

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	Land Off Boundary Street	Site Address:	FOOTPATH OF BOUNDARY ST, BOUNDARY STREET, STONEYFIELD, ROCHDALE, OL11 1QX
National Grid Reference:	E: 389562 N: 412286		
Site Ref Number:	CS 30802200	Site Type: ¹	Macro

2. Pre-Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: Online LPA planning history records have been checked where available		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application with Local Planning Authority

Was there pre-application contact:	Yes
Date of pre-application contact:	06.02.25
Name of contact:	development.management@rochdale.gov.uk
Summary of outcome/Main issues raised: A pre-application consultation letter, including draft planning drawings, and copy of consultation plan were sent via email to the LPA on the 6 th of February 2025. The LPA replied stating they have a pre-application advice service. Following a review of the site and the benefit that a written response would provide, it was decided to proceed with the application based on the pre-existing knowledge of the site and LPA.	

Annual area wide information to planning authority

Has annual area wide information been provided?	No
---	----

¹ Macro or Micro

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 explain why:

Summary issues raised:

Cornerstones commercial relationship with Vodafone has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of Vodafone's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.

We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our 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: Prior to the submission of the application, the agent-initiated pre-consultation discussions with local ward councillors and MP. This provides an opportunity to discuss the siting and design of the proposed site. Pre-application consultation letters and draft planning drawings were emailed to these parties on the 6th of February 2025. Ward: Milkstone and Deeplish Councillor Mohammad Arshad Councillor Minaam Ellahi Councillor Aiza Rashi Email: Aiza.Rashid@Rochdale.Gov.Uk; Mohammad.Arshad@Rochdale.Gov.Uk; Minaam.Ellahi@Rochdale.Gov.UK Paul Waugh – Rochdale Email: paul.waugh.mp@parliament.uk			

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

Summary of outcome/main issues raised:

To date, no correspondence has been received.

School/College

Location of site in relation to school/college:

None.

Outline of consultation carried out with school/college:

N/A

Summary of outcome/main issues raised:

N/A

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?

No

Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?

No

Details of response:

Developer's Notice

Copy of Developer's Notice enclosed?

Yes

Date served:

26th of February 2025

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

The operator has identified a gap in high-quality, reliable 4G and 5G technology in the Stoneyfield area of Rochdale (shown in Figure 1). 4G and 5G technologies and growing demand require further network densification and the need to locate base stations close to customer demand, where people live, work, and travel as they use higher frequencies where signals do not travel as far. The proposed site will ensure coverage and capacity requirements are maintained and enhanced. Without these ongoing improvements to connectivity, areas will become digital black spots where lack of connectivity prevents economic development, hinders local services and frustrates efforts to keep vulnerable members of the community healthy and safe. In this case, where the operator has no existing base station in the area, the new 5G installation will be located and designed so that it can integrate into the wider 5G network under deployment. Because of the increased density of sites, this has to be achieved within tight siting parameters.

The application seeks permission for a proposed streetworks telecommunications installation. The proposal comprises the installation of a 20.0 m high pole accommodating 6No. antennas, 1No. 0.3m dish, 4No. equipment cabinets and associated ancillary development. The pole is proposed to be painted grey (RAL7035) and cabinets fir Green (RAL 6009). The pole and cabinets can be painted any colour the LPA considers appropriate during the determination of the application.

Vodafone had plans for an 18-metre monopole and headframe with nine antennas, two dishes, and ancillary works in the vicinity of the proposed site – granted planning permission in 2001 under reference 1/D39351. However, this was abandoned at the time. Vodafone require a 20-25 metre structure to get above the trees.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

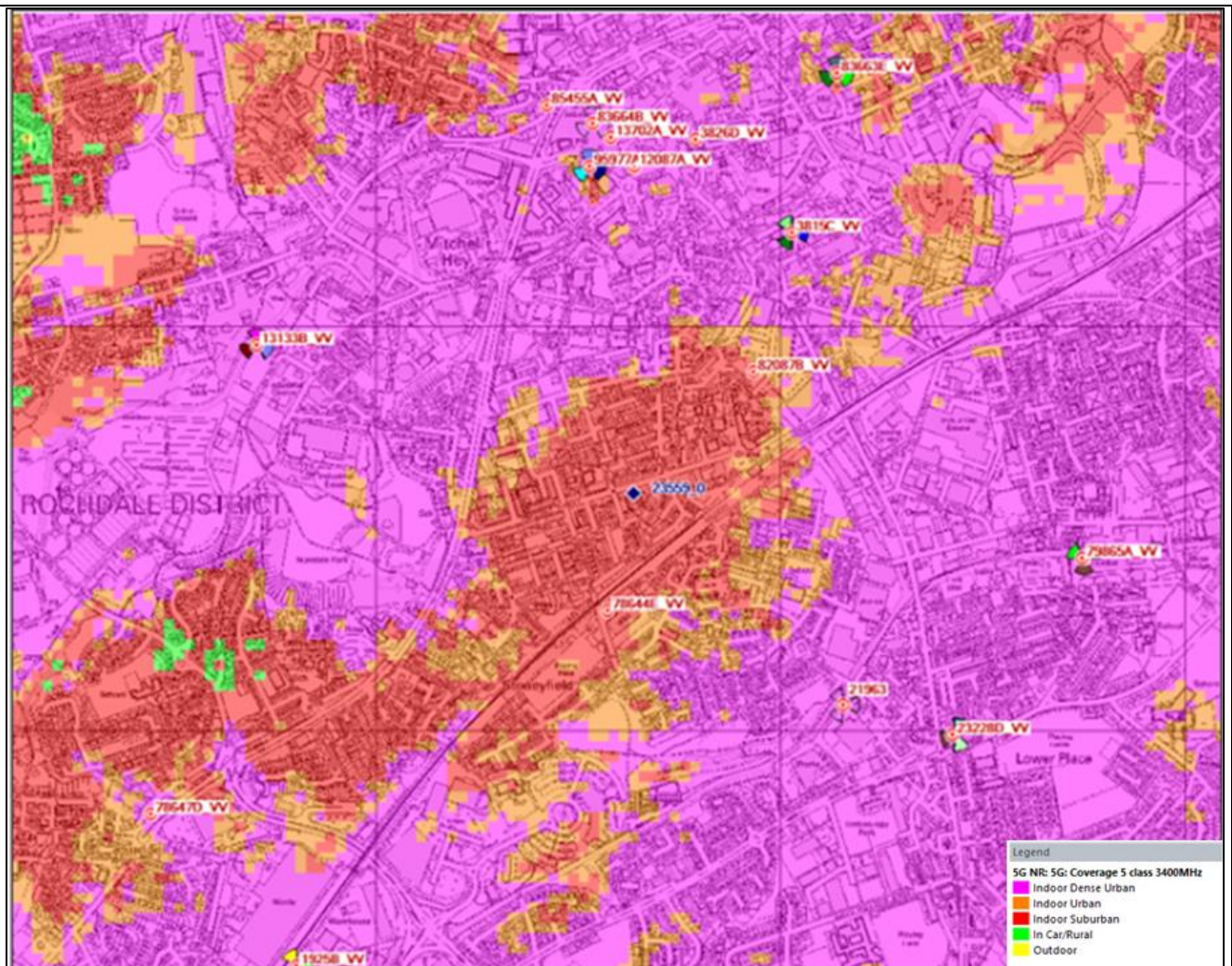


Figure 1: Existing 4G Coverage Plot.

Site and Surrounds

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 2: Site Location

The proposed site is located at the rear of the footpath at the junction of Boundary Street and Ambrose Street. The proposed site is located within a mixed-use area. To the North side of Ambrose Street is industrial uses and the south side is residential two-storey semi-detached housing. Approximately 30 metres north of the site is the railway line, which is lined by tall, mature trees. Southwest of the site is a park and play space. Street furniture within the vicinity comprises streetlamps and flag poles. It is of note that the proposed location does not fall into Article 2(3)-(4) land or within proximity to any statutory and locally listed heritage assets or their settings. There is existing vehicular and pedestrian access to the proposed site for the purposes of construction and maintenance.

