Our ref: *80233vf*

16/06/2025

FAO: Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Beacon Communications Ltd
Unit E3
Pitts Cleave Industrial Estate
Tavistock
PL19 0PW

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 *80233VF / THE COMMON (HORSHAM), ROBIN HOOD LANE, WARNHAM, HORSHAM, WEST SUSSEX, RH12 3RR / E 516366, N 132193*

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:

- *Existing x1 16m pine tree mast to be removed and to be replaced by x1 20m monopole with x6 VF antenna*
- *Installation of x1 300mm dish*
- *Other associated ancillary works*

In the first instance, all correspondence should be directed to the agent.

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

www.cornerstone.network

Classification: Unrestricted

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

It will be located as marked on the attached drawings at:
Robin Hood Lane, Warnham, Horsham, West Sussex, RH12 3RR / E 516366, N 132193

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*

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 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 *80233vf)*

Yours faithfully

[redacted]

Andrew Murphy
Acquisition & Planning Associate
[redacted]

For and on behalf of Cornerstone

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

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

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Classification: Unrestricted

Our ref: *80233vf*

16/06/2025

FAO: Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Beacon Communications Ltd
Unit E3
Pitts Cleave Industrial Estate
Tavistock
PL19 0PW

Dear Sir/Madam

CLARIFICATION OF THE DECLARATION OF ICNIRP COMPLIANCE ISSUED AS PART OF THE SUBMISSION ATTACHED FOR SITE *80233vf ROBIN HOOD LANE, WARNHAM, HORSHAM, WEST SUSSEX, RH12 3RR / E 516366, N 132193*

I refer to the Declaration of Conformity with ICNIRP Public Exposure Guidelines ("ICNIRP Declaration"), sent with this submission in relation to the proposed telecommunications installation as detailed above.

The "ICNIRP Declaration" certifies that the proposed site shall be operated to be in full compliance with the requirements of the radio frequency (RF) guideline limits of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) for public exposure and UK legislation.

This ICNIRP declaration takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

If you have any further enquiries concerning the "ICNIRP Declaration" certificate or anything else in this letter, then please contact me (quoting cell number *80233vf)*

Yours faithfully

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

www.cornerstone.network

Classification: Unrestricted
Classification: Unrestricted

[redacted]

Abby Hamilton
Design Delivery Manager

[redacted]

(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone ICNIRP Declaration with Clarification Letter V.4 – 17/12/2021
The updated ICNIRP Guidelines published in March 2020 are covered by this declaration.

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

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1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

www.cornerstone.network

Classification: Unrestricted

Our ref: *80233vf*

16/06/2025

FAO: Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Beacon Communications Ltd
Unit E3
Pitts Cleave Industrial Estate
Tavistock
PL19 0PW

Declaration of Conformity with ICNIRP Public Exposure Guidelines
("ICNIRP Declaration")

Vodafone UK, Vodafone House, The Connection, Newbury, Berkshire, RG14 2FN

Declares that the proposed equipment and installation as detailed in the attached submission at;

Robin Hood Lane
Warnham
Horsham
West Sussex
RH12 3RR

E 516366, N 132193

shall be operated to be in full compliance with the requirements of the radio frequency (RF) public exposure limit of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)and UK legislation.

Date: *16/06/2025*

Signed: [redacted]

