



1. Site Details

Site Name:	Edes Business Park	Site Address:	Restmor Way Wallington Surrey SM6 7AH
National Grid Reference:	E: 528426 N: 165645		
Site Ref Number:	Cornerstone 14933822	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: After a phone call to the LPA it was established the council do not hold this information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	16/11/2023
Name of contact:	The Director of Planning

¹ Macro or Micro

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Summary of outcome/Main issues raised:

Prior to the submission of this application the applicant-initiated pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

No comments were received in respect to the consultation submitted at the time of submission.

Strategic level pre-rollout meetings are held with the LPA to discuss the necessities of the project, benefits and best practice going forward.


Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
<p>Summary issues raised:</p> <p>Cornerstones commercial relationship with Vodafone and VMO2 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 and VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.</p> <p>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.</p>	

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Community Consultation

Rating of Site under Traffic Light Model:			Green
Outline of consultation carried out:			
Consultation with the local Ward Councillors for Hackbridge Ward (Councillors Dave Tchil and Sheldon Vestey).			
Summary of outcome/main issues raised:			
No site-specific responses had been received at the time of submission.			

School/College

Location of site in relation to school/college:	
There are no schools in close proximity as defined by the search criteria within the CoP.	
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

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Details of response:

N/A

Site Provider Letter

Copy of Site Providers Letters enclosed?	Yes	
Date served:	16/01/2024	

3. Proposed Development

The proposed site:

The current roof site at Edes Business Park is being upgraded with limited visual impact but significant connectivity benefits. The existing site can be seen below in Figures 1 – 3 and is located off Restmor Way, Wallington, Surrey, SM6 7AH.

Currently the existing rooftop accommodates 9No. antennas on separate freestanding frames on three corners of the rooftop. The proposed upgrade consists of the removal of existing 6No. antennas and freestanding frames and installation of a 6m high stub tower, 6No. proposed antennas, associated equipment and the relocation of existing 3No. antennas. This existing rooftop upgrade will provide significantly increased wireless connectivity and capacity to this area of Surrey.

This application follows the previously refused application DM2023/00300 and aims to address the reasons for the previous refusal. The previous design proposed a 12m stub tower. This proposal reduces the height of the installation by 6m, now having a comparable design and height with the existing site share telecoms installation. The visibility of the installation will be greatly reduced, in comparison to the previous proposal from surrounding residential properties striving to minimise visual impact to the greatest extent possible.


The existing rooftop site is located within the Edes Business Park in the town of Wallington in Surrey. Wallington is a residential suburb with a mix of housing including Victorian and Edwardian properties, as well as modern developments. Wallington benefits from good transportation links as well as boasting a range of shops, supermarkets, cafes and other local amenities. The town offers various green spaces and parks, providing recreational opportunities for residents to relax and enjoy outdoor activities.

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The immediate area is predominately industrial/ commercial in nature. Edes Business Park is a busy commercial business park in a bustling area of Wallington, where wireless connectivity is paramount to the functioning of the area. The business park is set away from the residential properties of Mill Close and surrounding streets to the West. Mature trees provide screening of the business park and the existing rooftop site from the houses on Mill Close and surrounding streets. Edes business park backs onto the Hackbridge stretch of railway and is again lined with mature trees that provides further screening for properties on Wandle Road and the East side of the railway. On completion of the Felnex development it is acknowledged that the existing site will be in close proximity to residential dwellings, however the site building is off set to the Southwest of the new builds and the proposed stub tower and antennas will be located to the southeast of the rooftop, away from direct view.

Rooftop telecommunication sites benefit from avoiding street scene clutter whilst providing optimum coverage for the area. Physical objects such as buildings and trees can obstruct radio signals causing a reduction in signal strength and coverage. Rooftop sites lend themselves to eliminating this.

The presence of the existing rooftop installation sets a clear precedent for telecommunications development in this location and indicates that the principle of this proposal is acceptable in terms of siting. Over time, the existing rooftop installations have integrated into the local environment, establishing themselves as accepted features. therefore, it is believed that the proposed upgrade will not significantly impact the visual amenity of the surrounding area.

As previously stated, the proposed site is an established telecommunication installation. This submission is to upgrade this existing rooftop site with new equipment to facilitate significantly increased coverage that will benefit residents, businesses and visitors to this area of Surrey.


