

Membership as from May 26

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 9
Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP
Monday 17th August 2026 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 3rd August 2026**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. Planning applications** – West Suffolk Council
 - a) **DC/26/1085/TPO** – TPO 05 (2000) tree preservation order – one Lime (T1 on plan, within area A1 on order) crown lift on southeastern aspect to three metres above ground level – Paddock View, 6 Exning Road, Newmarket
 - b) **DC/26/1192/TPO** – TPO/1960/032 tree preservation order – one Lawson Cypress (as indicated on plan, A1 on order)) fell; one Walnut (as indicated on plan, A1 on order) remove co-dominant stem which overhangs neighbouring garden – Icen Cottage, 3 Argent Place, Newmarket
 - c) **DC/26/1186/HH** – Householder planning application – a. single storey front extension b. conversion of garage to habitable room c. cladding to front elevation – 4 Paget Place, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
- 8. Planning and Enforcement Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - b) **AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 29/07/26, 05/08/26
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. Enforcement** – to discuss any enforcement issues
- 14. Pre-planning application consultation for a mobile phone base station installation at CS_30934800, Land at Newmarket Leisure Centre, Exning Road, Newmarket** – to consider a response
- 15. The Silks** – to receive an update

16. Working Group Report for DP Committee – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee

17. Correspondence

18. Date of next meeting –Monday 7th September 2026; 6.15pm

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 12th August 2026

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 3rd August 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)

Councillor A Drummond

Councillor J Berry (from 6.18pm)

Councillor J Harvey

Councillor P Hulbert

Councillor J McHugh

Councillor R Nobbs

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllrs Borda (from 7.01pm) Revitt and Winter (from 6.28pm) as observers, 3 Members of the public (1 from 7.13pm) and 1 Member of the Press

	Minute	Action by
D/26/08/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended to record the meeting. No one is recording the meeting.	
D/26/08/2	<u>Apologies</u> Apologies were received from Cllr Yarrow. Cllr Jarvis was absent.	
D/26/08/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> There were no declarations of interests or requests for dispensation.	
D/26/08/4	<u>To Confirm the Minutes of the Meeting Held on 20th July 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20th July 2026 and Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/08/4.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 20th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.</u> Matters arising: The Silks has been deferred until 17th August as Cllr Yarrow is unable to attend this meeting. <i>Councillor Berry joined the meeting at 6.18pm</i>	
D/26/08/5	<u>Public Open Session</u>	

David from the Unex Group advised that the outline planning application for the land at Black Bear Lane, Newmarket has been approved and the architects that have been appointed are working on the St Felix site so are familiar with Newmarket. Permission was originally granted for 123 houses but this has been reduced to 101 enabling good sized gardens and more than 1 and 2 bed homes, 20 affordable and 10 shared ownership. The White Lion will be refurbished and an operator sourced; it is Class E use which will enable professional use of a restaurant, dentist, public house etc. There is a 360sq metre site across the road which will site a convenience store with 10 1 and 2 bed residential properties above it.

Councillor Winter joined the meeting as an observer at 6.28pm.

The public consultation was well attended. Residents expressed concerns over having the current right of way onto Falmouth Avenue; however WSC would like to retain this to maintain connectivity for people to walk to the open space and school.

The Chair made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/5.01 Resolved

That item 6f – DC/26/1094/RM, be brought forward.

1 Member of the Public left the meeting at 6.43pm

D/26/08/6 Planning Applications

D/26/08/6/1 DC/26/1094/RM – Reserved matters application – a. submission of details under outline planning permission DC/21/1242/OUT (granted at appeal under ref: APP/F3545/W/22/3303347) appearance, layout, scale, landscaping and access for the construction of 101 dwellings, extension and conversion of existing public house to provide commercial space, new convenience store, public open space, landscaping and horse walk b. discharge of condition 18 – Land at Black Bear Lane, High Street, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.01 Resolved

The Committee support this application.

1 Member of the Public and Councillor Revitt left the meeting at 6.58pm

D/26/08/6/2 DC/26/0973/HH – Householder planning application – a. single storey rear infill extension b. covered barbeque enclosure c. soft and hard landscaping works – 6 Alycidon Mews, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.02 Resolved

The Committee voiced no objection.

D/26/08/6/3 DC/26/1083/TPO – TPO 04 (1977) tree preservation order – three Horse Chestnut (G1 on plan, within G3 on order) crown reduction in height by two metres – 91 St Philips Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/08/6/4 DC/26/0985/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first and second floors from commercial, business and service (class E) to 24 apartments (class C3) – Suffolk House, Fordham Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.04 Resolved

The Committee voiced no objection.

