



WHP Telecoms Ltd

Our Ref: 237959

09 May 2022

Director of Planning/Planning Team Leader
Epsom and Ewell Borough Council,
Development Control,
Epsom & Ewell Borough Council,
Town Hall, T
The Parade,
Epsom,
KT18 5BY

WHP Telecoms Ltd
401 Faraday Street
Birchwood Park
Warrington
WA3 6GA
M.Doherty@whptelecoms.co.uk
01925 424 100

Dear Sir/Madam

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT SUTTON RUGBY LANE, CUDDINGTON COURT, RUGBY LANE, WEST DRIVE, SUTTON, SURREY, SM2 7NF

We write on behalf of Cellnex in connection with a proposal to carry out permitted development at the above site, which is owned or managed by Cellnex, a radio site management company. This letter and its enclosures is a Notification by Cellnex of its intent to use permitted development rights to install electronic communications apparatus at this site. The apparatus will form part of network improvements.

In accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) this letter provides formal notification in writing of one calendar month notice in advance, of our intention to install electronic communications. No fee is required for the notification.

Please therefore accept this letter and enclosures as advanced notification by Cellnex, as may be required, under the relevant conditions of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended.

The proposal does not consist of any development specified in Article A.1 or Condition A.2 (3) of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2022, as amended, which requires either an application for planning permission or an application for a determination as to whether the Authority's approval is required for the siting and appearance of the development.

For the avoidance of doubt this letter does not constitute:

An application for a determination as to whether the prior approval of the authority will be required to siting and appearance; or



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An application for planning permission

As with all mobile installations, we can confirm the installation of the apparatus has been designed and will be operated within the relevant ICNIRP guidelines on public exposure. An ICNIRP certificate can be provided on request.

The proposed installation comprises of 3no antennas, 1no GPS, 3no BOB's, 3no ERS and the removal of 3no antennas and 3no MHA's.

We also enclose drawing outlining the above proposal.

Contact Details

All queries in relation to this Notification should be addressed to the undersigned in the first instance.

The following contact details are provided should the Council, members of the public or other stakeholders wish to raise queries direct with Cellnex or the operator.

For Cellnex:

Cellnex, Town Planning Team, Crawley Court, Winchester, Hampshire SO21 2QA.

Email: planning@cellnextelecom.co.uk

For EE and Three

MBNL, Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX

MBNL: will.osborne@mbnl.co.uk


EE: public.affairs@ee.co.uk

Three: jane.evans@three.co.uk

The proposal is not subject to an application for planning permission or prior approval, but nonetheless we offer you the opportunity to make any comments on the details of the development or our engagement strategy.

If you do have any comments to make, require a meeting to discuss the proposal or wish to have an accompanied visit to the site, please let us know within 14 days of the receipt of this letter.

Yours faithfully,


Melissa Doherty
Acquisition Surveyor



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For and on behalf of Cellnex