

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Hopwood	Site Address:	Land at Lane End Farm, Hopwood, Heywood, Rochdale, Greater Manchester, OL10 2JE.
National Grid Reference:	E 386688 N 409186		
Site Ref Number:	12410726	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		N/A
If no explain why:		
This is an upgrade to an existing installation.		
Were industry site databases checked for suitable sites by the operator:		N/A
If no explain why:		
This is an upgrade to an existing installation.		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	20/06/2023
Name of contact:	Sharon Hill
Summary of outcome/Main issues raised:	
Pre-application consultation letter, consultation plan and site plans were sent to the Chief Planning Officer on 20/06/2023. Response received the same day from the above contact stating that verbal or formal written advice is only provided unless it is via the council pre-application service.	

¹ Macro or Micro

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstone's commercial relationship with Virgin Media O2 (VMO2) has changed, effectively increasing their independence to work with other companies in the deployment of mobile infrastructure. It means they no longer have visibility of VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. Cornerstone aims to engage and work with the planning department at the earliest opportunity from when they are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss their wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:	Red	Amber	Green
Outline of consultation carried out: Pre-application consultation letters and site plans were sent to the local councillors for Hopwood Hall (Peter Hodgkinson, Carol Wardle and Susan Emmott) and Heywood and Middleton MP, Chris Clarkson on 20/06/2023.			
Summary of outcome/main issues raised (include copies of relevant correspondence): No specific comments received to date.			

School/College

Location of site in relation to school/college (include name of school/college): N/A
Outline of consultation carried out with school/college (include evidence of consultation):

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

N/A
Summary of outcome/main issues raised (include copies of main correspondence):
N/A

Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

Will the structure be within 3km of an aerodrome or airfield?		No
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?		No
Details of response:		
N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes
Date served:	Developer's notice, covering letter and site plans were sent to Rochdale Metropolitan Borough Council Highways on 19/09/2023. No specific comments received to date. Developer's notice and proof of delivery attached as part of this application.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

3. Proposed Development

The proposed site:

Background:

Cornerstone is the UK's leading mobile infrastructure services company. They 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. They 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

As part of Cornerstone's network improvement programme, VMO2 is in the process of progressing several suitable sites for radio base stations, which will provide improved 2G, 3G and 4G coverage and new 5G service provision. This is fully in line with the Government's aim to ensure that everyone is connected to the superhighway.

The proposal is to be completed in 2 phases. Phase 1: Remove of existing cabin to be replaced with 3no cabinets. Phase 2: Removal of existing 15.0m high Lattice, Installation of proposed 20.0m high Lattice on new foundation. Installation of 6no. VMO2 Antennas and 6no. VF Antennas (12no. Total Antennas), 36no. ERS Units, 2no. Proposed dishes 0.3mm, 2no. Proposed dishes 0.6mm, installation of 2no. ERS Rack and 3no. Cabinets. Ancillary development required thereto - including new 1.8m high chain-link fence.

The site is located on land at Lane End Farm, at the southernmost point of the farm grounds. The agricultural space meets the M62 motorway along its south boundary and the Hopwood residential area along its western boundary. The existing installation is located in the south-west corner of the field and as such can be visible from the M62 and the end of Kenley Drive, which is the closest residential road to the site. Beyond the M62 which runs east to west, there is a vast expanse of green space including Manchester golf Club, which extends to the north Middleton area. The Lane End Farm residential and agricultural developments are to the north of the site, with the mixed commercial, industrial and residential area of Heywood located further north and north-west.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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



Image 1: Existing site

Enclose map showing the cell centre and adjoining cells if appropriate:

The operator is seeking to improve coverage speed and capacity in this area due to increased traffic experienced by the operator's existing sites in the Salford area. This radio base station is therefore required to enable enhanced 4G coverage and capacity to the Weaste area, as well as new 5G services for VMO2 and Vodafone to ensure high quality customer experience is obtained as demands on the network increase and technologies change.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Type of Structure (e.g. tower, mast, etc): Monopole with Headframe	
Description:	
The proposal is to be completed in 2 phases. Phase 1: Remove of existing cabin to be replaced with 3no cabinets. Phase 2: Removal of existing 15.0m high Lattice, Installation of proposed 20.0m high Lattice on new foundation. Installation of 6no. VMO2 Antennas and 6no. VF Antennas (12no. Total Antennas), 36no. ERS Units, 2no. Proposed dishes 0.3mm, 2no. Proposed dishes 0.6mm, installation of 2no. ERS Rack and 3no. Cabinets. Ancillary development required thereto - including new 1.8m high chain-link fence.	
Overall Height: 20m	
Height of existing building (where applicable):	N/A
Equipment Housing: Eltek Percy PSU	
Length:	0.831 Metres
Width:	0.705 Metres
Height:	2.068 Metres
Equipment Housing: GFMC Meter Cabinet	
Length:	0.47 Metres
Width:	1.00 Metres
Height:	1.00 Metres
Equipment Housing: ERS Rack	
Length:	0.6 Metres
Width:	0.65 Metres
Height:	1.9 Metres
Equipment Housing: ERS Hybrid Rack	
Length:	0.6 Metres
Width:	0.65 Metres
Height:	1.98 Metres
Equipment Housing: Tyrone CSC	
Length:	0.66 Metres
Width:	0.8 Metres
Height:	1.77 Metres
Materials (as applicable):	
Tower/mast etc – type of material and external colour:	Steel - Galvanised
Equipment housing – type of material and external colour:	Steel – RAL 7035 (Grey)

Reasons for choice of design, making reference to pre-application responses:
The existing radio base station has been in situ in this location for a number of years and has become an established feature in the landscape. Technology advances (including 5G service provision) and additional demands on the operator's mobile network system in the

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

area have meant that additional antennas need to be installed to facilitate all the data that is required to be carried for mobile superfast broadband. This enables customers to continue to be able to use their handheld devices for the purposes in which they have become accustomed, and now rely on in the modern world we live in, a similar scenario to the reliance on gas and electricity.

However, these new technologies for the latest 4G and 5G service provision and the design of the antennas required for them means that the existing tower is not able to physically support this new technology and therefore a replacement tower is required to ensure that the latest technologies can be provided to the surrounding area in and around Heywood. The amendments to the existing scheme are essential in order that customer's handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that is indoors or outside.

Therefore, a replacement mast is required to host the upgraded 6 no. Vodafone antennas, 6 no. new VMO2 antennas and ancillary equipment. In order to host the upgraded telecommunications equipment which will provide improved 2G, 3G and 4G coverage and capacity and new 5G coverage to the surrounding area, the mast requires a headframe wider than the existing mast. As such, the proposed replacement column is a monopole structure similar to those found in more densely developed urban areas. If the replacement column was a wider, lattice style structure similar to the existing, at a greater height and with the wider headframe, the installation would be a far more significant impact on visual amenity and far more prominent than the existing mast which has been in situ for many years.

The site benefits from the large mature trees surrounding the site which line the M62 motorway and help to minimise the impact of the mast on the surrounding area. The surrounding trees rise to approximately 12m in height and the replacement monopole will better assimilate with the trees and lighting columns and CCTV columns of the motorway due to its slimline nature and grey finish. The replacement and additional antennas need to be slightly bigger in order to support the latest technologies and the high-speed data and capacity needed for customers' handheld devices to continue to operate for the purposes in which they were purchased.

For technical reasons, the replacement column is unable to be located in the same position as the existing monopole. As a result, the new mast will be situated a few metres to the south, remaining in the existing compound. The existing equipment cabinet on the existing concrete base is to be removed to facilitate the positioning of the replacement mast. The smaller, new cabinets set out above will then be temporarily installed on the existing mast base. Following installation of the replacement monopole on the existing equipment cabinet base, the existing mast will be removed, with the new smaller cabinets re-positioned to the south-west of the replacement mast, leaving a much lesser volume of equipment within the base overall.

The proposed height at 20m is essential in order to provide sufficient coverage and capacity to the target coverage area, enabling the antennas to clear the nearby tree canopy. The latest 4G and 5G radio technologies operate in higher frequency bands than older technologies. Since they operate at higher frequencies where attenuation of the radio signal

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint. To increase capacity and data speeds to the user, the antenna will normally need to be mounted higher than conventional antennae. These factors drive a requirement for an increase in antenna height for the latest 4G and 5G service provision.

The proposed height is also required as the site proposes the installation of 4 no. transmission dishes. Transmission dishes need a clear line of sight to other dishes in the network to allow them to work effectively.

The antennas are proposed to remain open and not shielded as this provides the optimal service provision to the surrounding area. If the antennas were to be shrouded, they would not be as efficient at providing the latest technologies to the surrounding area. Thus, an additional installation would likely to be required in this cell area which would lead to the proliferation of masts contrary to the NPPF. Given the site location at the periphery of a residential area near to a busy motorway, this loss in service provision if the antennas were to be shielded, would not be justified. As such, the replacement monopole and antennas have been designed to resemble the existing apparatus, particularly the upper section, as closely as possible whilst providing the latest high quality, reliable service provision to this area of Heywood.

The proposed equipment will be coloured grey and will be located within a the existing fenced compound for health and safety reasons. The colouring of the monopole and antennas (grey) will allow them to assimilate with the typically grey British skyline, similar to the existing which has been in situ for many years. The equipment cabinets constitute permitted development in their own right but are included in the application description and on the drawings for clarity. Similarly, the fence constitutes permitted development under A.5 of Part 16 of the GPDO.

The proposed RRU are very small (approximately the size of a shoe box) and will be located beneath the antennas on the proposed tower. Given their small size and the height of the proposed tower, it is not considered that they will be overly prominent when viewed from public vantage points at ground level. This element of the proposal constitutes permitted development and does not require permission in its own right, but is noted in the proposal description and on the drawings for clarity.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represent the best compromise between the visual impact of the proposal on the surrounding area and meeting the operator's technical requirements for the site. Taking all matters into account it is considered that this upgraded installation, on an established radio base station site, to enable the enhancement of 2G, 3G, 4G and new 5G service provision would not appear out of place within its surroundings and would provide enhanced high quality, reliable and secure coverage and capacity, delivering the capability for a multi hi tech service.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Health and Safety - including ICNIRP compliance

International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)

International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Telefónica UK Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision

As part of Telefónica's network, the radio base station that is the subject of this application will be configured to operate in this way.

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.

