

Our ref: 10774428

17 August 2026

The Chief Planning Officer
Planning - Development Management
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

United Infrastructure
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

BY EMAIL to: planning@horsham.gov.uk

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT EXISTING TELECOMMUNICATIONS BASE STATION AT LAND OFF KINGS BARN LANE, STEYNING, WEST SUSSEX, BN44 3YG (NGR E: 518487 N: 112146)

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.

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

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

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**

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

Description of Development:

- The upgrade of the existing telecommunications base station to provide improved network coverage and capacity including 5G.

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:

The upgrade of the existing telecommunications base station comprising the removal of the existing lattice mast, with height to top of antennas 17.5 metres (height to underside of existing omni antenna 19.5 metres) and the siting of a replacement lattice mast, with height to top of headframe and antennas of 20.0 metres (height to underside of omni antenna of 22.0 metres), associated removal of 6 no. antennas and installation of 9 no. replacement antennas, the relocation of the existing omni antenna and relocation of the existing 300mm diameter dish antenna, the removal and replacement of 1 no. GPS module, associated radio units and other ancillary works (upgraded radio equipment to be housed within the existing equipment cabin).

The replacement/additional apparatus proposed is at a minimum required to enable coverage requirements to be met and the visual impact of the development on the surrounding area will be minimised so far as practicable.

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

Existing telecommunications base station at land off King's Barn Lane, Steyning, West Sussex, BN44 3YG

NGR E: 518487, N: 112146

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 Rev 1A, 200 Rev 1A, 201 Rev 1A, 300 Rev 1A and 301 Rev 1A

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

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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 11522425).

Yours faithfully

[REDACTED]
Paul Street
Senior Town Planner
[REDACTED]
[REDACTED]

(for and on behalf of Cornerstone)

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

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