Our ref: 31741vf

03/04/2025

BY RECORDED DELIVERY

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

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

Dear Sir or Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT 31741vf Southlands Farm, Brighton Road, Monks Gate, Horsham, West Sussex, RH13 6JD. EASTING: 520280 & NORTHING: 127900

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 of 6no. Antennas to be replaced with 3no. Antennas and any other associated ancillary works thereto.
- Installation of 1no. 0.3m dish and 1no. 0.6m dish @18.50m.
- Cabin to be upgraded internally.

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

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 location of this site is mostly surrounded by fields, with minimal residential properties and no schools, nurseries or hospitals nearby. The site is not within any land designations and there are no sensitive sites nearby such as listed buildings or scheduled monuments. The proposed works of this upgrade means that there is no height increase to this tower, six antennas are to be replaced with three and two additional dishes. Overall, due to the nature of this upgrade, there will be a marginal change that will have low environmental impact and minimal effect on the siting and appearance.

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

31741vf Southlands Farm, Brighton Road, Monks Gate, Horsham, West Sussex, RH13 6JD. EASTING: 520280 & NORTHING: 127900

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 31741vf.

Yours faithfully,

Lauren Flynn
Graduate Acquisition and Planning Surveyor
lauren.flynn@beaconcomms.co.uk
07812 231026

(for and on behalf of Cornerstone)
Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
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Classification: Unrestricted
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Our ref: 31741vf
The Chief Planning Officer

03/04/25

Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Pitts Cleave Industrial Estate
Unit E3
Parkwood Rd
Tavistock
PL19 0PW

Dear Sir/Madam

CLARIFICATION OF THE DECLARATION OF ICNIRP COMPLIANCE ISSUED AS PART OF THE SUBMISSION ATTACHED FOR SITE (12727125 / TEF NA / 31741) AT SOUTHLANDS FARM, BRIGHTON ROAD, MONKS GATE, HORSHAM, ENGLAND, RH13 6JD

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.

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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

If you have any further enquiries concerning the "ICNIRP Declaration" certificate or anything else in this letter, then please contact me (quoting cell number 12727125 / TEF NA / 31741)

Yours faithfully

The Project Manager

Julia Strapoc
CAD Designer
Beacon Comms Ltd
julia.strapoc@beaconcomms.co.uk
T: 01822 610610 Ext: 147

(for and on behalf of Cornerstone)

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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Classification: Unrestricted
Classification: Unrestricted

Our ref: 31741vf
The Chief Planning Officer

03/04/2025

Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Pitts Cleave Industrial Estate
Unit E3
Parkwood Rd
Tavistock
PL19 0PW

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

Vodafone Limited
The Connection, Newbury, Berkshire, RG14 2FN

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

Southlands Farm
Brighton Road, Monks Gate
Horsham
England
RH13 6JD

E: 520280, *N:* 127900

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:	*31/03/25*
Signed:	*J. Strapoc*
Name:	*Julia Strapoc*
Position:	*CAD Designer*

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



0 1km 2km
Scale

SITE LOCATION
(Scale 1:50000)