Street views of the application site are provided below to illustrate how the proposal will integrate with the street scene.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 3: View of site from north beyond railway line (Source: Google Street View, 2019)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 4: View of site from south (Source: Google Street View, Mar 2023)



Figure 5: View of site from southwest on Osborne Street (Source: Google Street View, Mar 2023)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 5: View of site from east on Ambrose Street (Source: Google Street View, Mar 2023)

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

Figure 6 below illustrates the Radio Planner's nominal point and existing Vodafone sites within the surrounding network. The proposed installation would form an essential part of the network and link with the surrounding existing base station sites.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

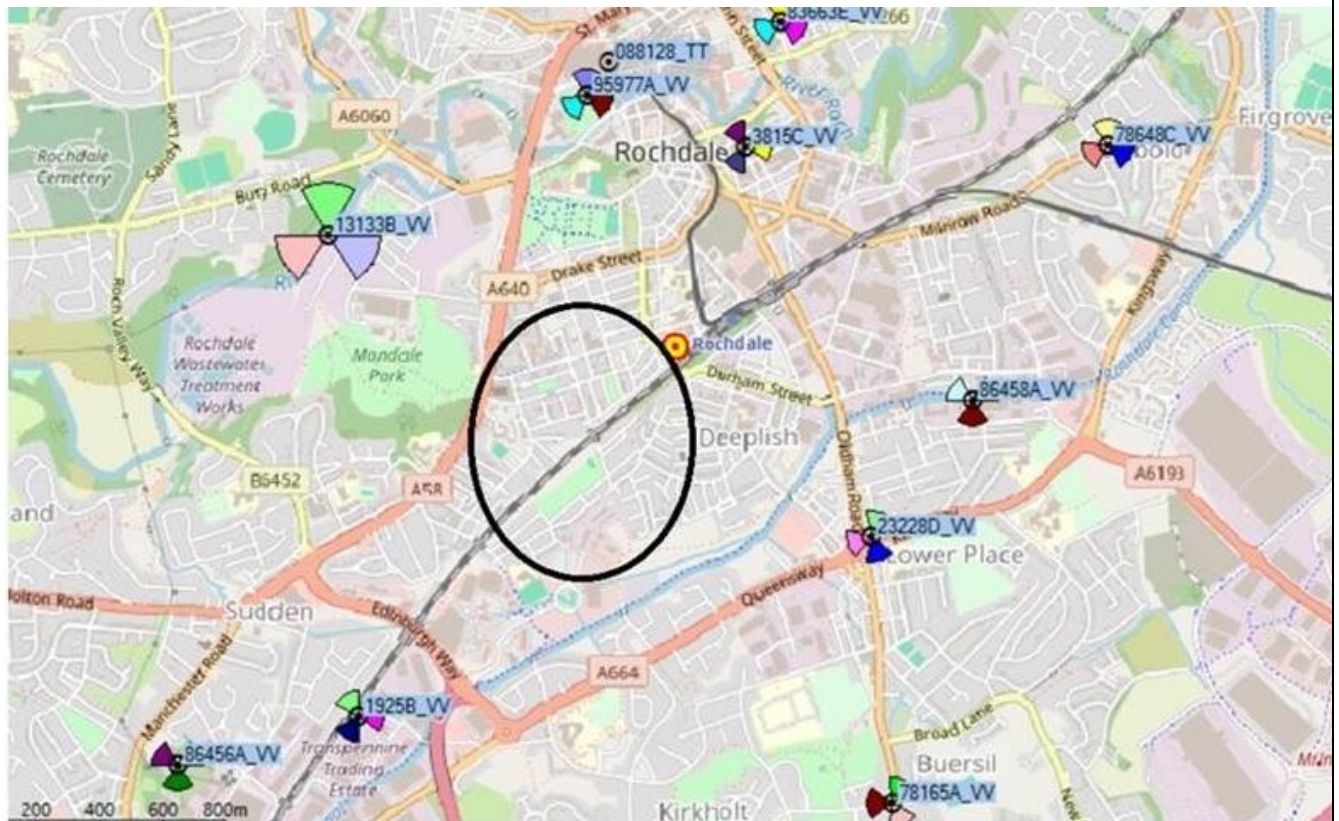


Figure 6: Existing Vodafone base stations within the surrounding network and Search Area for new site (Source: Vodafone, 2024).

Type of Structure (e.g. tower, mast, etc):

Description:

PROPOSED INSTALLATION OF 20M POLE SUPPORTING 6NO. ANTENNAS, INSTALLATION OF 1NO. 0.3M DISH, 4NO. EQUIPMENT CABINETS, AND ANCILLARY DEVELOPMENT THERETO.

Overall Height: 20 metres

Equipment Housing (WxDxH):

Equipment Cabinet One	2.7 x 0.6 x 1.7
Equipment Cabinet Two	0.82 x 0.6 x 1.7
Equipment Cabinet Three	0.82 x 0.6 x 1.7
Meter Cabinet	0.6 x 0.7 x 1.4

Materials (as applicable):

Tower/mast etc – type of material and external colour:	Galvanised Steel – RAL 7035 (Grey) Unless otherwise requested by the LPA
Equipment housing – type of material and external colour:	Galvanised Steel – RAL 6009 (Green)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

	Unless otherwise requested by the LPA
--	---------------------------------------

Reasons for choice of design:

The proposed installation is a Vodafone 20 metre streamline street works pole supporting 6No. antennas and a 300mm diameter transmission dish. The Operator has carefully considered the design of the new proposed column and so far is practicable within their remit of telecommunication designs is proposing the most sensitive proposal currently available to the operator to provide the necessary network requirements and most up-to-date technologies.

Technical and Operational Constraints

The physics of radio frequencies (RF) creates technical constraints that must be overcome which directly dictates the siting and design of telecommunication infrastructure. Higher RF means significantly more data can be transmitted, but it cannot propagate as far or through material as well. It is a necessity that sites are located within close proximity to the target audience, which implicate that the search area is smaller and found within a residential area. The technical requirements of mobile communication operators such as Vodafone are acknowledged in the National Planning Policy Framework (NPPF) which states that local planning authorities should support electronic communications networks and their provision.

Height

The height of the proposed pole is 20 metres for the following reasons:

1. **Coverage:** Height is essential to achieve high-quality, reliable coverage to the desired area.
2. **Clutter:** The height of the proposed pole enables the antennas to surmount the surrounding 'clutter' to avoid interference and impact on mobile signal quality. Feature of the surrounding environment including buildings, topography changes, and trees referred to as 'clutter' must be cleared so the antenna can 'see over' any obstructions so they do not block the signals from the antennas. While adjacent trees reduces the visual impact of the proposal, the height of the proposed mast to top enables the full length of the antennas to clear the adjacent trees (up to 19m tall) to ensure interference is avoided and ICNIRP exclusion zones maintained. The bottom of an antenna should be a) above the top level of the trees, b) allow greater height due to the antenna down tilt at build or for future requirements and c) allow some room for future growth of the trees. This requirement is recognised in the Code of Best Practice:
"39. Placing a mast within or adjacent to an existing group of trees, vegetation and other natural features can reduce visual impact. Care should be taken to minimise the unnecessary loss of existing trees, though antennas will need to be sufficiently elevated to clear the tree-line and the trees may need to be maintained to prevent growth above a certain level." Six antennas need to be installed at the top of the monopole to provide 4G and 5G technologies as this location. These are split into a dual-stack formation where 3 antennas will be

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

located at the top and the other 3 will be located underneath. The lower antennas are located at 16.75 metres above ground level, thus, if the column were to be any lower, the trees would degrade signal performance to significant degree.

