. It is important to note that masts or other support structures do not emit radio waves.

Accordingly, there are points in space, around the antennas, where the maximum level just meets the ICNIRP (1998) general public exposure guidelines. These points define a volume within which there is the potential to exceed the ICNIRP general public exposure guidelines. This volume is referred to as the "***EU Zone***" or "***ICNIRP Public Zone***" and public access is physically restricted to these areas. For large base stations this area or exclusion zone is around 3 metres from the antennae, for smaller installations, as little as 3.5 centimetres. However access to the areas where ICNIRP (1998) public exposure guidelines may be exceeded will be restricted and warning signs will be displayed.

Compliance Overview

When compared to the ICNIRP (1998) public exposure guidelines, the typical power densities from a base station encountered at ground level are never likely to exceed a value which is a hundred times lower than the recommended maximum. In reality, this condition rarely exists and therefore, the actual antenna loading of the installation will be less than that calculated from the theoretical maximum antenna loading.

This supporting statement includes a signed Certificate of Conformity issued by BT Cellnet Ltd, which confirms that the proposed development is within the established international guidelines.

The proposed base station will operate within the 900 / 1800MHz range.

Conclusions

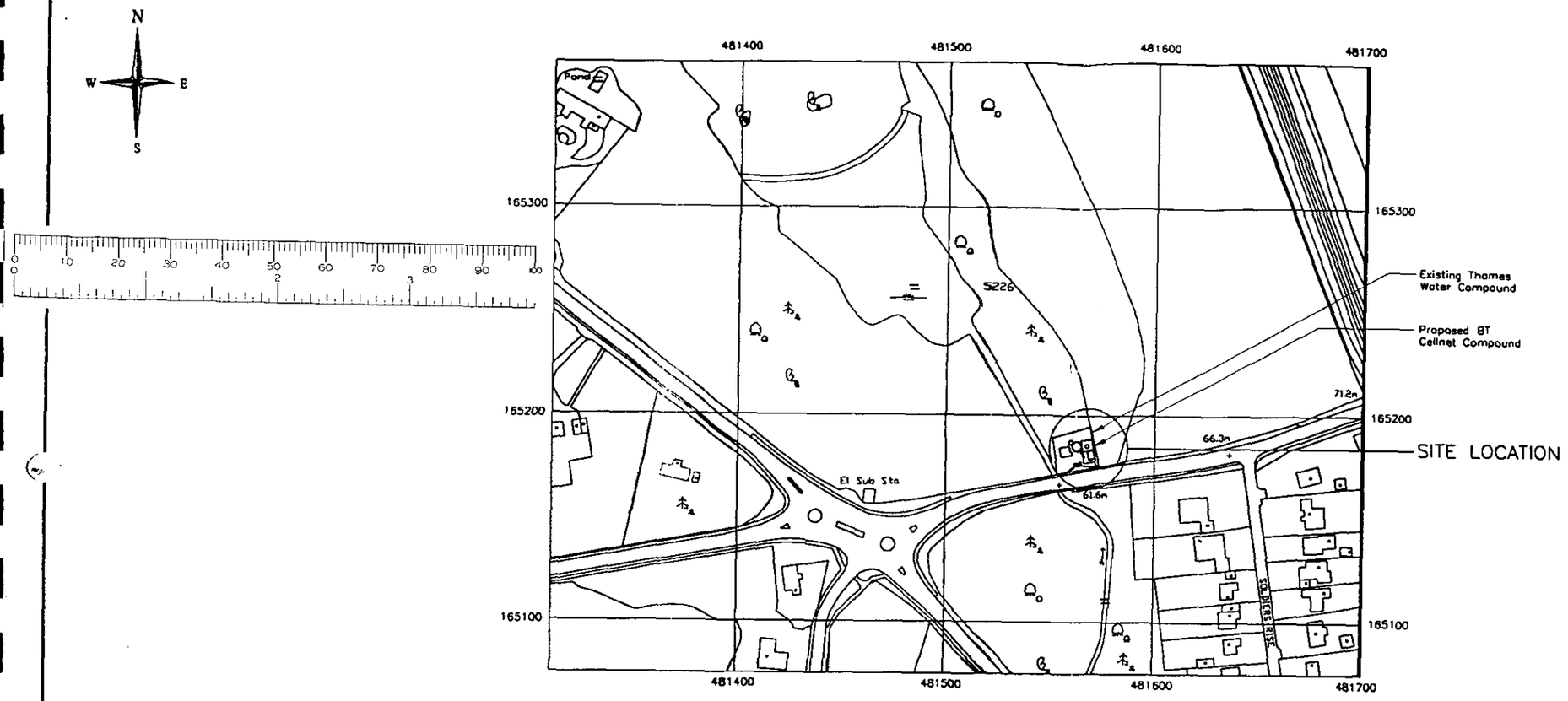
There is a requirement by the operator to increase telecommunication network coverage, quality and capacity in this locality. Network planners have identified a need for a further installation, which is demonstrated in the coverage plots included. The proposed development will address this identified need and improve the operators network in line with their licence requirements and customer demands.

In accordance with PPG8 (2001) an assessment of the site and potential alternatives, including existing buildings, radio towers and other structures

and locations, has been undertaken and discussions were held with the local authority. The site was identified and assessed in conjunction with the operator and landowner and was the most appropriate site that met the required criteria for this cell.

The telecommunications infrastructure proposed as part of 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 and guidance.

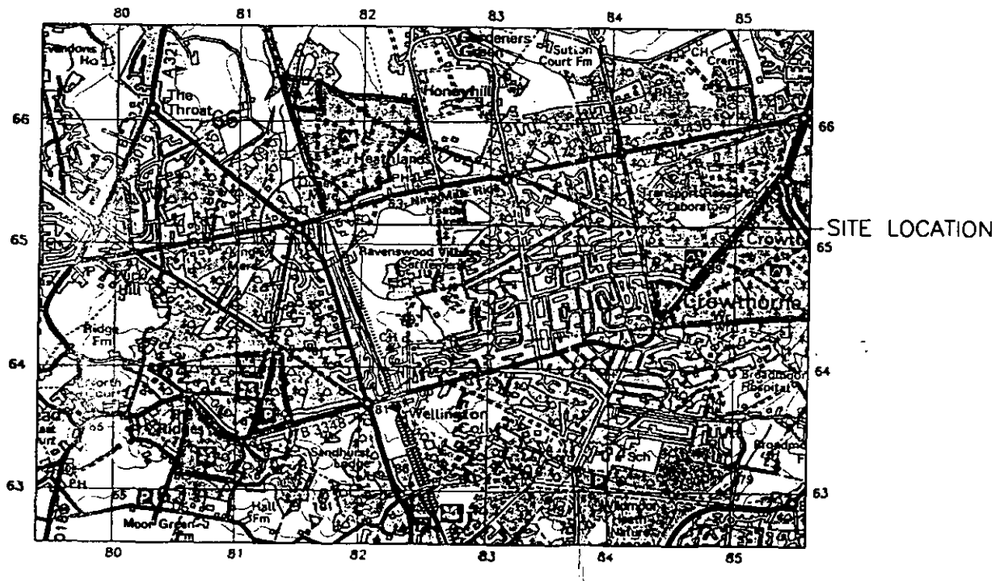
The enclosed information from BT Cellnet Ltd confirms that the proposed development will conform to both NRPB and ICNIRP (1998) guidelines in areas that are accessible to the public.