4. Technical Justification

Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.

Reason(s) why site required e.g. coverage, upgrade, capacity

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

country. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement to upgrade the existing radio base station at this location to enable Telefónica to enhance its 2G, 3G and 4G coverage and capacity in and around Honingham whilst also providing new 5G service provision to the local area. This ensures high quality service provision is maintained.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

5. Site Selection Process

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator)

In accordance with the licence obligations and advice in the National Planning Policy Framework and the Code of Best Practice in England the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Utilising existing masts is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New sites are only developed where there are no viable or accessible alternatives or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

In accordance with the above sequential approach, the proposal is to replace the existing base station in this location.

Site Type	Site name and address	National Grid Reference	Reason for not choosing site

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

--	--	--	--

If no alternative site options have been investigated, please explain why:

As referred to above, the applicant has taken a sequential approach and is seeking to upgrade the existing established telecommunications site, to ensure that existing 2G, 3G and 4G coverage and capacity can be maintained and enhanced in light of technological advances in 4G service provision and to bring 5G to this area. This is an established telecommunications installation. The operator is proposing to slightly relocate the position of the mast in order to facilitate the redevelopment of the existing site.

It is considered that utilising an existing established radio base station site is preferable to pursuing a second base station within the immediate vicinity, as it would reduce the visual impact therefore preserving the character and appearance of the surrounding area. Given the makeup of the area and the siting of existing telecoms infrastructure on the site, it was established that the upgrading of facilities through the replacement of existing infrastructure at the existing site would be the most viable solution. Based on this sequential approach no other sites have been considered.

Land use planning designations:

N/A

Additional relevant information (include planning policy and material considerations):

National Planning Guidance

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

It is not necessary to quote extensively from this document but the following points are highlighted.

National Planning Policy Framework (July 2021)

The Government's National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. The NPPF was updated in July 2021, in order to strengthen sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statues and opting out of PD rights relating to residential conversions.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of *reliable* communications infrastructure for both economic growth *and social well-being*.

The NPPF continues to support the expansion of electronic communications networks at paragraph 114. It notes that policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. The economic and social benefits of providing high quality and reliable communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF supports the expansion of telecommunications '*Planning policies and decisions should support the expansion of electronic communications networks*'... (para 114).

The NPPF makes reference to 5G:

'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)...

With the above in mind, the Government is already forward thinking the evolution of data networks and seeks planning decisions to take account of this. 5G technology provides increased speed of data and more capacity in the network, to ensure that handheld devices can continue to be used for the purposes in which they were purchased. This will bring even greater economic and social benefits to the area.

Paragraph 115 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

Paragraph 118 of the NPPF retains the guidance set out in paragraph 46 of the 2012 NPPF version which relates to determining 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.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies within the revised

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 38 it states that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 81 states:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking in to account both local business needs and wider opportunities for development. The approach taken, should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴² ...

Footnote 42 of the NPPF states:

'The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future'.

Code of Practice for Wireless Network Development in England (March 2022)

The Code of Practice provides guidance to Code Operators (referred to as 'operators' throughout the Code of Practice), including the Mobile Network Operators and wireless infrastructure providers, their agents and contractors, local planning authorities, and all other relevant stakeholders in England on how to carry out their roles and responsibilities when installing wireless network infrastructure.

The aim of the Code of Practice is to support the government's objective of delivering high quality wireless infrastructure whilst balancing these needs with environmental considerations.

The Code of Practice covers all forms of wireless infrastructure development, including mobile masts and cabinets. It is recommended that other wireless communications operators follow the principles of this Code of Practice, where appropriate.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Unlike previous iterations this Code of Practice has been led by the Department for Digital, Culture, Media and Sport (DCMS) and developed in collaboration with representatives of the mobile network industry, other government departments and public bodies, local planning authorities, and protected landscapes. This document replaces the previous Code of Best Practice on Mobile Network Development, which was published in 2016 and is now published by DCMS.

The Code of Practice sets out the legal and policy framework for the delivery of wireless infrastructure development.

Paragraph 8-11 of the revised Code acknowledges that:

'digital connectivity is vital to enable people to stay connected and businesses to grow. Fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK. As the demand for mobile data in the United Kingdom is increasing rapidly, it is important that everyone has access to dependable and consistent mobile coverage where they live, work and travel'.

The [Future Telecoms Infrastructure Review \(FTIR\)](#) and the [National Infrastructure Strategy](#) set out the government's long-term strategy for meeting its digital connectivity targets and delivering high quality, reliable digital infrastructure that works across the UK².

The government has committed to extending mobile coverage across the UK. The government has committed to extending mobile coverage across the UK. The government's Levelling Up White Paper has set a mission that the UK will have nationwide 4G coverage, with 5G coverage for the majority of the population by 2030'.

Paragraph 13 of the Code of Practice acknowledges the role of the planning system in the delivery of digital infrastructure:

'The planning system plays a key role in delivering the digital infrastructure that we need, in a sustainable and well-designed way, especially as households and businesses become increasingly reliant on mobile connectivity'.

Paragraph 18 of the Code of Practice sets out the principles and commitments that operators should follow when developing their networks inter alia:

- Site sharing and use of existing structures: make use of existing structures, sites and masts wherever possible to reduce the need for new development.

² The [Statement of Strategic Priorities for Telecommunications, The Management of the Radio Spectrum, and Postal Services](#) followed the publication of the FTIR and reflects its conclusions

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

- Consultation with local planning authorities, local communities and other stakeholders
- Standardised and high-quality approach to planning applications, and the notification procedure: provide standardised supporting documentation for planning applications (where appropriate) within the context of national and local requirements.
- Compliance with guidance laid out in the International Commission on Non-Ionizing Radiation (ICNIRP) public exposure levels guidance.

The Code of Practice also sets out the requirements of the LPA in relation to the deployment of digital infrastructure:

- Incentivising connectivity: support the expansion of telecommunications networks, and take a 'joined-up' approach to the wireless infrastructure planning process, including ensuring that Local Plans effectively support the deployment of digital infrastructure.
- Facilitating sites: engage with operators when new sites have been proposed and discuss site requirements
- Engagement with operators: respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made.

Paragraph 22 of the Code of Practice acknowledge the limitations to siting and design:

'The choice over the site selection and design of equipment is primarily dependent upon the coverage and capacity requirements and technical constraints of a specific location, although operators should make efforts to reduce visual impacts where possible'.

Paragraph 23 goes on to advise that telecommunications development is sustainable development and should be supported:

'There should be a presumption in favour of facilitating sustainable network development and, as such, operators and local planning authorities, as well as all other bodies involved in the deployment process, should work together to ensure connectivity needs are met and find viable solutions to deployment issues'³.

The Code of Practice explains the operators site selection and that they use a range of sophisticated, computer-based planning tools to predict levels of signal strength and coverage from sites for 2G, 3G, 4G and 5G. For a site to be suitable it needs to have existing or ready access to a power supply, access to fibre optic cables, vehicular access and other buildings and development which may provide a level of existing screening. It acknowledges

³ Paragraph 11 of the National Planning Policy Framework states that there is a presumption in favour of sustainable development and proposals should be approved without delay where they accord with development plans, or no relevant plan exists

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

that operators typically look to upgrade existing infrastructure prior to considering a new deployment.

The Code of Practice sets out general siting and site selection principles including (para 25):

'where possible operators should look to use existing buildings/structures for hosting wireless infrastructure, to reduce the environmental impact of installation. Where the erection of a new ground-based mast is required, operators should seek measures to reduce the impact of the development, where possible. For example, measures such as siting near similar structures, screening, and using simple designs and appropriate colouring can help reduce the impact of the new infrastructure in certain locations'

...'sharing sites should always be considered as this reduces the total number of sites/masts required for the network and also minimises the visual intrusion caused by wireless infrastructure. This may involve redeveloping an existing site, including installing a replacement mast that can accommodate additional radio equipment. However, the visual impact of site or mast sharing should be considered in the context of each individual location'.

A balanced approach is sought between the technical needs and constraints of the proposed site and the potential impact of the development (para 26 of the Code of Practice). There are three technical and operational considerations for the installation of sites:

- Coverage – wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.
- Capacity – where existing network infrastructure can no longer meet demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand.
- Backhaul – the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

The Code of Practice states that planning authorities should consider these issues and consider the need for a site within a limited search area alongside the public benefit of improved connectivity. In general, it should not, therefore, be appropriate for planning authorities to seek wider evidence of alternative sites (beyond that required by the NPPF), unless they consider the proposed development is unacceptable having regard to the relevant material planning considerations.

The Code of Practice notes there are factors which affect the type of infrastructure that will be deployed including location and the coverage and capacity requirements. Planning authorities should be aware of these constraints when considering proposals. In rural areas,

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 Code acknowledges that base stations often need to cover wider geographic areas than urban sites. Operators may need to use tall masts or lattice towers to provide the required transmission links back to the operator's main network and proximity to a power supply. Coverage can be limited in some areas because of the geography, topography and terrain.

It is advised that all new masts should be sited, so far as practicable, so as to minimise their impact on their setting, including the landscape and any buildings. Where appropriate masts should be coloured to match their backdrop to minimise contrast in an urban or rural setting.

The Code notes that new ground based masts will sometimes be required to accommodate the ever-increasing coverage and capacity needs of the country. 4G and 5G are likely to require further network densification in order to meet growing customer demand for data.

Paragraph 50 of the Code of Practice relates to providing high quality communications in rural areas:

'Planning authorities, and those who represent rural areas, should recognise the importance of access to reliable mobile broadband and services for those who live and work in rural communities, including coverage for the emergency services network. The benefits of high quality wireless connectivity to the rural economy are far reaching - better wireless infrastructure will give rural communities greater choice and access to services, allow businesses to grow, and have positive impacts on healthcare, education, tourism, and remote working⁴'

Topography of the land is acknowledged in the Code of Practice to be a constraint on the operation of a radio base station (para 72):

'The physical layout of an area can have a significant impact on how radio signals travel. Radio signals will be blocked when they encounter raised land and therefore need to be transmitted over these areas to provide coverage. The taller the base station, or the higher its position on raised land, the better it can enable a larger area to be covered'.