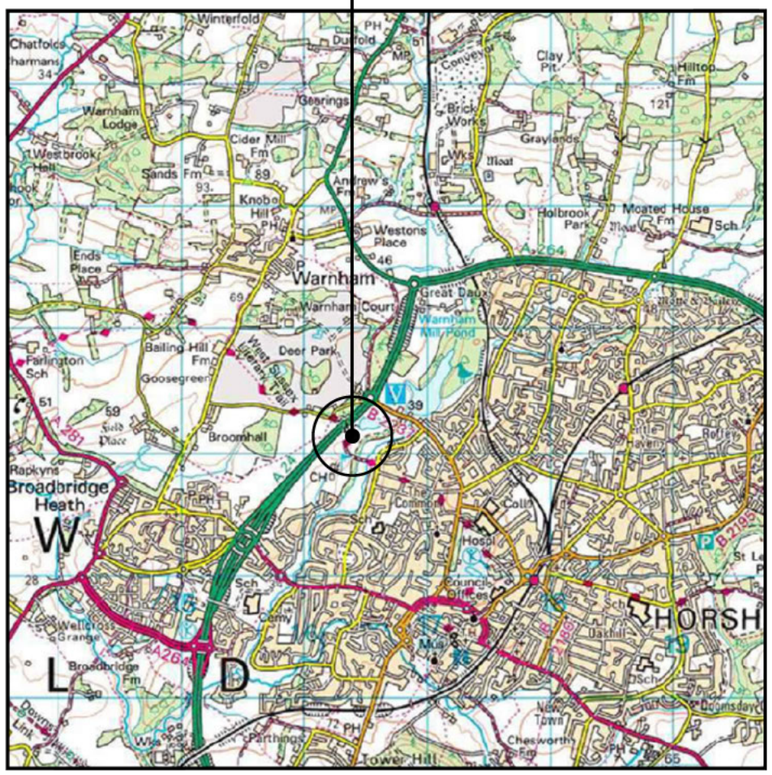
Name: *Abigail Hamilton*

Position: *Design Delivery Manager*

In the first instance, all correspondence should be directed to the agent.

Cornerstone ICNIRP Declaration with Clarification Letter V.4 – 17/12/2021
The updated ICNIRP Guidelines published in March 2020 are covered by this declaration.