SITE PLAN

SCALE 1:2500

CROWN COPYRIGHT RESERVED.
REPRODUCED WITH THE PERMISSION OF THE CONTROLLER OF H.M's STATIONARY OFFICE.
SERIAL No. : 0131132884



LOCATION PLAN

E481570 N165180

SCALE 1:50000

DIRECTIONS / ACCESS TO SITE

FROM M4 JUNCTION 10 TAKE A329(M) TOWARDS WOKINGHAM. AT ROUNDABOUT TAKE A329 TOWARDS WOKINGHAM TOWN CENTRE. FOLLOW ONE WAY SYSTEM AND TAKE A321 SOUTH TO JUNCTION WITH THE B3430. TURN LEFT AND 130 METRES ON THE LEFT IS QUEENSMERE PUMPING STATION.

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-02 & 03

GENERAL NOTES

This drawing is the Copyright of BT Cellnet and must not be re-issued, loaned or copied without written consent.
Use written dimensions only. Do not scale.
Use the current revision of all referenced information.
Refer to the standard drawing notes.

waldon telecom
CENTENNIUM HOUSE
PYRFORD ROAD
WEST BYFLEET
SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
C	15/11/01	SITE PLAN AMENDED	LIC		
B	14/11/01	SITE PLAN AMENDED	MH	SW	DL
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTCellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
LOCATION MAPS

Scale:	1:100	Drawn:	MH
Date:	07/11/01	Approved:	DL

Drawing Number:
BTC/15020/2009/0220-01-B

N

W E

S

NOTE:
POSITION OF EXISTING U/G PIPEWORK TO BE CONFIRMED PRIOR TO COMMENCEMENT ON SITE

STENCH PIPE

EXISTING CONTROL CABIN

EXISTING CABINET

CHEMICAL STORAGE TANK

EXISTING CABINET

ASSUMED LINE OF U/G TANK

EXISTING HANDRAILING AROUND UNDERGROUND STORAGE TANK

DAVIT SUPPORT

EXISTING VALVE CHAMBER

110ø CAST IRON PIPE

PROPOSED 25m LIGHTWEIGHT LATTICE ON 5200mm SQ. BASE WITH 6No. ANTENNAS (000°, 000°, 120°, 120°, 240° & 240°)

PROPOSED UMTS EQUIPMENT CABIN (3725mm LONG X 2525mm WIDE X 2805mm HIGH) ON CONCRETE BASE

PROPOSED 1m WIDE ACCESS GATE INTO COMPOUND

PROPOSED COMPOUND SURROUNDED BY 1.8m HIGH CHAINLINK FENCING TOPPED WITH 3 STRANDS BARBED WIRE

PROPOSED POSITION OF MALCOE METER CABINET IN FENCELINE

EXISTING GATES TO PUMPING STATION

EXISTING FENCE

NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's BTC/15020/2009/0220-01 & 03

0 10 20 30 40 50 60 70 80 90 100

0 2 3

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SURREY
KT14 6LD
TEL : 01932 411011
FAX : 01932 411044

Rev	Date	Description	Drw	Ckd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	DL

BTcellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

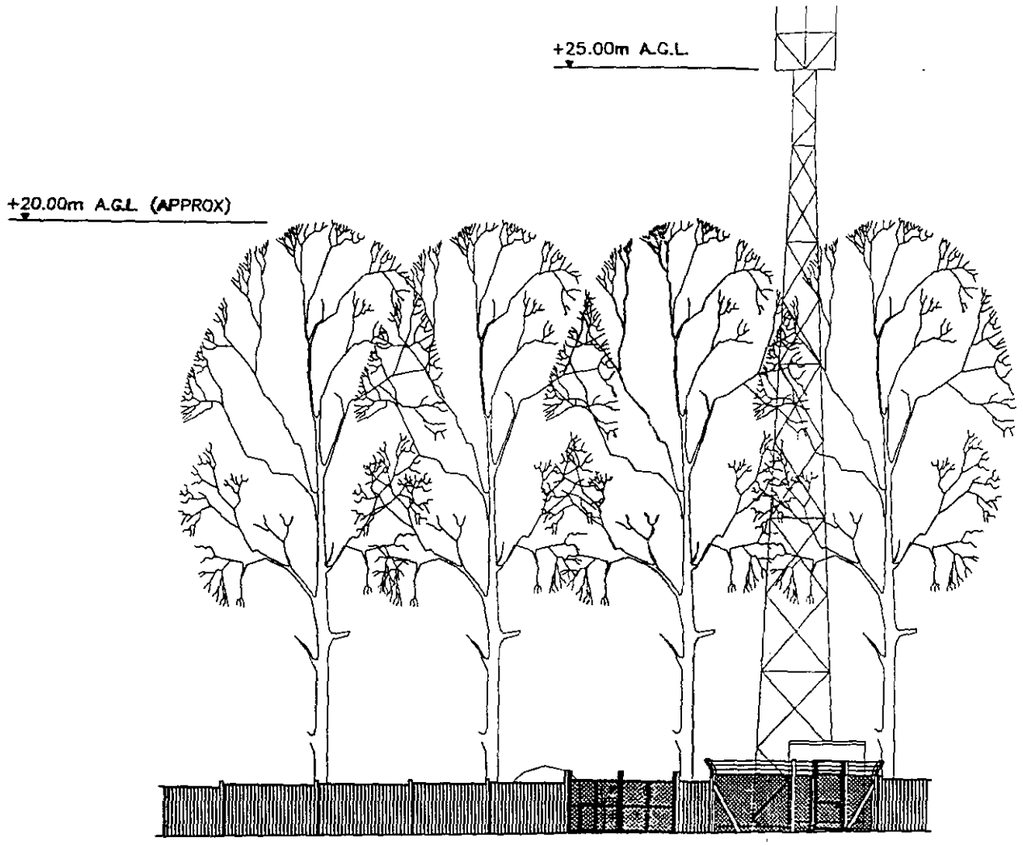
Purpose of Issue:
PLANNING

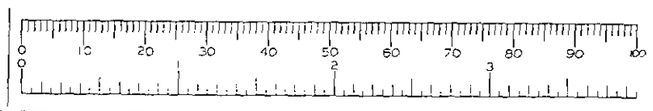
Drawing Title:
PROPOSED SITE PLAN

Scale: 1:100 | Drawn: MH

Date: 07/11/01 | Approved:

Drawing Number:
BTC/15020/2009/0220-02-B





NOTE:
TO BE READ IN CONJUNCTION WITH DRAWING No's
BTC/15020/2009/0220-01 & 02

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Rev	Date	Description	Drw	Ckd	App
B	18/01/02	COMPOUND GATE MOVED	BM	MB	MB
A	07/11/01	FIRST ISSUE	MH	SW	MB

BTcellnet
NETWORK CONSTRUCTION

Site:
QUEENSMERE PUMPING STATION
NINE MILE RIDE
FINCHAMSTEAD
WOKINGHAM, BERKSHIRE
RG40 3NE

Purpose of Issue:
PLANNING

Drawing Title:
PROPOSED S/E ELEVATION

Scale: 1:200 | Drawn: MH
Date: 07/11/01 | Approved:

Drawing Number:
BTC/15020/2009/0220-03-B

BTcellnet

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

BT Cellnet
260 Bath Road
Slough
SL1 4DX

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

Cell 15020 Queensmere Pumping Station
Nine Mile Ride, Finchampstead, Wokingham, Berks, RG40 3NF

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: 26th February 2002.....