Councillor Borda joined the meeting as an observer at 7.01pm

D/26/08/6/5 DC/26/1041/ADV – Application for advertisement consent – a. one internally illuminated totem sign b. 10 non illuminated fascia signs c. two non illuminated fascia signs – Unit 6 Nucleus Park, 351 Exning Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.05 Resolved

The Committee objects to this application as it breaches the NNP which requires suitable and pleasing signage. It is felt that the illumination is not required as people will be attending during daylight hours. The proposed signage is too big and detrimental to the area.

D/26/08/6/6 DC/26/1107/TPO – TPO 03 (1990) tree preservation order – a. one Lime (T1 on plan within G2 on order) reduce two lowest lateral limbs by two metres over boundary b. one Beech (T2 on plan within G2 on order) reduce middle and lower crown by 1.5 metres and reduce height by one metre – 57 Drinkwater Close, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.06 Resolved

The Committee supports responsible tree management and voiced no objection.

Councillor Revitt rejoined the meeting as an observer at 7.07pm

D/26/08/6/7 DC/26/0984/FUL – Planning application – a. proposed external bin store and cycle storage b. three windows installed to north elevation – Suffolk House, Fordham Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.07 Resolved

The Committee supports the neighbour's objection to the siting of the cycle storage against their fence and request an alternative location.

D/26/08/6/8 DC/26/1116/TCA – Trees in a conservation area notification – works stated on submitted tree schedule of works – Godolphin Stables, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.08 Resolved

The Committee supports responsible tree management and voiced no objection subject to agreement of the Tree Officer.

D/26/08/6/9 DC/26/1118/TPO – TPO 13 (1991) tree preservation order – two Beech (T002 and T003 on plan, within area A4 of order), one species unknown (T007 on plan, within area A4 of order) and one Sycamore (T008 on plan, within area A4 on order) fell - Godolphin Stables, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.09 Resolved

The Committee objects to the felling of healthy trees and supports the recommendation of the Tree Officer.

D/26/08/7 Amended and Deferred Plans

None.

D/26/08/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND and enforcement appeal AP/26/0024/ENF were noted. The document detailing the outcome of the appeal of the case between Lochailort Kentford Limited and West Suffolk Council, Secretary of State for Housing was also noted.

D/26/08/9 East Cambs Planning Applications

Noted.

D/26/08/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

None noted.

D/26/08/11 Delegation Panel Decisions

Noted.

D/26/08/12 Licensing

None noted.

D/26/08/13 Enforcement

The working group will be meeting on 18th August at 11am.

1 Member of the Public joined the meeting at 7.13pm

D/26/08/14 Working Group Reports

No reports offered.

D/26/08/15 Correspondence

None noted.

D/26/08/16 Date of Next Meeting

Monday 17th August 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:13pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/08/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 20th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/08/5.01 Resolved</u>	That item 6f – DC/26/1094/RM, be brought forward.
<u>D/26/08/6.01 Resolved</u>	The Committee support this application.
<u>D/26/08/6.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/6.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/08/6.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/6.05 Resolved</u>	The Committee objects to this application as it breaches the NNP which requires suitable and pleasing signage. It is felt that the illumination is not required as people will be attending during daylight hours. The proposed signage is too big and detrimental to the area.
<u>D/26/08/6.06 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/08/6.07 Resolved</u>	The Committee supports the neighbour's objection to the siting of the cycle storage against their fence and request an alternative location.
<u>D/26/08/6.08 Resolved</u>	The Committee supports responsible tree management and voiced no objection subject to agreement of the Tree Officer.
<u>D/26/08/6.09 Resolved</u>	The Committee objects to the felling of healthy trees and supports the recommendation of the Tree Officer.