Figure 1:

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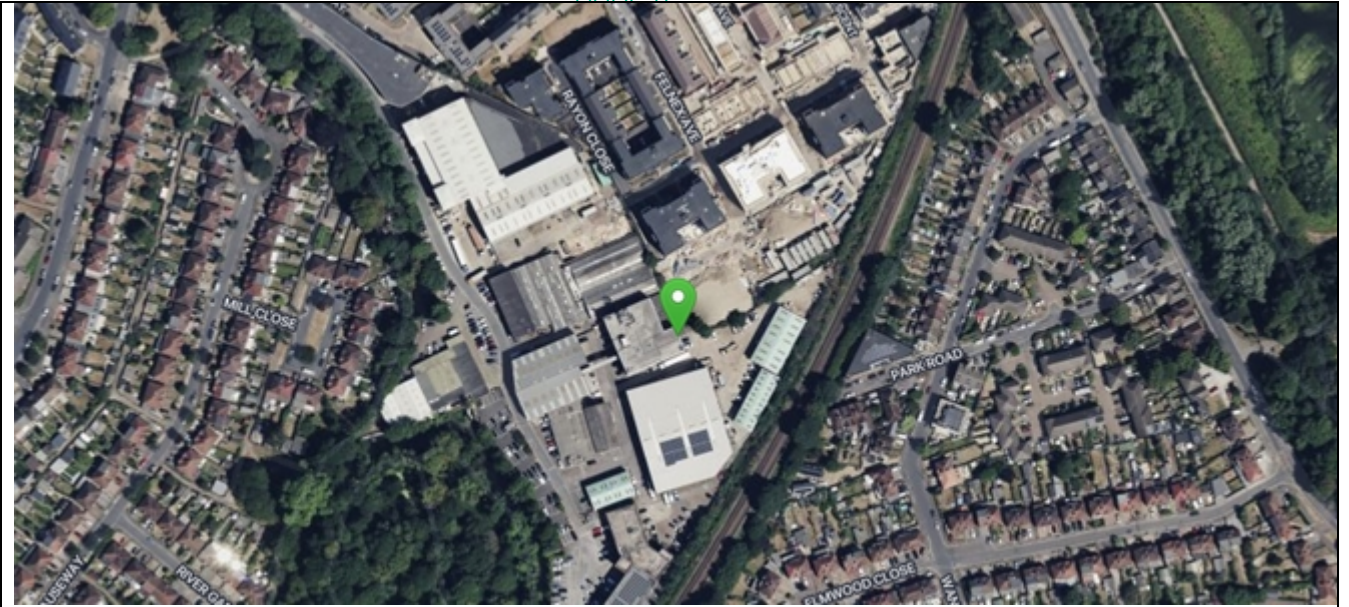



Figure 2:



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Enclose map showing the cell centre and adjoining cells if appropriate:
This can be emailed to the LPA on request.


Type of Structure:	
Description:	
Existing Freestanding Frames and 6No. antennas to be removed. Proposed installation of a 6m high Stub Tower and Headframe together with proposed 6No. Antennas, 1No. 600ømm Dish, 1No. 300ømm Dish and associated ancillary works. Existing 3No. Antennas to be relocated to the new stub tower and existing Equipment Cabin to be refreshed internally.	
Overall Height:	+19.96m AGL
Height of existing building :	12.9m AGL
Equipment Housing:	
Depth:	Existing Equipment Cabin 3600mm
Width:	Existing Equipment Cabin 2400mm
Height:	Existing Equipment Cabin 2600mm
Materials:	
Tower/mast etc – type of material and external colour:	Galvanised
Equipment housing – type of material and external colour:	Green

Reasons for choice of design:
<p>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:</p> <ul style="list-style-type: none"> • promote shared infrastructure • maximise opportunities to consolidate the number of base stations • significantly reduce the environmental impact of network development

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The National Planning Policy Framework advocates site sharing. The proposed facility will provide coverage including 2G/3G/4G services and essential 5G coverage all from the same installation for VMo2 and Vodafone. This is fully in line with national guidance which supports the use of high-quality communications infrastructure and states that local planning authorities should support the expansion of electronic networks.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 131) of the 2023 National Planning Policy Framework. It states:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

In keeping with the 2023 National Planning Policy Framework (NPPF). guidelines of using: “high quality communications” (Section 10), the proposed lattice stub tower design has been selected to minimise visual impact by integrating with the existing built environment. The design of the proposed equipment is considered to be the least visually intrusive option available. The proposed stub tower is of comparable design to the existing MBNL installation that shares the rooftop. The proposed lattice stub tower is a permeable structure and can be seen through in particular from medium to long range views. The colour of the structure is grey which allows the structure to blend into the skyline. Although it is accepted that there will be a height increase of the equipment, the overall height will be in line with the existing site share installation, whilst sitting slightly lower in height.