Signed: .....

Name: Abdul Ajaz

Position: M25 Zone 1 Acquisition Manager

A·P·T
A Marconi company

Dolphin House, Albany Park, Camberley, Surrey GU16 7QH
Telephone: (01276) 605000 Fax: (01276) 683781
Web Site: www.aptelecom.com

Thames Valley Water
C/o BK
Shelsley House
The Randalls Business Park
Randalls Way
Leatherhead
Surrey
KT22 7TX

Our Ref: SRE/15020
26th March 2002

Dear Sir,

Re: PROPOSED BT CELLNET LTD. INSTALLATION AT QUEENSMERE PUMPING STATION, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NE.

I am writing to advise you that a planning application has been submitted to the local authority with regard to the installation of one 25-metre monopole and one radio equipment cabin at the above site. To comply with planning regulations please find enclosed: "Notice under Article 12 of application for planning permission".

If you have any queries relating to the planning application please do not hesitate to contact me.

Yours faithfully

Simon Edwards
On behalf of BT Cellnet Ltd.
Direct line: 01276 605811

Appendix 5 The Local Planning Authority's Decision Notice and Officer's Report

Application No. F/2002/6256 (6)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
CAMBERLEY
Surrey
GU16 7QH

RECEIVED
27 JUN 2002

Application Number: F/2002/6256

Parish: **FINCHAMPSTEAD**

Location: **Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham**

Proposal: **Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site will not be sufficient to ensure year-round screening from the proposed structure. For this reason the application is deemed to be contrary to Policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan and Policy TC1 of the Berkshire Structure Plan.

Reason

2. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon the green gap. For this reason the application is deemed to be contrary to Policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.

Informative

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

Berkshire Structure Plan Policies TC1, OS1, C6
South East Area Local Plan Policies SBE1, SBE2, STV1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WIC14, WCC1, WCC2

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/06/2002

Notice checked by: _____

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

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6256

Applicant : BT Cellnet Ltd C/O APT

Location : Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham

Proposal : Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : 13th May 2002

Date of Site Visit : 24th May 2002

Date Registered : 10th May 2002

Earliest Date for Decision : 06th June 2002

Latest Consultation Date/Site Notice Expiry Date : 06th June 2002

Application Expiry Date: 05th July 2002

Consultation Responses :

Environmental Protection and Housing
No environmental health objections to planning consent. However, needs to be recognised that there are health concerns, but no evidence, that there are health effects. 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.

Wokingham Without Parish Council
No comments from the council

Finchampstead Parish Council
Parish Council supports the local residents in their objections to the proposed mast. Councillors urge that mast companies be encouraged to enter into agreements to share facilities already in existence near the site.

Environment Agency:
No objection, in principle.

Urban Design and Conservation
Photographs should be provided by the applicant to clarify the visual impact of the proposal.

Landscape:
Unable to provide comments

Councillor Stanton:
Application listed, should the recommendation be for approval.

Neighbours Consultations:
A petition was received containing 162 signatures, of which 158 were in objection to the application.

There were a total of 20 separate neighbours objections to the proposal. These were based on the grounds of:

- Design, height and location
- Physical appearance
- Deter visitors and future residents of the area
- There are two 12 metre masts in the immediate vicinity of the masts location – why can't these be shared.
- There is strong community vigilance to protect the area from insensitive development
- Health effect
- There is a school within 700m of the application (possible health effect)
- There has been a proposal for a childrens nursery within 100m of the proposed location
- Concern regarding the TPO on site
- Visual effect on the green gap
- Section of road is particularly dangerous
- Proximity of the mast to residential area
- Planned use of air conditioning and/or generators would cause noise pollution for local residents
- General concerns about the effect on the wildlife, trees and habitat.
- Will be most especially visible in winter, when there are no leaves on the trees.
- Proximity to residential dwellings

Planning Issues :
Rural Area – Separation of Settlement, Green Gap.
Flood zone
South East Area Local Plan

Application Number: F/2002/6256

Appraisal :

The main issues are:

A. **The Impact on Neighbouring Properties**: SEALP Policies SBE1 Design of New Development and SBE2 Inappropriate Design; WDLP Policies WOS3 Development Control Principles, WBE1 Development in its Local Context, and WIC14 Assessment of Proposals for telecommunications Development; Berkshire Structure Plan Policy OS1, TC1 Assessment of Proposals for Telecommunications Development

B. **Impact on the surrounding environment**: SEALP Policies STV1 Identified Settlements, SBE1, SBE2; WDLP Policies WOS3, WBE1, WIC14 Assessment of Proposals for telecommunications Development, WCC1 Development in the Countryside, WCC2 Green Gaps and Wedges, Berkshire Structure Plan Policy C5 Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas, Policy C6 Green Gaps and Wedges, Policy OS1 The Overall Strategy

C. Concerns of the Parish Council, local residents and Ward Members

The proposed development is for the erection of a 25m high lattice mast with 6 panel antennas and an equipment cabin. The mast is to be located within land known as the Queensmere Pumping Station, Nine Mile Ride. It is situated within the Green Gap.

The site itself is located within something of a gully, and is surrounded by tall deciduous trees.

Impact on Neighbouring Properties
It is considered that due to the significant height of the structure that the mast will be easily visible from adjoining properties. This will particularly be the case during the winter months when the surrounding trees are leafless. It is considered that the height and location of the mast is such that it will be detrimental to the amenity of neighbouring property owners.

Impact on Surrounding environment
Policy WCC2 states that

'In seeking to maintain a clear separation of settlements within the plan area, development will not be permitted in the green gaps and wedges that would affect or detract from their open or countryside appearance and character. These areas are of special significance because they are essential to the maintenance of a physical and visual separation between distinct settlements and the countryside setting they provide for them'.

The location of such a significant structure on the edge of the green gap, and so close to residential properties, is not considered to meet with this policy. It

is not considered that the mast will lend itself to being a boundary feature, and will clearly change the character and appearance of the area. This problem is further exacerbated by the fact that there are two other telecoms masts located very close to this site.

Concerns of the Parish Council, local residents and Ward Members
There have, as mentioned above, been many concerns raised by the Parish Council, local residents and ward members.

Of particular note is the concern by local residents that the tower will be very visible from their properties. This is not an issue which could be mitigated with the design proposed.

It is therefore considered that the design of the mast is not sympathetic to the green gap, and will have additionally have a detrimental effect on the amenity of neighbouring property owners.

Recommendation : Refusal

Application Number: TL/2002/6326
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.			The proposed telecommunications mast is considered to have a unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site will not be sufficient to ensure year-round screening from the proposed structure. For this reason the application is deemed to be contrary to policies SBE1 and SBE2 of the South East Area Loc Plan, Policies WOS3 and WBE1 of the Wokingham Draft Depos Plan, And Policy TC1 of the Berkshire Structure Plan.
2.			The proposed telecommunications mast is considered to have a unacceptably adverse visual impact upon the green gap. For thi reason the application is deemed to be contrary to policies WCC and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.

Informatives for Approvals:

1.	N16
2.	

Policies

Loddon Area Local Plan Policies:
South-East Area Local Plan Policies: SBE1, SBE2, STV1
Wokingham District Local Plan Policies: WOS3, WBE1, WIC14, WCC1, WCC2
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: TC1, OS1, C6
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 24/6/02

RECORD OF SITE VISIT

Site Address: Queensmere Pumping Station
Application Number: F/2002/6258
Officer: Kevin Kilgour
Date of Site Visit: 24/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS

Deciduous trees surrounding site, on both sides of road. Monopole further up road towards roundabout.

