Our ref: CS12173631_VF85886_7

The Chief Planning Officer
Horsham District Council (Planning)
Albery House
Springfield Road
Horsham
RH12 2GB

BY TRACKED EMAIL

22nd October 2026

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT CS12173631_VF85886_7 AT WATERLANDS FARM, WATERLANDS LANE, ROWHOOK, HORSHAM, RH12 3PX (512177, 133904)

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 3 no. antennas, installation of 1 no. 0.3m and 1 no. 0.6m dish, associated ancillary equipment and 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;
- An application for planning permission; or
- A request for pre-application advice

The upgrade comprises:

The removal and replacement of 3 no. antennas, installation of 1 no. 0.3m and 1 no. 0.6m dish, associated ancillary equipment and works thereto.

This is an existing telecommunications site located at Warerlands Farm, within the tree line of Waterlands Lane, surrounded by farm land.

The proposed works seek to upgrade the site to provide improved coverage and increased network capacity, required to enable VodafoneThree to meet increasing demand for services in the surrounding areas and to support the government's ambitions for high quality telecommunications networks across the UK.

The proposal seeks to remove the existing 3no. antennas and replace them with 3no. antennas mounted on the existing headframe on the tower. The height of the antennas will be retained and is dictated by the heights within the surrounding environment (this includes heights of buildings, trees and vegetation, structures). The signal needs to be able to 'over-sail' surrounding obstructions to effectively deliver coverage to the locality.

Ancillary equipment is required to make the antennas more efficient – this is proposed on the mast below the antennas. ERS units and RRUs are relatively small and allow the antennas to be more efficient, which also allows the amount of ground-based equipment to be kept to a minimum. One equipment cabinet is to be removed and replaced with a cabinet of a similar size within the compound.

1no. 0.3m dish and 1n. 0.6m dish are to be pole mounted onto brackets, above the antennas, on the existing tower. Transmission dishes are essential to link the installation back into the wider network. They are used to link individual radio base stations to each other and, through a series of links, into the wider mobile phone and fixed line networks. In order to communicate with each other, dish antennas must have a clear line of sight, sometimes known as point-to-point communications. They must be in clear view of each other without any physical obstructions such as trees or buildings which would reduce or disrupt the low-powered signal. For this reason, dish antennas are always mounted high on rooftops or tall structures. The dish antennas used by mobile phone networks are relatively small and remain proportionate in size to the overall

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

Sinclair Dalby Limited, 3 Chapel Row, Bath, BA1 1HN
Registered Office, Sinclair Dalby Limited, 11 Windell Street, Bath, Somerset, BA2 5BG. Registered in England 7610197.

installation.

The proposal comprises the upgrade of an existing telecommunications installation within an established site, rather than new development on undeveloped land. By utilising existing infrastructure, the proposal avoids the need for a new base station elsewhere in the surrounding area and limits any additional visual effects. As such, the upgrade represents the least intrusive and most sustainable means of improving network coverage, while making efficient use of an existing telecommunications site.

In designing the proposed upgrade, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact, as far as is practicable. The amount of telecommunications equipment on the site has been kept to a technical minimum in accordance with Chapter 9 of the NPPF (2026) and the smallest practical components have been utilised. It has been designed to be read in the same context as the existing equipment, so as to limit visual impact whilst still working within the technical design constraints of delivering the latest technologies.

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

WATERLANDS FARM, WATERLANDS LANE, ROWHOOK, HORSHAM, RH12 3PX

NGR: 512177E, 133904N

We also enclose an ICNIRP Declaration and drawing no's 100/1A, 200/1A, 201/1A, 300/1A and 301/1A.

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 provide upgraded coverage and improved connectivity at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development 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 CS12173631_VF85886_7).

Yours faithfully,

[redacted]

Matthew Silverwood BSc (Hons) MRICS
Director

Sinclair Dalby Limited

[redacted]

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

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[redacted]
(for and on behalf of Cornerstone)

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

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