Classification: Unrestricted

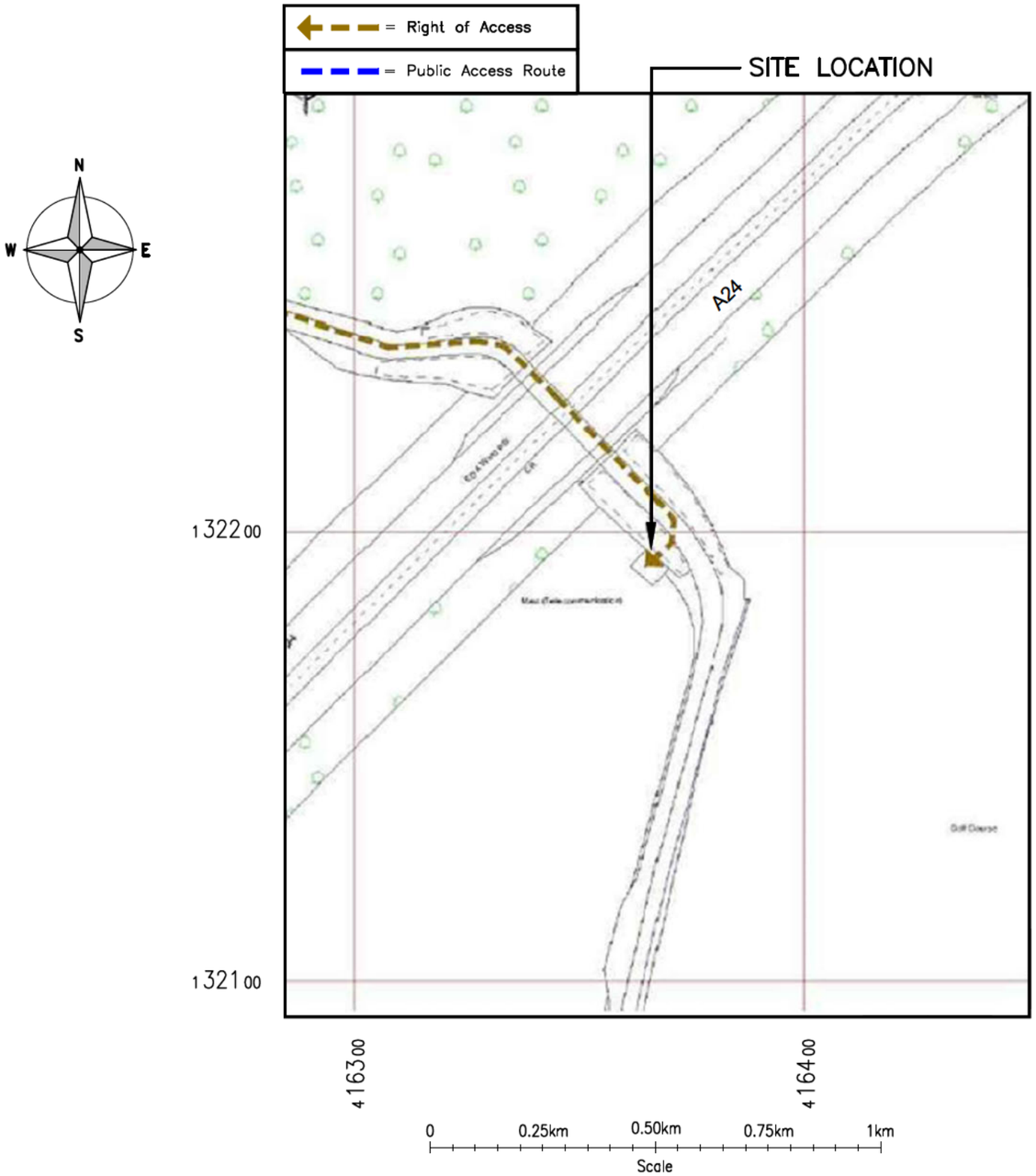


SITE LOCATION
(Scale 1:50000)

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SITE PHOTOGRAPH



DETAILED SITE LOCATION
(Scale 1:1250)

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What3words – them.acute.foal

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 516366	N: 132193	

DIRECTIONS:
HEAD EAST ON M25. AT JUNCTION 9, USE THE LEFT 2 LANES TO TAKE THE A243 EXIT TO A24/LEATHERHEAD/DORKING. AT THE ROUNDABOUT, TAKE THE 3RD EXIT ONTO A243. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO LEATHERHEAD BY-PASS RD/A243. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO LEATHERHEAD BY-PASS RD/A24. AT BEAVERBROOK ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON LEATHERHEAD BY-PASS RD/A24. AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO DORKING RD/A24. CONTINUE TO FOLLOW A24. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO LONDON RD/A24. AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON LONDON RD/A24. CONTINUE TO FOLLOW A24. AT DEEPDENE ROUNDABOUT, TAKE THE 2ND EXIT ONTO DEEPDENE AVE/A24. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO HORSHAM RD/A24. AT THE ROUNDABOUT, TAKE THE 3RD EXIT ONTO A24. AT CLARK'S GREEN ROUNDABOUT, TAKE THE 3RD EXIT ONTO HORSHAM RD/A24. CONTINUE TO FOLLOW A24. AT GREAT DAUX ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A24. AT ROBIN HOOD ROUNDABOUT, TAKE THE 3RD EXIT ONTO ROBIN HOOD LN. TURN LEFT. DESTINATION WILL BE ON THE RIGHT.

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	MA	TC	19/02/25

BEACONCOMMS
TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
THE COMMON (HORSHAM)	–

Cell ID No

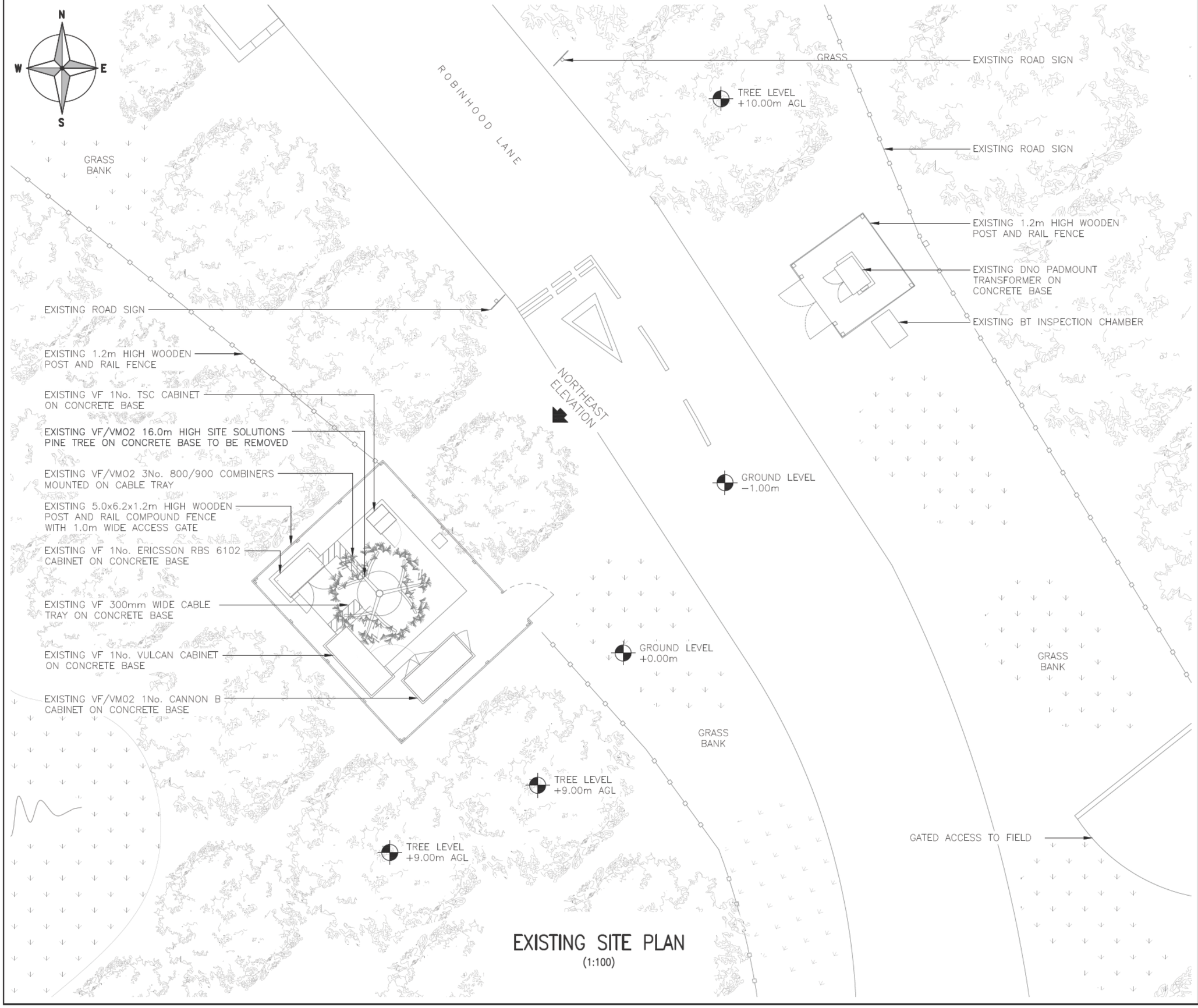
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12877422	80233	037525
Project No.	– TM Cell ID	– N/A
E329397	–	–

