

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251997
Site Address:	Land off Shinfield Road, Shinfield, Wokingham, RG2 9BP
Expiry Date:	15 October 2025
Site Visit Date:	8 October 2025
Proposal: Prior approval submission for the proposed installation of a 15m Phosco Phase 4.5m monopole supporting 6 no. antennas C/W 4.9 Headframe on existing pad and proposed pad extension, 1 no. 0.3m dish, the removal of the existing 15m Phase 2.0 monopole, 6 no. antennas & 3 no. combiners on existing monopole headframe, and ancillary development.	

PLANNING LEGISLATION

The Town and Country Planning (General Permitted Development) (England) Order 2015

Article 3	In conjunction with Schedule 2, Part 16, Class A grants planning permission for electronic communications code operators for the installation, alteration or replacement of any electronic communications apparatus and development ancillary to radio equipment housing.
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3.

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB21 – Landscape Character

Joint Minerals and Waste Plan (JMWP)	The JMWP does not apply to this type of application.
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS5 – Development in the countryside CE2 – Environmental standards for non-residential development C7 – Digital infrastructure and communications technology NE5 – Landscape and design DH1 – Place making and quality design HC1 – Promoting healthy communities HC5 – Environmental protection
Other	Borough Design Guide Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Shinfield Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
001891	Proposed replacement of existing telecommunications mast with a new 12 metre mast and 6 antennas & extension to existing equipment cabin	Approved 15/11/2000

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Recommend approval with no conditions

WBC Highways – No objection

WBC Landscape and Trees – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The proposed replacement mast will be located over 50 metres back from the main road to the side of the car park to the rear of the pub (The Shinfield Arms). The M4 is just to the north of the site, but views of the mast from the M4 are well screened by vegetation.

Proposal:

This application seeks permission for the proposed installation of a 15m high monopole, supporting 6 no. antennas, a proposed pad extension, 1 no. 0.3m dish and development ancillary to the mast. The proposed monopole will replace the existing 15m high monopole.