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Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/26/1085/TPO TPO 05 (2000) tree preservation order – one Lime (T1 on plan, within area A1 on order) crown lift on southeastern aspect to three metres above ground level Paddock View, 6 Exning Road, Newmarket	Tree preservation order NKT14	Clare Oliver	Mr Alex Guyler	Weds 26/08/2026
DC/26/1192/TPO TPO/1960/032 tree preservation order – one Lawson Cypress (as indicated on plan, A1 on order)) fell; one Walnut (as indicated on plan, A1 on order) remove co-dominant stem which overhangs neighbouring garden Iceni Cottage, 3 Argent Place, Newmarket	Tree preservation order Conservation area NKT14	Apryl Trask	Mrs Hill	Fri 28/08/2026
DC/26/1186/HH Householder planning application – a. single store front extension b. conversion of garage to habitable room c. cladding to front elevation 4 Paget Place, Newmarket		Apryl Task	Mr S McDonald	Thurs 03/09/2026

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 31st July 2026

Reference: 26/00734/FUL

Officer: Jasmine Moffat

Location: 71 Duchess Drive Newmarket Cambridgeshire CB8 8AJ

Date application valid: 30th July 2026

Parish: Cheveley

Proposal: Proposed relocation of vehicular access to form shared vehicle cross-over with neighbouring property

Applicant:

Sue And Steve Pittard
71 Duchess Drive
Newmarket
Cambridgeshire
CB8 8AJ

Agent:

Samskara (UK) Ltd
FAO Mr Tim Page
41 Hinton Way
Great Shelford
Cambridge
Cambridgeshire
CB22 5AX

Grid Reference: 565743 262443

Reference: 26/00759/FUL

Officer: Hannah Lambert

Location: 82 Isleham Road Fordham Ely Cambridgeshire CB7 5NN

Date application valid: 24th July 2026

Parish: Fordham

Proposal: Erection of building to use as community boxing gym, shared community facility and outbuilding - retrospective

Applicant:

Mr E Guest
82 Isleham Road
Fordham
Ely
Cambridgeshire
CB7 5NN

Agent:

AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
CB8 8QE

Grid Reference: 563921 272343

Reference: 26/00328/OUT
Officer: Olivia Akroyd

Date application valid: 30th July 2026
Parish: Kennett

Location: 38 Station Road Kennett Cambridgeshire CB8 7QD

Proposal: Demolition of existing units & proposed development and access for five detached dwellings, with detached outbuilding for plot 5

Applicant:

Mr C Farrow
Unit 13 E-Space South
26 St Thomas Place
Ely
Cambridgeshire
CB7 4EX

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 13 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 570183 266960

Reference: 26/00793/HEN
Officer: Jasmine Moffat

Date application valid: 23rd July 2026
Parish: Soham

Location: 111 Paddock Street Soham Cambridgeshire CB7 5JA

Proposal: Erection of single storey rear extension which extends beyond the rear wall by 6.0m, has a maximum height of 3.5m and an eaves height of 2.5m

Applicant:

Mr Fatjon Madani
111 Paddock Street
Soham
Cambridgeshire
CB7 5JA

Agent:

MACX Consultants Ltd
28 Kimberley Avenue
London
IG2 7AS

Grid Reference: 559595 273210

Reference: 26/00809/FUL
Officer: Samar Nakhleh

Date application valid: 29th July 2026
Parish: Soham

Location: 4 Fordham Road Soham Cambridgeshire CB7 5AQ

Proposal: Erection of single storey rear extension

Applicant:

Mr & Mrs S Harvey
4 Fordham Road
Soham
Cambridgeshire
CB7 5AQ

Agent:

Mr Daniel Aguilar-Agon
Acre Cottage
Acre Road
Carlton
Newmarket
CB8 9LF

Grid Reference: 559750 272652



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 7th August 2026

Reference: 26/00806/FUL

Officer: Olivia Akroyd

Location: 31A East Fen Common Soham Cambridgeshire CB7 5JH

Date application valid: 3rd August 2026

Parish: Soham

Proposal: Conversion of dwelling into two dwellings, raising of roof height and external alterations

Applicant:

Mr Darren Murfitt
65 Hall Street
Soham
Cambridgeshire
CB7 5BN

Agent:

Tibbett Architectural Services
FAO Mr Steve Tibbett
Unit 15 Watsons Yard
High Street
Cottenham
Cambridgeshire
CB24 8RX

Grid Reference: 559912 273444

Reference: 26/00829/FUL

Officer: Olivia Akroyd

Location: Land Adjacent Kingfisher Drive Soham Cambridgeshire CB7 5GP

Date application valid: 5th August 2026

Parish: Soham

Proposal: Construction of a new four bedroom detached house with double garage and new vehicular access, boundary fencing and landscaping

Applicant:

Mr Stuart Phillips
C/O Agent

Agent:

Churchgate Property
FAO Mr Peter Jonason
The Office
Westfield Farm
Northfield Road
Soham
CB7 5UF