⁴ Also see <https://srn.org.uk/> for the potential benefits the Shared Rural Network programme will bring to these areas

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Local Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The statutory development plan as defined by the Planning and Compulsory Purchase Act 2004 comprises the Rochdale Core Strategy and Rochdale UDP. Rochdale's development plan currently comprises:

- Rochdale Core Strategy (2016); and
- Rochdale Borough Unitary Development Plan Policies (2006).

Rochdale Unitary Development Plan Policies (Adopted 2006)

Policy CF6 relates specifically to telecommunications development and states as follows:

"Applications for planning permission or for prior approval (as required under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) for telecommunications masts, satellite and terrestrial microwave antennae on masts, and satellite and terrestrial microwave antennae on a building or structure will be permitted where the following requirements are met:

- a) In the case of satellite and terrestrial microwave antennae on a building or structure the equipment is not detrimental to the character and design of the building or structure, to the character of the local street scene or to the visual amenity of the area.
- b) In the case of telecommunications masts the development is not detrimental to the character and appearance of the local street scene or the visual amenity of the area.
- c) The opportunity is taken to share sites or erect telecommunications equipment on an existing mast, building or other structure, unless this would be unacceptable in terms of increased height or visual clutter.
- d) An applicant provides evidence of compliance with the Government guidelines on health impact of telecommunication use.
- e) The equipment is sited and designed so as to minimise its visual impact subject to technical and operational considerations; and
- f) The operator removes any apparatus when it becomes redundant.

The Council will use conditions and, where necessary, legal agreements to secure the above.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

In the case of developments affecting landscape character. Sites and features of nature conservation value, sites of archaeology importance, a Conservation Area and Listed Buildings or their settings, applications will not be permitted unless the Council is satisfied that:

- i. The siting, scale or proliferation of facilities are not likely to significantly injure the special character or appearance of such areas, or that.
- ii. For technical reasons, no alternative location is suitable and the proposed development is sited so as to minimise any injury to that special character appearance."

Policy G/BE/1 (Design Quality) is a general design policy which states that development will be required to respond to its physical context, respect the positive character of the local area in which it is situated, and contribute towards local identity and distinctiveness.

Policy BE/2 (Design Criteria for New Development) states that the design and layout of new development will be required to be compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and means of enclosure.

Rochdale Core Strategy (Adopted 2016)

Policy P1 (Improving Image) is a general design policy which states that the Council will require new development to be of high-quality design and improves the image of the Borough.

Policy P2 (Protecting and Enhancing Character, landscape and Heritage) deals with protecting and enhancing the Borough's character and distinctiveness.

Greater Manchester Digital Strategy (2018-2020)

The foreword to this Digital Strategy states:

'We live in a world where the number of digital devices has now passed the number of people. Digital technology is now shaping every aspect of our lives in ways which were inconceivable a generation ago: how we work, travel, shop, access services, meet people, communicate and are entertained.

Greater Manchester has always been a pioneer city region, with an eye for opportunity and the drive and pragmatism to seek out new solutions to old problems with almost 80000 digital and digital-intense creative businesses in Greater Manchester employing more than 82300 people generating £4.1bn of economic growth annually.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

In the Greater Manchester Strategy, we set a clear ambition to be a world-leading digital city region, and committed to taking an open, innovative and connective approach to delivering that ambition.

...to be a digital City-Region with a Difference and drive real change together, from the bottom up. We can only be a world leading city-region if we bridge the digital divide. Progress must be universal; geographically, socially and economically...using digital to connect young people to opportunity or tackle homelessness...we will capitalise on Greater Manchester's unique ability to use digital to connect and enhance our other high value sectors such as creative industries, health innovation and advanced manufacturing and materials.

The GM Digital Strategy asks why it is vital for Greater Manchester to be a leading digital City-Region and quotes:

"The future vitality of cities is increasingly based on their ability to use digital networks in intelligent, strategic ways" (Aspen Institute, Washington).

The Strategy goes on to state that:

...'digital technology has catalysed the interconnection of the global economy, with the internet enabling the free exchange of goods and services, providing consumers with greater choice and businesses with access to skills, resources and customers. As a result, people are now accessing more digital content and services from outside their own country, cross-border payments increasing, and small companies are more easily becoming more "multi-national".'

Digital technology is increasingly the backbone of all industries, regardless of the nature and type of business. Embracing digital technology throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness'.

"We want to be recognised as an international thought leader and do-er in digital innovation and adoption across our economy and communities" ...

'This strategy is therefore founded on evidence that becoming a leading digital city-region is imperative to deliver our wider vision. We must do it to deliver the economic, social and inclusion improvements we need and want to see. We can do it because we have the vision, leadership and both the industrial and political will, coupled with strong academic, industrial and community foundations and an exciting and disruptive set of emerging activities and technology'.

The Digital Strategy sets out the Greater Manchester Vision: A city with a Difference:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

"It would be fantastic if we led the country in encouraging digital innovation which supports businesses and investment, creating jobs and opportunity, but focusing on improving outcomes for people such as loneliness or homelessness in our society.

I don't want Manchester to be just a smart city – I want it to be the smartest city" (Andy Burnham Mayor of Greater Manchester).

The strategy goes on to state that the Vision for Greater Manchester is 'to be one of the best places in the world for developing and harnessing digital technology and to be recognised as being a top 5 European Digital City Region by 2020 which:

- Empowers and enables residents to have the highest quality of life; and
- Supports the creation of high-quality jobs and achieves the maximum possible productivity levels'.

This strategy for Greater Manchester is an open, connected and innovative city region....

'Our Vision for Greater Manchester is holistic, with digital technology driving improvement across all areas of economy and society. A world-leading digital city is therefore, one which its businesses, public service providers and citizens are using digital technology by default and to the fullest: to grow their businesses and improve productivity to access skills, training and employment opportunities, to address global challenges that have a local impact, such as ill health, social isolation, homelessness and pollution; to improve the quality and value for money of public services'.

The Strategy sets out the Goals and Measures. Goal 6 relates to Digital Infrastructure and aims that by 2022-23 the average download speed across fibre, mobile and wireless will exceed 100Mbps.

The benefits for delivering this strategy are noted as:

- For young people, better connected insights on children's development from the very early years right through to leaving school, a transformative range of career opportunities and a means through which they can be accessed.
- For Working Age Population, the ability to access broader range of high-quality job opportunities, and set up own business more easily;
- For business owners and investors, for greater range of opportunities to access the technology and support to digitise, opportunities to physically and digitally collaborate will be readily accessible and there will be more readily available flow of talent, capital and support to new innovative ideas and a marketplace that defines and presents problems and commissions solutions rather than buying off the shelf products and services.
- For Older people, there will be more support and solutions to social isolation, more ease and control for you and your family in terms of managing your own health care; and

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

- For all residents, a city that works around you in terms of living your life, where you can move around the city more easily and safely, improvements in, for example treating illness, improving air quality due to insights from pooled data, greater control over how and when you access public services.

Greater Manchester is aiming to become a world leading digital city by 2020. Greater Manchester plays a fundamental role in driving economic growth.

The Strategy notes that in terms of mobile internet, despite good public Wi-Fi coverage in most public buildings across Greater Manchester, and on Metrolink and many buses, Wi-Fi provision is patchy in public places and there are still barriers to access (registration requirements and cost) in many parts of Greater Manchester.

The Strategy also acknowledges that digital exclusion is closely linked with social exclusion.

The Greater Manchester Action Plan for Infrastructure at 8.1 States that the connectivity which Greater Manchester requires is to increase average mobile and fixed broadband internet speeds and aims to improve call and mobile coverage including securing a national 5G test bed status thus positioning Greater Manchester at the forefront of next generation 5G mobile.

The strategy notes 5 digital enablers: Social Networks, Mobile internet/apps, digital health, infotainment and e-commerce.

Greater Manchester Local Industrial Strategy (June 2019)

This Local Industrial Strategy sets out how Greater Manchester (GM) will forge its future. It states that it will build on GM's position as a 'leading European digital city-region; enable the digitalisation of all sectors; and capitalise on the links between digital and creative industries that feed internationally significant clusters in broadcasting, content creation and media, and maximise growing assets in cyber security.

It aims to put in place the integrated 21st century infrastructure needed for digital driven, clean and inclusive growth.

A top 5 city-region for the digital economy in Europe, with full fibre broadband and 5G coverage.

The Strategy states that GM will take a 'Made Smarter' approach to all industries, supporting firms to adopt new digital and creative techniques and enabling the digitalisation of all sectors.

The strategy has a specific section relating to infrastructure and acknowledges its importance:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 city-region now aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and – through work with others – improved access to national and global markets.

Existing partnerships are working to improve digital infrastructure in the city-region to meet national targets of roll out of 5G technologies for most people by 2027'.

The Local Industrial Strategy sets out an objective to ensure the vision for infrastructure is met:

- World-class connectivity – digitally and through an integrated transport network within all parts of GM.

To achieve the ambitions of the GM Local Industrial Strategy it identifies actions around 5 foundations of productivity: Infrastructure, Ideas, People, Business Environment and Places. These are noted as being essential attributes of every successful economy. It also identifies opportunities grouped under 4 Grand Challenges – Artificial Intelligence and Data, the Ageing Society, Future Mobility and Clean Growth.

The Vision for the Digital, Creative and Media is set out in the Local Industrial Strategy and reproduced below:

'GM will be a leading European digital City-Region, with the infrastructure, skills and networks needed to digitise all sectors, and internationally significant clusters in broadcasting, content creation and media and cyber security'.

To help meet the vision the strategy states that GM will continue to transform the digital connectivity of the city-region to drive economic growth and innovation, working with Government to meet national targets of full roll-out of 5G technologies for most people by 2027.

The Local Industrial Strategy acknowledges that GM will aim to become one of the best digitally connected city-regions in the UK. It fully supports the development of 5G networks.

The Greater Manchester Digital Blueprint 2023-26

The blueprint has been developed in collaboration with stakeholders from across Greater Manchester's digital sector and shares strategic commitments to put our people, our environment, and our place firmly at the heart of our plans.

The purpose of this Digital Blueprint is to better the lives of people and for them to be empowered by the opportunities a digitally fuelled city-region brings. To use technology and data better to make this a greener, fairer, more prosperous city region.

The ambition for the Greater Manchester set in the Digital Blueprint is to be world-leading digital city-region, where people, places and environment are at the heart of the plans. It

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

sets the goal to have more inclusive and sustainable approach to build on the region's greatest assets.

