

Our ref: **CS_136106_35**

25 June 2024

The Chief Planning Officer
London Borough of Hillingdon
Residents Services
3N Civic Centre
High Street
Uxbridge
UB8 1UW

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

By Email: planning@hillingdon.gov.uk

Dear Sir/Madam,

**PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT
CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)**

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 Ickenham area and have identified this site as suitable for an equipment upgrade for VMO2. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of VMO2 continued network improvement program, there is a specific requirement for an upgrade at this location to ensure that the latest high quality coverage is maintained in and around Ickenham.

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.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority mast register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

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

Cornerstone Planning Consultation Letter to LPA V.2 – 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

CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

The site is needed to provide continued coverage and capacity for VMO2 and the upgraded site will ensure that the operators will be able to utilise the same site for their coverage in the area.

The preferred option is as follows:

CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

The proposed upgrade to an existing telecommunications base station installation comprising the removal of the existing 25m lattice tower and headframe and replacement with 27.5m lattice tower with headframe, the removal of 6 no existing antennas and replacement with 3 no new antennas, the relocation of existing 21 no antennas on the new headframe, the addition of 2 no dishes, the relocation of 3 no existing dishes, together with the removal and replacement of 1 no meter cabinet, the upgrade of an existing equipment cabinet and ancillary development thereto. Top height of antennas to be 28.50m AGL.

Details on drawing numbers: 100A, 200A, 201C, 300A and 301C, Pack C

In this instance, an established VMO2 base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

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. A certificate of ICNIRP compliance will be included within the planning submission.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response 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 **CS_136106_35**).

Yours faithfully,



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

Cornerstone Planning Consultation Letter to LPA V.2 – 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

Rachel Gormley
Town Planner: Perry Williams
Tel: +44 (0) 7999 834 759
Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to LPA V.2 – 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

Vicky Weston

From: postmaster@hillingdon.gov.uk
To: planning@hillingdon.gov.uk
Sent: 25 June 2024 09:55
Subject: Delivered: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Your message has been delivered to the following recipients:

planning@hillingdon.gov.uk (planning@hillingdon.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Our ref: **CS_136106_35**

25 June 2024

Ickenham & South Harefield Ward Councillorskbanerjee@hillingdon.gov.ukELavery@hillingdon.gov.ukmgoddard@hillingdon.gov.uk

Perry Williams Ltd
Dunkirk Avenue,
Desborough
Northants
NN14 6DE

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

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 Ickenham area and have identified this site as suitable for an equipment upgrade for VMO2.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2 continued network improvement program, there is a specific requirement for an upgrade at this location to ensure that the latest high quality coverage is maintained in and around Ickenham.

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.

Our technical network requirement is as follows:

CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

The site is needed to provide continued coverage and capacity for VMO2 and the upgraded site will ensure that the operators will be able to utilise the same site for their coverage in the area.

The preferred option is as follows:

CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

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

Cornerstone Planning Consultation Letter to Councillors - Standard 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

The proposed upgrade to an existing telecommunications base station installation comprising the removal of the existing 25m lattice tower and headframe and replacement with 27.5m lattice tower with headframe, the removal of 6 no existing antennas and replacement with 3 no new antennas, the relocation of existing 21 no antennas on the new headframe, the addition of 2 no dishes, the relocation of 3 no existing dishes, together with the removal and replacement of 1 no meter cabinet, the upgrade of an existing equipment cabinet and ancillary development thereto. Top height of antennas to be 28.50m AGL.

Details on drawing numbers: 100A, 200A, 201C, 300A and 301C, Pack C

In this instance, an established VMO2 has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject rooftop base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority mast register 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. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_136106_35**).

Yours faithfully,



Rachel Gormley
Town Planner: Perry Williams
Tel: +44 (0) 7999 834 759
Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to Councillors - Standard 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

Vicky Weston

From: postmaster@hillingdon.gov.uk
To: kbanerjee@hillingdon.gov.uk
Sent: 25 June 2024 09:56
Subject: Delivered: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Your message has been delivered to the following recipients:

kbanerjee@hillingdon.gov.uk (kbanerjee@hillingdon.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Vicky Weston

From: postmaster@hillingdon.gov.uk
To: mgoddard@hillingdon.gov.uk
Sent: 25 June 2024 09:56
Subject: Delivered: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Your message has been delivered to the following recipients:

mgoddard@hillingdon.gov.uk (mgoddard@hillingdon.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Vicky Weston

From: postmaster@hillingdon.gov.uk
To: ELavery@hillingdon.gov.uk
Sent: 25 June 2024 09:56
Subject: Delivered: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Your message has been delivered to the following recipients:

ELavery@hillingdon.gov.uk (ELavery@hillingdon.gov.uk)

Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

Vicky Weston

From: Cllr Eddie Lavery <ELavery@Hillingdon.Gov.UK>
Sent: 25 June 2024 09:56
To: Rachel Gormley
Subject: Automatic reply: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_136106_35, LONG LANE FARM, ICKENHAM, UXBRIDGE, LONDON, UB10 8QT (NGR: E508040, N185129)

I am on holiday until 8 July with limited access to my email. For Ickenham and South Harefield Ward matters please contact Cllr Banerjee . For any other queries please contact Rachel Thomas (RThomas@hillingdon.gov.uk).

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.