

Policy Statement

Telecommunications

Sept 2011

The installation of telecommunications apparatus and structures on playing fields and open spaces owned by FIT will not normally be permitted because of the considerable potential they have for conflict with the principal purpose of holding the land for recreational purposes. However, each application will be considered on its own merits with particular regard being paid to the physical characteristics of the site and its surroundings.

FIT will only give consent to such development on its land where it has been demonstrated that all of the following criteria have been met:

- The use of the land for the purposes of the development, and the disposal terms, must be in the best interests of the charity and follow the disposal requirements of the Charities Act 1993. For guidance, refer to the Charity Commission's publication CC28 "Sales, leases, transfers or mortgages" (2009)
- Planning permission has already been obtained from the local authority, where required, thus demonstrating that the proposed development would comply with the ICNIRP ("International Commission on Non-ionising Radiation Protection") guidelines
- The proposed development must not compromise the effective use of the field for outdoor sport, recreation or play
- The proposed location of the development must not interfere with the optimum layout and orientation of sports pitches for the site
- The route of access for service vehicles to the apparatus must not cross the area of any sports pitch
- The chosen location should minimise visual intrusion



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- The operator must indemnify FIT and managing trustees of the site against all claims that may arise from the presence of telecommunications apparatus on the site
- The operator must observe the terms of the “Code of Best Practice on Mobile Phone Network Development” (November 2002, or such equivalent guidance as may vary or replace it)
- The apparatus and/or structures must be removed, as soon as reasonably practicable, after they are no longer required for telecommunication purposes, and the land shall forthwith be restored to its condition before the development took place, or to any other condition as may be agreed in writing between FIT and the operator. The operator will be required to provide a bond, of not less than £10,000, to ensure that such works can be undertaken in the event of non-compliance or if it ceases to remain in business.

The existence of permitted development rights or a planning permission, granted either by a local authority or on appeal to the Secretary of State, must not be construed as automatically leading to FIT’s support for a scheme to go ahead on its land.

The principles that have been outlined above will form the basis of advice for all proposals to develop telecommunications apparatus or structures on recreational land, irrespective of ownership. Of course, if the land is not charitable, the first criterion will not apply.