Digital Blueprints aims for Greater Manchester to be a place with the fastest-growing digital economy in Europe, where communities, business, academia and public services work together to create opportunity, innovate and invent; and where growth benefits everybody. Where Greater Manchester is a world-leading digital city-region, recognised globally for its digital innovation. Just in 2022 there was £532 million invested in Greater Manchester companies, and over 69000 creative, digital and tech sector roles advertised.

The Blueprint recognises the potential for Greater Manchester for businesses growth. With the world class digital infrastructure, and existing physical infrastructure, the region can create a digital place, into which entrepreneurs and innovators from across the globe want to connect. 78% of companies in digital sector within Greater Manchester reported expansion in 2022 (source: Manchester Digital Skills Audit).

The Digital Blueprint underpins and supports the commitments in the Greater Manchester Strategy 2021-31. It has also set priorities that will help to digitally enabling a greener, fairer, more prosperous city-region for everyone, those are:

- Empowering people and communities
- Building responsible, data driven public services
- Enabling a resilient and prosperous economy
- Creating connected, inclusive, sustainable places
- Strengthening our position as a global digital influencer

Digitally enabling a resilient and prosperous economy – to achieve this we will both enable all businesses to use technology better and support the creation and scaling of digital organisations for the benefit of the UK and the people of Greater Manchester.

Creating connected, inclusive, sustainable places – to mission of this priority is to build world class digital infrastructure, ethically using technology and to create resilient, connected, accessible and sustainable places for everyone. As one of the steps to ensure fulfilment of this priority will be provision of world class digital infrastructure that stimulates economic growth and enables the development of our growth zones, across sectors and locations.

The key strategic enablers set in the GM Digital Blueprint are:

- Building digital skills and literacy for life, education, work and business
- Strengthening our digital talent pipeline
- Extending our world class digital infrastructure, technology and data
- Harnessing academia, testbeds and research

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Greater Manchester Infrastructure Framework 2040 (GMCA)

This is a pre-cursor to the GM Infrastructure Strategy. The aim is to focus on developing infrastructure which ultimately improves the lives of all those living and working within Greater Manchester.

The Infrastructure Framework acknowledges a number of key challenges, one of which is digital and the need to provide pervasive, affordable, resilient digital connectivity. The Framework notes that 'Digital technology is increasingly the backbone of the major industries and our daily lives'.

The Framework goes on to states that approaching 2040, GM will need to be a Smart and digitally ready City Region. To achieve this, and support on-going digitalisation, the region will require resilient fixed connectivity (through fixed fibre) supported by 5G (and subsequent technologies). It will also need to streamline the process for installation of new infrastructure within the street space.

The Framework notes the vision for the GM Infrastructure Strategy:

'Develop and maintain a holistic infrastructure system that is robust, accommodates sustainable growth and supports the ambitions of the Greater Manchester Strategy to make "Greater Manchester one of the best places in the world to grow up, get on and grow old".'

The Greater Manchester Infrastructure Strategy should seek to:

- Support the lives and well-being of people, communities and the environment within Greater Manchester.
- Be age-friendly and support the economic and social participation of both young and old.
- Support strategically identified growth for parts and communities within Greater Manchester.
- Be flexible, robust and met the existing and future needs of the communities and technological change.
- Provide world-class connections and access to opportunity for all.
- Provide world-class digital infrastructure which provides a platform for GM to embrace emerging technological and societal changes.
- Support a carbon-neutral GM and be economically, environmentally and socially sustainable.

The Framework identifies a key infrastructure trend to 2040 as Digital (Telecommunications Operators) including mobile infrastructure:

- As the population and employment is due to rise:
 - more people will mean more homes and businesses, and more consumers of digital services.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

- There will be a growing demand for high-speed, resilient data connectivity to facilitate changing patterns such as shopping patterns moving online, whilst flexible working becomes more prevalent.
- Changing workforce:
 - More productive, higher skilled, higher paid jobs more specialised and skill activities needs digital infrastructure to support higher skilled industries – which may require increased digital infrastructure.
- Environmental Change:
 - Improving efficiencies of buildings and appliances. The use of smarter technologies within each infrastructure sector will look to improve efficiencies further.

The Framework comments on digitalisation noting the importance of it and how it has transformed the way in which we go about our everyday lives:

'We live in an increasingly digital world. Technologies that are visionary today rapidly become part of everyday life tomorrow. In turn, people's expectations are rising constantly. "Digital" now encompasses an increasing array of technologies, from sensors, smartphones and robots, to augmented reality, cloud computing and data analytics. These technologies are changing the way in which we live and places we live in. Digital technologies are being used to make cities more smooth running, more productive, and more democratic. The pervasiveness of digital technology in our lives represents a major change. For these technologies to function effectively, it is fundamental that a robust and diverse underpinning infrastructure is installed that ensures a future-proofed platform for the development of these and many new technologies for years to come.'

As our homes, businesses and cities become more reliant on digital technology to function the robustness of these systems becomes even more critical'.

The Framework states that *'anyone in GM should be able to access resilient, seamless connectivity at a speed they need anywhere and anytime'.*

- New technologies, artificial intelligence and atomisation:
 - Improvements in artificial intelligence and atomisation technologies will transform infrastructure sectors and business markets.
 - Digital infrastructure will be crucial to supporting future technology and a Smart City Region.
 - Embracing digital technology throughout all sectors, geographies and occupations is fundamental to GM's current and future international competitiveness.

The Framework acknowledges that the vision of moving to a smart and digitally-ready city-region requires future digital infrastructure to be strong fixed resilient connectivity, supported by 5G (and beyond), big data systems and other nascent technologies such as Artificial Intelligence and machine learning. Without connectivity it is acknowledged that processing

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 sheer volumes of data necessary to create a network of communicating devices will be impossible. As such, the Framework states that big improvements are required to increase the provision of wired and wireless (through 5G or subsequent technologies and Wi-Fi provision) across GM. Without the more basic technology solutions (such as passive fibre connectivity and 5G) the smart-region solutions and value-added outcomes will struggle to be brought to fruition.

The Framework notes that 5G roll out is expected from 2020. However, the timing and costs of roll out is uncertain and international standards have yet to be agreed. It is possible that there will only be one network upon which providers deliver their services or that each provider might need to invest.

With regards to the Regional Centre if Challenge 8 is to be met to provide pervasive, affordable, resilient digital connectivity the challenge is early roll out of 5G especially in areas where mobile data use is congested such as the Regional Centre.

The Framework also states that GMCA and the Districts together with digital and telecommunication providers need to drive forward opportunities to promote connectivity and uptake in the Regional Centre.

Manchester Digital Strategy 2021-2026 (March 2022)

This digital strategy for Manchester is the vision for Manchester's digital future. It sets the priorities that our whole city – our public, private, voluntary and community organisations and residents – will be able to work on together to make Manchester one of the world's leading smart cities and digital economies in the next five years.

The priorities of the Manchester Digital Strategy will contribute directly to the delivery of five of the ten Our Manchester Strategy priorities:

- We will become a digitally inclusive city, with better digital infrastructure, access to digital technology and strong and lifelong digital skills.

We have used these to create four overarching themes for the Digital Strategy:

1. Smart people:

We will ensure that everyone can gain and sustain the skills, aspirations, and confidence to fully participate in the digital world; providing the basis for Manchester to become an inclusive, diverse, successful and ethical smart city.

2. Digital places:

We will create digital neighbourhoods providing access, connectivity and support for all residents and businesses and digitally enabling enhanced health and wellbeing.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

3. Future prosperity:

We will enable the digital economy and ecosystem to grow, continue to attract new digital businesses & sectors and support a resilient and inclusive economy.

4. Sustainable resilience:

We will use digital imaginatively for innovation to meet zero carbon and climate resilience goals and to create open inclusive connectivity with enhanced digital infrastructure as a utility not just a commodity.

Digital Places is about making sure the city itself, alongside its people, drives us towards a more digitally enabled future.

In a digital place, high quality and open digital infrastructure is ubiquitous at every level. Its leaders think towards the future and make sure that the changes we make to our physical environment today support the technological demands of tomorrow, and therefore much of Digital Places is about how we plan for and consider these future requirements in everything that we do to create a built environment that is fully digitally enabled.

Smart places are places where connectivity is ubiquitous and universal, where people, organisations and smart devices are all connected. They are places where information is collected and shared in a way that allows anyone to understand and interrogate it, coming up with their own solutions to our greatest challenges. Smart places are also climate-resilient and adaptive, supporting our transition to a zero-carbon economy as well as being sustainable, adaptable and future-proofed.

Connectivity is also of critical importance to Manchester 's creative and cultural industries, which overlap with the digital and tech sectors. Our cultural sector has been reliant on digital to keep operating throughout the COVID-19 pandemic, and there is a role for Digital Places in supporting the city 's Cultural Recovery Plan. The digital transformation of the sector is likely to continue, and we must support it by making it easier for creators to digitising, distributing and monetising artistic products online.

Secondly, we know that improved access and technology can enhance access to existing public services. Using the example of health services, digital delivery means that services become more accessible and have wider benefits, for example enabling older people to continue to live in their own homes. Digitisation of health and care records also provides the opportunity to better integrate services as well as offering an opportunity for innovation providing new approaches to tackling embedded health challenges in the City including Health Ageing.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Online Nation 2022 Report

Online Nation is an annual research report, published for the first time in 2019. Using research produced by Ofcom and others, it looks at what people in the UK are doing online, how they are served by online content providers and platforms, and their attitudes to and experiences of using the internet.

The latest Online Nation 2022 report (published June 2022) found that for most people in the UK, being online is a major part of daily life. Being online allows people to connect with others, sometimes in ways they may not be able to do offline. Data shows how we benefit from a range of online services, from messaging and calling platforms to gaming platforms, online news outlets and online shopping.

The Meta-Owned social media apps (Facebook, Instagram, Whatsapp and Facebook Messenger) made up the top four smartphone apps most visited daily by UK adults in September 2021. The top-reaching smartphone app was Whatsapp (88% of UK online smartphone using adults) closely followed by the Facebook app (87%).

94% of UK adult internet users aged 16+ said they used an online communications service for making voice/video calls or sending messages in 2021, and 80% of children aged 3-15 did the same.

The 2022 report found that the UK adult internet users spent almost 4 hours online a day in September 2021, with 3 of those hours being spent on smartphones. One in five people only use a smartphone to go online compared to one in ten last year. News and government public services are among the most-visited websites and apps in the UK.