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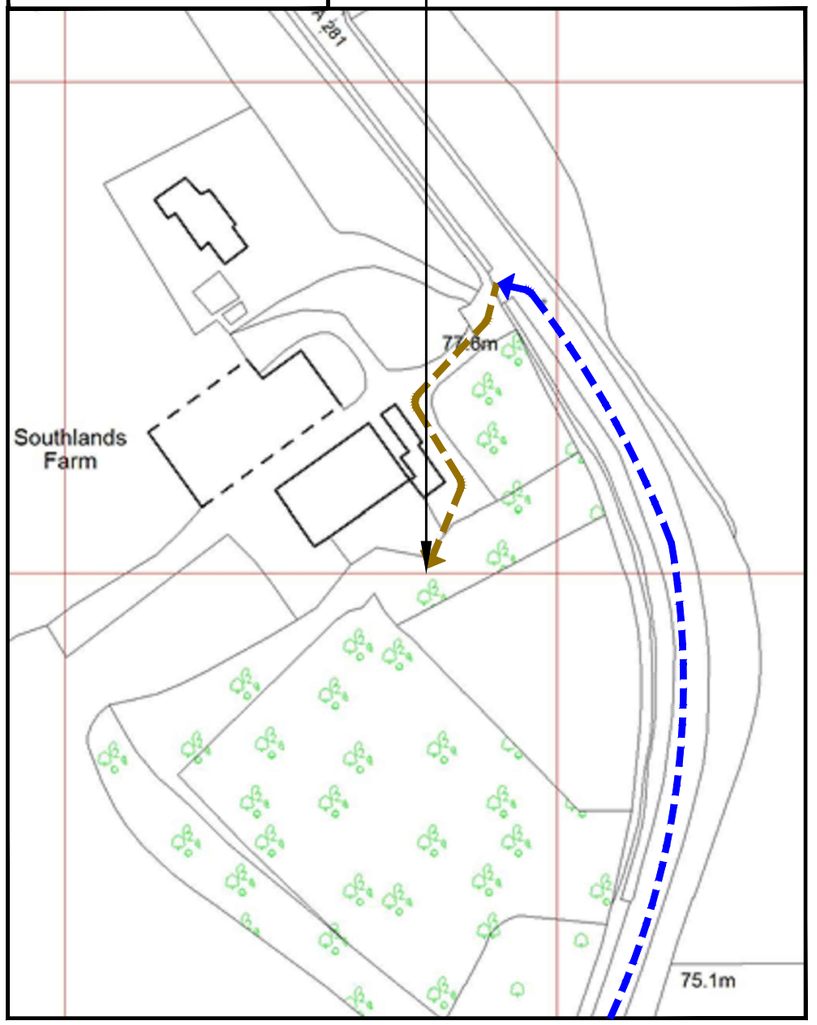
SITE PHOTOGRAPH

N
W E
S

= Right of Access
= Public Access Route

SITE LOCATION



1 279 00
1 278 00
520200
520300

DETAILED SITE LOCATION
(Scale 1:1250)

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What3words – search.boards.passages

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 520273	N: 127889	

DIRECTIONS:
HEAD SOUTHWEST ON M23, CONTINUE ONTO A23, TAKE THE B2114 EXIT TOWARD B2110, AT THE ROUNDABOUT, CONTINUE STRAIGHT ONTO BRIGHTON RD/B2114, CONTINUE TO FOLLOW B2114, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO HIGH ST/B2110/B2114, SLIGHT RIGHT ONTO HORSHAM RD/B2110, SLIGHT RIGHT ONTO SANDYGATE LN/B2115, SLIGHT RIGHT ONTO SANDYGATE LN/B2115, DESTINATION WILL BE ON THE LEFT.

REV		BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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.
SOUTHLANDS FARM	–