The design of the proposed installation has been specifically chosen to achieve a balance between technical requirements and the minimising visual harm to the surrounding area. It is considered that the design and location of the proposed offers optimum solution in terms of siting and appearance. The removal of the existing antennas and steelwork and the installation of the stub lattice tower, brings the equipment away from the roof edges and consolidates the equipment to one central point, minimising visual intrusion as far as possible from street level.


The height of this installation is the minimum possible to ensure an ICNIRP compliant site is achieved whilst also achieving the required coverage and connectivity for this area. Any other proposal to satisfy the identified requirement would result in the addition of a separate ground-based column in close proximity to the existing installation. In our opinion, such a proposal would be unnecessary and would result in a greater visual impact.

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The installation of the new stub tower is crucial for upgrading the current telecommunications rooftop site. This proposed upgrade is essential to meet the growing demand for reliable and high-speed communication services in this continuously expanding area. The upgrade will enhance mobile network coverage, ensuring that residents have access to seamless and efficient communication services. Improved connectivity is not only crucial for personal communication but also plays a vital role in supporting businesses, education, and emergency services within the community.

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Health and Safety

International Commission on Non-Ionizing Radiation Protection Declaration enclosed.

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

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

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

The radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

ICNIRP Compliance

The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

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4. Technical Justification

Reason(s) why site required

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).

A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence, the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (5G) require a re-evaluation of a network operator's telecommunications infrastructure.

There is a specific requirement for a roof top upgrade at this location to provide 2G, 3G and 4G coverage and capacity in and around this area of Wallington whilst also providing the latest 4G technology and new 5G service provision to the local area. This ensures high quality indoor service provision is maintained.

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5. Site Selection Process

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

This is an upgrade to an existing site thus no other standalone new facilities have been investigated. A new additional mast to facilitate the upgrade would not be in line with NPPF. By upgrading the current facility the most sequentially preferable option has been progressed.

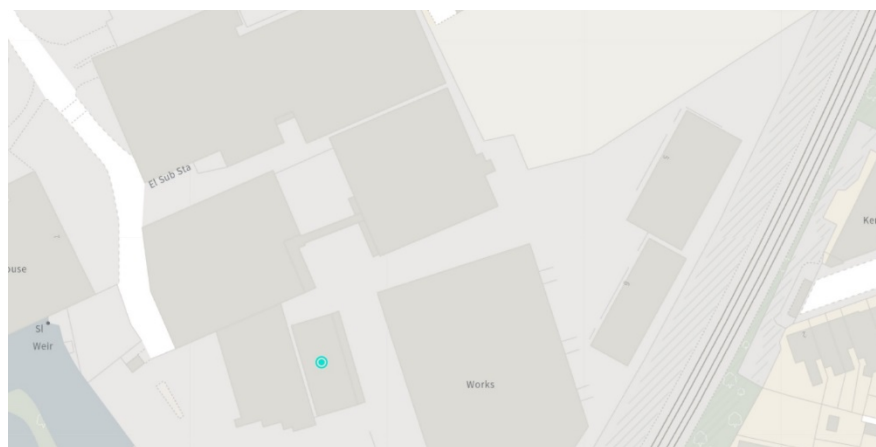
Land use planning designations:

Site Ref:	14933822	Site Address:	Edes Business Park, Restmor Way, Wallington, SM6 7AH
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Local Planning Authority: LB Sutton Council

Development Plan: Sutton Local Plan 2016-2031 (2018)

Fig.1: LP Plan Extract (Reference Only):



Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being within the settlement boundary, with urban (industrial / commercial) uses to the north, east, south, and west. The site designation is not a material consideration.


This is an existing telecommunications site.