The majority (67%) of UK internet users aged 13+ feel that the benefits of being online outweigh the risks. 43% agree that being online has an overall positive impact on their mental health.

The report found that 60% of children aged 8-15 say that using social media and messaging platforms makes them feel closer to their friends. More than three-quarters of children aged 12-15 said that being online can help with their school/homework, whilst half said it can be used to learn a new skill.

The Online Nation 2022 report acknowledged that the global pandemic since March 2020 has resulted in significant changes in online behaviour. Online shopping habits developed during the lockdown periods have remained. The largest online platforms' revenues and profits increased significantly during the lockdown periods and this growth continued in 2021. The growth is being driven by UK consumers increased spend on e-commerce and entertainment subscription services, while advertising revenues are also increasing with the continuing brand migration to online.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Figure 1.2 of the Online Nation 2022 report indicates that the percentage of UK online adults accessing the internet, by device, in 2021 was the highest by smartphone at 88%. In September 2021 73% of the time spent online by UK adults per day was on a smartphone.

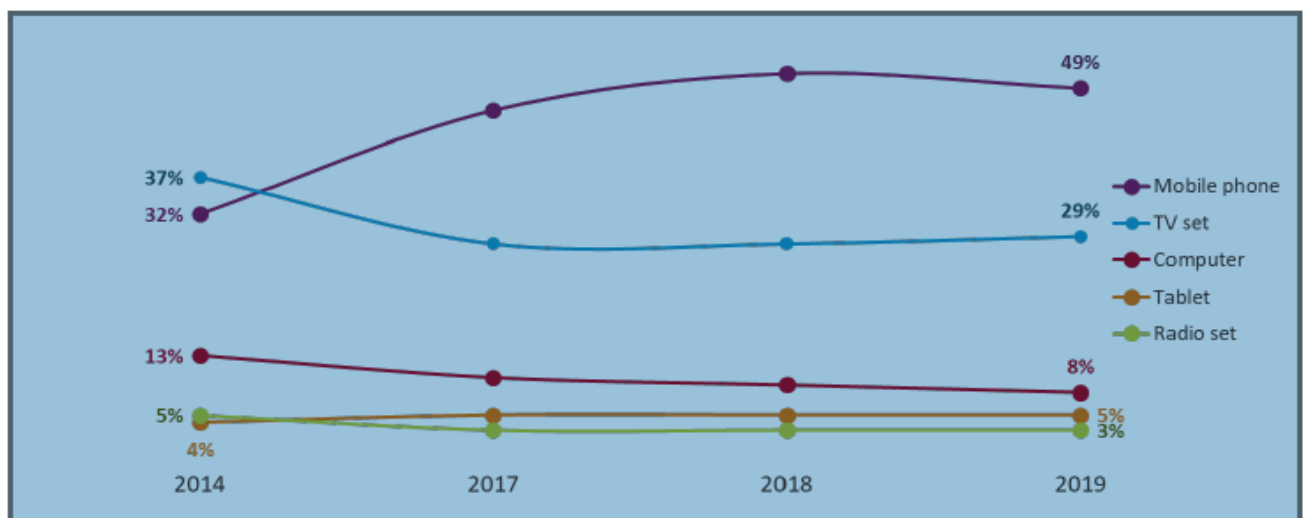
Figure 1.2: Percentage of UK online adults accessing the internet, by device: 2021

Percentage of adult internet users	Smartphone	Tablet	Laptop	Smartphone only
2021	88%	43%	53%	21%

Source: Ofcom Adults' Media Literacy Tracker 2021: Core survey and CATI omnibus survey. IN1. Which of these devices do you use to go online? (MULTI CODE) Base: All adults 16+ that go online (at home or elsewhere) (excluding those who did not give a response at the postal survey) (3577)

Reproduced from Online Nation 2022 Report

The table below indicates the most-missed device among adults were it be taken away from them, using data collected 2014-2019. As can be seen, nearly half of all adults say that their mobile device is the device they would miss the most were it taken away from them.



Source: Ofcom Adults' Media Literacy Tracker 2014-2019

The Report found that social media and messaging sites reach 98% of the UK adult digital population. On average, visitors aged 18+ spent 49 minutes per person per day on social media sites, considerably more time on average than in key areas such as news sites (12 minutes per user), e-commerce sites (14 minutes) and even gaming sites (31 minutes).

Ninety-two per cent of time spent on social media sites took place on a mobile device (smartphones and tablets) rather than on a computer, compared to 81% of total time spent online.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 Connected Nations December 2020⁵ report is published as the UK continues to address the challenges of the coronavirus (Covid-19) pandemic; a time when people, families and businesses have come to rely on their phone and broadband connections as never before. We report on how the networks have performed during this period and how the availability of services has evolved.

The report sets out in its findings:

The UK's fixed and mobile networks have generally coped well with increased demands during the pandemic. A shift to more people being at home drove increased demand on broadband networks during the day, although peak usage remained in the evening. Mobile networks also experienced increases in voice traffic.

The number of mobile base stations providing 5G services has risen ten-fold, to around 3,000 across the UK. 87% of these are in England, 7% in Scotland and 3% in both Wales and Northern Ireland.

Mobile coverage is generally stable. The four mobile network operators (MNOs) – EE, O2, Three and Vodafone – each estimate they provide outdoor coverage to 98%-99% of premises. Their networks' coverage of the UK landmass ranges from around 79% to around 85%. The Shared Rural Network programme agreed in March 2020 will extend coverage beyond this by 2025.

A small, but significant number of properties are still struggling to get connected. We estimate that 43,000 premises cannot access either a decent fixed broadband service, or good 4G coverage, indoors.

Mobile data consumption continues to rise, increasing by 42% compared with last year. 83% of the total data traffic was consumed in England with about 10% in Scotland, 4% in Wales and 3% in Northern Ireland (largely in line with UK population distribution). Reflecting this growth, the traffic carried in England in June exceeded that carried across the whole UK in February.

The report acknowledges that being connected has never been more important in the UK. *"People have been relying on phone and broadband services more and more over recent years, and the Covid-19 pandemic during 2020 has brought this reliance into even sharper view. In March 2020, life changed suddenly for millions of people across the UK. Fast, reliable broadband and mobile connections were essential to allow them to work from home, keep up with schoolwork, access medical appointments and public services, stay in touch with friends and family, order shopping online, and keep themselves entertained".*

The report acknowledges that "during the first COVID 19 lockdown, UK MNOs coped successfully with the changes in data and voice traffic volumes and distribution as many people began working from home and schools were shut during the Covid-19 spring

⁵ https://www.ofcom.org.uk/data/assets/pdf_file/0024/209373/connected-nations-2020.pdf

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

lockdown. New peaks were reached for most of the network metrics reported by MNOs just before or during the week lockdown measures were first introduced across the UK in March 2020. Although these peaks generally reduced with the gradual easing of lockdown, they have remained higher than they were before (in line with the historical trend for incremental growth in data consumption)".

The report further notes that the "MNOs all experienced some form of congestion on their networks in this period, but successfully mitigated this, in part by increasing interconnect capabilities between themselves. Some operators applied further temporary upgrades to their voice and data capabilities in order to cope with increased demands during this period, for example deploying temporary base stations in and around hospitals (particularly at the Nightingale hospitals) to provide additional capacity".

"Compared to periods before the spring lockdown, mobile voice traffic increased by 10-45% across the operators. One operator observed an increase in average call duration from about 2.5 minutes (pre-lockdown) to 4 minutes in the week lockdown measures were introduced. These call lengths and volumes spiked in March, before gradually stabilising. Within this general trend for growth, we can also observe drops in average call duration and data traffic around 8pm for the 10-week period from 26 March 2020, coinciding with the nation coming together to applaud the efforts of the NHS during the Covid-19 crisis. Increased amounts of voice traffic were also offloaded to Wi-Fi, although with significant variations between operators".

Levelling Up the United Kingdom (February 2022)

Digital Connectivity is a focus area and the mission is 'By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population'.

Chapter 3 - The Policy Programme:

Para 3.2.4 - By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population

This mission is focused on improving digital connectivity.

Digital connectivity: The case for action

The COVID-19 pandemic demonstrated the importance of digital infrastructure right across society, from ensuring business continuity to reducing isolation. Improved digital connectivity has the potential to drive growth and productivity across the UK and widen job opportunities through remote working. However, there are significant spatial disparities in the quality of broadband and mobile networks, with rural areas likely to experience worse digital connectivity than urban areas. Infrastructure is only part of the picture: economic benefits will only materialise if businesses and workers have the skills to take advantage of improved infrastructure.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

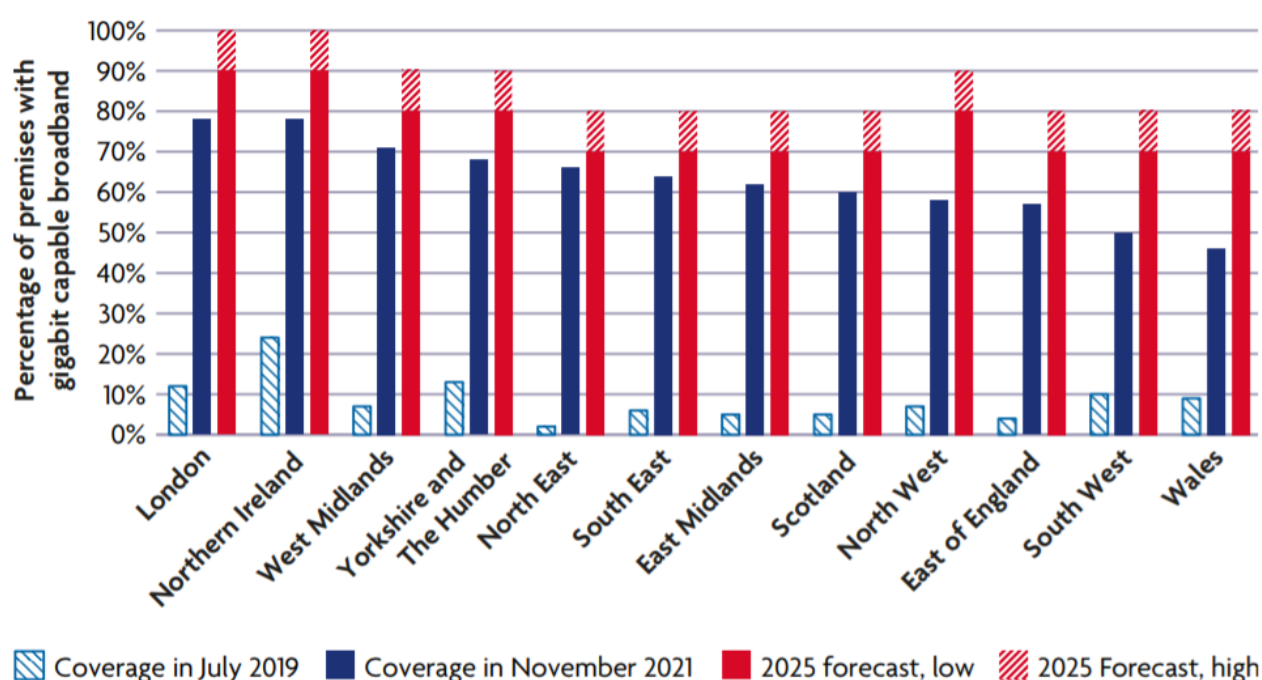
 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