3. **ICNIRP Compliance:** Height is needed to ensure compliance with site-and-technology-specific ICNIRP public exposure certifications; and
4. **5G technologies:** New 5G radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher, and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint. Furthermore, to increase capacity and data speeds for users, the antenna will normally need to be mounted higher than conventional antennae. These factors drive a requirement for an increase in antenna height in 5G, hence at 20 metres to top this is the minimum height that is possible here in order for antennas to clear the clutter, be ICNIRP compliant and allow the signal to propagate across the target area.

Pole Design

The proposed pole is the most visually sensitive, slim, and streamline pole currently available to the Operator which can support all the required technologies. It is much easier to assimilate into a streetscape than a lattice mast or structure with a bulky antenna headframe, because as well as its larger silhouette these more conventional base station design occupies bigger foundation footprints. In this instance, the column width is essential to safely support the antennas at the top and the feeders for are hidden within the main column. If the column width were to be any slimmer the technology would not fit in the one column and another radio base station would be required. This would lead to the proliferation of masts contrary to national Government guidance set out in the NPPF and The Code of Practice. Similarly, if the column were to be a uniform width throughout then the overall width would have to increase which would appear more visually prominent in the streetscape than the proposed design.

The pole is proposed to be painted grey, however, the column can be coloured any other colour the LPA considers appropriate. In comparison to earlier pole designs, antennas are no longer shrouded within Glass Reinforced Plastic. This is because the higher frequency 5G antennas are unable to operate effectively through the GRP and as such if these antennas were to be shrouded, they would add more wind bearing weight and bulk to the structure.

As such, in accordance with the NPPF, the proposed design has been selected to minimise the visual impact upon the street scene by integrating with the existing street furniture and resembling as close as possible to other vertical structures within the

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

immediate area. The specific design of the column is a simple, functional, vertical structure that will not appear incongruous with in the streetscape. Thus, visual impact has been minimised as far as reasonably practicable.

Radio Housing Equipment Cabinets

Four equipment cabinets are required to house the equipment used to generate radio signals for 4G and 5G technologies, as well as power and data cables. The equipment cabinets are located as close together, and to the proposed pole, as possible presenting a compact design. The cabinets are proposed to be painted grey. Again, the cabinets can be coloured any other colour the LPA considers appropriate.

It should be recognised that each are less than 2.5 cubic metres in volume, in which seen on their own merits as single developments equipment cabinets do not require a formal determination as they are permitted development. However, this element of the scheme has been kept to a minimum and as noted above will be painted green, a colour commonly used by utility companies and telecommunications operators when siting such cabinets within the street scene throughout the UK. In this instance seen on the pavement and up against a fence and foliage beyond it is considered that the proposed ancillary development at the base of the pole would not appear untoward. In this regard and when considering that prior approval is essentially sought for the siting and appearance of the monopole, it is evident that the proposed mast itself should be the focus of the LPAs assessment when determining this application.

It is therefore considered that the proposed design strikes a good balance between the visual impact of the proposal on the surrounding area and meeting the operator's technical and operational requirements for the site to provide high-quality and high-speed communication infrastructure. Taking all matters into account it is considered that this proposal, would not appear out of place within the streetscape or result in an adverse impact on visual and local residential amenity. It is considered the proposed design, and the associated viability of the scheme does not outweigh the overall public benefits of the scheme. The applicant would like to stress that the proposal is seen in the context of the Operator's license requirement and customer obligation to provide and maintain a continued network service.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

The proposed installation conforms to current government planning guidelines regarding potential health effects arising from telecommunications development. The operator has attached a declaration that the site conforms to ICNIRP guidance. This is in full accordance with NPPF.

Court cases have confirmed that the public perception of health risks can be a material consideration within the land-use planning system. The weight to be attached to this issue must be determined accordingly in each case by the decision maker. It has been generally held, and widely established at planning appeal, that health concerns are not a sufficient basis along for withholding planning permission providing it has been demonstrated that the proposed installation will comply with the ICNIRP guidelines.

The publication of the NPPF continues to highlight the Government view that the planning system is not the appropriate mechanism for determining health safeguards. It sends a clear message to local planning authorities in paragraph 123 of NPPF stating they must “*determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure*”. This is reiterated in the Code.

Notably, Ofcom have now undertaken 5G audits in the major cities and the results indicate that the exposure levels are a small fraction of the limits. This further reinforces the PHE guidance in respect of 5G which states: “It is possible that there may be an insignificant increase in overall exposure to radio waves when 5G is added to an existing network or in a new area. However, the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health.” (<https://www.gov.uk/government/publications/5g-technologies-radio-waves-and-health>).

4. Technical Justification

It is paramount that digital connectivity is supported and maintained throughout the country. As the demand for mobile data in the UK is increasing rapidly, and people and businesses have become increasingly reliant on mobile connectivity. Especially as many people now work from home, it is essential the infrastructure is in place to keep pace with growing demand, so present and future generations have access to dependable, high-quality and consistent mobile coverage where they live, work and travel.

The licence granted to Vodafone demands that strict coverage qualities are met. It is essential that the benefits of mobile communications are available for all communities. The dynamic nature of technological advances in the telecommunication industry coupled with ever increasing demand from subscribers

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

dictates a continual reinvestment programme on the part of the operators. As a result, and in line with their license requirements, mobile operators are constantly developing their networks as customers expect to be able to access their portable handheld devices wherever they are, whether that be indoors or outside.

As part of Vodafone's continued network improvement program, there is a specific requirement for a new radio base station at this location to ensure that the latest high-quality 4G and 5G service provision can be provided and ensure that coverage and capacity requirements are maintained and enhanced.

Operators have committed to use existing structures for network deployment wherever viable to reduce the need for new development and minimise visual impact. However, new ground-based masts will be required to accommodate the ever-increasing coverage and capacity needs of the country. 4G and 5G require further network densification as they use higher frequencies where signals do not travel as far and need to be located close to customer demand. Additionally, each base station can only handle a particular amount of data traffic before it becomes saturated, and the service fails. This means where you have high and growing demand on the network, a greater number of base stations are required to meet the data traffic demand. As a consequence, the spacing of installations will reduce, especially in the urban and populated areas like this, and the operator needs to put an additional base station within an area.

The below coverage plots demonstrate the gap in 4G and 5G coverage (Figure 7 & 8) as well as a prediction of the coverage provided by the proposed site (Figure 9).