Cell ID No

CSID	✓ VF	– VMO2
12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

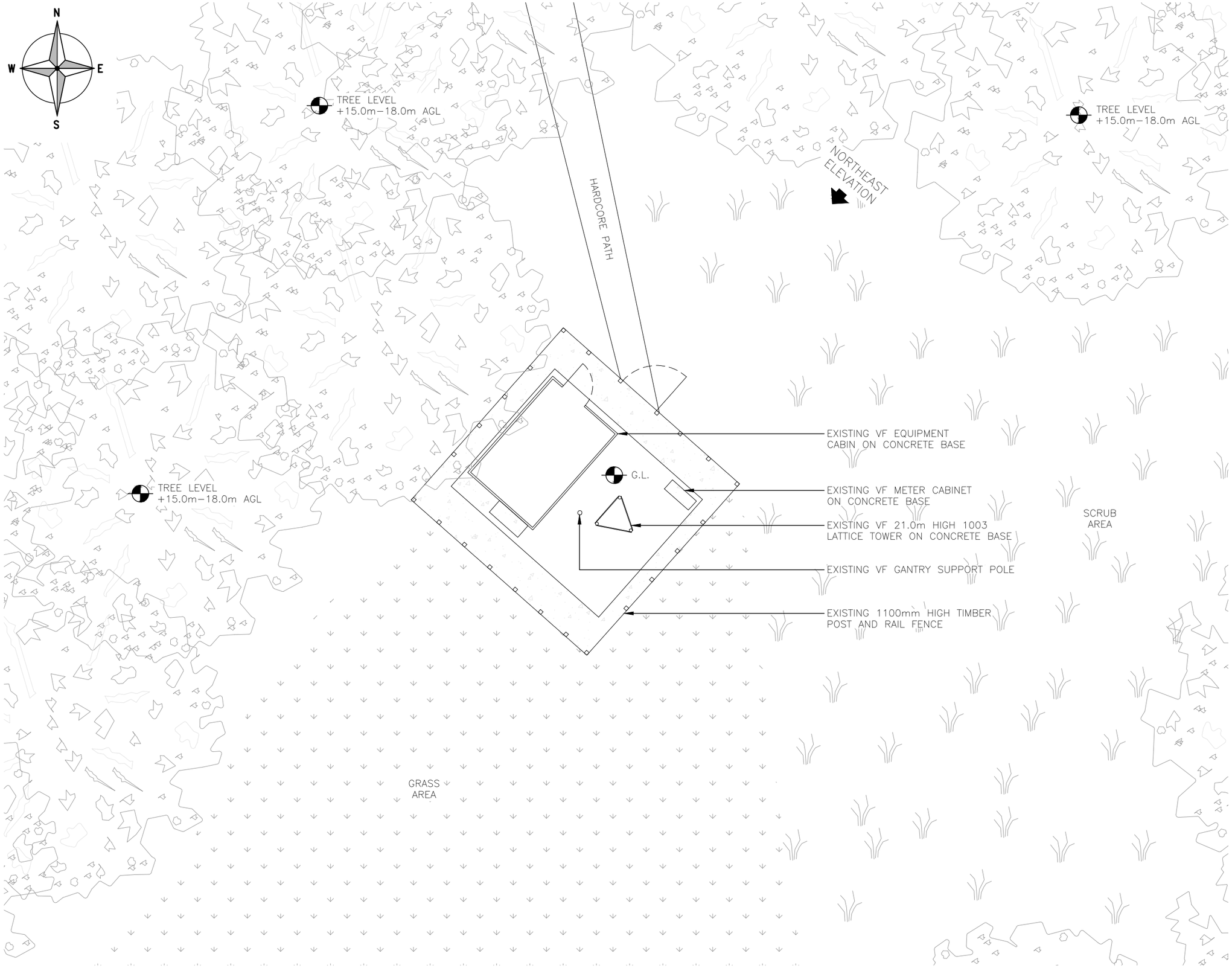
SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

Drawing Title:
SITE LOCATION MAPS

Purpose of issue:	Dwg Rev:
PLANNING	1A

Drawing Number:	Original Sheet Size:	Pack Issue:
100	A3	1A

Surveyed By:		Drawn:	Date:	Checked:	Date:
INS		RAJ	05/03/25	TC	05/03/25



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 520273 N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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Cell Name	Opt.
SOUTHLANDS FARM	–

Cell ID No

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12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

