



PLANNING, COMMUNITY AND EMF FACT SHEET SERIES

PROPERTY VALUES

Addressing concerns about property values around radio base stations

Users of mobile phones and devices expect and demand a first class, reliable network. The benefits of voice and data communications services are recognised by the majority of the population however the infrastructure of radio base stations, that allow mobile phones to work, can cause concern in communities.

Because by their nature radio base stations are low powered – up to 200 watts per operator compared with a TV transmitter at around 100,000 watts - they can only cover a limited geographical area. Base stations must be located where people want to use their phones – where they live, work and travel.

Homeowners sometimes feel that the value of their property may be reduced by a new telecommunications development but there is no hard evidence to suggest that this is the case. Property valuation is a complex process, involving many elements and the choice of property is a highly subjective matter.

The town and country planning system must provide a balance between the interests of the wider public and any possible adverse effect on an individual. It is not the role of the planning system to protect one individual's interests above the rights and interests of another.

Concerns about property values can relate to two issues:

Health

All radio base stations are designed to be compliant with stringent international guidelines on public exposure to radio frequency fields. These guidelines are formally backed by the World Health Organisation. In fact, when tested by independent bodies, UK radio base stations are hundreds, and sometimes thousands, of times below these guidelines.

Government guidance to local authorities is that if the site is compliant with these exposure guidelines, the planning department need not consider possible health effects, or concerns about them, any further.



Visual Impact

The UK mobile network operators are fully aware that, as an industry, we should do everything we can to minimize visual intrusion whilst maintaining and improving the service to our many customers. Over the years, we have worked hard to improve designs and site radio base stations sensitively.

For further information please contact:

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