

Our ref: CS13135721

Mr Carl Hearn - Clerk
Tavistock Town Council
Council Offices
Drake Road
Tavistock
PL19 0AU

Sinclair Dalby Limited
3 Princes Street
Bath
BA1 1HL

19th July 2024

Dear Mr Hearn,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CS13135721 – STREETWORKS LAND AT LAYBY, A386 SOUTH OF TAVISTOCK, ANDERTON, TAVISTOCK, PL19 9DU (NGR: 248706E, 072326N)

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 Tavistock area for radio base station upgrades that will improve service provision for Vodafone. 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 and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

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

Please find below the details of VMO2's technical requirement and the proposed site which has been found suitable for upgrade:

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:

- **CS13135721 – VF - CS13135721 - STREETWORKS LAND AT LAYBY**

There is a requirement to provide upgraded equipment in this location to accommodate increased network demands, provide modern technologies and to allow for continued consistent coverage to be provided to this area by Vodafone.

The following site has been identified as requiring an upgrade to enable it to provide the required level of connectivity to the area:

- **LAND AT LAYBY, A386 SOUTH OF TAVISTOCK, ANDERTON, TAVISTOCK, PL19 9DU (NGR: 248706E, 072326N)**

The upgrade comprises removal of the existing 20m monopole supporting 6 no. antennas, 1 no. cabinet and associated ancillary equipment. Installation of a replacement 20m monopole supporting 6 no. antennas, 2 no. 0.3m dishes, 3 no. cabinets, associated ancillary equipment and works thereto.

The works relate to an existing telecommunications site located on the grass of a layby on the A386. The site is on the southern side of Tavistock, is located to the rear of the layby and is surrounded by trees. It is not considered that the upgrade of this existing telecommunications site will have a detrimental effect on the local area when considered in the context of the existing installation.

The proposed works seek to upgrade the site to provide improved coverage and increased network capacity, required to enable VMO2 to meet increasing demand for services in the surrounding areas, and to support the government's ambitions for high quality telecommunications networks across the UK.

The existing monopole is not suitable for re-use. A replacement monopole is required to ensure structural integrity and stability, as the new equipment is heavier than previous equipment and an increase in quantity of equipment is required to upgrade the site. The existing mast would not be able to accommodate the quantity of equipment or its weight and as such, a new mast is required. However, no increase in height is required so the height will remain at 20m.

The monopole is similar to the one it replaces, being of a slimline streetworks design. The existing 6no. antennas will be replaced with 6no. new antennas. These antennas are required to ensure improved coverage and effective transmission of signal to the locality. The ancillary equipment is proposed behind the antennas and includes remote radio units and 2no. microwave dishes mounted under the antennas on the monopole. RRU's are relatively small and allow the antennas to be more efficient, which also allows the amount of ground-based equipment to be reduced. Transmission dishes are essential to ensure a link back into the wider network; they must have a clear line of sight for effective communication. 1no. equipment cabinet is to be replaced with 3no. new equipment cabinets; the number of cabinets has been kept to a technical minimum and are required to host and support the upgraded equipment.


The upgrading of this site presents an opportunity to address a need for improved coverage without having to site a new additional base station installation in the area. This location is an

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established telecommunications site and the installation will not appear significantly different from the structure already in place. The site also maintains adequate separation distance from the nearest residential settlements ensuring it would not result in any impact beyond that which has already been accepted under previous applications.

Upgrading existing sites is in accordance with both the Code of practice for wireless network development in England (2022) and Chapter 10 of the NPPF (2023), which aim to ensure that the number of installations is kept to a minimum.

In designing the upgrade, a balance has been sought between technical requirements and minimizing visual 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 equipment.

The amount of telecommunications equipment on the site has been kept to a technical minimum and the smallest practical components have been utilised. It has been designed to be read in the same context as the existing equipment, so as to limit visual impact whilst still working within the technical design constraints of delivering the latest technologies.

The Local Planning Authority must 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 CS13135721).

Yours faithfully,



Vicky Ryder
Associate Director


Sinclair Dalby Limited
Email: vicky.ryder@sinclairdalby.co.uk
Mobile: +44 (0)7557 440911

(for and on behalf of Cornerstone)

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