3. DESCRIPTION OF SITE/BUILDING

Deciduous trees

4. RELATIONSHIP TO ADJOINING PROPERTIES

'Lalapanzi' nearest neighbour.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Slopes down from Lalapanzi.

BOUNDARY TREATMENT Close to road edge.

OTHERS

Appendix 6 Relevant Development Plan Policy

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

2.32 The Council's aims and objectives will be to conserve and, where appropriate, to enhance the tree cover within this area generally, placing emphasis on creating new plantations *AND FOREST ENVIRONMENTS* **(PA 2/11)** in association with any acceptable development or in agreement with landowners. *TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NEW DEVELOPMENT, IN ACCORDANCE WITH POLICY WLL7.* **(PA 2/12)** *FOREST ENVIRONMENTS HAVE VARIED HABITATS AND CAN INCLUDE GRASSLAND, GLADES, THICKETS, PONDS, COPPICE AREAS, DEAD WOOD, ETC., AND ARE MAINTAINED BY MANY DIFFERENT MANAGEMENT TECHNIQUES INCLUDING GRAZING, HAY MAKING AND COPPICING* **(PA 2/11)** Particular attention will be paid to strengthening weak settlement boundaries, transport corridors and strengthening the identified green wedges and gaps, *AND EXISTING ISOLATED WOODLAND, ESPECIALLY THOSE OF ECOLOGICAL VALUE* **(PA 2/13)** as well as areas contributing to the character of settlements. Any planting must be in keeping with the established landscape features and character *WITH ENCOURAGEMENT GIVEN TO THE USE OF BROAD-LEAVED NATIVE TREES.* **(PA 2/14)** Furthermore, there will be a need to ensure no detrimental impact upon wildlife species and habitats occurs.

POLICY WCC3: THE CENTRAL BERKSHIRE FOREST (OUTSIDE THE METROPOLITAN GREEN BELT)

THE COUNCIL WILL SEEK THE CONSERVATION OF EXISTING TREES AND THE PROMOTION OF NEW TREE PLANTING, TO INCREASE COVER IN THE CENTRAL PART OF THE DISTRICT. THE CENTRAL BERKSHIRE FOREST AREA IS IDENTIFIED ON THE PROPOSALS MAP. ~~TREE PLANTING WILL BE SECURED IN ASSOCIATION WITH NEW DEVELOPMENT~~ **(PA 2/15)**

WHEN NEW TREE PLANTING IS APPROPRIATE, IT SHOULD BE USED TO:

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLANDS IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THROUGH MANAGEMENT PLANS AND AGREEMENTS.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Policy WCC1. The policy recognises that there are occasions when development outside the boundaries of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before such development is considered, other options should be examined, in particular, whether any existing buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive to the countryside location in terms of visual, physical and ecological aspects. It is essential that new development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countryside. These objectives are set out in the introduction to this section of the plan.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

UTILITIES INFRASTRUCTURE

11.28 Public utility services include infrastructure works for electricity, gas, water supply, sewerage and telecommunications services. All these services are provided by private sector companies and the Council has a limited control over their activities. Development for operational needs will generally be supported. The local planning authority has also liaised with services providers in respect of the plan's policies that could help service provision.

POLICY WIC13: PUBLIC UTILITIES

PROPOSALS FOR DEVELOPMENT REQUIRED FOR THE OPERATIONAL NEEDS OF PUBLIC UTILITIES WILL BE SUPPORTED SUBJECT TO THEIR ACCEPTABILITY ON ENVIRONMENTAL AND AMENITY GROUNDS IN ACCORDANCE WITH OTHER RELEVANT POLICIES AND PROVISIONS OF THE PLAN. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT EXISTING LEVELS OF INFRASTRUCTURE, TECHNICAL AND OPERATIONAL REQUIREMENTS *AND* **(PA 11/9)** THE OPPORTUNITIES FOR SHARING FACILITIES ~~AND APPROPRIATE PHASING OF DEVELOPMENT~~. **(PA 11/9)**

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Telecommunications

11.29 PPG 8 *Telecommunications* states that local planning authorities should respond positively to telecommunications development proposals. However where possible existing masts and equipment should be used in order to avoid impact on amenities.

11.30 Telecommunications are being promoted as being important and therefore interference as a result of development must be minimised. Large structures can result in physical obstruction, or reflection, of above ground signals and therefore interference to existing networks can be a material consideration in determining a planning application.

11.31 On major new developments developers will be encouraged to allow for the future telecommunications needs of occupants and make provision for necessary equipment. Communal provision will be expected on larger developments to reduce the proliferation of aerials. In addition operators will be encouraged to remove telecommunications structures that have become redundant.

POLICY WIC14: ASSESSMENT OF PROPOSALS FOR TELECOMMUNICATIONS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT IT IS IN ACCORDANCE WITH POLICY TC1 OF THE BERKSHIRE STRUCTURE PLAN 1991 – 2006. ~~IN ADDITION THE COUNCIL WILL CONSIDER 'PRIOR NOTIFICATION' SUBMISSIONS IN ACCORDANCE WITH POLICY WOS3~~ **(PA 11/10)** AND OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. THE COUNCIL WILL ALSO SEEK TO SECURE THE REMOVAL OF ANY TELECOMMUNICATIONS APPARATUS THAT IS NO LONGER REQUIRED FOR ITS ORIGINAL PURPOSE.

BEFORE PERMISSION IS GRANTED, APPLICANTS WILL BE REQUIRED TO SHOW THAT NO ALTERNATIVE LESS VISUALLY INTRUSIVE SITE IS AVAILABLE OR TECHNICALLY FEASIBLE. CONDITIONS MAY BE IMPOSED TO REQUIRE PROVISION OF A SUITABLE SCREEN TO MITIGATE THE VISUAL IMPACT OF THE APPARATUS.

Cont.

THE COUNCIL WILL EXERCISE ITS OPTION TO REQUIRE PRIOR APPROVAL IN AREAS DESIGNATED IN THIS PLAN AS BEING ENVIRONMENTALLY SENSITIVE, WITHIN 200 METRES OF ANY BUILDING REGULARLY USED BY PEOPLE AND IN OPEN COUNTRYSIDE WHERE IT WOULD APPEAR ABOVE THE SKYLINE. **(PA 11/11)**

Implementation: Through the development control process.

Monitoring: Planning applications and prior notifications determined.

11.31A *FOR THE PURPOSES OF POLICY WIC 14 THE AREAS WHICH ARE DESIGNATED AS BEING ENVIRONMENTALLY SENSITIVE ARE AREAS OF SPECIAL LANDSCAPE IMPORTANCE, THE THAMES VALLEY, SITES OF URBAN LANDSCAPE VALUE, LOCAL NATURE RESERVES, WILDLIFE HERITAGE SITES, THE GREEN BELT, CONSERVATION AREAS, AREAS OF SPECIAL CHARACTER, HISTORIC PARKS AND GARDENS, LISTED BUILDINGS, ARCHAEOLOGICAL SITES, ANCIENT MONUMENTS, GREENWAYS, GREEN ROUTES AND AREAS WHICH FORM THE SETTING OF THESE AREAS.* **(PA 11/12)**

Recycling

11.32 Recycling and Sustainable Development are important issues and the Government recognises that the planning system has a role to play in weighing the interests of economic development and environmental protection. The Council has a recycling plan (approved by the Department of the Environment in 1992). It aims to achieve a 25% recycling target of all household waste generated in this District by the year 2000. The County Council adopted a *Waste Management Plan for Berkshire* in 1995. Its strategy is based on waste minimisation, re-use and recycling, and the treatment of waste to produce useful products. In addition to this the County Council has produced a *Waste Local Plan*, which is a land use plan setting out policies and proposals for new waste facilities that seek to ensure minimal harm to the environment and the public. The Berkshire Structure Plan 1991 - 2006 contains a policy that seeks provision of recycling facilities on site or a contribution to them elsewhere as is appropriate to the development proposed. Development proposals will be expected to take account of recycling policies contained within the Berkshire Structure Plan 1991 - 2006 and the Waste Local Plan.