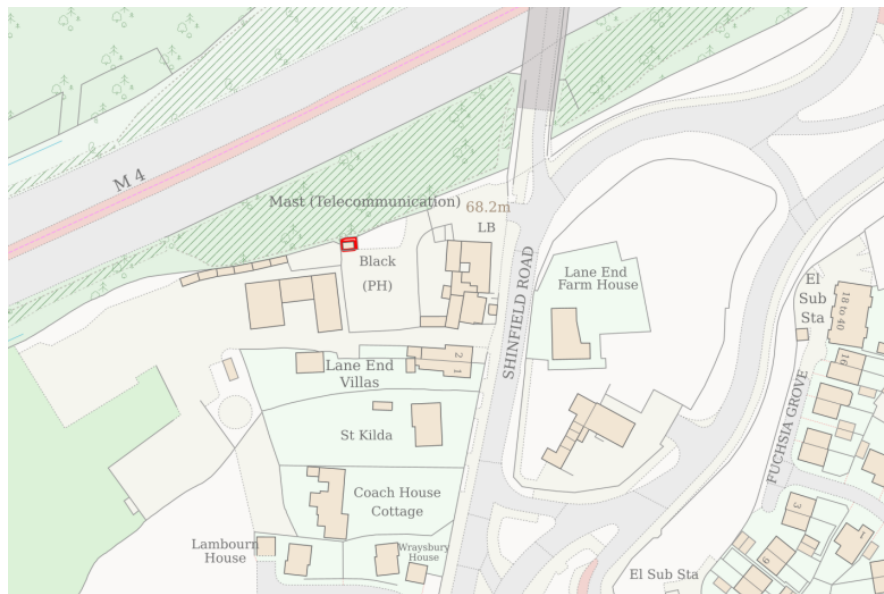


Figure 1.0 – Extract of Location Plan

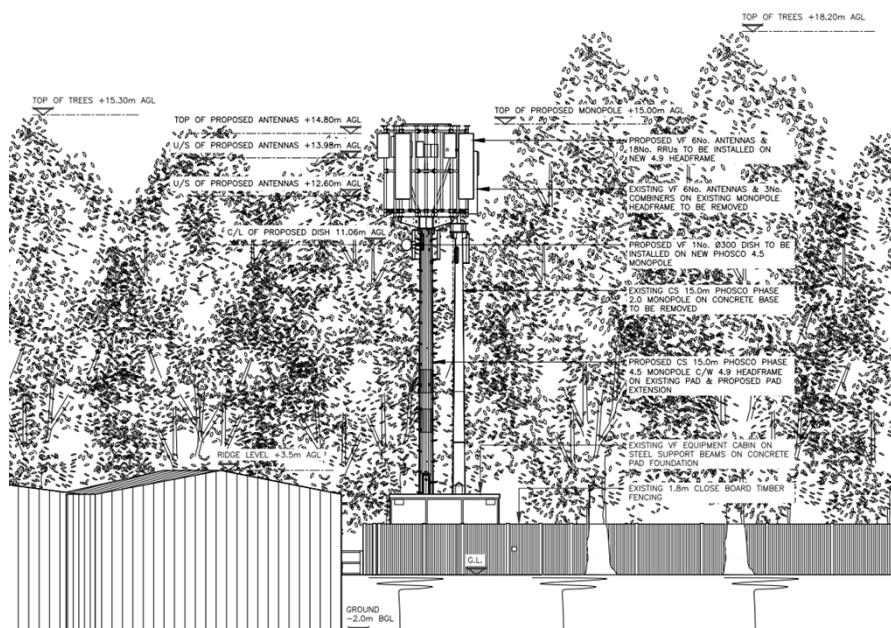


Figure 2.0 – Extract of Proposed Elevations Plan (showing existing monopole to be removed)

PART A.1 APPRAISAL				
Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3(5)	Are the building operations involved in the construction of the original development lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Cl 16, Pt. A	Does it involve development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of— (a) the installation, alteration or replacement of any electronic communications apparatus, (b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or (c) development ancillary to radio equipment housing.	✓	
Ground-based apparatus				
7	A.1(1) (a)	Does the installation of the electronic communications apparatus (other than a mast), excluding any antenna, exceed a height of 15 metres above ground level?		✓
8	A.1(1) (b)	Does the alteration or replacement of the electronic communications apparatus (other than a mast), excluding any antenna, exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is greater?		✓
9	A.1(1) (c)	Does the installation of the mast, excluding any antenna, exceed a height of— (i) 30 metres above ground level on unprotected land; or (ii) 25 metres above ground level on article 2(3) land or land which is on a highway?		✓
10	A.1(1) (d)	Does the alteration or replacement of the mast, excluding any antenna, would when altered or replace exceed the greater of the height of the existing mast or a height of— (i) 30 metres above ground level on unprotected land; or (ii) 25 metres above ground level on article 2(3) land or land which is on a highway?		✓
11	A.1(1) (e)	In the case of the alteration or replacement of a mast—		✓

		(i) is the mast on land which is, or is within, a site of special scientific interest; and (ii) does the mast, when altered or replaced, exceed the original width of the mast by more than one third?		
Apparatus on masts				
12	A.1(3)	Does the height of the mast (including the apparatus installed, altered or replaced) exceed any relevant height limit specified in paragraph A.1(1)(c)?		✓
Ground or base area				
13	A.1(7)	Does the electronic communications apparatus (other than a mast, antenna, any apparatus which does not project above the level of the surface of the ground or radio equipment housing) exceed an area of 1.5m ² ?		✓
Radio equipment housing				
14	A.1(9)	Does the radio equipment housing involve: (a) development that is not ancillary to the use of any other electronic communications apparatus; (b) the cumulative volume exceeding 90m ³ ; or (c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency?		✓ ✓ ✓
NOTES UNDER PART A.1				
<i>'Missing' sections:</i> A.1(2) is not assessed in the table above as this section specifically refers to the development being 'on a building' which this proposal is not. A.1(4) is not assessed in the table above as this section specifically refers to article 2(3) land or land which is on or within a site of special scientific interest, which this application site is not. A.1(5) is not assessed in the table above as this section specifically refers to masts on a dwellinghouse or within the curtilage of a dwelling house which this proposal is not. A.1(6) is not assessed in the table above as this section specifically refers to masts on a building which is not a dwellinghouse which this proposal is not. A.1(8) is not assessed in the table above as this section specifically refers to masts for driver information systems. A.1(10) is not assessed in the table above as this section specifically refers to public call boxes. <i>From the table above:</i> 13) The cumulative site area of the ground-based apparatus would exceed 1.5sqm. However, the proposed cabinets fall within the definition of radio equipment housing and are therefore excluded from this calculation.				

14) The radio housing equipment is ancillary in nature and less than 90sqm; nor would any single item of development exceed 2.5 cubic metres. It does not fall within article 2(3) land or a site of scientific interest.