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

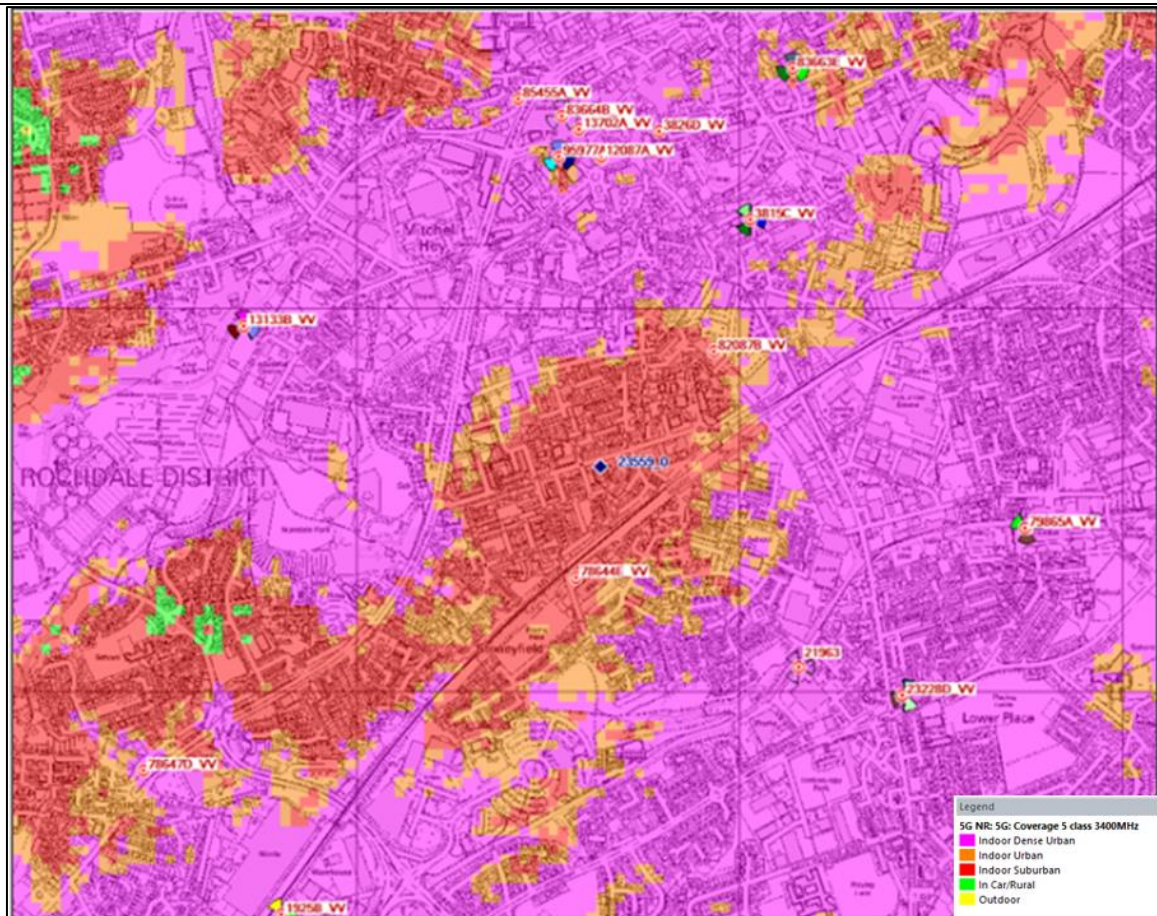


Figure 7: Existing 4G Coverage Plot (Source: Vodafone)

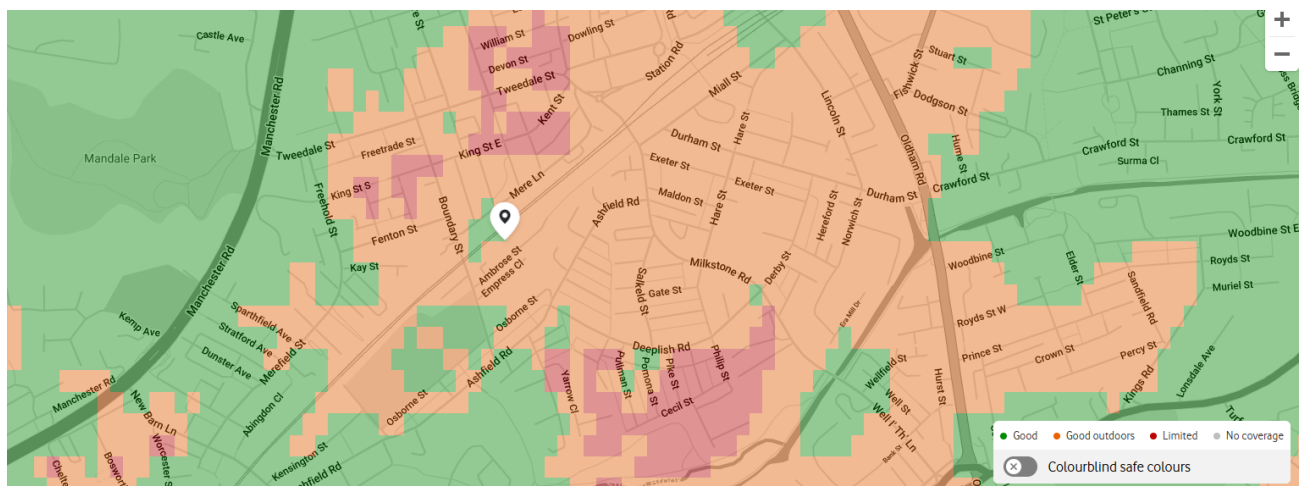


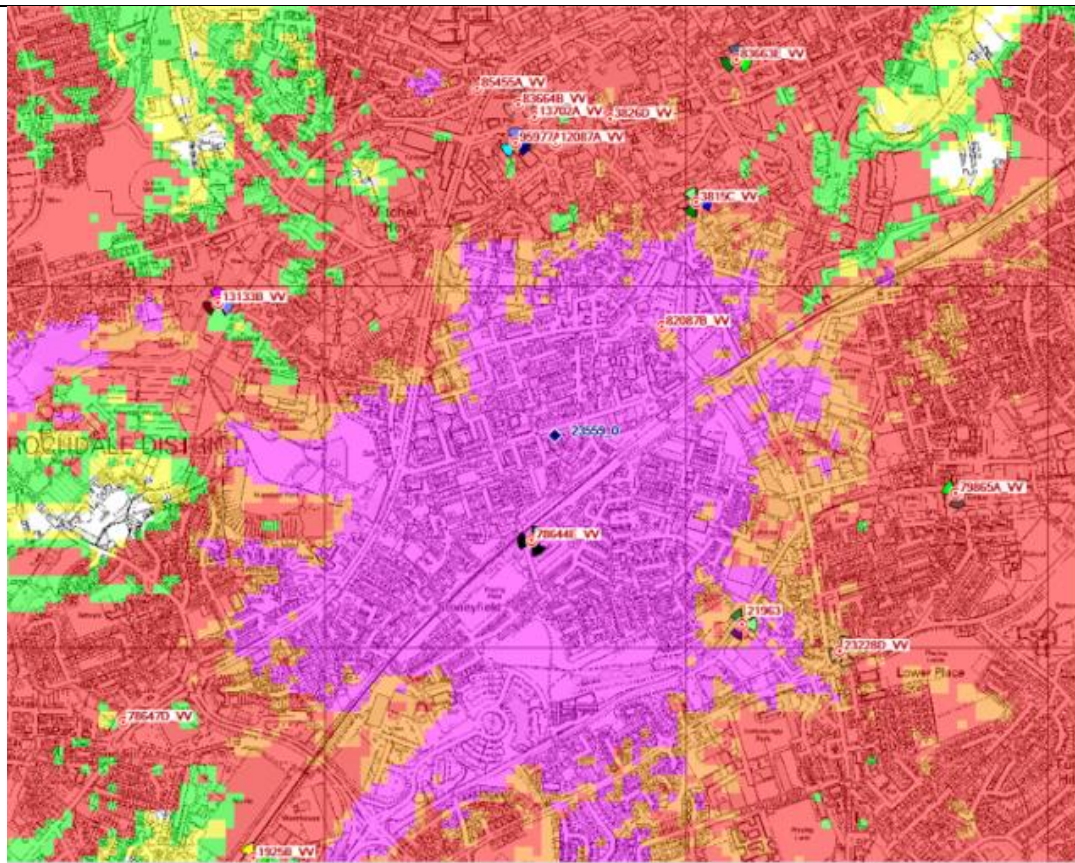
Figure 8: Existing 5G Coverage Plot (Source: Vodafone)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 coverage plots cannot illustrate the capacity of the site which the surrounding sites cannot fill. Therefore, coverage is currently worse than the plots can predict. The term 'capacity' refers to the fact that each base station can only provide service to a certain number of users at any one time. When this 'capacity' is exceeded, although 'coverage' remains present, the base station cannot provide service to any further users and calls/text/data usage would be unavailable. The proposed new base station will also meet the extra demands on the network in this area as more people use internet-enabled handheld devices ('capacity').

