Our ref: CS 12318122

17 April 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

BY RECORDED DELIVERY

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS 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

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise their permitted development rights as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposals contained herein constitute permitted development under Class A of Part 16.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

Description of Development: Removal and replacement of 6no antennas and other associated ancillary works thereto.

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

- Removal of 6no existing antennas
- Installation of 6no new antennas
- Other associated ancillary development including:
    - Internal upgrade of existing equipment cabin
    - Installation of 18no new ERS units
    - Installation of 1no new GPS Node

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.

Matters of siting and appearance are taken into consideration in the designing of the proposed works which are demonstrable in this instance given the minor scale of the development. In this instance an existing mast will be utilised and the proposed antennas will accommodate existing antenna locations at the top of the mast, which will retain the existing visual appearance of the site. The proposed antennas and ancillary equipment are small in scale, which will assimilate onto the tower with minimal visual impact.

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.

It will be located as marked on the attached drawings at:

Land off Coombelands Lane, Coombelands Lane, Pulborough, West Sussex, RH20 1AY

It will deliver public benefit in terms of the mobile services it will provide.

We also enclose an ICNIRP Declaration and drawing no's 100, 200, 201, 300, 301 – Rev 1B.

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience.

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 Director, Technology
[redacted] | avisonyoung.com
6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development