

Our ref: CS12799101

Newquay Town Council
Municipal Offices
Marcus Hill
Newquay
Cornwall,
TR7 1AF

Mrs Vicky Ryder
Sinclair Dalby Limited
3 Princes Street
Bath
Somerset
BA1 1HL

13th September 2022

Dear Councillors,

**PROPOSED BASE STATION INSTALLATION UPGRADE AT CS12799101 – GANNEL ROAD SW,
GANNEL ROAD, NEWQUAY, CORNWALL, TR7 1SB, NGR: 180370, 61390**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing suitable sites in the Cornwall area for radio base station upgrades that will improve service provision for Vodafone and Telefonica. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone, Vodafone and Telefonica are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone and Telefonica's network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide enhanced connectivity to the area. An existing telecommunications site has been identified, however the current equipment cannot accommodate the operator's (Vodafone and Telefonica's) latest requirements. As such, the equipment needs to be replaced in order to implement this upgrade to the service.

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.

Sinclair Dalby Limited, 3 Princes Street, Bath, BA1 1HL


Registered Office, Sinclair Dalby Limited, Springfield Lodge, Turners Hill Road, Kingscote, East Grinstead, West Sussex, RH19 4JZ. Registered in England 7610197.

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

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

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

Our technical network requirement is as follows:

- **CS12799101 – GANNEL ROAD SW**
- There is a requirement to provide upgraded equipment in this location to accommodate increased network demands, provide modern technologies and allow for continued consistent Vodafone and Telefonica coverage to be provided to this area.

The following site has been identified as most suitable for upgrade to provide the required levels of connectivity to the area:

- **GANNEL ROAD SW, GANNEL ROAD, NEWQUAY, CORNWALL, TR7 1SB, NGR: 180370, 61390**
- Removal of existing 17.5m mast and associated equipment. Installation of a 20m replacement mast supporting 6 no. antennas and 2 no. 0.3m dishes, refreshing of equipment within existing equipment cabinets and development ancillary thereto.

The proposed works relate to an existing telecommunications site located on the grass verge to the eastern side of Gannel Road, just south of the roundabout which joins with Higher Tower Road and Mount Wise. There is another licensed operators mast to the south also within the grass verge which is separate to this proposal.

Upgrading existing sites is in accordance with the Code of practice for wireless network development in England (2022) and ensures that the number of installations is kept to a minimum in accordance with Chapter 10 of the NPPF (2021).

The existing Vodafone and Telefonica monopole is not suitable for reuse. This is because modern equipment is heavier and therefore requires a more robust mast to support it. The mast has also been identified as requiring a height increase. The height of the mast is dictated by technical requirements. It is necessary to ensure that network service is not interrupted by existing structures and clutter in the environment, including built form and vegetation/trees, that can interfere with the propagation of the signal. A taller mast is therefore required to over-sail any obstructions and ensure coverage is able to reach the areas that need it most. The mast will support multiple technologies which requires antennas to be stacked on top of one another in order to retain its slimline appearance which also play a part in the height of the mast.

The proposed monopole is similar to the one it replaces, being of a slimline streetworks design, and will be coloured grey (as is the existing).

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In designing the proposed upgrade, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact as far as practicable. It, however, must be acknowledged that technical constraints heavily influence the design and limit the scope to alter the appearance of the proposed equipment. The amount of telecommunications equipment on the site has been kept to a technical minimum in accordance with para 115 of the NPPF (2021) and has been designed to be read in the same context as the existing equipment so as to keep impact on residential amenity to a minimum.

The proposed upgrade would be visually similar to the existing installation. As such, it remains the most suitable site to serve the locality whilst respecting the existing character and appearance of the area.

The Local Planning Authority mast register, where available, and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS12799101).

Yours faithfully,



Vicky Ryder
Associate Director

Sinclair Dalby Limited

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(for and on behalf of Cornerstone)

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