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The LB Sutton Council does have a specific telecoms policy. This, together with the NPPF is of relevance. The National Planning Policy section of this supporting statement goes into detailed analysis of why this site is in compliance with the NPPF.

Policy Analysis:

Policy 23 reads:

“Telecommunications

All telecommunications development should be sited and designed in such a way that it does not adversely affect the appearance of the surrounding area. The council will only grant planning permission of telecommunications equipment where:

a The siting is not intrusive in the street scene and the design is of a height, scale and appearance which does not unduly detract from the character of the area or unacceptably harms the amenities of occupiers of neighbouring sites unless there is a specific need which outweighs the harm.

b All alternative sites which fulfil the functional requirements of the equipment have been assessed.

c It has been demonstrated that the use of existing facilities or sharing equipment with other operators has been considered.

d Consideration has been given to the need to cater for the future growing demand for network development, including that of other operators.

e Every effort has been made to minimise the visual impact of the proposal.

f The applicant has demonstrated that the development will operate within the International Commission on Non-Ionizing Radiation Protection guidelines for public exposure.”

The existing telecoms site is to be upgraded, located on a rooftop within an industrial estate, surrounded by industrial units to the South/southwest thus avoiding street scene intrusion. The proposed design use of a lattice stub tower allows the installation to assimilate and be seen through, minimising visual intrusion further.

The proposed development at this existing site is required to deliver the requisite level of electronic communication service on a single site that accommodates multiple users, yet seeks to minimise its visual impact or change to the character of this location (the site being as physically distant from lines of sight from residential uses as possible in this part of the Borough). The form and design of the proposed configuration would not appear out of context in this location (being in a location distant from sensitive receptors and at an acceptable scale), so according with wider Development Plan

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policy and would ensure the integrity, character and setting of the area is fully maintained.

The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a substantial benefit with near benign change or impact on amenity.

The enhanced digital service would very much accord with the objectives of the Development Plan policy.

The proposal fully accords with the requirements of the NPPF and the London Plan 2021.

The proposed installation fully accords with the requirements of the NPPF providing reliable communications infrastructure to ensure continued economic growth and social well-being. The benefits of the proposed development will significantly outweigh any perceived potential harm.

The London Plan

The London Plan is a strategic planning document that sets out an integrated framework for the development of London. It is prepared by the Mayor of London and provides a long-term vision and policies for land use, transport, housing, economy, environment, and social infrastructure within the city.

The London Plan guides the spatial development of the city, taking into account factors such as population growth, housing needs, transportation requirements, and environmental sustainability. It aims to shape the city's physical and social fabric, promoting economic growth, social inclusion, and quality of life for Londoners.

The plan covers various aspects of urban development, including:

Housing: The London Plan addresses the need for affordable housing, setting targets for the provision of new homes and promoting mixed-use developments that incorporate affordable housing.

Transport: It outlines policies to improve transportation networks, reduce congestion, and promote sustainable modes of transport, such as walking, cycling, and public transport. It also emphasizes the integration of transport with land use planning.

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Economy: The plan supports economic growth by identifying areas for business development, encouraging innovation and entrepreneurship, and protecting employment land.

Environment: It promotes environmental sustainability by addressing climate change, promoting energy efficiency, protecting green spaces, and enhancing biodiversity.

Social infrastructure: The plan considers the provision of social infrastructure, such as schools, healthcare facilities, cultural amenities, and community spaces, to support the needs of London's residents.

The foreword sets the scene regarding the importance of digital connectivity setting out the aim of *'making London a ... pioneering smart city with world-class digital connectivity supporting more digital devices to improve the lives of Londoners and enable businesses to thrive.'*

This theme is developed within paragraph 1.1.4 under *'Building Strong & Inclusive Communities'* stating *'... social, physical and environmental infrastructure that meets London's diverse needs is essential if London is to maintain and develop strong and inclusive communities.'*

Chapter 2 of the London Plan 2021 deals with *'Spatial Development Patterns'*. Paragraph 2.0.4 notes that infrastructure is key to this delivery, with *'proper planning of utilities and communications capacity and the social infrastructure that supports the day-to-day lives of Londoners'*.