WATER AND SEWERAGE

Water Quality

11.33 The quality of water is an increasingly important area of concern. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses and general amenity. The Council should therefore restrict development that would threaten surface and ground water quality. The Environment Agency has published ground water vulnerability maps, which identify areas requiring protection from potentially polluting activities.

POLICY WIC15: SURFACE AND GROUND WATER PROTECTION

THE COUNCIL WILL (FOLLOWING CONSULTATION WITH THE ENVIRONMENT AGENCY) RESIST DEVELOPMENT THAT COULD ADVERSELY AFFECT THE QUALITY OF SURFACE AND GROUND WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS AS A RESULT OF DISTURBANCE TO CONTAMINATED LAND.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new buildings, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes involving more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the "grain" of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared/required to establish the wider context within which applications will be considered.

❖ SBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA,

(B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK,

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful urban environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, local shopping centres in particular, where comprehensive development has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

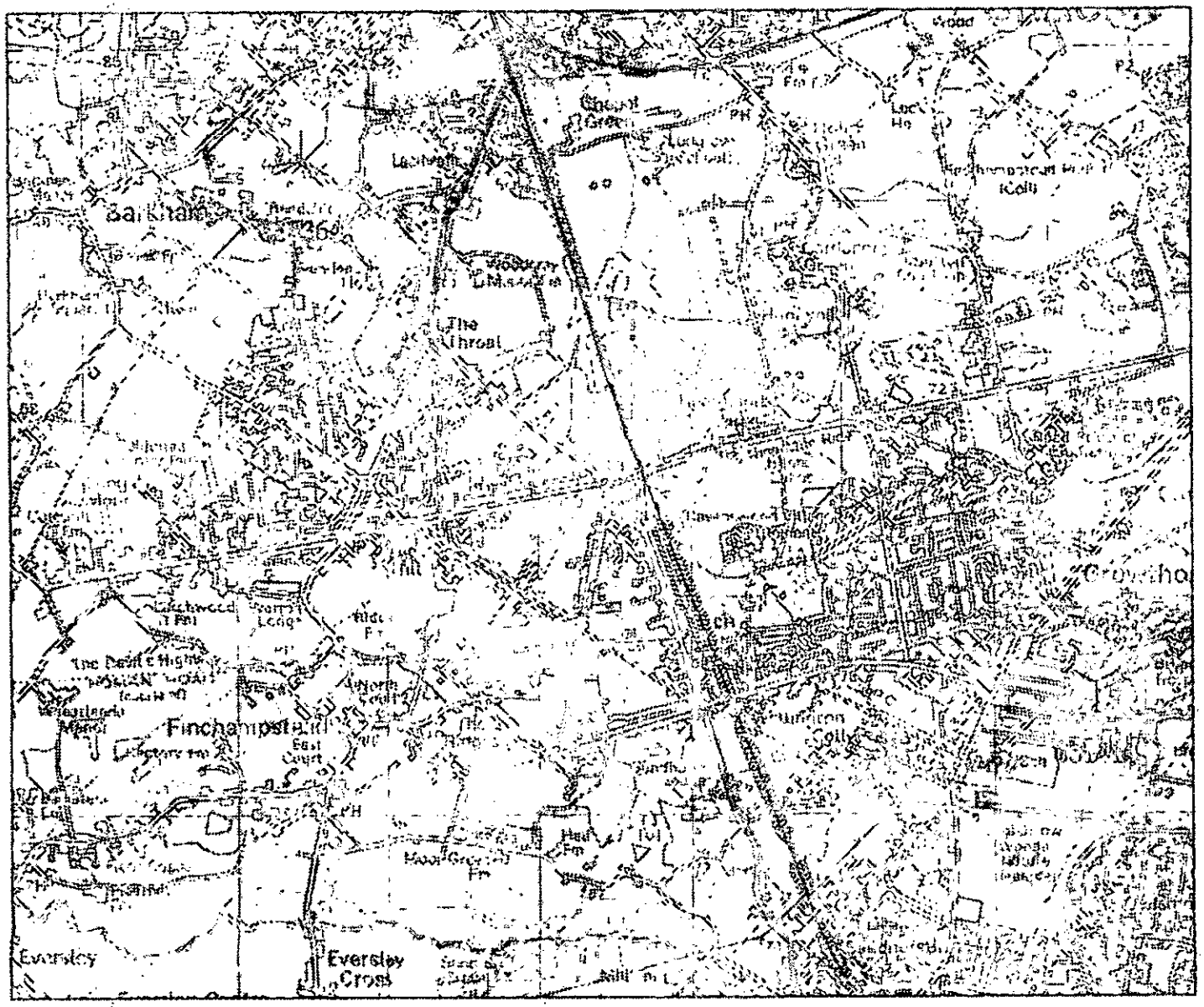
1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

