Our ref: CS 12318122

14 March 2025

The Chief Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: planning@horsham.gov.uk

Dear Sir/Madam,

PROPOSED BASE STATION UPGRADE AT LAND OFF COOMBELANDS LANE, COOMBELANDS LANE, PULBOROUGH, WEST SUSSEX, RH20 1AY (NGRs: E 504427 / N 118829)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of improving their service provision in the Pulborough area that will improve service provision for Vodafone Limited. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of the operator's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions

with regards to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority mast register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database. Following this consultation, we will proceed to issue the formal notification letter outlining the operator's intention to utilise permitted development rights.

A number of options have been assessed in respect of the site search process and the preferred option for the operator is as follows:

CS 12318122 (Cornerstone, Vodafone Limited) Land off Coombelands Lane

Description of Development: Proposed 6m tower extension (new overall height 25m), removal and replacement of 6no antennas and other associated ancillary works thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Best Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance an existing mast will be utilised in which a height increase is required to provide sufficient support for the required upgrade technologies. This seeks to ensure correct signal propagation towards the target coverage area as well as ICNIRP compliance. This proposed mast height and equipment have been kept to a technical minimum to preserve existing visual amenity whilst also ensuring the necessary upgrade objectives remain achievable. It is essential for the site's functionality that the antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. The proposed antennas and ancillary equipment are small in scale, which will assimilate onto the tower with minimal visual impact. Taken as a whole the works are capable of assimilating into the surrounding environment.

Registered Address:
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Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

We look forward to receiving your comments on the preferred option identified above and would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal should you consider this to be beneficial.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the subsequent notification letter.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals. We enclose a copy of our Consultation Plan and welcome your suggestions. We look forward to receiving any comments you may have within 14 days of the date of this letter. Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS 12318122).

Yours faithfully

[redacted]

Mandy Poon MRTPI
Associate Planner, Technology
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6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings; Consultation Plan