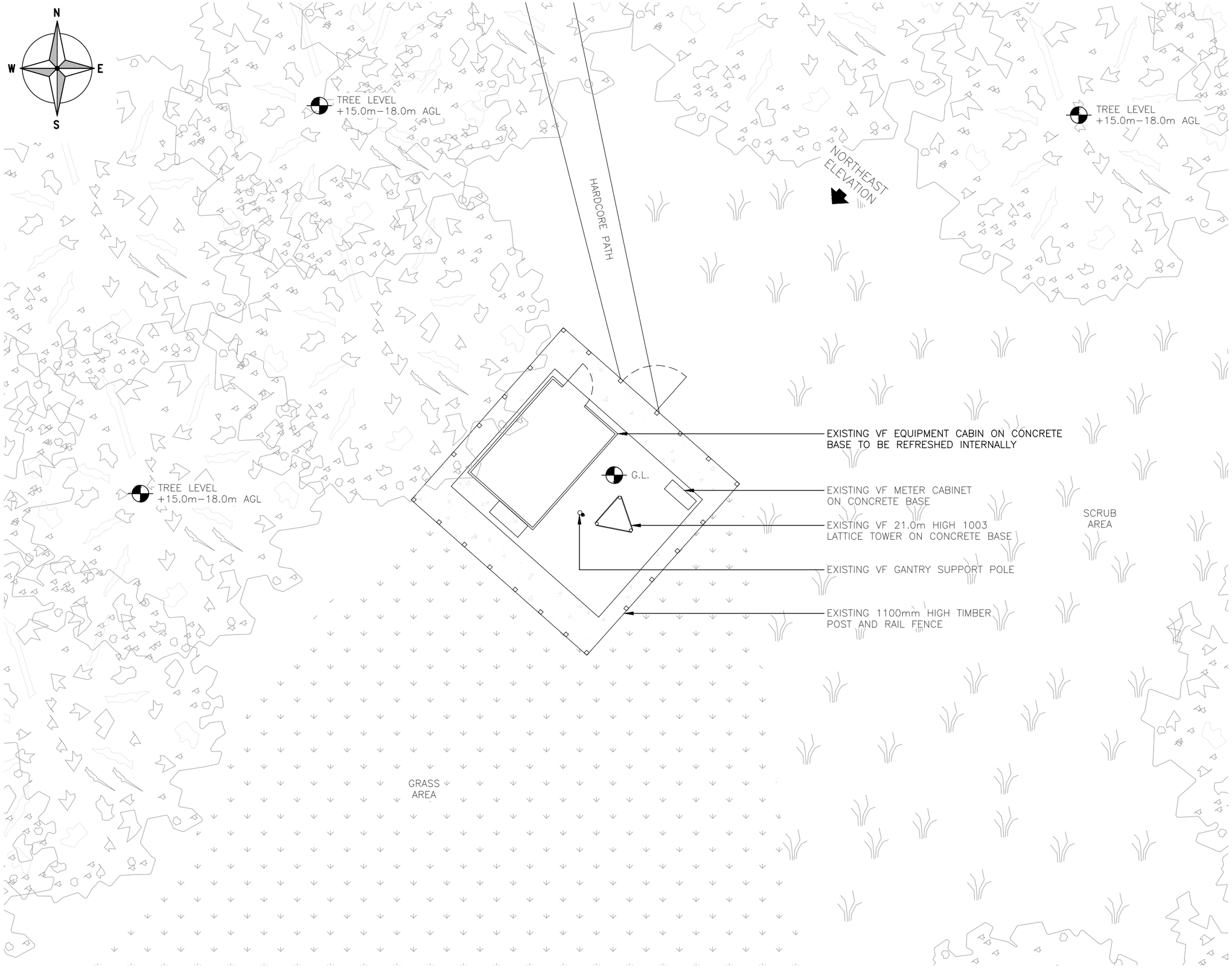
Drawing Title: EXISTING SITE PLAN

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 200

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

Drawn:	Date:	Checked:	Date:
RAJ	05/03/25	TC	05/03/25



PROPOSED SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 520273 | N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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sales@beaconcomms.co.uk
Tel: +44 (0)1822 610610