Appendix 7 Radio Coverage Plots

Existing coverage without proposed cell 15020A Heathlands



BTcellnet

Odyssey

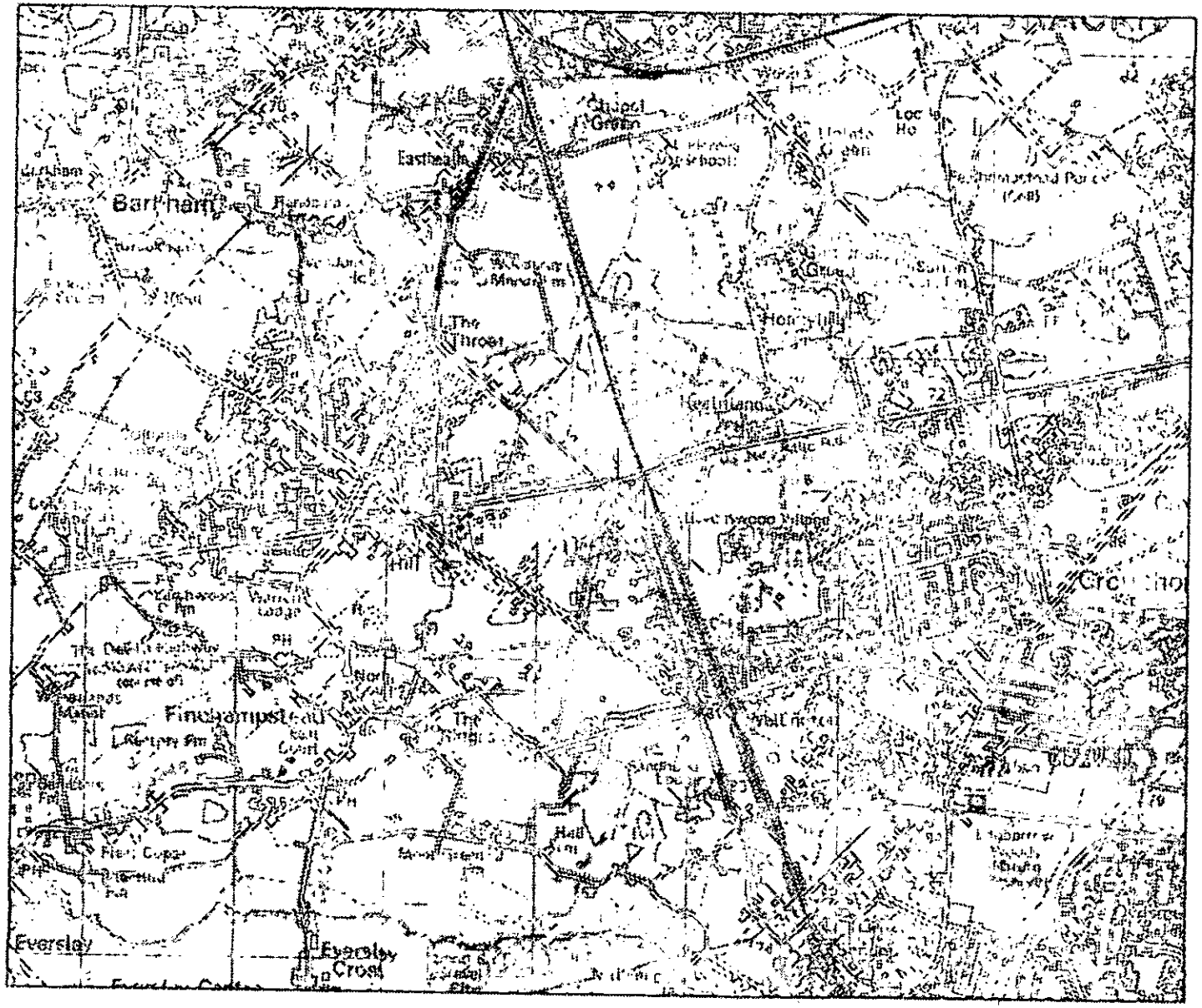
© Logica Mobile Networks

(Wed Aug 28 15:36:17 2002)

Best Server:

[-100, -95) (dBm)
[-95, -90) (dBm)
[-90, -85) (dBm)
[-85, -80) (dBm)
[-80, -75) (dBm)
[-75, -70) (dBm)
[-70, -65) (dBm)
[-65, -60) (dBm)
[-60, -55) (dBm)
>= -55 (dBm)

Existing coverage with proposed cell 15020A Heathlands @ 25m



BTcellnet

Odyssey

© Logica Mobile Networks

(Wed Aug 28 15:06:23 2002)

Best Server:

[-100, -95) (dBm)
[-95, -90) (dBm)
[-90, -85) (dBm)
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[-70, -65) (dBm)
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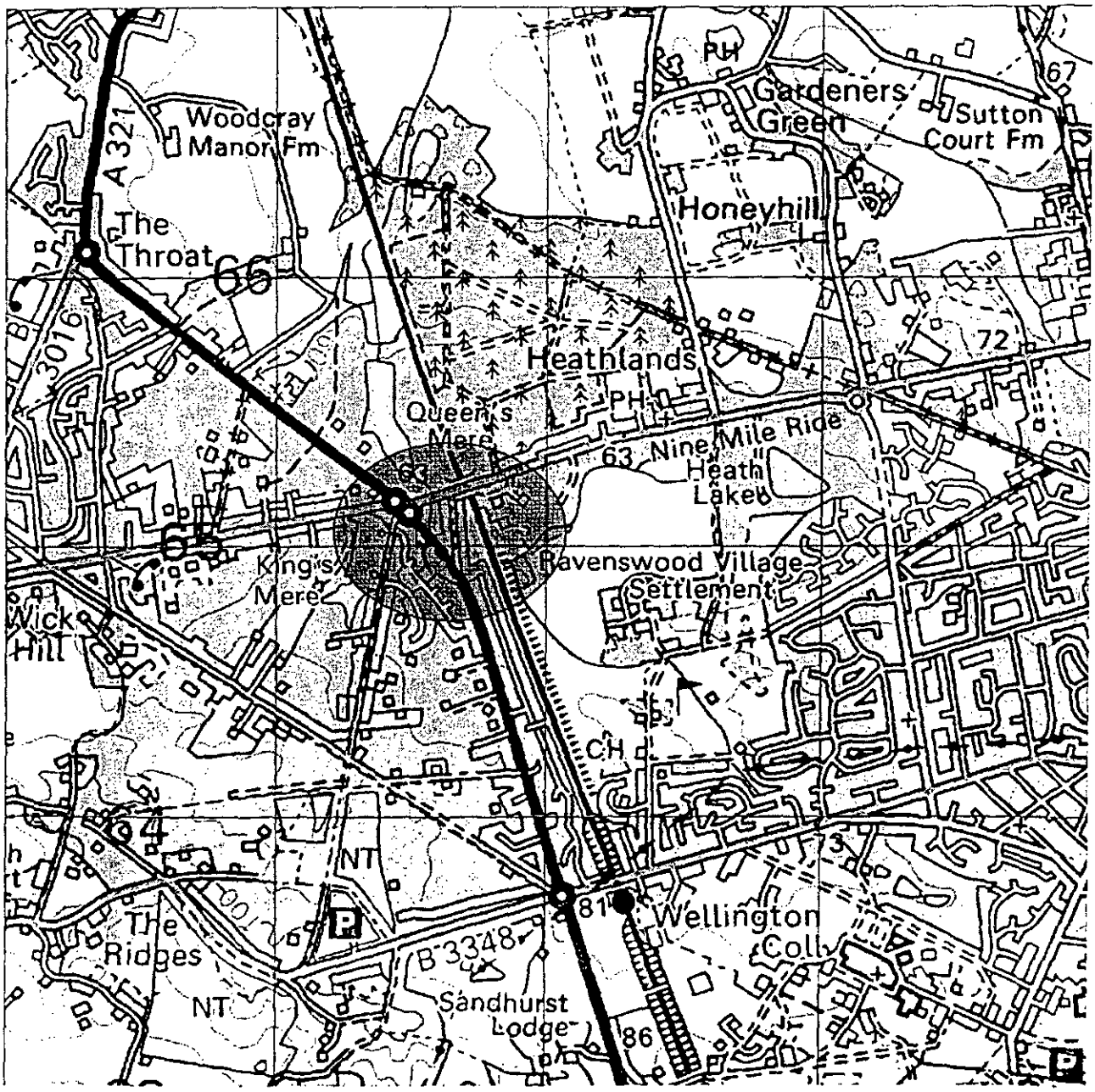
[-60, -55) (dBm)
>= -55 (dBm)