More broadly, high quality digital infrastructure can deepen local labour markets through remote working, making it more attractive for both workers and companies to locate regionally. It also allows for the development of high-value sectoral clusters, which can drive growth and jobs in new areas. Existing specialisms in the UK regions have the potential to generate strong tech clusters, such as fintech in Scotland and Wales, e-Commerce in the North West and Northern Ireland, and Agri-Tech in Yorkshire and the Humber. The sector also provides opportunities for raising living standards – median earnings for the sector are 50% higher than the UK average.

The policy programme In 2020, the UK Government published the National Infrastructure Strategy, committing to providing £5bn in public funding to roll out gigabit broadband to at least 85% of the country by 2025, and subsequently to as close to 100% as possible, working with the private sector.

Public investment will target premises that are hardest to reach and which would otherwise not be provided for by the private sector, ensuring no areas are left behind. Gigabit coverage has increased from 10% to over 60% in less than two years. Since 2019, coverage has improved across the UK, and the UK Government anticipates the following additional improvements to be delivered as a minimum by 2025, as set out below.

Figure 3.1 Gigabit coverage improvements, UK countries and regions, 2019, 2021 and 2025 (forecast)



Source: Levelling Up the United Kingdom.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

5G has the potential to radically change the way people live and make businesses more productive and competitive. The UK Government's ambition is for the majority of the population to have access to a 5G signal by 2027. Since 2017, the UK Government has provided £200m in funding for 5G Testbeds and Trials, supporting over 200 startups and SMEs across a range of sectors – including healthcare, manufacturing, Agri-Tech and creative industries – to better understand how to use the technology to develop new solutions and services.

In 2022, the UK Government will publish the Wireless Infrastructure Strategy. This will review how far the private sector will go to deliver wireless infrastructure – including 5G – across the country, and determine whether there are any market failures in places that need to be addressed, and how the UK Government could tackle these.

Box 3.9 - West Midlands 5G The West Midlands 5G (WM5G) Testbed started in 2018 with the mission of testing and proving the benefits of 5G to public and private sector productivity, creating jobs and boosting growth. The UK Government has invested £21m over three years, alongside investment from local government and the private sector. By working with local authorities and Mobile Network Operators (MNOs), WM5G has accelerated 5G deployment by over six months, resulting in the West Midlands being amongst the best-connected places for 5G in the UK. In addition, WM5G has delivered a number of UK firsts, including a 5G road sensor network, 5G connected ambulance and capsule endoscopy trials, and a 5G application accelerator programme called 5sprinG, which has already upskilled over 400 organisations on the benefits of 5G and allowed over 60 start-ups to develop new 5G products and services.

We must ensure that people have sufficient digital skills to reap the benefits and prosperity arising from the digital economy. In 2020, the UK Government introduced a new digital skills entitlement, giving adults with low or no digital skills in England free access to new digital skills qualifications based on employer-supported national standards. The UK Government continues to work with local leaders to develop Local Digital Skills Partnerships. These collaborative partnerships are now operating in seven regions across England, with an eighth formally launching in Hull and East Yorkshire in early March. The UK Government will work with devolved administrations to consider how best to share the insights and evaluation of the programme to help build digital skills capability across the UK.

Planning Assessment

The main issues arising from this prior approval notification are whether the replacement mast and its antennas, due to their scale and siting, would be a visually obtrusive feature which would be detrimental to the character and appearance of the area, and whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as outlined in the NPPF, which fully supports the roll out of 5G and the next generation connectivity to accelerate business opportunities and growth to ensure the economy is resilient and competitive, and also the relevant objectives and policies within the Rochdale UDP, Rochdale Core Strategy, as well as the Greater Manchester Digital Strategy,

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 Greater Manchester Infrastructure Framework, the Greater Manchester LIS, and the Greater Manchester Digital Blueprint.

The principle of siting telecommunications equipment at land south of Lane End Farm, Hopwood was accepted many years ago by the council. The installation has been in situ for many years and is an established feature of the landscape. The existing installation currently hosts equipment for one operator, providing coverage to this area of Heywood. As previously stated, the existing installation and its 6 no. antennas will be replaced by 6 no. upgraded antennas, plus an additional 6 no. new antennas for VMO2.

The proposed upgrade fully complies with the NPPF, the Rochdale UDP, Rochdale Core Strategy, as well as the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, the Greater Manchester LIS, and the Greater Manchester Digital Blueprint as it will improve capacity and provide new 5G services to this area of Rochdale. Access to a high quality, reliable superfast mobile network is not just 'a nice to have' but an essential part of everyday life. Indeed many, including the former Minister for Digital Infrastructure Matt Warman, consider it to be the fourth utility service as important as gas, water and electricity, a lifeline for many especially during the COVID-19 pandemic where people were able to see their loved ones, speak to friends and family and arrange virtual meetings allowing some form of normality in a very abnormal situation.

The principle of development has been established by the Government when the new permitted development rights came in to force in April 2022, which enabled sites such as this one to be built under the operators permitted development rights, with prior approval for siting and appearance being the only matters that the local planning authority can take in to consideration.

Planning Practice Guidance explains how a prior approval application differs from a planning application at paragraph 28. It states that:

'The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established (emphasis added). Where no specific procedure is provided in the General Permitted Development Order, local planning authorities have discretion on what processes they put in place. It is important that a local planning authority does not impose unnecessarily onerous requirements on developers and does not seek to replicate the planning application system' (emphasis added).

The Planning Portal also provides Application Type Guidance. This guidance states that:

'Certain forms of telecommunication development, for example, mobile telephone masts, are known as 'permitted development' and subject to prior approval from the local planning authority. The prior approval procedure means that the principle of development is not an issue. The LPA can only consider the siting and appearance of the proposal'.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Siting

The proposal is for the replacement of the existing telecommunications installation at land at Lane End farm. The principle of telecommunications development in this location has already been accepted by the local planning authority. The replacement of an existing site is wholly in line with national planning policy guidance on taking a sequential approach and seeking to upgrade existing sites first. This also aligns with point C of policy CF6 of the Rochdale UDP. The existing mast structure, which is a lattice tower, cannot support the upgrade to the telecommunications equipment which is required to be hosted. As such, the next best solution is to replace the structure with a more physically appropriate structure (monopole) in the same location. The existing radio base station has been in situ in this location for a number of years and has become an established feature in the streetscene, due to that it is considered that a slight increase in height will not result in substantial visual loss.

Government guidance states that in order to limit visual intrusion, the number of radio and telecommunication masts and the sites should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability should be encouraged. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. The proposal fully complies with this Government guidance. The existing site will be upgraded with a replacement monopole, allowing VMO2 and Vodafone to provide enhanced capacity and new 5G services to the area. This is in line with the guidance in the NPPF and Code of Practice, as well as the aims to improve connectivity as outlined in the Rochdale UDP, as well as the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, the Greater Manchester LIS, and the Greater Manchester Digital Blueprint.

The proposed upgrade to the existing radio base station will enhance VMO2's and Vodafone's customer experience by providing improved 2G, 3G and 4G coverage and capacity as well as new 5G services to the surrounding area of Rochdale. It will enable the operators' customers to continue to utilise their handheld devices for the purposes in which they have become accustomed, as well as being able to access the latest technology wherever they are whether that be indoors or outside. The design promotes site sharing and minimises the need for a new installation in the area. It offers the best environmental solution, limiting the number of new sites required, limiting the visual intrusion in the area. This is in full accordance with NPPF and the Code of Practice, as well as Policies CF6, GBE1 and BE2 of the Rochdale UDP, Policies P1 and P2 of the Rochdale Core Strategy.

Appearance

The design of the replacement column has been carefully considered. To this end, visually it is slightly different to the existing in that it is slim line in nature, as opposed to a thicker, lattice style column. The proposed headframe is slightly wider than that of the existing, which is necessary to allow for the upgraded antennas to be installed at the required orientations. Due to the need for a wider headframe to accommodate the 12 no. antennas, the

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

replacement monopole is considered to be more appropriate than a larger, lattice style structure similar to the existing. This is because the larger headframe and increase in mast height in which it requires, would present a far more prominent feature within the surrounding area if a lattice structure was used. Instead, the proposed monopole ensures that the least amount of equipment as possible is proposed to reduce its visual impact. The proposed equipment will also be coloured grey as this is considered the best colour to assimilate with the typically grey British skyline. The visual appearance of the proposal described above complies with policies CF6, GBE1 and BE2 of the Rochdale UDP and policies P1 and P2 of the Rochdale Core Strategy.

NPPF states at paragraph 115 the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. It accepts that new sites might be required for 5G networks (para 115). This is the case in this instance, in order to provide a new 5G service in this locality, the operator is unable to utilise the existing antennas and must therefore replace them with upgraded antennas to provide the latest and new technologies to the surrounding area.

The design of the radio base station is one of the most sensitive designs available to the operator which will upgrade an existing site, which has been in situ for many years, with a more visually sensitive replacement monopole. This is in line with the requirements of the NPPF which supports equipment which is sympathetically designed and camouflaged where appropriate [paragraph 113], The Code of Practice as well as the aspirations of policies CF6, GBE1 and BE2 of the Rochdale UDP and policies P1 and P2 of the Rochdale Core Strategy.