cornerstone

Cell Name	Opt.
SOUTHLANDS FARM	–

Cell ID No

CSID	✓ VF	– VMO2
12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

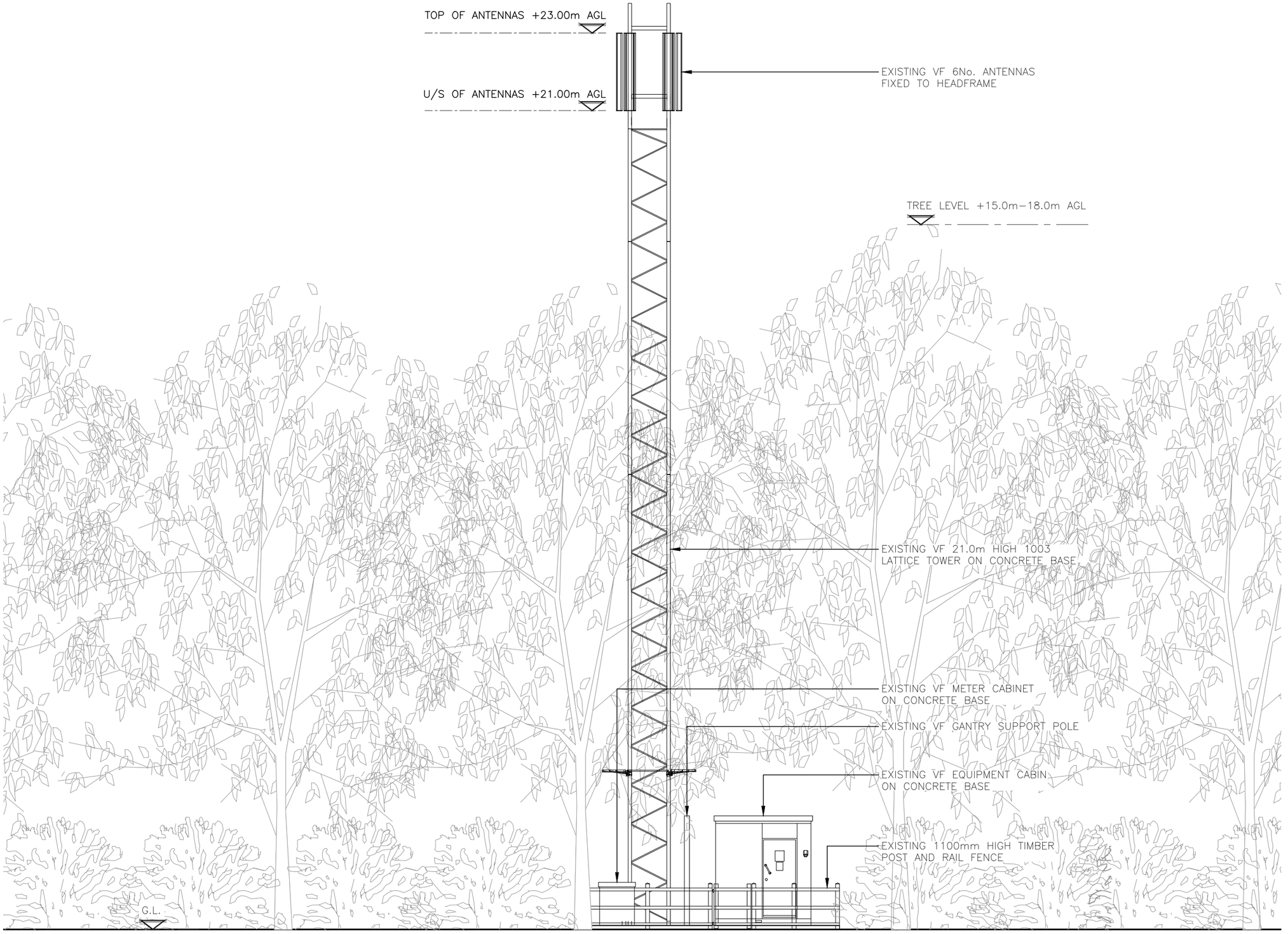
Drawing Title: PROPOSED SITE PLAN

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 201

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

Drawn: RAJ | Date: 05/03/25 | Checked: TC | Date: 05/03/25



EXISTING NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 520273 N: 127889

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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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.
SOUTHLANDS FARM	–