Appendix 8 Plan of the Cell Search Area

C15020
HEATHLANDS

Search Area

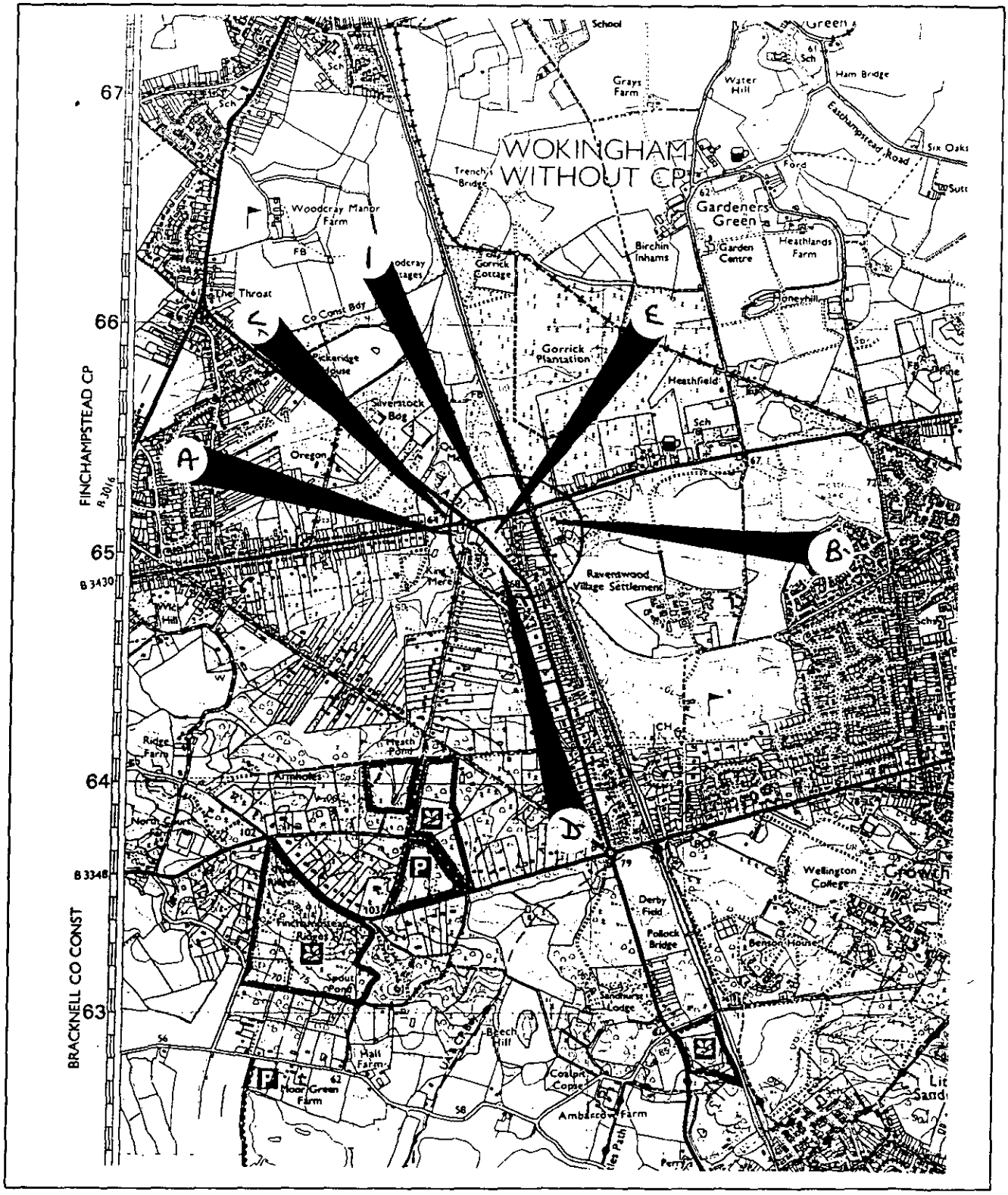


Appendix 9 Discounted Option Plan

DISCOUNTED OPTIONS

A·P·T

BTcellnet



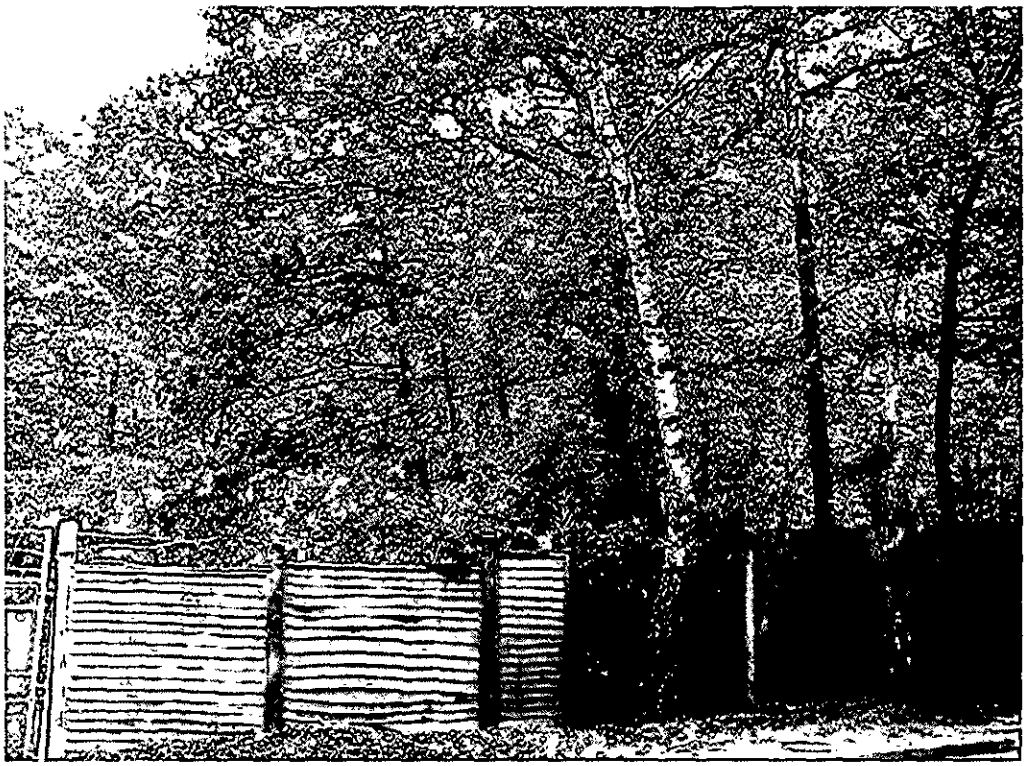
Cell: 15020	-	**Heathlands**

Map: Explorer 160

Appendix 10 Appeal Site Photographs

PHOTOGRAPHS FOF APPEAL SITE

1. View of Appeal Site from the South Side of Nine Mile Ride (B3430)



2. View of Appeal Site from the South side of Nine Mile Ride



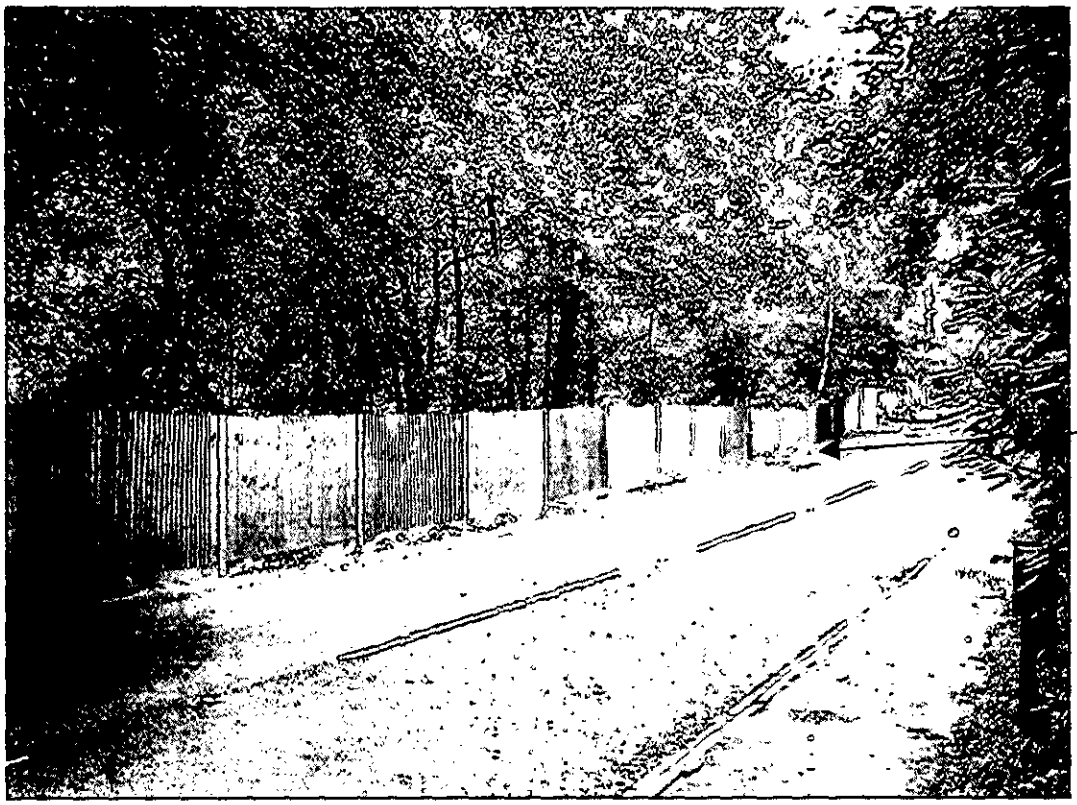
3. Looking SE from Appeal Site - View of Closest Residential Property



4. View Looking West along Nine Mile Ride with Appeal Site on the Right in the Mid-Distance and the Junction with Soldiers Rise on the Left



5. View Looking East along Nine Mile Ride with Appeal Site on the Left



Appendix 11 Statement of Compliance with ICNIRP Guidelines

BTcellnet

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

BT Cellnet
260 Bath Road
Slough
SL1 4DX

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

Cell 15020 Queensmere Pumping Station
Nine Mile Ride, Finchampstead, Wokingham, Berks, RG40 3NF

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: 26th February 2002.....

Signed: .....

Name: Abdul Ajaz

Position: M25 Zone 1 Acquisition Manager

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bt Cellnet Ltd