Site Address / Contact Details

ROBIN HOOD LANE
WARNHAM
HORSHAM
RH12 3RR

Drawing Title: SITE LOCATION MAPS				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				1A
Surveyed By: INS		Original Sheet Size: A3		Pack Issue:
Drawn: MA	Date: 19/02/25	Checked: TC	Date: 19/02/25	1A

SDNT0005 Version 2.3



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 516366 N: 132193

NOTES:

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	MA	TC	19/02/25

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UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
THE COMMON (HORSHAM)	–

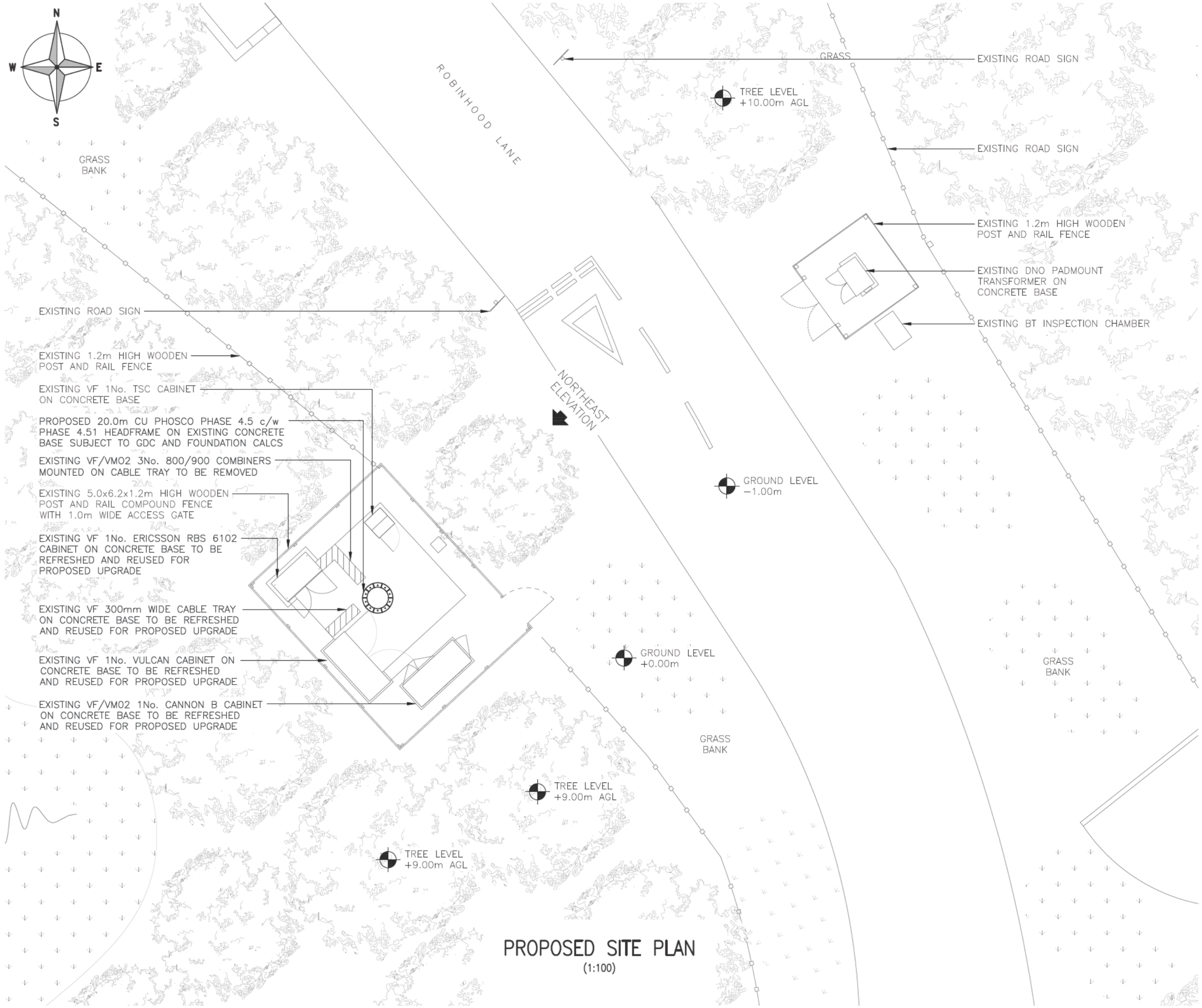
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CSID	–	VF	–	VMO2
12877422		80233		037525
Project No.	–	TM Cell ID	–	N/A
E329397		–		–

Site Address / Contact Details

ROBIN HOOD LANE
WARNHAM
HORSHAM
RH12 3RR

Drawing Title: EXISTING SITE PLAN				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 200				1A
Surveyed By: INS		Original Sheet Size: A3		Pack Issue:
Drawn: MA	Date: 19/02/25	Checked: TC	Date: 19/02/25	1A



PROPOSED SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 516366 | N: 132193

NOTES:

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	MA	TC	19/02/25

BEACONCOMMS
TELECOMMUNICAT ONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
THE COMMON (HORSHAM)	–

Cell ID No

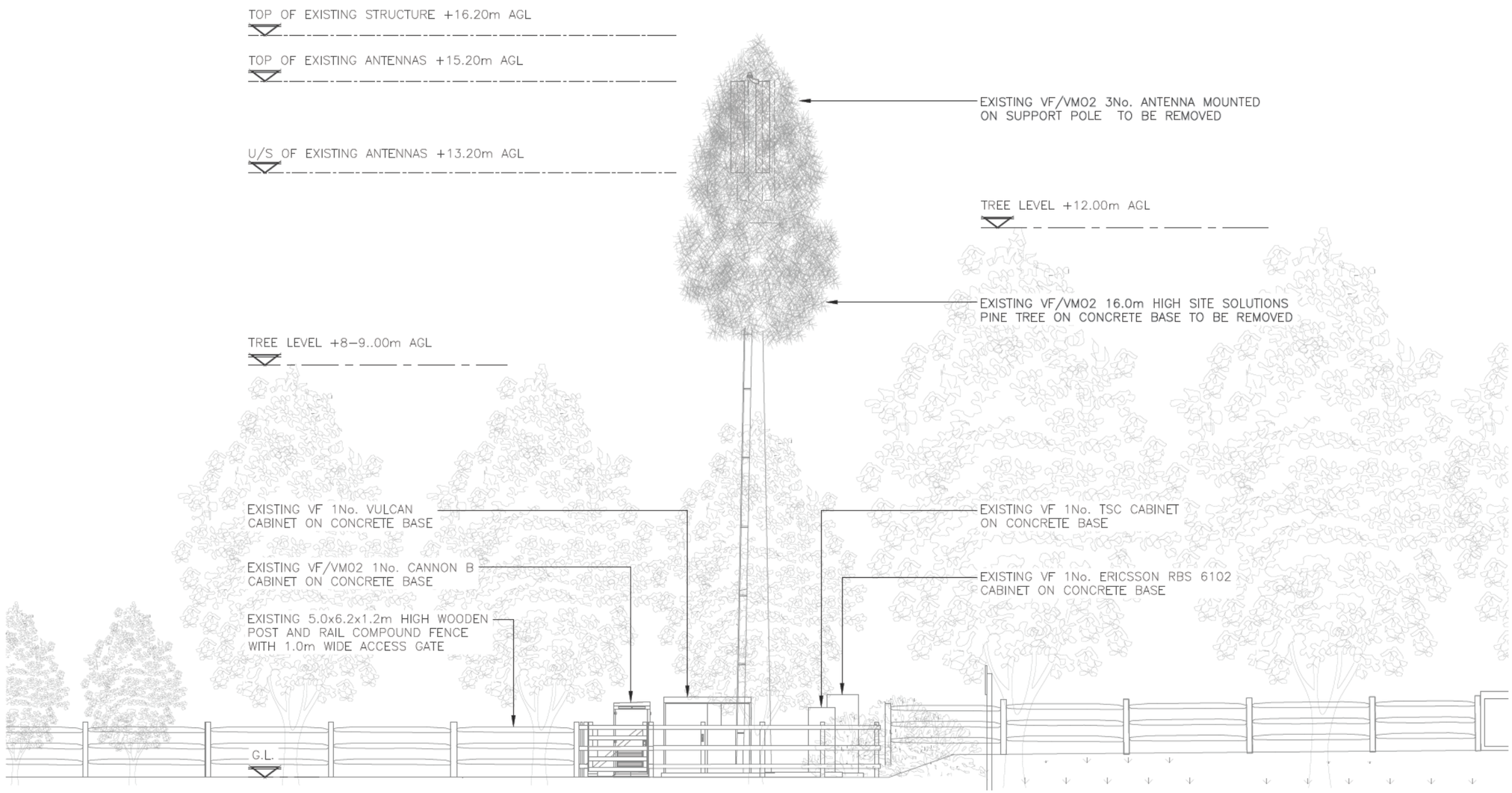
CSID	–	VF	–	VMO2
12877422		80233		037525
Project No.	–	TM Cell ID	–	N/A
E329397		–		–

Site Address / Contact Details

ROBIN HOOD LANE
WARNHAM
HORSHAM
RH12 3RR

Drawing Title: PROPOSED SITE PLAN

Purpose of issue:	Dwg Rev:
PLANNING	1A
Drawing Number: 201	
Surveyed By: INS / Original Sheet Size: A3	Pack Issue: 1A
Drawn: MA / Date: 19/02/25 / Checked: TC / Date: 19/02/25	



EXISTING NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 516366 | N: 132193

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	MA	TC	19/02/25

BEACONCOMMS
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UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk
Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
THE COMMON (HORSHAM)	–

Cell ID No

CSID	–	VF	–	VMO2
12877422		80233		037525
Project No.	–	TM Cell ID	–	N/A
E329397		–		–