Cell ID No

CSID	✓ VF	– VMO2
12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

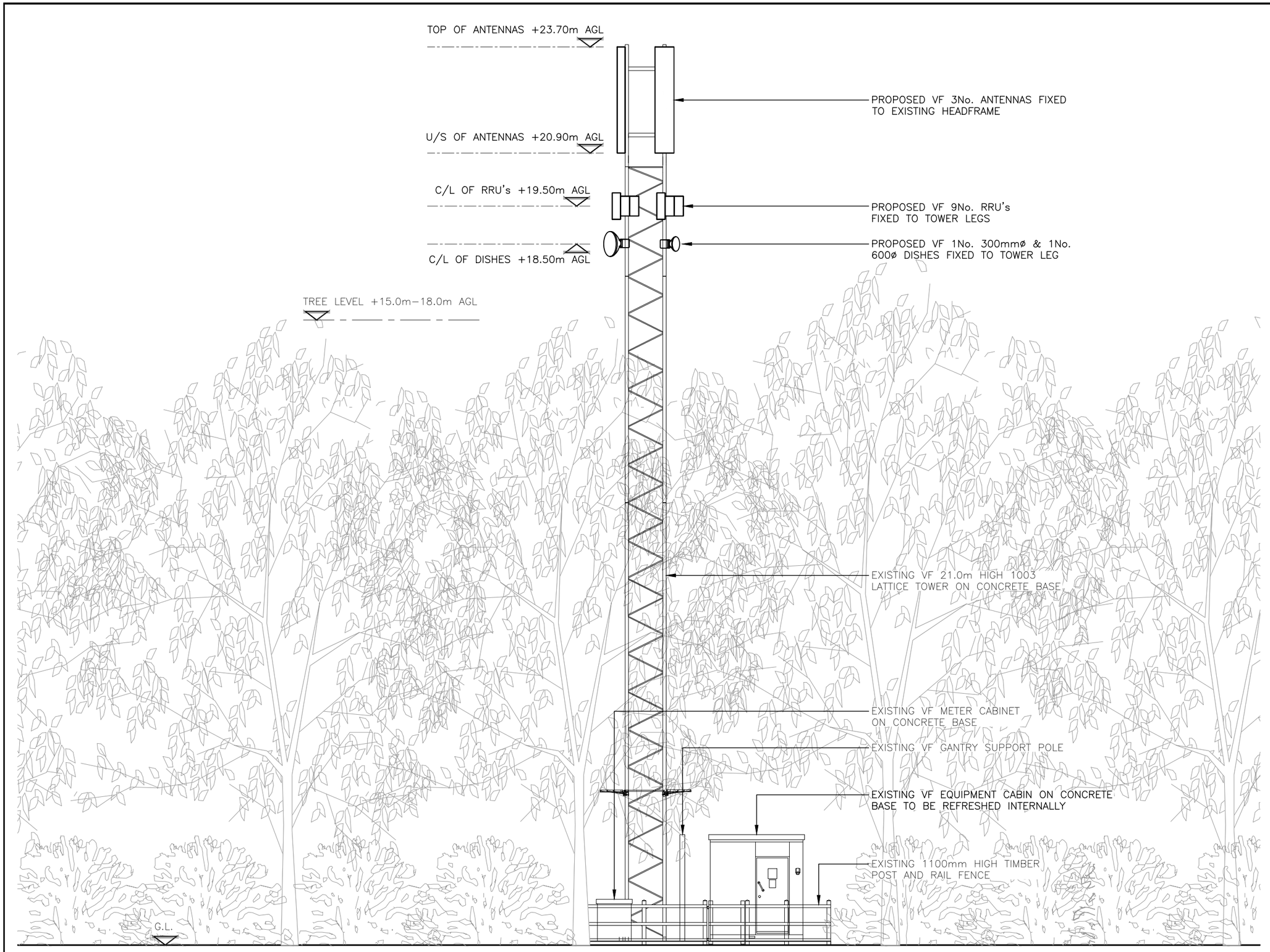
Drawing Title: EXISTING ELEVATION

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 300

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

Drawn:	Date:	Checked:	Date:
RAJ	05/03/25	TC	05/03/25



PROPOSED NORTHEAST ELEVATION

(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 520273 N: 127889

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	PLANNING ISSUE	RAJ	TC	05/03/25