Grid Reference: 558534 274472

Reference: 26/00833/FUL

Officer: Hannah Lambert

Location: 17 Clay Street Soham Cambridgeshire CB7 5HJ

Date application valid: 4th August 2026

Parish: Soham

Proposal: Proposed first floor rear extension, roof alterations to existing flat roof, fenestration alterations, new PV panels and associated works

Applicant:

Mr & Mrs Southon
17 Clay Street
Soham
Cambridgeshire
CB7 5HJ

Agent:

AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House,
Old Station Road
CB8 8QE
Newmarket
CB8 8QE

Grid Reference: 559233 273001

Reference: 26/00800/ADN

Officer: Samar Nakhleh

Location: St Peters Church Church Lane Stetchworth Cambridgeshire CB8 9TN

Date application valid: 4th August 2026

Parish: Stetchworth

Proposal: Advertisement display notice board

Applicant:

Stetchworth Parish Council
Mrs Lily Whymer
22 Cooper's Close
Stetchworth
Newmarket
Cambridgeshire
CB8 9TT

Agent:

Grid Reference: 564249 259026

Decision List

Weeks commencing 29/07/26, 05/08/26	NTC Comments	West Suffolk Council Decision
DC/26/0263/ADV Application for advertisement consent – three non-illuminated fascia signs 29 High Street, Newmarket, Suffolk CB8 8LX	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its Shopfront Policy and in line with the requirements of the Conservation Area.	Decided -Approve application. 
DC/26/0324/LB Application for listed building consent - a. three non-illuminated fascia signs to front elevation b. painting of shop front 29 High Street, Newmarket, Suffolk CB8 8LX	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its shop front policy and in line with the requirements of the Conservation Area.	Decided -Approve application. 
DC/26/0912/TCA Trees in a conservation area notification - one Acacia, one Horse Chestnut, one Apple, two Beech and two Sycamore (marked on plan) fell, one Beech (marked on plan) reduce height by 2.5 metres, one Willow (marked on plan) overall reduction by four metres, one Horse Chestnut (marked on plan) overall reduction by six metres, one Horse Chestnut (marked on plan) overall reduction by 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) reduce height by five metres and crown thin by 20 percent, one Willow (marked on plan) pollard to five metres above ground level, one Gleditsia (marked on plan) overall reduction by three metres, one Swamp Cypress (marked on plan) crown lift by one metre clearance of street lamp	The Committee supports responsible tree management and objects to the felling of healthy trees and would refer to the Tree Officer for advice and ask that, if approved, they recommend suitable replacement trees.	Decided – No objections 

Decision List

Tattersalls The Avenue Newmarket Suffolk CB8 9AY		
DC/26/0936/TCA Trees in a conservation area notification - 22 Limes, six Horse Chestnut and 11 Sycamore (marked on plan) re pollard Play Area High Street Newmarket Suffolk CB8 8JS	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 
DC/26/0947/TCA Trees in a conservation area notification - a. conifer hedge (G1 on plan) reduce height by three metres b. four Limes and four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground Netherby 48 Bury Road Newmarket Suffolk CB8 7BT	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 
DC/26/0910/TPO TPO 032 (1960) tree preservation order - two Maple (T1 & T2 on plan within A1 on order) pollard back to previous points by up to three metres Charles House 2 Argent Place Newmarket Suffolk CB8 7XG	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 
DC/26/0981/TCA Trees in a conservation area notification - one Holly (T1 on plan) crown reduction in height by 2.5 metres and lateral crown reduction by one metre 1 Heath Villas Old Station Road Newmarket Suffolk CB8 8DW	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 

Decision List

DC/26/0996/TCA Trees in a conservation area notification - one Acacia (marked on plan) overall crown reduction by up to two metres 16 Mill Hill Newmarket Suffolk CB8 0JB	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 
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Our ref: **CS_30934800**29th July 2026

Newmarket Parish Council
Townclerk@newmarket.gov.uk

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Dear Parish Clerk,,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_30934800, LAND AT NEWMARKET LEISURE CENTRE, EXNING ROAD, NEWMARKET, WEST SUFFOLK, CB8 0EA (NGR: E563801, N264029)

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 Newmarket area for radio base stations that will improve service provision 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 the operators are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's continued network improvement program, there is a specific requirement for a new telecommunication base station at this location to provide upgraded 4G coverage and capacity as well as new 5G coverage in this area of Newmarket.