Lack of Coverage – Material Consideration

In accordance with the NPPF, the proposed upgrade to the existing installation is significant to enable continuous coverage of the telecommunication network, ensuring that this area of Greater Manchester continues to get the mobile coverage it needs for VMO2 and Vodafone customers as well as new 5G coverage. It will also maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the VMO2 and Vodafone network which includes VOXI, Lebara Mobile and Talkmobile on the Vodafone network and GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile on the VMO2 network. So, the proposal will not only provide a service for two operators but those who buy network space off them, which is at least 5 with VMO2 and 3 with Vodafone. This will provide a choice for those customers who consider the level of coverage in their area when selecting which operator, they agree future contracts with.

The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place. It will also fully comply with Policy CF6 of the Rochdale UDP, which improves digital infrastructure delivery to businesses and residents. By providing the latest 4G technology and new 5G service provision the proposals will also help meet the aspiration of the Greater Manchester Digital Strategy to be a world-leading digital city region. Embracing digital technology

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness according to the Digital Strategy. Becoming a leading digital city region is imperative to delivering the Greater Manchester Digital Strategy Vision of delivering the economic, social and inclusion improvements it needs and wants. It will help Manchester become the smartest city, an aspiration of the Greater Manchester Mayor. Digital growth plays a fundamental role in driving economic growth.

Providing 5G coverage in this area of the regional city will also be in line with the aspiration of the Greater Manchester Local Industrial Strategy to be one of the top 5 city-regions for the digital economy in Europe, with full fibre broadband and 5G coverage. It will also support the Greater Manchester Local Industrial Strategy aim to upgrade, integrate and future-proof its infrastructure to create a 21st century city region with extreme digital connectivity, clean and inclusive growth and improved access to national and global markets. The proposals will also support the Greater Manchester Local Industrial Strategy of having world-class connectivity digitally with the infrastructure to digitalise all sectors. As a result, the Local Industrial Strategy fully supports the development of 5G networks.

Trials have already begun across the UK to demonstrate the potential of 5G and how it can improve and drive productivity and efficiency. In June 2019, West Midlands 5G partnered with BT and University Hospitals Birmingham to trial the UK's first 5G Connected Ambulance. Real-Time communications between the paramedics and the hospital doctors enabled the effective diagnosis of the patient at an early stage of care. The trial showed how a paramedic performed a remote-controlled ultra-sound scan on a patient in an ambulance over a public 5G network. These trials show how digital connectivity and technology can reduce patient waiting times and save lives (Source: WM5G).

Without this upgrade to the existing radio base station the operator's customers would experience increasing numbers of dropped calls and buffering unable to access the internet on their handheld devices. They would also not be able to access the 5G network, a demand which is increasing rapidly as customers update their handheld devices to ones that are 5G compatible. If the 5G network is not available, then the customers would not be able to utilise these handheld devices for the purposes in which they were purchased. This is contrary to UDP policy CF6 which seeks to improve digital infrastructure delivery to businesses and residents. It would also be contrary to the aspirations of Central Government which aspires to everyone having access to the superfast highway network wherever they are.

The replacement radio base station will help improve the area's economic prosperity and strengthen the urban economy by supporting local businesses to start, grow, adapt and diversify. It will support a better environment for today and tomorrow by reducing the need to travel and in turn minimise carbon emissions, a key ambition of the UDP, the Digital Strategy, the Infrastructure Framework and the Local Industrial Strategy. The radio base station will support the delivery of healthcare provision and accessibility by enabling people greater access to online services, NHS appointment reminders, reminders to take medicines, make appointments etc.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

By enhancing the 2G, 3G and 4G service provision to the surrounding area and providing new 5G coverage into the operator's network, this would fully support the Greater Manchester's Digital Strategy, Local Industrial Strategy and the Infrastructure Framework.

The way 5G works, it is closely connected with the Smart City agenda and will enable centralized control of lots of different street infrastructure owned or managed by councils, such as streetlights, water meters and bus stops. Greater Manchester is fully committed to being a smart city region and being a world-leading digital city region, as highlighted in the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. As such it needs the 21st century infrastructure to enable this objective to become a reality. An upgraded installation in this location enabling 5G service provision to the Rochdale area will ensure that this aspiration is fully met.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply won't work.

The Councillor's Guide to Digital Connectivity notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment.

The Government fully supports high quality communications infrastructure, even more so with the advent of 5G. The NPPF continues to strongly support telecommunications connectivity and states at paragraph 114 that local planning authorities should support the expansion of electronic communications networks. It acknowledges that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The proposed upgrade of the existing site will fill the current gap in the latest high quality 5G service provision and enable VMO2, Vodafone, and MVNOs who buy network space off them, to maintain access to their handheld devices wherever they are for the purposes in which they were purchased. This is fully in line with the Central and Regional Government's aspirations that everyone has access to the superfast communications network, contained within the NPPF.

Access to the internet in whatever medium now impacts every facet of our lives but only benefits those who can access and use it. The benefits of internet connectivity are key for both residents and businesses alike and an upgraded radio base station in this location providing the latest 2G, 3G, 4G and 5G technologies will support the Central and Local Government objectives to improve connectivity infrastructure to speed up economic and business growth.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 proposed upgrade of the existing site in this location would fully meet the latest operators' coverage and capacity requirements for 3G, 4G and new 5G provision. This would be wholly in line with the Government's latest aspirations to strongly support advanced, high quality and reliable communications infrastructure, essential for economic growth and social well-being, where the NPPF notes that decisions should support the expansion of electronic communications networks.

As part of the operators 4G licence obligations, many customers will benefit significantly from a vastly improved service provision in this locality. They will be able to gain access to the very latest technologies and connectivity, including 5G, to high-speed data services.

The Code of Practice acknowledges that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which we rely. With increasing consumer demand and the Government's aspirations for high quality communications infrastructure it is ever more important to improve connectivity and capacity.

It is therefore imperative that the operator continues to invest in ensuring that the latest technologies are available on its network, so that customers are able to continue to use their handheld devices wherever they are, for whatever reason, for the purposes in which they were purchased.

Economic and Social Benefits

The NPPF strongly supports sustainable development, as does the authority's Core Strategy and the Greater Manchester Digital Strategy, Infrastructure Framework, Local Industrial Strategy and the Digital Blueprint. Mobile communication plays a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF and the Rochdale UDP, the Rochdale Core strategy, and the Grater Manchester aims, to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint.

In such instances, as described above, the NPPF support development that improves the economic, social and environmental conditions in the area. Enhancing the 2G, 3G and 4G coverage and capacity in this area and providing new 5G services will fully meet this national and local policy objective. Continuing to transform the digital connectivity of the area to drive economic growth and innovation, working to meet national targets of full roll-out of 5G

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

technology and that all populated areas are connected to the 5G network by 2030, will ensure economic growth and social well-being.

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services. This is in full accordance with the aims of Rochdale UDP and Core Strategy, the Greater Manchester LIS, the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, and the Greater Manchester Digital Blueprint, all of which aspire to improve connectivity and access to enhanced 4G/new 5G services across the city region.

Providing the latest digital infrastructure to enable improvements in digital technology empowers and enables residents to have the highest quality of life, supports the creation of high-quality jobs and achieves the maximum productivity levels. It will help this area of Rochdale comply with the aims and objectives of the relevant Greater Manchester strategies and plans outlined above.

Practical Applications of 5G Connectivity as Example of Material Socio-Economic Benefit:-

Education

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Paragraph 38 of the revised NPPF states that:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

Providing enhanced 3G and 4G coverage and capacity and new 5G service provision in this area will fully meet paragraph 38 of the NPPF, to develop the best in class digital infrastructure to underpin the efficient functioning and growth of the regional economy, and identify opportunities to improve and accelerate the roll out of fibre, 4G and 5G technologies to accelerate business opportunities and growth to gain regional competitive advantage.

The social and economic benefits are a significant material consideration which should be weighed against the visual impact associated with the upgrade to the existing radio base station in this location. HM Treasury outlined such benefits in its report *'Fixing the Foundations: Creating a More Prosperous Nation'* – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states

'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses were losing out from patchy coverage.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G.

This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology. The proposed upgrade will fully support these national aspirations.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The Local Government Association (LGA) has produced a Councillor's Guide to Digital Connectivity and sets out some of the benefits of 5G technology:

- Faster mobile broadband and a more consistent experience in congested areas with a very high number of devices.
- Industrial applications, enabling businesses to improve their productivity, for example through predictive maintenance and real-time analytics.
- Internet of Things (IoT) services, many of which will help council's and businesses deliver services more efficiently including:
 - Transport and logistics: connected parcels and fleet tracking.
 - Health and social care.
 - Environmental monitoring: sensors monitoring air quality and water pollution in real-time.
 - Smart agriculture and smart animal farming, smart retailing.
 - Connected and autonomous cars: allowing cars to communicate with each other, other road users and even the road infrastructure.

A National Needs Assessment – A Vision for UK Infrastructure was also published in October 2016 ([https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-\(1\).pdf.aspx](https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-(1).pdf.aspx)). It sets out

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 infrastructure needs for the UK which includes the importance of digital technology. An extract of this assessment can be found below:

'A lack of digital connectivity has a detrimental effect on business operations, productivity and output and hence competitiveness in the global market place. Securing digital connectivity is thus critical to the UK's long term prosperity. A key challenge for the digital sector is a persistent digital divide between those who have access to the latest technologies and those who do not, with resulting social and economic exclusion, particularly as dependence on e-services and digital communications increases'

The Assessment goes on to note that *'Universal digital connectivity would serve as an equaliser of economic opportunity in that it enables participation in a modern digital economy'*. Therefore, this Needs Assessment further explains the consequences of a lack of coverage and the effects this has on social and economic prosperity. This clearly highlights the importance of maintaining and enhancing high quality 2G, 3G and 4G coverage and capacity in Rochdale, as well as providing 5G in this area, where the social and economic benefits will outweigh the environmental considerations.

The Government's continued strong support for connectivity is further evidenced by the DCMS who launched their UK wide Digital Connectivity Portal on 20 December 2018. The Digital connectivity portal provides guidance for local authorities and network providers on improving connectivity in local areas. The Government wants everyone in the UK to benefit from world-class connectivity no matter where they live, work or travel. The Future Telecommunications Infrastructure Review outlines a package of measures to create the right market and policy conditions to deliver world-class connectivity for citizens and businesses. As a result, the pressure to upgrade the existing site in this area to provide enhanced 2G, 3G, 4G and new 5G service for VMO2 and Vodafone is significant.