C/O APT
Dolphin House
Albany Park
CAMBERLEY
Surrey
GU16 7QH

Application Number: F/2002/6256

Parish: **FINCHAMPSTEAD**

Location: **Queensmere Pumping Station, Land Opposite Lalapanzi, Nine Mile Ride, Finchampstead, Wokingham**

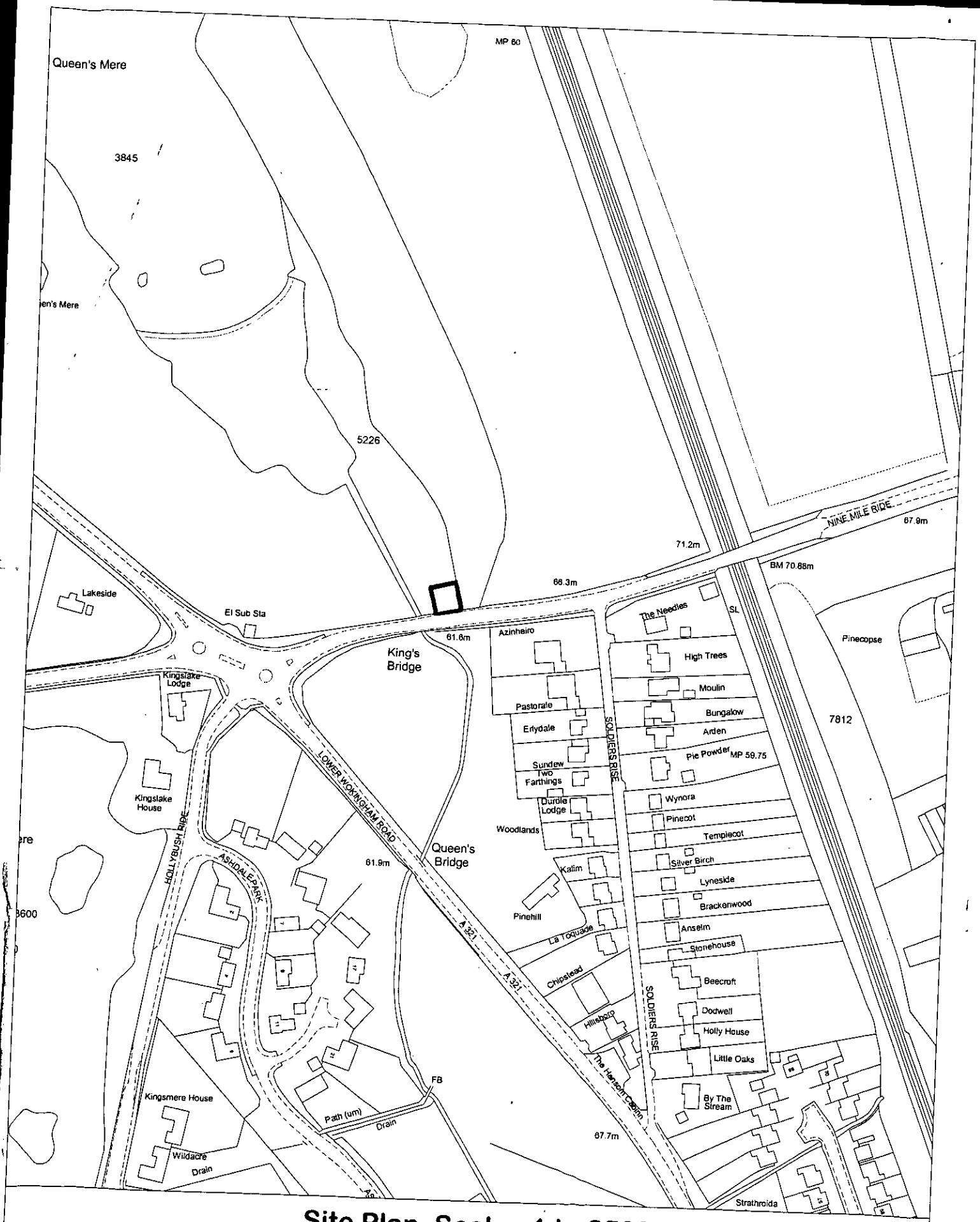
Proposal: **Proposed erection of 25m high lattice mast with 6 panel antennas and equipment cabin.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon neighbouring residential properties. Surrounding vegetation on site will not be sufficient to ensure year-round screening from the proposed structure. For this reason the application is deemed to be contrary to Policies SBE1 and SBE2 of the South East Area Local Plan, Policies WOS3 and WBE1 of the Wokingham Draft Deposit Plan and Policy TC1 of the Berkshire Structure Plan.

Reason
2. The proposed telecommunications mast is considered to have an unacceptably adverse visual impact upon the green gap. For this reason the application is deemed to be contrary to Policies WCC1 and WCC2 of the Wokingham Draft Deposit Local Plan and Policy C6 of the Berkshire Structure Plan.

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



Site Plan, Scale: 1 to 2500

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Date: 20 December 2002

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