Paragraph 2.0.7 goes on to state that *'Growth and change have not always benefited Londoners equally' ... 'To address this, it is important that there is a strong focus on sustainable and inclusive regeneration in these areas, with boroughs, the Mayor and other partners working closely...'*

Paragraph 6.8.1 states *'The Mayor wants London to continue to provide the best environment in the world in which to do business, so that businesses of all different sizes and sectors can reach their growth potential. This includes supporting business and employment across all sectors of the economy and capitalising on new growth opportunities in emerging sectors:*


- *tech and digital sector – which supports the growth and evolution of all sectors in the economy. Planning should ensure that new developments have the digital connectivity required to support London's global competitiveness (see Policy SI 6 Digital connectivity infrastructure). ...The Mayor will support the growth of the tech and digital sector across all of London.'*

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The London Plan 2021 further emphasises the importance of digital infrastructure in terms of supporting growth and ensuring global competitiveness within the provisions of Policy SI 6 Digital Connectivity Infrastructure stating:

A. To ensure London's global competitiveness now and in the future, development proposals should: 1. ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users

2. meet expected demand for mobile connectivity generated by the development

3. take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation

4. support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.

B. Development Plans should support the delivery of full-fibre or equivalent digital infrastructure, with particular focus on areas with gaps in connectivity and barriers to digital access.

Policy SI 6 relates to 'Digital Connectivity Infrastructure' and A (3) specifically seeks to avoid the loss of sites due to redevelopment, requiring developers to work with the operators, with the policy stating 'To ensure London's global competitiveness now and in the future, development proposals should:

A.3 "take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation"

The role of digital connectivity in raising London's global competitiveness now and in the future receives more prominence and importance in the London Plan 2021. Paragraphs 9.6.1 – 9.6.9 encourage the delivery of high-quality / world-class digital infrastructure with paragraph 9.6.1 of the justification for Policy SI 6 stating:

Fast, reliable digital connectivity is essential in today's economy and especially for digital technology and creative companies. It supports every aspect of how people work and take part in modern society, helps smart innovation and facilitates regeneration.

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Paragraph 9.6.8 states 'The Mayor will work with network operators, developers, councils and Government to develop guidance and share good practice to increase awareness and capability amongst boroughs and developers of the effective provision of digital connectivity and to support the delivery of policy requirements. The Mayor will also help to identify spatial gaps in connectivity and overcome barriers to delivery to address this form of digital exclusion, in particular through his Connected London work. Boroughs should encourage the delivery of high-quality / world-class digital infrastructure as part of their Development Plans'.

Policy D2 – Infrastructure Requirements for Sustainable Densities includes relevant policy aspect B:

B. Where there is currently insufficient capacity of existing infrastructure to support proposed densities (including the impact of cumulative development), boroughs should work with applicants and infrastructure providers to ensure that sufficient capacity will exist at the appropriate time. This may mean that if the development is contingent on the provision of new infrastructure, including public transport services, it will be appropriate that the development is phased accordingly.

Policy GG1 Building strong and inclusive communities states:

Good growth is inclusive growth. To build on the city's tradition of openness, diversity and equality, and help deliver strong and inclusive communities, those involved in planning and development must:


- A. Encourage early and inclusive engagement with stakeholders, including local communities, in the development of proposals, policies and area-based strategies*
- B. Seek to ensure changes to the physical environment to achieve an overall positive contribution to London*
- C. Provide access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation*
- D. Seek to ensure that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these to ensure that London is a fairer, more inclusive and more equal city*
- E. Ensure that streets and public spaces are consistently planned for people to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging, which encourage community buy-in, and where communities can develop and thrive*

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- F. *Promote the crucial role town centres have in the social, civic, cultural and economic lives of Londoners, and plan for places that provide important opportunities for building relationships during the daytime, evening and night-time*
- G. *Ensure that new buildings and the spaces they create are designed to reinforce or enhance the identity, legibility, permeability, and inclusivity of neighbourhoods, and are resilient and adaptable to changing community requirements*
- H. *Support and promote the creation of a London where all Londoners, including children and young people, older people, disabled people, and people with young children, as well as people with other protected characteristics, can move around with ease and enjoy the opportunities the city provides, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation.*

Policy GG5 Growing a good economy states:

To conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must:

- A. *Promote the strength and potential of the wider city region*
- B. *Seek to ensure that London's economy diversifies and that the benefits of economic success are shared more equitably across London*
- C. *Plan for sufficient employment and industrial space in the right locations to support economic development and regeneration*
- D. *Ensure that sufficient high-quality and affordable housing, as well as physical and social infrastructure is provided to support London's growth*
- E. *Ensure that London continues to provide leadership in innovation, research, policy and ideas, supporting its role as an international incubator and centre for learning*
- F. *Promote and support London's rich heritage and cultural assets, and its role as a 24-hour city*
- G. *Make the fullest use of London's existing and future public transport, walking and cycling network, as well as its network of town centres, to support agglomeration and economic activity*
- H. *Recognise and promote the benefits of a transition to a low carbon circular economy to strengthen London's economic success*

Policy SI 6 Digital connectivity infrastructure states:

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- A. To ensure London's global competitiveness now and in the future, development proposals should:
1. ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users
 2. meet expected demand for mobile connectivity generated by the development
 3. take appropriate measures to avoid reducing mobile connectivity in surrounding areas; where that is not possible, any potential reduction would require mitigation
 4. support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure.
- B. Development Plans should support the delivery of full-fibre or equivalent digital infrastructure, with particular focus on areas with gaps in connectivity and barriers to digital access

In accordance with the requirements of Policies GG1, GG5, and SI 6 the proposal will deliver reliable critical mobile digital infrastructure in the form of improved coverage and capacity. It is essential to note that without the proposed upgrade the Operators will not be able to deliver the required essential coverage and capacity within a key mixed use residential and industrial district.

The proposed upgrade will help promote the London Plan by enhancing connectivity, supporting sustainable development, enabling smart city infrastructure, and fostering economic growth, aligning with the plan's objectives of creating a connected, sustainable, and prosperous city.

The UK Wireless Infrastructure Strategy

The UK Wireless Infrastructure Strategy is a new policy framework to drive deployment and adoption of 5G and advanced wireless connectivity; and the government's 6G strategy for the UK.

It highlights the importance of connectivity to the UK and recognises that the UK needs world-class wireless connectivity:

“Connectivity has brought benefits for British households and British business, boosting growth, productivity, and opportunity for all. And change shows no sign of stopping. In fact, we find ourselves on the brink of a new revolution which promises to transform the world once more.”

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5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power forward progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis."

Which is why the time is right to turn our sights to mobile connectivity, where the same sense of mission is needed to deliver the kind of wireless infrastructure that will transform how we live our lives and run our economy. This is not simply a matter of improving download speeds as people browse the internet on their phones or dial into work calls. It is far more transformative than that.

The power of 5G and future telecoms advances will unlock new solutions in everything from industry to healthcare. Falling behind in coverage will mean falling behind in international competitiveness when it comes to the technologies of tomorrow, and failing to provide British people with innovative, life-enhancing services on secure, resilient networks."

The proposed telecommunication equipment will help promote The UK Wireless Infrastructure Strategy by improving coverage and capacity, supporting digital inclusion, facilitating economic growth, and enabling future-proof infrastructure including 5G that will ensure the area doesn't fall behind in coverage and international competitiveness. The proposed development will provide significant public benefit with greater capacity and wireless connectivity for local businesses, residents and visitors to the area.

Additional relevant information

Siting

We have considered the detailed siting and design carefully to ensure that the scheme has a limited impact on the locality, and general visual amenity.

Visual appearance

We would repeat that we have carefully placed and designed the scheme to ensure the principles of good siting and appearance are adhered to. The overall impact of the installation on the environment and building is very limited.

Consultation

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In accordance with the industry '10 commitments' and the Code of Best Practice, consultation has been attempted with the planning department prior to submission of this proposal.

Education

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere. 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health

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

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Conclusion

We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and competitive telecommunication system for the benefit of the community while minimising visual impact.

Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.

On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and the Council's Local Plan Policies.

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**Confirmation that submitted drawings have been checked for accuracy**

Name: (Agent)	<u>Susannah Help</u>	Telephone:	<u>On request</u>
Company:	<u>Cornerstone</u>		
Company	<u>WHP Telecoms Ltd</u>	Email Address:	<u>s.help@whptelecoms.com</u>
Address:	<u>1a Station Court</u> <u>Station Road</u> <u>Guiseley</u> <u>Leeds</u> <u>LS20 8EY</u>		
Signed:	<u></u>	Date:	<u>18th January 2024</u>
Position:	<u>Planner</u>		<u>(on behalf of Cornerstone)</u>

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