5. Site Selection Process

The operator uses computer-based radio planning tools to identify gaps in coverage, then predict levels of signal strength and coverage from nominal locations to fill these gaps. This analysis includes both geographic coverage gaps and capacity gaps or 'bandwidth'. Once the Operator has identified a requirement for a new installation, they identify a specific area of search within which a number of sites may be suitable. The search process involved an initial 'desktop' survey to ascertain and identify major constraints and impediments, followed by a physical search of the area. The operator's acquisition and planning agents endeavoured to identify a site location

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

which would minimise any potential visual impact so far as practicable, whilst addressing the needs of Vodafone to provide coverage and capacity to a defined area. However, the site must be located to provide an acceptable level of coverage both outdoor and indoor, over the intended geographical area, as stipulated by the Radio Planner's defined search area. There are other technical and operational constraints, namely, terrain or topography affecting radio coverage and wireless radio transmission backhaul, an agreement with the landowner, availability and cost of access to the site and a power connection, availability of fibre to provide transmission links to the surrounding network, radio frequency and compliance with ICNIRP, and adequate space above and underground for the installation which influence a scheme's siting and design.

4G signal by its nature (as it carries high data rates) do not penetrate over long distances, 5G even less so, just a few hundred meters, depending on the topography of the land, building clutter and vegetation including trees in the area which can reduce their effectiveness. Therefore, 4G and 5G radio base stations need to be close to their customer demand. The operator's search area is naturally smaller than would otherwise be the case if the operator were not already providing service provision from this location. This severely limits the options for sitting a new installation in the area.

The search area (yellow circle) and nominal point for this installation is shown in Figure 10.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

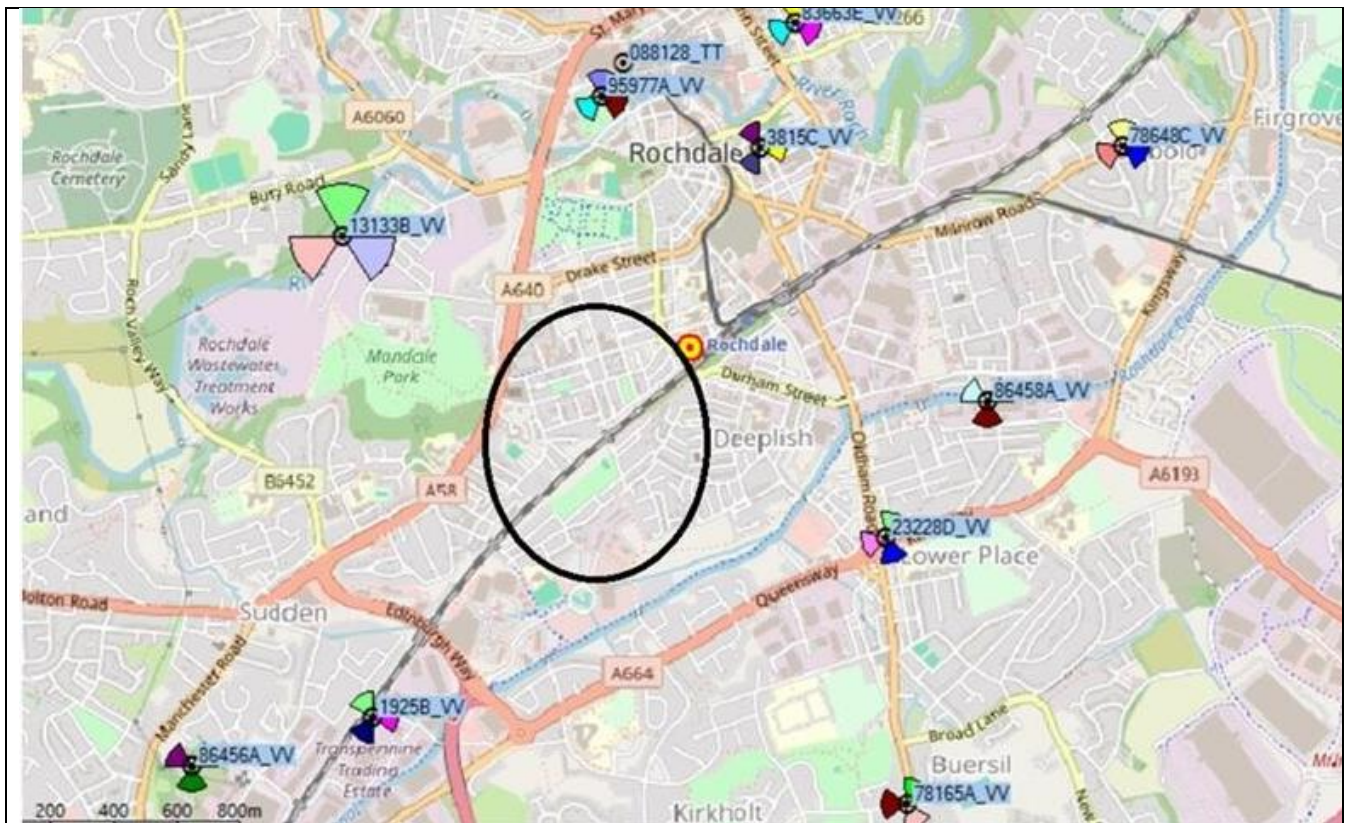


Figure 10: Search Area

In accordance with the sequential approach outlined in the NPPF and Code of Practice the following search criteria have been utilised:

- a) Mast and Site Sharing
- b) Existing Buildings Structures
- c) Ground Bases Installations

a) Mast and Site Sharing

There are no existing base stations within the search area. This installation is required to provide optimal network coverage and services to a specific target area where there is currently a gap in high-quality service provision, whereby upgrading existing sites outside the search area would simply not provide the desired coverage and capacity to the target area.

b) Building Structures

For a rooftop installation the roof must be flat of sufficient height with clear lines of sight to neighbouring base stations, be structurally able to accommodate the heavy equipment, have the space to house the equipment, and ideally have existing rooftop access. There are no existing roof tops which are suitable for hosting telecommunications equipment. Therefore, a new ground-based site within the area is required.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

c) Ground-Based Installations

This site emerged as the preferred site for the new base station. The proposed site is located within the defined search area, thereby providing coverage and capacity to the desired area and where the demand is present. The site is accessible and has power availability. There are no underground services impeding on the development.

The proposal has been sited and designed to address issues of material harm and prominence. The proposed site benefits from a backdrop of mature, tall, deciduous trees, which provide a natural context for the pole. Even during periods when the trees are without leaves, their height and width still help the pole integrate with its surroundings. Additionally, the presence of existing street furniture, such as streetlight columns and flag poles, further reduces the visual impact. While the proposed pole is acknowledged to be over twice the height of the existing street columns, this height is a technical and operational necessity for telecommunications equipment.

To minimise its impact on local amenity, the pole has been sited adjacent to industrial land uses and the railway line on the edge of residential areas. Positioning ensures there are no direct views from the main forward-facing windows of nearby residential properties. As a result, and in conjunction with its slimline design and grey finish, the proposed pole is not considered to result in adverse harm to the surrounding area.

The proposed siting is similar the 18-metre monopole and headframe with nine antennas, two dishes, and ancillary works in the vicinity of the proposed site granted planning permission in 2001 under reference 1/D39351. However, it is acknowledged development has occurred in the surrounding area since this was approved.