On the 23 September 2020, the former Digital Infrastructure Minister Matt Warman MP spoke about the ongoing work by the Government and telecoms industry to boost the UK's world class digital connectivity in his keynote speech at Connected Britain 2020⁶:

...'I'd like to take this opportunity to thank everyone in the industry for their tireless efforts at keeping us all connected through an unprecedented period of disruption.

...COVID has altered the way we live, work and most importantly, stay connected with our family and friends. The digital infrastructure that keeps us all connected was essential to our daily way of life under lockdown – and is now more important than ever as we head into recovery. Many of these changes – such as increased working from home – will stay with us for the foreseeable future.

⁶ https://www.gov.uk/government/speeches/matt-warman-keynote-speech-at-connected-britain-2020?utm_source=01ad07cc-6884-4d9b-a0ca-8c212f0a4289&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

People have referred to the internet as “the fourth utility” – and it's true. For countless people across the country, having fast and reliable broadband and a good mobile connection is as essential and vital to our daily lives as gas, water and electricity.

That's why I'm committed to working with you to ensure the entire nation has access to world-class, next generation gigabit connectivity that is secure and resilient enough to deal with all sorts of future challenges.

This Government is ambitious for the UK's digital infrastructure.

And because we know that more citizens are increasingly living their lives online, we will be one of the earliest adopters of 5G coverage, with the majority of the population able to access 5G by 2027.

...We know how important local authorities are to the delivery of digital infrastructure, which is why I have written to them, together with the Local Government Minister, to outline how they can work more effectively with the industry...

....Turning to 5G, while the commercial rollout of 5G continues at pace, we're pushing ahead with plans to make sure all sorts of industries benefit from this game-changing technology.

....since the start of the 5G Testbeds and trials programme, we've now funded 24 5G testbeds across the UK. Between them, those testbeds have trialled almost 70 different 5G technologies, products and applications. And more importantly than ever, we are investing in a range of sectors to foster, build and grow 5G cross wider industry...

...The world is in the middle of a digital revolution. COVID has accelerated this process, digitising almost every part of our everyday lives and making the infrastructure that connects us more important than ever. That's why it is at the top of the government's agenda..."

In a more recent letter published by the former Digital Infrastructure Minister Matt Warman MP on the 24 May 2021 he spoke further about the Government's Commitment to extending mobile coverage:

'Digital connectivity is – now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity...

...The Government is committed to extending mobile network coverage across the UK and providing uninterrupted mobile signal on all major roads, and our ambition is for the majority of the population to have access to a 5G signal by 2027...

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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 National Planning Policy Framework ("the Framework") for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G...

...In relation to electronic communications development, it also states that local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators or question the need for an electronic communications system. As set out in planning practice guidance, it is in the public interest for local planning authorities to have effective delegation arrangements in place to ensure that decisions on planning applications that raise no significant planning issues are made quickly and that resources are appropriately concentrated on the applications of greatest significance to the local area'.

On the 1 October 2020, as part of the Speed up Britain Campaign, The Centre of Policy Studies Report published 'Upwardly Mobile: How the UK can gain the full benefits of the 5G revolution'⁷. The report identifies what the 5G opportunities are and what the Government needs to do so we can all benefit from this vital new technology. It states that delays to the rollout of 5G could cost the country tens of billions of pounds in lost economic output. The former Government advisers Alex Jackman and Nick King argue that Government's 'levelling up' agenda and the UK's recovery from the COVID-19 pandemic is at risk without a faster 5G rollout – to the tune of £41 billion.

The report highlights that if delays continue at their current rate, by 2027, over 11 million households and businesses could be missing out on vital digital connectivity. Improving digital infrastructure supports the Government's 'levelling up' agenda, by helping local areas to retain and attract businesses and talent as well as by reducing regional inequalities.

The report states that 'the UK must have a functioning network to now support the recovery from the pandemic, empowering businesses and communities with wider coverage, and preparing the ground for the services that 5G can provide'.

Using analysis by the independent consultancy Policy Points, the report estimates that if 5G coverage reaches a quarter more of the population than the Government's current target of 51%, it will produce GDP gains of £41.7 billion by 2027. It highlights that the difference between the UK being a leader and a laggard in 5G adoption could be as much as £173 billion in incremental GDP over the coming decade, as estimated by the Future Communications Challenge Group.

The manufacturing, construction and agricultural sectors have been hit particularly hard by the pandemic, and these would benefit significantly from improved connectivity. However, onerous planning rules and loopholes in existing legislation are slowing down the infrastructure upgrades needed to make the most of this mobile revolution in these much-needed industries.

⁷ <https://www.cps.org.uk/research/upwardly-mobile>

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

Digital networks and services have underpinned our resilience to the COVID-19 pandemic and they will drive our recovery. By expanding them, we deliver not only immediate benefits but also the essential foundation stone for future prosperity.

The report highlights that while 5G promises to create economic benefits through increased capacity, reliability and speed – vastly improving business productivity and removing barriers imposed by poor digital connectivity – the system is plagued by red tape.

The report acknowledges that the gains are not just at national level. A more extensive digital infrastructure helps local areas to attract and retain businesses and talent, thereby playing a vital role in reducing regional inequalities. Providing a supportive environment for digital infrastructure is one of the few things the Government can do that costs little, boosts growth and helps level up the UK.... the key is speed. **The faster a network is built, the bigger the regional gains** (emphasis added). The telecommunications industry faces challenges on this front. The COVID-19 pandemic has increased demand on networks but delayed the availability of new spectrum to provide additional capacity.

The report notes that the reliability and reach of 4G is more important than ever. It is needed both to quench immediate demand, and also to facilitate future 5G rollout, as the underlying passive infrastructure will initially support both technologies. Every failure to provide better coverage not only presents an immediate opportunity loss for local business and consumers but also has a bigger downstream economic impact. It acknowledges that productivity gains to business, equality gains for regions and economic gains for the country are only as achievable as the networks they can access.

The report recommended that the Government should reform the strategic planning framework to compel local authorities to ensure that the needs of future mobile connectivity are adequately addressed in Local Plans and that new developments are assessed on how they might impact, or could support, local connectivity.

In the recent Levelling Up and Regeneration Bill⁸, which set out “12 bold, national missions” which will be given legal status, Mission 4 is:

“By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for most of the population”.

It highlights the important benefits that high quality, reliable connectivity can provide, particularly in rural areas. It states:

“The COVID-19 pandemic demonstrated the importance of digital infrastructure right across society, from ensuring business continuity to reducing isolation. Improved digital connectivity has the potential to drive growth and productivity across the UK and widen job opportunities through remote working. However, there are significant spatial disparities in the quality of

⁸ <https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

broadband and mobile networks, with rural areas likely to experience worse digital connectivity than urban areas."

The proposed upgrade of the existing installation in this location will allow the operator to provide high quality 2G, 3G and 4G coverage and capacity and new 5G service provision supporting the Government's aim of 'focusing on ensuring that everyone is connected to the information superhighway'. This fully meets the aspirations of the NPPF, the Rochdale UDP, the Rochdale Core Strategy, the Greater Manchester LIS, the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, and the Greater Manchester Digital Blueprint.

The proposed upgrade in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area. This is in full accordance with the operator's 4G license obligations and the Council's aims and aspirations to expand and improve telecommunications mobile coverage as required and to have the latest high quality 5G infrastructure, promoting and growing the digital sector and increasing digital inclusion.

Summary

It is not possible to upgrade the existing radio base station at this site as the mast is not structurally capable of hosting the equipment required to provide 5G coverage in addition to the existing 2G, 3G and 4G coverage. Therefore a new installation for VMO2 and Vodafone is needed to provide this operator with the latest 2G, 3G 4G and 5G technologies. This does however, provide opportunity to replace the mast with a more visually sensitive monopole which better assimilates with the surrounding large trees and lighting columns.

The proposed mast is situated at the site of an existing telecommunications installation which has been in situ for many years. The proposed location is therefore the most feasible option in this area, following the sequential approach set out in national planning policy guidance. There are numerous other vertical structures in the vicinity of the proposed installation including lighting columns, and large trees. In addition, telecommunications apparatus are commonplace along national highways such as the application site. As this is a prior approval application, the Government confirms that this is permitted development, akin to outline planning permission, with just the finer details of siting and appearance to be considered by the local planning authority. It is considered that the proposed installation will assimilate with the surrounding landscape, as the existing installation has for some time, and not appear alien in the immediate area.

The proposed height at 20m is essential in order for the antennas to clear the surrounding urban clutter, and ensure the antennas are able to reach the target coverage area, to provide replacement high quality 2G, 3G and 4G, and new 5G service provision to Heywood, Rochdale. This will fully meet the national Government's aim of '*ensuring that everyone is connected to the information superhighway*' and the national policies set out in the NPPF. If the height of the column were to be reduced then the antennas would not be able to

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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

operate effectively, leading to a degraded service for the operator's customers, especially for the higher frequency technologies including 4G technology and new 5G service provision.

Site selection was progressed in accordance with the applicant's licence obligations, advice in the NPPF and the Code of Practice and represents the least environmentally intrusive, technically suitable, available option.

The social and economic benefits of providing reliable and high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the whole economy. This is fully supported by the NPPF and the Rochdale UDP, Rochdale Core Strategy, Greater Manchester Local Industrial Strategy, Greater Manchester Infrastructure Framework, Greater Manchester Digital Blueprint and the UK Wireless Infrastructure Strategy. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	<u>James Dodd</u>	Telephone:	<u>0161 785 4500</u>
Company:	<u>Clarke Telecom</u>		
Company	<u>Unit E</u>	Email Address:	<u>James.dodd@clarke-</u>
Address:	<u>Madison Place</u>		<u>telecom.com</u>
	<u>Northampton</u>		
	<u>Road</u>		
	<u>Manchester</u>		
	<u>M40 5AG</u>		
Signed:	<u>James Dodd</u>	Date:	<u>20/09/2023</u>
Position:	<u>Town Planner</u>	<u>(on behalf of Cornerstone)</u>	

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

Cornerstone Industry Site Specific Supplementary Information (England) V.6 – 01.08.2023

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