Site Address / Contact Details

ROBIN HOOD LANE
WARNHAM
HORSHAM
RH12 3RR

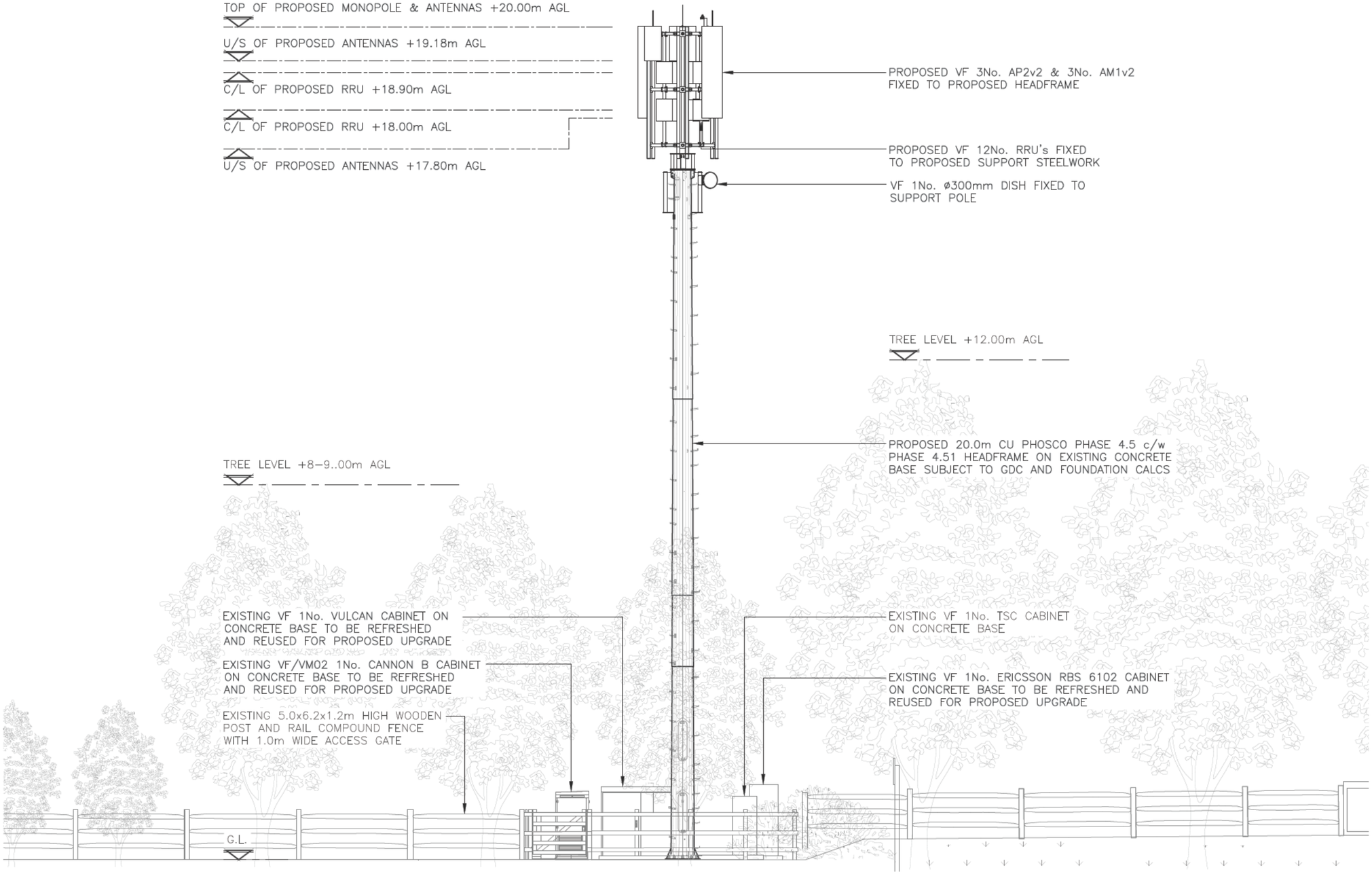
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Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 300

Surveyed By:	Original Sheet Size:	Pack Issue:
INS	A3	1A

Drawn:	Date:	Checked:	Date:
MA	19/02/25	TC	19/02/25



PROPOSED NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 516366 N: 132193

NOTES:

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	MA	TC	19/02/25

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TELECOMMUNICATIONS INFRASTRUCTURE
UNIT E3 PITTS CLEAVE INDUSTRIAL ESTATE, TAVISTOCK, DEVON, PL19 0PW
sales@beaconcomms.co.uk Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
THE COMMON (HORSHAM)	–

Cell ID No

CSID	–	VF	–	VMO2
12877422		80233		037525
Project No.	–	TM Cell ID	–	N/A
E329397		–		–

Site Address / Contact Details

ROBIN HOOD LANE
WARNHAM
HORSHAM
RH12 3RR

Drawing Title: PROPOSED ELEVATION

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 301

Surveyed By:	Original Sheet Size:	Pack Issue:
INS	A3	1A

Drawn:	Date:	Checked:	Date:
MA	19/02/25	TC	19/02/25



General Background Information for Telecommunications Development.

England

cornerstone

Introduction.

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.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.

Digital networks.



2G

2G digital networks developed in the early 1990s.