DEVELOPMENT UNDER PART A.2

Development under Class A is permitted subject to the following requirements under Part A.2:

(1) Class A(a) and A(c) development is permitted subject to the condition that:

(a) the siting and appearance of any antenna or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing are such that the effect of the development on the external appearance of that building is minimised, so far as practicable.

The above is not relevant as the proposal is not to be installed on a building.

(b) the siting and appearance of a mast which has been altered or replaced in a manner which does not require prior approval under paragraph A.2(3), and any electronic communications apparatus installed, altered or replaced on it, are such that the visual impact of the development on the surrounding area is minimised, so far as practicable.

The above is not relevant as the application site is not located within article 2(3) land or on a site of special scientific interest. Furthermore, it does not constitute the provision of fixed-line broadband.

(2) Class A development is permitted subject to the condition that any electronic communications apparatus provided in accordance with that permission is removed from the land or building on which it is situated as soon as reasonably practicable after it is no longer required for electronic communications purposes; and such land or building is restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.

The above would form a condition on the 'prior approval' decision if it were granted.

(3) Class A development...on unprotected land where that development consists of—

i) the installation of a mast;

ii) the alteration or replacement of a mast which, when completed—

(aa) is taller than the mast which existed prior to such alteration or replacement; and

(bb) exceeds a height of 20 metres above ground level;

iii) the construction, installation, alteration or replacement of radio equipment housing, where the volume of any single development exceeds 2.5 cubic metres is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).

The individual volume of the ground-based cabinets would be under 2.5m³ which therefore accords with part (iii).

APPRAISAL UNDER PART A.3

(1) Before making the application required by sub-paragraph (4), the developer must give notice of the proposed development to—
(a) any person (other than the developer) who is an owner of the land to which the development relates, or
(b) a tenant of an agricultural holding any part of which is comprised in the land to which the application relates

(2) Notice must be given by or on behalf of the developer as follows—

- (a) by serving a signed and dated notice on every person described in sub-paragraph (1) whose name and address is known to the developer, stating—*
 - i) the name of the developer;*
 - ii) the address or location of the proposed development;*
 - iii) a description of the proposed development (including its siting and appearance which includes the height of any mast);*
 - iv) a statement that the developer will apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development;*
 - v) the name and address of the local planning authority to whom the application will be made;*
 - vi) a statement that the application is available for public inspection at the offices of the local planning authority during usual office hours;*
 - vii) a statement that any person who wishes to make representations about the siting and appearance of the proposed development may do so in writing to the local planning authority;*
 - viii) the date by which any such representations should be received by the local planning authority, being a date not less than 14 days from the date of the notice; and*
 - ix) the address to which such representations should be made; or*
- (b) if the developer has been unable to ascertain the names and addresses of every such person after taking reasonable steps, by local advertisement.*

The developer served notice on the freehold and leasehold owners on 23 August 2023. It contained all of the above requirements.

(3) Where the proposed development consists of the installation, alteration or replacement of a mast within 3 kilometres of the perimeter of an aerodrome, the developer must notify the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, before making the application required by sub-paragraph (4).

The site is not within 3km of an aerodrome.

(4) Before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior

approval of the authority will be required as to the siting and appearance of the development.

See full appraisal below.

(5) The application must be accompanied by—

- (a) a written description of the proposed development and a plan indicating its proposed location together with any fee required to be paid;*
- (b) the developer's contact address, and the developer's email address if the developer is content to receive communications electronically;*
- (c) evidence that the requirements of sub-paragraph (1) have been satisfied where applicable; and*
- (d) where the condition in paragraph A.2(5A) applies, evidence that the Civil Aviation Authority, the Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area, as the case may be, has been notified of the proposal.*

This application forms this requirement, and the relevant documentation has been provided.

(6) Subject to sub-paragraphs (8)(b)(ii) and (c), upon receipt of the application in accordance with sub-paragraph (5), the local planning authority must—

- (a) for development which, in their opinion, falls within a category set out in the Table in Schedule 4 to the Procedure Order (consultations before the grant of permission), consult the authority or person mentioned in relation to that category, except where—*
 - i) the local planning authority are the authority so mentioned; or*
 - ii) the authority or person so mentioned has advised the local planning authority that they do not wish to be consulted, and must give the consultees at least 14 days within which to comment;*
- (b) in the case of development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated, or which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 (public rights of way) applies, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order (notice of applications for planning permission)—*
 - i) by site display in at least one place on or near the land to which the application relates, for not less than 21 days, and*
 - ii) by local advertisement;*
- (c) in the case of development which does not fall within paragraph (b) but which involves development carried out on a site having an area of 1 hectare or more, must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order by local advertisement and either—*
 - i) by site display in at least one place on or near the land to which the application relates, for not less than 21 days, or*