To justify the progressed location, material weight should be given to the constraints of the defined search area and the discounted options listed and in accordance with NPPF and sequential approach to site selection. The discount options are set out below and their reasons for being discounted are explained.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 11: Proposed Site, Discounted Sites, and Search Area (Yellow Circle) (Source: [Grid Reference Finder.](#))

Site Type	Site name and address	NGR	Reason for not choosing the site
D1 Streetworks	Milkston Road Milkstone Road Deeplish Rochdale Greater Manchester OL11 1HG	Easting 389786 Northing 412581	This option was discounted as there is a planned highways and public realm improvement scheme in this area (22-01551-FUL). The proposal would interfere with this development.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

D2 Streetworks	Station Road Station Road Deeplish Rochdale Greater Manchester OL11 1HG	Easting 389827 Northing 412623	This option was discounted as there is a planned highways and public realm improvement scheme in this area (22-01551-FUL). The proposal would interfere with this development.
D3 Greenfield	Land off Boundary Street Boundary Street Sudden Rochdale OL11 1AT	Easting 389503 Northing 412254	This option was discounted as it is too close to railway line. Interference between telecommunications and railway lines can occur due to the proximity of telecommunication infrastructure to railway systems. The interference can affect both telecommunications networks and the signalling, communication, and operational systems used by railways. Additionally, there no suitable space for a telecommunications installation within this section of land without impeding on the existing land uses.
D4 Greenfield	Sudden Brook GF Land off Yarrow Close Sudden Castleton Rochdale OL11 1RH	Easting 389746 Northing 411960	This option was discounted as there is no existing vehicular access or suitable space, and the tall trees would interfere with the radio signals unless a tall lattice tower was proposed that surmounted the trees or the trees were lopped. As such, it was considered that a feasible proposal would have significant impact on visual amenity and public open space.
D5 Streetworks	Manchester Road SW Manchester Road Sudden Castleton Rochdale OL11 4LL	Easting 389166 Northing 412408	A site in this locality would be found on the edge of the search area and given its geographical position would not provide meaningful coverage and capacity to the entire target area, leading to a split cell requirement and a further new base station needed to the southeast around the proposed site. Therefore, this site has been discounted as it does not meet operator's operational and technical requirements. Additionally, the proximity of tall trees would result in interference with the radio signals and would require routine lopping. Therefore, is not preferred from an operational or visual perspective (impact on trees). Lastly, there has been multiple planning refusals in this area for another Operator just north of this option due to the harm to the character and appearance of the area and it was not demonstrated that there are no other, less harmful options available: 21/00837/TELE Installation of 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works Land

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

			Adjacent To Church Of The Latter Day Saints Manchester Road, Castleton North, Rochdale OL11 4JG. Refused. 22/00543/TELE Prior notification for the installation of a new 15m high monopole and associated ancillary works Manchester Road Sudden Rochdale. Refused and Appeal Dismissed 23/00586/TELE Prior notification for the installation of a 15m high, Phase 8 monopole with associated ancillary works Land Opposite To Church Of The Latter Day Saints Manchester Road, Castleton North, Rochdale OL11 4JG. Withdrawn.
D6 Streetworks	King Street East SW King Street East Deeplish Rochdale OL11 3ST	Easting 389593 Northing 412505	This option was discounted on planning merit in preference for the proposed site. It was considered that the siting and appearance would have a greater impact on the character and appearance of the area and residential amenity than the proposed site.
D7 Street works	Sandbrook Way SW Sandbrook Way Castleton Rochdale OL11 1QL	Easting 389501 Northing 411912	An option on the grass verge was discounted due to highways safety issues concerning vehicle visibility splays when exiting the carpark to the west. Additionally, there is a concentration of underground services in the footway, and thus there would be no room for the telecommunications installation on the footway and the clearance utility companies require from these services in order to access and maintain.
D8 Streetworks	SW off Milkstone Road Milkstone Road Deeplish Rochdale Greater Manchester OL11 1HG	Easting 389808 Northing 412594	This option was discounted as there is a planned highways and public realm improvement scheme in this area (22-01551-FUL). The proposal would interfere with this development.
D9 Greenfield	Land off Ambrose Street Ambrose Street Sudden Castleton Rochdale Rochdale OL11 1QX	Easting 389681 Northing 412390	This option was initially progressed as the selected site. However, the option was aborted due to proximity to railway line and no space for a telecommunications installation without impeding on the existing land uses and vehicle movements. Interference between telecommunications and railway lines can occur due to the proximity of telecommunication infrastructure to railway systems. The interference can affect both telecommunications networks and the signalling, communication, and operational systems used by railways.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

			Lastly, there was concerns over positioning to meet public and occupational exclusion zones to meet ICNIRP guidelines (International Commission for Non-Ionising Radiation Protection).
D10 Greenfield	Pavement opposite Khubsuret House Castlemere Street Castleton Rochdale OL11 3SE	Easting 389383 Northing 412738	This option was discounted on planning merit in preference for the proposed site. It was considered to have a greater impact on visual and residential amenity.
D11 Rooftops	Various Rooftops within search area and on edge of search area	Refer to map	Rooftops in and around the search area were investigated for the suitability to host telecommunications equipment in and around the search area before considering a ground-based mast. The existing rooftops are neither high enough nor structurally adequate to support a mast, antennas, and ancillary equipment. The more stringent 5G ICNIRP compliance standards require antennas to be raised significantly above the rooftop, necessitating a substantial structure, such as a stub tower mast. However, given the buildings relatively low heights and unsuitable materials, such a structure would be highly obtrusive to the surrounding street scene and residential properties, while the rooftop itself would be unable to bear the additional weight. Examples images can be provided upon request of how this might look, however, simply put this would be out of character and scale in this area, therefore, this option was discounted from a build, planning and technical perspective.
D12 Greenfield	Sandbrook Business Park Sandbrook Way Rochdale OL11 1LQ	Easting 389613 Northing 412046	This area was discounted as there is a planned redevelopment: - 24/00271/FUL Erection of four industrial unit comprising 9 self-contained units(use class E(g)(iii), B2 and B8), with ancillary office space, car parking, access, hard and soft landscaping and other associated works Sandbrook Business Park Sandbrook Way Rochdale OL11 1LQ awaiting decision While the proposal is not approved, it is highly likely the land will be developed in the near future, and thus the land could not host a telecommunications installation.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

D13 Greenfield	Kensington Street GF Rochdale OL11 1QS	Easting 389349 Northing 412118	This option was discounted as it is too close to railway line. Interference between telecommunications and railway lines can occur due to the proximity of telecommunication infrastructure to railway systems. The interference can affect both telecommunications networks and the signalling, communication, and operational systems used by railways.
D14 Greenfield	Ronald Gorton Centre Castlemere Street Rochdale OL11 3SW	Easting 389388 Northing 412759	This area was discounted as there is a planned redevelopment: - 23/00420/FUL Conversion of existing building to form Training and Product Research & Development Facility with associated office space (Use Classes E(g)(i) & E(g)(ii)) together with replacement or repaired fenestration details (re-submission of 22/00403/FUL) Ronald Gorton Centre Castlemere Street Rochdale Rochdale OL11 3SW Approved 21 Mar 2024 The proposal would interfere with this development.
D15 Greenfield	Fretrade Street GF Rochdale OL11 3TZ	Easting 389425 Northing 412486	This option was firstly discounted for technical reasons due to concerns over positioning to meet public and occupational exclusion zones to meet ICNIRP guidelines (International Commission for Non-Ionising Radiation Protection) associated with proximity to trees and windows. Additionally, there proposal is considered to have a greater impact on the character and appearance of the area and residential amenity compared to the proposed site.
Dense Residential Areas			Dense residential areas within the search area were discounted due to a combination of planning and technical and operational reasons.

Land use planning designations:

None.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

Additional relevant information (planning policy and material considerations):

From the outset, it should be appreciated that irrespective of the proposed installation's use as a telecommunications apparatus, any change in form in the street scene will always be, to some degree, a noticeable alteration to those residents and regular passers-by found closest. However, it should be recognised that visibility, or a development's siting and appearance, does not automatically result in an overwhelming adverse harm.

When considering the appropriateness of telecommunications development proposals, it is imperative that Decision Makers give precedence to telecommunications specific policy where it exists. If it does not exist at a local level, or if the policy is out of date, then the NPPF must prevail. One must also appreciate that it is extremely unreasonable to expect niche infrastructural development to strictly adhere to more general policy criteria.

The following information outlines the various planning guidance and policy that has been considered relevant to the subject application.

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. The following points are highlighted and commented against.

National Planning Policy Framework (December 2023)

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high-quality communications. Indeed, a whole chapter (10) is dedicated to high-quality communications, emphasising the importance that the Government attaches to digital connectivity to contribute to a well-functioning society.

119. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) (...). 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 proposed development supports the expansion of electronic communications networks, including next generation mobile technology (5G). Refer to technical justification section.

120. 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. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks (...)), equipment should be sympathetically designed and camouflaged where appropriate.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

A new site is required for 5G networks and capacity for future expansion. Existing masts and buildings were considered but were not appropriate for this Vodafone requirement.

121. (...) They should ensure that: a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and b) (...).

There are no airfields in proximity to the site.

122. Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include: a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and b) for an addition to an existing mast or base station (...) c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Consultations is detailed in Section 2 of this report.

Para. 123 relates to determining planning 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-making, 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 Framework that protected 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 **Para. 39** it states that:

39. 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

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

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. Para. 85 states:

85. 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, considering 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...

Local Planning Guidance

Local Planning Authority: Rochdale Metropolitan Borough Council

Local Development Plan: Adopted Rochdale Core Strategy

Relevant Policies:

Adopted Rochdale Core Strategy (CS):

- **SO3 Improving design, image and quality of place**
 - o P1 Improving image
 - o P3 Improving design of new development
- DM1 General development requirements

Public Realm Design Guide - Supplementary Planning Document (SPD)

- 5 Existing streets and spaces: Design principles, particularly 5.3 Reducing Street clutter

The LDP has no specific telecommunication policy. SO3, P1, P3, and DM1 of the LDP relate to siting and appearance which are material considerations.

In accordance with P1, the proposed site does not appear to be located in the area which are crucial to the image of the borough (1-5). The design of the installation is the most visually sensitive design available to the Operator to provide the network requirement (4G and 5G). The height of the pole is the minimum to possible here in order for antennas to clear the clutter, be ICNIRP compliant and allow the signal to propagate across the target area. The proposal is sited to blend with the row of mature trees and in proximity to existing street furniture with vertical emphasis. Additionally, it has been positioned next to industrial uses to not appear out of place. The development has been positioned to minimise obstruction to pedestrians and avoid impact on vehicle visibility splays (see highways section below). For these reasons, and as further explained below in the planning assessment section, the proposal is considered to be in accordance with LDP policies SO3, P1, P3, and DM1, in balance with the specific technical and operational requirements of the telecommunications equipment.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

Regarding the Public Realm Design Guide SPD, 5.3 Reducing Street clutter, is of relevance. It is acknowledged the proposal will involve the addition of street furniture to this area. However, it is not considered to contribute to clutter, given there is only one streetlight in this stretch of footpath. The proposed pole and cabinets have been positioned at the rear of the footpath to be in line with existing street furniture and reduce pedestrian obstruction so far as practicable. The proposal is therefore, considered to be in accordance with the Public Realm Design Guide SPD.

Material Considerations

Social and Economic Benefits

The current proposal will facilitate the development of an advanced telecommunications infrastructure in line with National Government guidance contained within the NPFF which supports infrastructure, especially where growth takes place. By providing the latest 4G technology and new 5G service provision the proposal will support the aspirations of Central Government for the UK to have nationwide coverage of standalone 5G to all populated areas by 2030.

The Local Government Association's '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 Guide also notes that digital connectivity has become part of the fabric of everyday life, as important to communities and businesses as a water, gas or electricity connection.

Smart City Agenda

The way 5G works, is intricately connect with the Smart City agenda and will enable centralized control of many different street infrastructure owned or managed by councils, such as streets lights, water meters and bus stops. Trials have already begun across the UK to demonstrate the potential of 5G and how it can improve and drive productivity and efficiency. For instance, 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).

Sustainable Development

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

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

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. It also allows people to work from home or on the move. Residents and businesses will enjoy better accessibility, assisting home-based 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 at which information is processed/shared. The proposals therefore fully comply with NPPF and the LDP. 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.

Resilient and Competitive Economy

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, enabling communities to be more inclusive. 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.

Further benefits of high quality mobile connectivity include: promoting economic growth by attracting investment from business, which creates jobs and regional prosperity in line with national and local economic strategies; helps local businesses to offer a broader range of services, boosting the local economy; helps local Councils to offer online services such as school admissions and local information for residents supports local companies by facilitating working from home, offers social benefits such as being able to connect with vulnerable family and friends or contact the emergency services 24/7, and helps local councils to offer online services such as paying council tax bills which provides a more efficient service to name but a few benefits.

A councillor's guide to digital connectivity – published by the Local Government Association, September 2019

With better access to high speed and reliable broadband and mobile connections, local communities can access public services more conveniently and purchase goods online at a lower cost. People can work from home, cutting out their commute and improving their quality of life. Businesses can grow, become more productive, sell their products in a global market and access a raft of services not available to those offline. Tourists can find out more information about local attractions and share photographs of their experiences with friends and on social media. In contrast, areas stuck in the digital slow lane are less attractive places to live, work and visit, and risk being left behind as other areas reap the benefits of our digital revolution.

5G will enable exciting new services and applications including:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

- 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 councils 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

DSIT Minister of State letter to Leaders - Supporting digital infrastructure deployment in your local area

Please see the attached letter dated 29 November 2024 from Sir Chris Bryant MP to Council Leaders and Council Chief Executives across the UK in support of digital infrastructure deployment.

The letter confirms the importance of fast and reliable connectivity and the Government's commitment to supporting the delivery of next-generation connectivity across the UK by driving towards nationwide 5G coverage by 2030. The letter requests help from Councils across the UK to achieve these goals by prioritising digital infrastructure and focussing on a number of areas that remain a challenge to telecoms investment.

The letter points out that *'early participation from local planning authorities can speed up telecoms deployment'* and urges Councils to have early and strategic discussions with mobile operators to move applications more quickly through the planning system and help improve mobile coverage and capacity.

There is a specific ask in the MP's letter that Councils 'support the deployment of communications infrastructure wherever possible'.

Health and Safety

The proposed installation conforms to current government planning guidelines regarding potential health effects arising from telecommunications development. The operator has attached a declaration that the site conforms to ICNIRP guidance. This is in full accordance with National and Local Policy and Guidance.

Residential Amenity

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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 applicant contends that when assessing the impact of the subject proposal, there needs to be reasonable consideration about where and in what context views of the development will be afforded; just because a development is generally visible and is in proximity to residential areas where demand is highest, does not necessarily equate to a significant detrimental impact.

The proposal has been sited and designed to minimise impact on residential amenity so far as practicable, in siting on the edge of a residential area amongst industrial land uses. The proposal has been sited in what is a constrained residential cell search area to address material harm and prominence. The proposed site has a backdrop of a mature trees. The siting within the context of tall trees helps assimilate the site into the area. The proposal is setback as far as possible from residential properties. The proposed installation has been designed to be sympathetic to surrounding residential land use, with a slim line street pole resembling as close as possible other vertical structures within the vicinity. The pole is currently proposed to be coloured a grey to blend with the skyline.

The proposed site was selected to avoid direct lines of sight from main front facing windows. The pole and cabinets are located on an oblique angle from the windows of properties on Empress Close.

As the discounted options confirms there is no other more appropriate location for the proposal that would be away from residences, harm to residential amenity and outlook is not detrimental and outweighed by the social and economic benefits of network development.

In line with NPPF, the proposed installation is an item of essential infrastructure and therefore will not cause any loss of privacy nor will any occupants of nearby properties be overlooked. The column and antennas do not emit any noise, Odor, vibration, artificial light, or disturbance from air. The only noise emitted is from a cooling fan within the equipment cabinets, which only operate during hot weather conditions. However, within a few meters the noise is inaudible, particularly when considering the ambient noise levels of the area which include passing traffic. The proposed installation will not cause any traffic generation as it is not a visitor destination. Maintenance of the equipment cabinets is usually once a year, where the engineer can walk to site with handheld tools.