This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

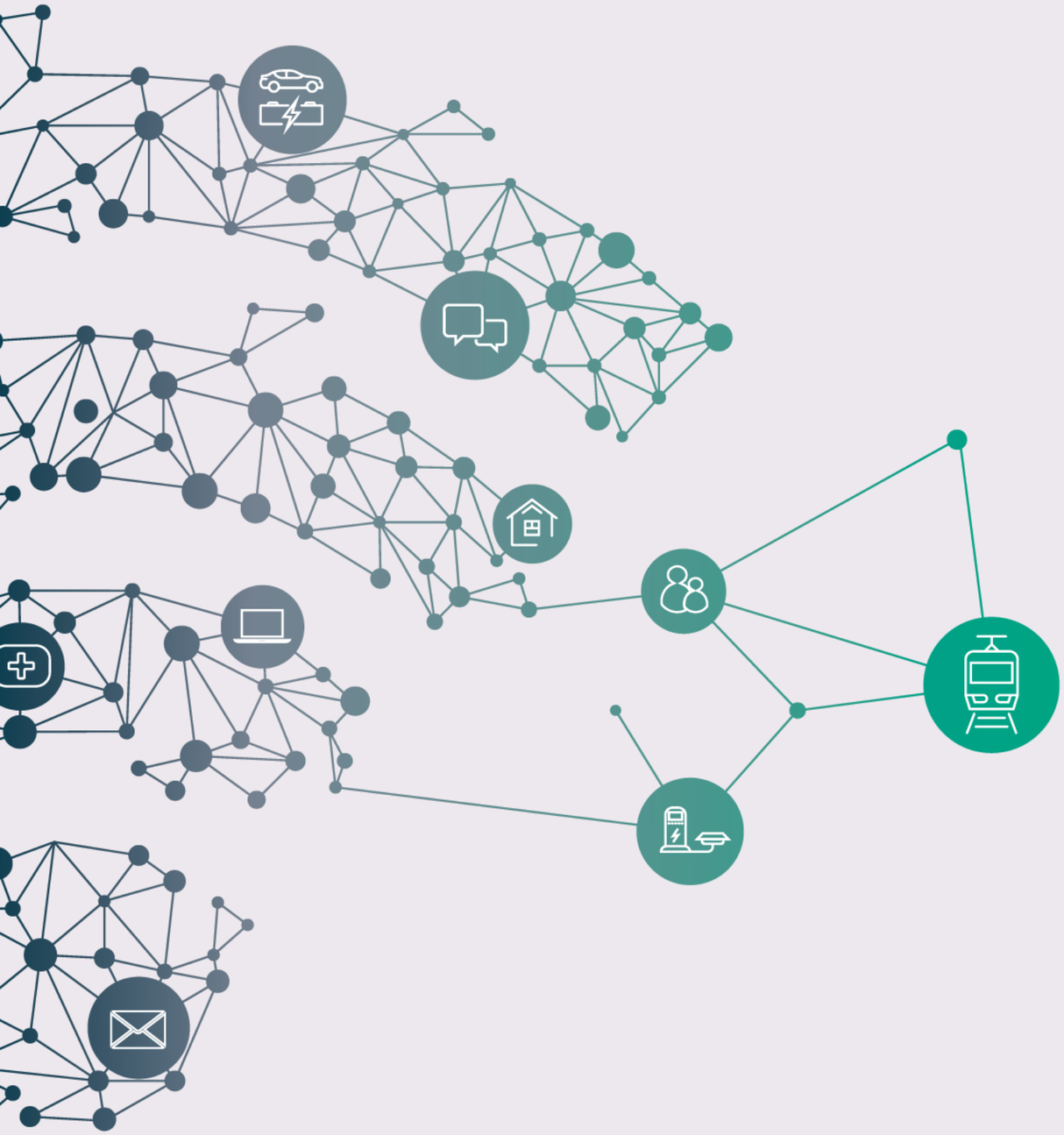


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social well-being
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests
- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance
- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.

Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published in December 2024, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 119 it 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."

The NPPF goes on to state within Paragraph 123 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."

Section 6 of the revised NPPF relates to:

"Building a Strong, Competitive Economy' and refers specifically to 'Digital Infrastructure."

Paragraph 85 states:

"Significant weight should be placed on the need to support economic growth and productivity. This is particularly important where Britain can be a global leader in driving innovation."

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that Planning Policies should:

"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration."

And that they should:

"Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment."

Paragraph 87 states:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries." And (c) "The expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."

Site/Mast sharing

Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.

Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public.

The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different.

These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations.

The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.

Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The Digital Connectivity Portal provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

Proud to be delivering sites for the future of UK mobile connectivity.

cornerstone

Hive 2, 1530 Arlington Business Park
Theale, Berkshire, RG7 4SA
www.cornerstone.network