- ii) *by serving notice on any adjoining owner or occupier;*
- (d) *in the case of development which does not fall within paragraph (b) or (c), must give notice of the proposed development, in the appropriate form set out in Schedule 2 to the Procedure Order—*
 - i) *by site display in at least one place on or near the land to which the application relates for not less than 21 days, or*
 - ii) *by serving notice on any adjoining owner or occupier.*

Prior approval is required but parts (b)-(c) are not applicable and notification was carried out in line with part (d). The landowners were consulted in line with part (a).

(7) When determining the application made under sub-paragraph (4), the local planning authority must take into account any representations made to them as a result of consultations or notices given under paragraph A.3.

Refer to ‘Consultation Responses’ and the ‘Representations’ and the relevant responses above.

For the reasons indicated above, the principle of telecommunications development is not contested. However, the proposal still requires the Council’s assessment as to whether prior approval should be granted for its ‘siting and appearance’ as discussed in more detail below.

APPRAISAL – SITING AND APPEARANCE

Paragraph 123 of the NPPF states that *‘Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure’*. Taking account of this national guidance and the evidence provided by the applicant, it is accepted that the height of the mast proposed is technically necessary for the requirements of the operator.

Notwithstanding the above, the local planning authority is required to assess the ‘siting’ and ‘appearance’ of the proposed development in respect of its potential harm on the surrounding area; e.g. impacts upon character of the area, significant trees, residential amenity, highway safety etc. These issues and others are dealt with below.

Impact on the Character of the Area:

The application site and its main surroundings are suburban in character, however, there is a cluster of trees to the north of the site that act as a buffer between the existing development and the M4. The proposed development would be sited on a small piece of land to the north of the pub’s rear car park, and it is set back over 50 metres from the highway.

The proposed replacement monopole is only 0.5 metres taller than the existing monopole, and in terms of width, the new monopole is approximately 0.1 metres wider than the existing. The existing headframe and antennas have a width of 1.25 metres, and the proposed headframe and antennas have a width of 3.4 metres, which is a notable increase.

Figure 3.0 below shows the existing monopole when viewed from the side car park of the pub, just off the highway. It is clear that the existing tree directly east of the monopole provides significant screening that largely obscures views of the monopole from the highway. It is therefore not considered that the replacement monopole, which is largely very similar in dimensions, would have a negative impact upon the character of the area.



Figure 3.0 – Photograph of Existing Monopole Seen in Situ on a Site Visit Carried Out on 08/10/2025 (the monopole can be seen just to the right of the tree in the centre of the photograph)

Impact on Trees:

The application site has a number of trees along the northern boundary, and there is one large notable tree directly to the east. The Council's Landscape and Trees Officer has advised that there are no tree or landscape objections to the replacement of the monopole, as it will be located on the existing concrete base.

Highways Safety:

The Council's Highways Officer has reviewed the siting of the proposed development in relation to highway safety. As discussed above, the proposed new monopole would be well set back from the highway and therefore the Highways Officer is satisfied that the proposed apparatus would have no impact on the public Highway.

Residential Amenity:

The proposed monopole would be sited approximately 40m away from the windows of the nearest residential property in the vicinity. This is considered a sufficient separation distance to prevent the proposed structure appearing as an overbearing development or one that would result in any overshadowing to these neighbouring properties. The Council's Environmental Health Officer has reviewed the proposal and has raised no concerns on amenity grounds, including potential noise impact.

Masts and Health:

In accordance with the NPPF, a Declaration of Conformity with ICNIRP Public Exposure Guidelines (“ICNIRP Declaration”) was submitted with this application. This confirms that the proposal would comply with acceptable levels of Radio Frequencies (RF’s) as outlined by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines. In addition to any RF’s generated by the proposed mast, the submitted ICNIRP certificate takes account of the cumulative effect of the RF emissions from all base stations in the vicinity of the application site.