For these reasons, it's considered the siting and appearance of the development would have satisfactory effects on the living conditions of occupiers of nearby residences in terms of outlook. In these regards, it would accord with the parts of SO3, P1, P3, and DM1 of the LDP and Public Realm Design Guide SPD that seeks to ensure developments minimise impacts on residential amenity.

Highways

As statutory undertakers, operators benefit from rights within The New Roads and Street Works Act. They can install and maintain equipment on public roads. In areas where there are no suitable buildings or land available for the installation of communications infrastructure e.g., suburban and residential areas, the option of installing equipment on the public road is often

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

pursued. A standard 'street works' style installation would generally comprise a slimline mono-street pole with antennas and associated ground-based equipment cabinets. All street works equipment installed on the public road should comply with the necessary visibility splays and ensure that sufficient footway width remains to allow safe movement by the public.

The proposal accords with the guidance in the Code of Practice for Wireless Network Development in England, Department for Transport's Inclusive Mobility guidance document, The Department for Transport's Manual for Streets 2.

Obstructions on the footway has been minimised. The proposed location is widest section of footpath within the area and the equipment has been positioned as far to the rear of the footpath as possible. The cabinet doors will only be open once a year for a short period of time for general maintenance. Under National Policy Guidance, 1500mm can be regarded as the minimum acceptable width under most circumstances due to physical constraints as this should enable a wheelchair user and walker to pass each other (Inclusive mobility: making transport accessible for passengers and pedestrians, DfT, 2021). Given there is footways on both sides of the road in this location, the physical constraints, and the footway widths within the search area are not particularly wide, obstruction to the footway has been minimised so far as practicable.

A visibility splay plan has been included with this application to demonstrate the visibility at the junction of Boundary Street and Ambrose Street.

Planning Assessment

In light of the provisions of Schedule 2, Part 16, Class A of the GPDO, the development is assessed on the basis of its siting and appearance. The provision of the development plan are material considerations as far as they relate to siting and design. The main issues arising from this prior approval notification are whether the proposed monopole and cabinets, 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 roll-out of 5G and the next generation connectivity, taking into account any suitable alternative sites. One must also appreciate that it is extremely unreasonable to expect niche infrastructural development to strictly adhere to more general design policy criteria.

Siting

The specific network requirement has dictated the sitting of the proposed equipment. In urban areas, where you have a high demand on the network, a greater number of base stations are required to meet the data traffic demand. The existing sites in this area are struggling to cope with demand and an increase in capacity is required; therefore, a new site is required to provide reliable high-quality 4G and 5G technology. 4G signal by its nature (*as it carries high data rates*) do not penetrate over long distances, (5G even less so), just a few hundred meters, depending on the topography of the land, building clutter and vegetation including trees in the area which can reduce their effectiveness. Therefore, 4G

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

and 5G radio base stations need to be close to their customer demand. Additionally, the layout of the surrounding built environment presents significant challenges for the location of the new site.

This site emerged as the preferred site for the new base station. The proposed site is located within the defined search area, thereby providing coverage and capacity to the desired area and where the demand is present. The site is accessible and has power availability. There are no underground services impeding on the development.

The proposal has been sited and designed to address issues of material harm and prominence. The proposed site benefits from a backdrop of mature, tall, deciduous trees, which provide a natural context for the pole. Even during periods when the trees are without leaves, their height and width still help the pole integrate with its surroundings. Additionally, the presence of existing street furniture, such as streetlight columns and flag poles, further reduces the visual impact. While the proposed pole is acknowledged to be over twice the height of the existing street columns, this height is a technical and operational necessity for telecommunications equipment.

To minimise its impact on local amenity, the pole has been sited adjacent to industrial land uses and the railway line on the edge of residential areas. Positioning ensures there are no direct views from the main forward-facing windows of nearby residential properties. As a result, and in conjunction with its slimline design and grey finish, the proposed pole is not considered to result in adverse harm to the surrounding area.

The proposed siting is similar the 18-metre monopole and headframe with nine antennas, two dishes, and ancillary works in the vicinity of the proposed site granted planning permission in 2001 under reference 1/D39351. It is acknowledged that the surrounding area has undergone considerable development since 2001, and the height of the structure has increased to 20 metres. The height of the structure has been kept to the minimum to surmount the adjacent trees to also provide coverage to the area north of the railway track. Additionally, a street pole has been proposed which is the most visually sensitive design available to the operator which aims to minimise impact to the amenity of the surrounding area so far as practicable.

Obstructions on the footway has been minimised. The proposed location is widest section of footpath within the area and the equipment has been positioned as far to the rear of the footpath as possible. The cabinet doors will only be open once a year for a short period of time for general maintenance. Under National Policy Guidance, 1500mm can be regarded as the minimum acceptable width under most circumstances due to physical constraints as this should enable a wheelchair user and walker to pass each other (Inclusive mobility: making transport accessible for passengers and pedestrians, DfT, 2021). Given there is footways on both sides of the road in this location, the physical constraints, and the footway widths within the search area are not particularly wide, obstruction to the footway has been minimised so far as practicable. A visibility splay plan has been included with this application to demonstrate the visibility at the junction of Boundary Street and Ambrose Street.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

To justify the progressed location, material weight should be given to the constraints of the defined search area and the discounted options listed and in accordance with NPPF and sequential approach to site selection. Firstly, when taking into account the existing sites in the wider Vodafone network, it was found that there were no existing installations that could be upgraded to meet the coverage requirements in this particular area. Similarly, it should be noted that surrounding sites in the network have been optimised to their full potential, hence the gap in coverage and capacity and the search area shown. The next appropriate step as part of sequential approach to site selection was to utilise any existing base stations belonging to another operator, however, there is no existing telecommunications provision in the target area that is suitable in addressing the coverage needs of Vodafone. Leading on there are no tall buildings in the target area that were able to be progressed, in which given the target area where users are found is characterised throughout as a built-up residential area there are no less sensitive locations. Therefore, when taking into account the whereabouts of the target audience, the geographical extent of the search area in terms of its topography as well as the built and natural features contained therein, then it has been these factors that have led to the application site being advanced. There are no more suitable sites that are located within less sensitive locations than the current proposed site that also meet the technical and operational requirements of the operator. The discount options are set out above and their reasons for being discounted are fully explained.

Appearance

The height of the pole at 20 metres is the minimum to provide high-quality 4G and 5G coverage to the intended target area, clear the clutter, and be ICNIRP compliant. It is acknowledged that the development will be visible at close range and from surrounding vistas. The pole is required to be taller than its surrounding environment. The placement within the context of trees, existing street furniture, and industrial land uses is considered to help assimilate the site into the area.

The style of street pole proposed is the most streamline and visually sensitive design available to the Operator replicating as close as possible to other vertical streetscape elements. The pole is proposed to be painted grey (unless otherwise indicated by the LPA). Additionally, the pole design should look utilitarian and regular in appearance and reflect its function. The cabinets will be joined together so they are as close together as possible, presenting a compact design. The cabinets are proposed to be painted green (unless otherwise indicated by the LPA).

Planning Balance

It is therefore considered that the proposed siting design strikes a good balance between the visual impact of the proposal on the surrounding area and meeting the operator's technical and operational requirements for the site to provide high-quality and highspeed communication infrastructure. For these reasons, it is in accordance with the NPPF and SO3, P1, P3, and DM1 of the LDP and Public Realm Design Guide SPD.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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

I confirm that submitted drawings have been checked for accuracy.

Name: (Agent)	Catherine Morris	Telephone:	07587666313
Company:	WHP Telecoms Ltd		
Company Address:	401 Faraday Street Birchwood Park Warrington Cheshire WA3 6GA	Email Address:	C.morris@whptelecoms.com
Signed:	<i>Catherine Morris</i>	Date:	5 th of March 2025
Position:	Graduate Town Planner	(on behalf of Cornerstone)	

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

Cornerstone Industry Site Specific Supplementary Information (England) V.9 – 22.03.2024

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