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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.
SOUTHLANDS FARM	–

Cell ID No

CSID	✓ VF	– VMO2
12727125	31741_10	N/A
Project No.	– TM Cell ID	– N/A
E314231	–	–

Site Address / Contact Details

SOUTHLANDS FARM
BRIGHTON ROAD, MONKS GATE
HORSHAM
ENGLAND
RH136JD

Drawing Title: PROPOSED ELEVATION

Purpose of issue:	Dwg Rev:
PLANNING	1A

Drawing Number:	Original Sheet Size:	Pack Issue:
301	A3	1A

Surveyed By:		Drawn:	Date:	Checked:	Date:
INS		RAJ	05/03/25	TC	05/03/25



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 benefits of 5G.

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 wellbeing
- 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 on 19th December 2023, supports high-quality communications infrastructure and recognises it as a strategic priority.

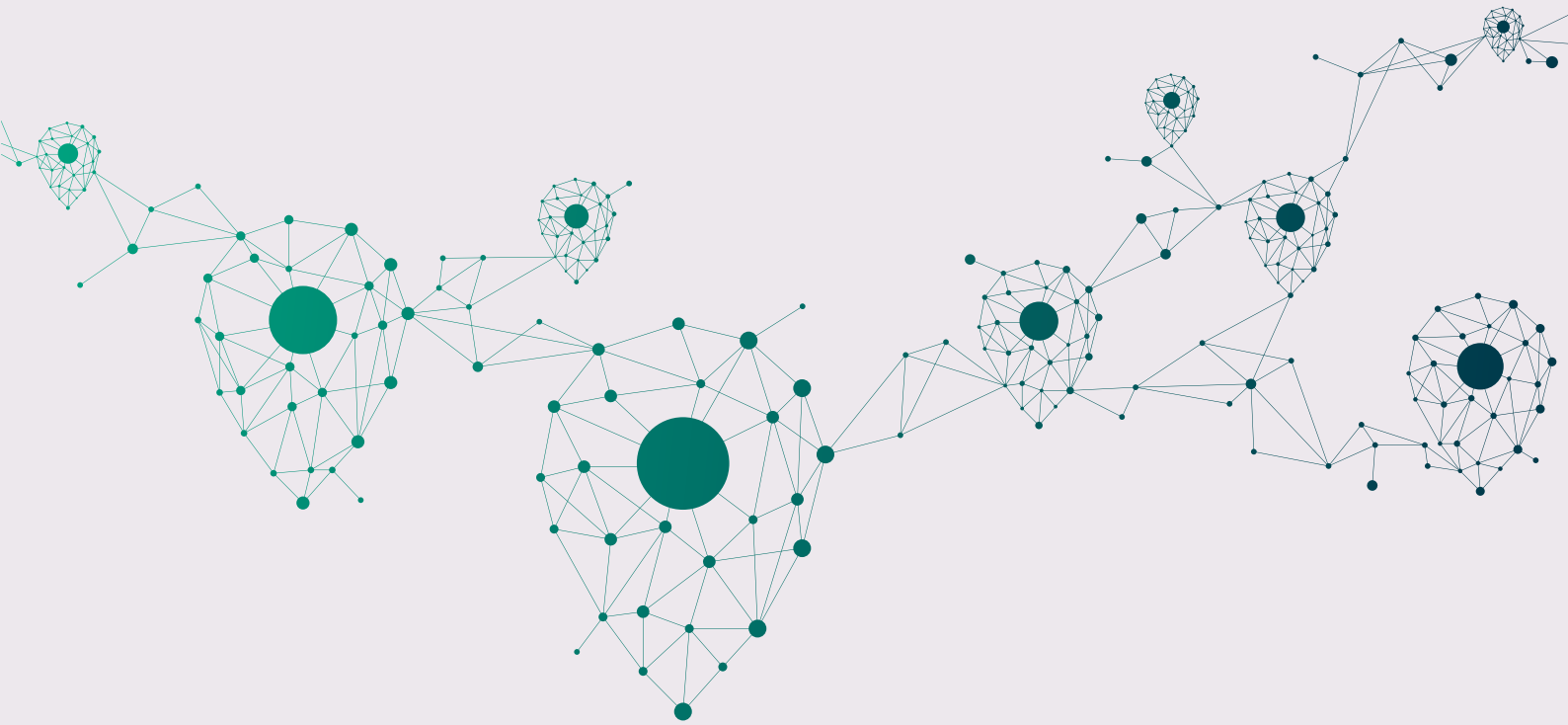
Within paragraph 118 it states that:

"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 122 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."

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.

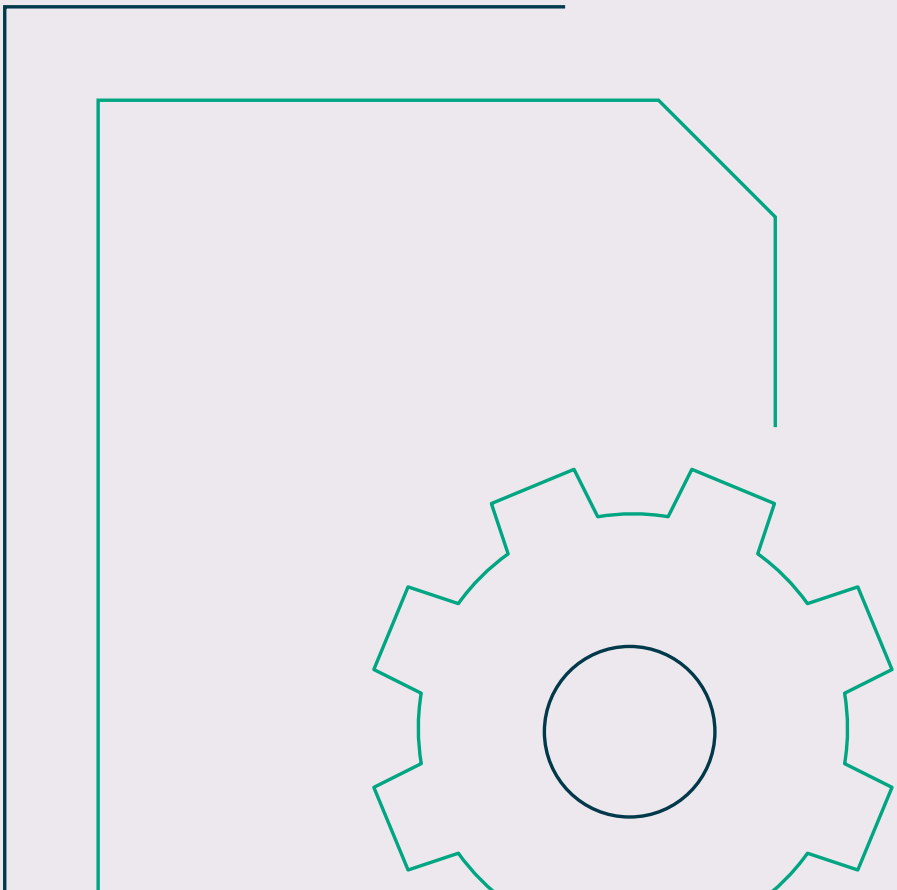
Further information.

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.



For further information or to contact Cornerstone, please visit **www.cornerstone.network**

or write to us at:

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

cornerstone