No objections from the public or consultees have been received against this proposal in terms of health risks. However, potential health issues that are sometimes associated with telecommunications development can amount to material planning considerations. In this respect, the proposal has been assessed in light of technical information, i.e. ICNIRP certificate, submitted by the applicant in respect of acceptable levels of RF exposure. The government’s advice is clear on this matter in that local authorities should not seek to determine public health safeguards if the proposal meets the International Commission guidelines for public exposure. Furthermore, the site is not immediately adjacent to what are perceived to be particularly sensitive uses. The nearest school, Crosfields School, is located approximately 750 metres from the application site to the north.

Therefore, it is considered that there are no exceptional circumstances in relation to this application that warrant elevating the status of perceived health risks as a material consideration above that of the approved base stations within suburban areas of Wokingham or, indeed, against the advice provided within the NPPF outlined above.

Assessment of Alternative Sites:

The NPPF (Para. 122c) requires that *“for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure”*. In this respect, this application is seeking to replace the existing mast. It has therefore already been established that the site is an appropriate location for a mast, and therefore an assessment of alternative sites was not required in this instance.

- (8) *The development must not begin before the occurrence of one of the following—*
- (a) the receipt by the applicant from the local planning authority of a written notice of their determination that prior approval is not required;*
 - (b) where the local planning authority gives the applicant written notice that prior approval is required—*
 - i) the giving of that approval to the applicant, in writing, within a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5);*
 - ii) the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5) without the local planning authority notifying the applicant, in writing, that such approval is given or refused; or*
 - (c) the expiry of a period of 56 days beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5)*

without the local planning authority notifying the applicant, in writing, of their determination as to whether such prior approval is required.

Prior approval is required and this forms part of the assessment of this application.

- (9) *The development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—*
(a) *where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), in accordance with the details approved;*
(b) *in any other case, in accordance with the details submitted with the application.*
- (10) *The agreement in writing referred to in sub-paragraph (9) requires no special form of writing, and, where that agreement is in place, there is no requirement on the developer to submit a new application for prior approval in the case of minor amendments to the details submitted with the application for prior approval.*
- (11) *The development must begin—*
(a) *where prior approval has been given as mentioned in sub-paragraph (8)(b)(i), not later than the expiration of 5 years beginning with the date on which the approval was given;*
(b) *in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application in accordance with sub-paragraph (5).*

9, 10 and 11 would form conditions on the ‘prior approval’ decision if it were granted.

- (12) *In the case of emergency, development is permitted by Class A subject to the condition that the operator must give written notice of such development as soon as possible after the emergency begins, to—*
(a) *the local planning authority; and*
(b) *in the case of development carried out on land which is, or is within, a site of special scientific interest, to Natural England.*

Not applicable.

- (13) *When computing the number of days in sub-paragraphs (6)(b)(i), (6)(c)(i) and (6)(d)(i), any day which is a public holiday must be disregarded.*

Noted.

SOCIAL AND ECONOMIC BENEFITS AND PLANNING BALANCE

Paragraph 119 of the NPPF states that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.”

It is accepted that the UK Government recognises the benefits to commerce, industry and the public in general from good mobile telecommunications and that this is promoted throughout the planning system. The very high level of mobile phone use and ownership within the UK population is also very clear indication of the public's overwhelming acceptance of the benefits of mobile communications, which requires the installation and maintenance of base stations to provide the necessary connection between the mobile phones and the UK telecommunications network.

The significant social, economic and community benefits associated with the proposal have been carefully considered and taken into account. As discussed in the 'Impact on the Character of the Area', the proposed mast would not have any significant impact on the character of the area, by virtue of its proposed location and appropriate screening. Additionally, no other harm has been identified in relation to other material considerations including neighbouring amenities and highways safety.

On balance, it is considered that the identified benefits would outweigh the resulting harm from its appearance to visual amenity and local character in this instance. Therefore, this application is recommended for approval.

CONCLUSION:

The proposal constitutes development but benefits from permitted development under Article 3 in Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and **the prior approval of the local planning authority as to its siting and appearance of the development IS required.**

Prior approval for the siting and appearance of the development is recommended to be APPROVED subject to the conditions contained within the Part 16 legislation specified.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Prior Approval Required and Approved
Date:	15 October 2025
Earliest date for decision:	12 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	15/10/25

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 4**

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 2

#	FEATURE_TYPE	NAME
1	Countryside	Countryside
2	Modest Development Locations	Shinfield

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE Burghfield: Outer Zone	This is the OCZ.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Highways England Motorway Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Highways England Estate

Air Quality Management Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Air Quality Management Area	Wokingham AQMA	Environmental Health

Bat Roost Habitat Suitability | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	IT860	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Spencers Wood Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Shinfield CP	0 m