

Jan Smallacombe

From: Michelle Christopher <michelle.christopher@sinclairdalby.co.uk>
Sent: 12 August 2022 16:36
To: info@tavistock.gov.uk.evid.com
Cc: Tavistock Information
Subject: Proposed Telecommunications Upgrade at HIGHWAYS LAND ON DOWN ROAD, TAVISTOCK, DEVON, PL19 9AF (CS13135600)
Attachments: CS13135600_VF_Cornerstone Planning Consultation Letter to Tavistock T.C. - Reg 5 V.3.pdf; CTIL131356_VF60098_11_TEFNA_GA_A_LPA.pdf

Dear Clerk to the Council,

Re: Proposed Telecommunications Upgrade at HIGHWAYS LAND ON DOWN ROAD, TAVISTOCK, DEVON, PL19 9AF (NGR: 248652E, 073829N)

Please find attached letter and drawings in respect of the proposed telecommunications upgrade at the above site.

Should you have any queries regarding this matter, do not hesitate to contact vicky.ryder@sinclairdalby.co.uk.

Kind regards,

Michelle Christopher
Project Support Coordinator
Sinclair Dalby Limited

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Our ref: CS13135600

Clerk to the Council
Tavistock Town Council
Town Council Offices
Drake Road
Tavistock
Devon
PL19 0AU

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

12th August 2022

Dear Clerk,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CS13135600 – HIGHWAYS LAND ON DOWN ROAD, TAVISTOCK, DEVON, PL19 9AF (NGR: 248652E, 073829N)

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 network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide modern technologies and frequencies to the area. An existing base station has been identified, however a replacement of the existing equipment is required in order to upgrade the site.


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.

The proposed works seek to upgrade the site to provide improved coverage for Vodafone to meet demand in the area and support the governments ambitions for a high quality telecommunications network across the UK. The proposal to upgrade an existing telecommunications site is in accordance with the sequential approach to development set out within the NPPF (Chapter 10) and within the Code of practice for wireless network development in England (2022).

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

Whilst the proposed development would result in some change to visual outlook, it is considered that the impact would not be unacceptable when considered in the context of the existing site and that the benefits of upgrading an existing site and providing improved coverage should be considered favorably.

Our technical network requirement is as follows:

- **CS13135600 – HIGHWAYS LAND ON DOWN ROAD**

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 coverage to be provided to this area.

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

- **DOWN ROAD, TAVISTOCK, DEVON, PL19 9AF (NGR: 248652E, 073829N)**

Removal of existing 17.5m monopole, 2 no. cabinets and associated ancillary equipment. Installation of a 20m monopole, supporting 6 no. antennas and 1 no. 0.3m dish, 2 no. cabinets, equipment and works ancillary thereto.

The proposed works relate to an existing telecommunications site located on a grass verge on the Northern side of Down Road, just East of its junction with Downlea. There are planning designations over the site or the immediate surrounding area. The boundary of Dartmoor National Park is 700m to the East of site and there is a World Heritage site 500m to the North-West however these sites will not be affected by the proposed upgrade. Tavistock Conservation Area Boundary is approximately 490m to the North-West and it is not considered that the upgrade of this existing telecommunications site will have a bearing on the significance of, or the views in to/out of the conservation area.

The existing monopole is not suitable for reuse. This is because modern equipment is heavier and therefore requires a more robust mast to support it and a taller mast to provide additional modern technologies. The proposed development is to provide enhanced connectivity to the area through the upgrade of this existing site in order to serve the identified need for new and improved coverage including modern technologies which will provide improved connectivity and services.

The proposed monopole is similar to the one it replaces, being of a slimline streetworks design. It is acknowledged that a height increase is required as part of the proposal however the height of the mast has been dictated by technical requirements. The height increase is 2.5m and is necessary to ensure that network service is not interrupted by existing structures in the environment, including built form and vegetation, that can interfere with the propagation of the signal. Therefore a taller mast is required to over-sail these obstructions and ensure coverage is able to meet the areas that need it most. The mast will also support more technologies which requires antennas to be stacked on top of one another in order to retain its slimline appearance – leading to an increase height. The existing 2no. equipment cabinets are to be replaced with 2no. new equipment cabinets resulting in little change to the view of the installation at street-level.

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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).

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.

Alternative site options considered and rejected are as follows:

The proposed upgrade would result in little change to the existing installation as it stands. As such, it is considered to be the most suitable site to serve the locality whilst respecting the existing character and appearance of the area. No alternative sites have therefore been investigated as this site is considered the most appropriate location for telecommunications development. The upgrading of existing sites where possible and appropriate is in accordance with the Code of Best Practice on Mobile Network Development (2016) and keeps the number of telecommunications sites to a minimum in accordance with Chapter 10 of the NPPF (2021).

In all aspects of the design now put forward the smallest practical components have been utilised in an effort to keep the visual impact of the upgraded development to a minimum within the context of the technical constraints to design.

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 CS13135600).

Yours faithfully,

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(for and on behalf of Cornerstone)

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