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 the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

CS_30934800, LAND AT NEWMARKET LEISURE CENTRE, EXNING ROAD, NEWMARKET, WEST SUFFOLK, CB8 0EA (NGR: E563801, N264029)

As part of VMO2's network improvement program, there is a specific requirement for a new installation at this location to provide upgraded 4G and new 5G provision. The operator currently provides coverage

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

to the area from an existing installation located Exning Road Working Mens Club, 54, Exning Road, Studlands Park, Newmarket, West Suffolk, Suffolk, England, CB8 0AB, United Kingdom (NGR: E563785, N264094). However, the existing structure cannot be upgraded, therefore does not enable both operators VodafoneThree and VMO2 to provide the latest 4G and 5G coverage and capacity to the area. As such, a new replacement site for VMO2 is required. As the replacement VMO2 site will need to cover the same target coverage area, it needs to be located as close as possible to the existing site.

A number of options have been assessed in respect of the site search process and the preferred VMO2 option is as follows:

The proposed installation of a telecommunications base station a proposed 20m streetpole to be installed supporting 6 no antennas, together with the installation of 3 no ground-based cabinets and ancillary development thereto.

Details enclosed on drawings numbered: 100 1A, 200 1A, 201 1A, 300 1A & 301 1A.

Alternative site options considered and rejected are as follows:

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
Existing Installation	Exning Road Working Mens Club, 54, Exning Road, Studlands Park, Newmarket, West Suffolk, Suffolk, England, CB8 0AB	E563785, N264094	The existing structure cannot be upgraded, therefore does not enable VMO2 to provide the latest 4G and 5G coverage and capacity to the area. As such, a new replacement site for VMO2 is required. As the replacement VMO2 site will need to cover the same target coverage area, it needs to be located as close as possible to the existing site
D1 - Exning Rd SW3	Exning Road Working Mens Club, 54, Exning Road, Studlands Park, Newmarket, Suffolk, England, CB8 0AB, United Kingdom	E563804, N264077	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. Furthermore, this site is too near to an existing base station within the operators network. A site in this location has therefore been discounted for this reason.
D2 - Exning Rd SW4	Exning Road Working Mens Club, 54, Exning Road, Studlands Park, Newmarket, Suffolk, England, CB8 0AB, United Kingdom	E563749, N264131	There is insufficient space at this location for a mobile telecoms installation due to the width of the footpath, therefore this site has been discounted.
D3 - Exning Rd SW5	The Cherry Tree, 117, Exning Road, Studlands Park, Newmarket, Suffolk, England, CB8 0EL, United Kingdom	E563693, N264188	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues, such as crossing sight lines, and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D4 - Heasman CI SW1	Heasman Close, Studlands Park, West	E563731, N264172	The footway at this location is too narrow to accommodate the operator's equipment. As

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 VAT No. GB142 8555 06

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 1530 Arlington Business Park,
 Theale, Berkshire, RG7 4SA

	Suffolk, Suffolk, England, CB8 0GR, United Kingdom		such, it would lead to highway safety issues, such as junction sight lines, and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D5 - Exning Rd SW1	Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0AB, United Kingdom	E563853, N264015	A site in this location would not be suitable owing to the highway safety concerns surrounding the proximity to a mini roundabout.
D6 - Newmarket Hosp. GF	Newmarket Hospital (no A&E), 56, Exning Road, Studlands Park, Newmarket, Suffolk, England, CB8 7JG, United Kingdom	E563846, N264145	Whilst this location would otherwise be appropriate to host a telecoms installation, it does not best fulfil the radio planners' requirements at this time.
D7 - Exning Rd SW6	Newmarket Motor Company, 67, Exning Road, Newmarket, Suffolk, England, CB8 0EA, United Kingdom	E563886, N263985	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues, such as crossing sight lines, and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D8 - Exning Rd SW7	West Suffolk, Suffolk, England, CB8 0FA, United Kingdom	E563857, N263981	Whilst this location would otherwise be appropriate to host a telecoms installation, it does not best fulfil the radio planners' requirements at this time.
D9 - Exning Rd SW8	Costcutter, 127, Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EL, United Kingdom	E563620, N264263	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D10 - Exning Rd SW9	Costcutter, 127, Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EL, United Kingdom	E563655, N264244	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D11 - St Phillips Rd SW	St Philips Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EN, United Kingdom	E563625, N264149	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D12 - Heasman Cl SW2	Heasman Close, Studlands Park, West Suffolk, Suffolk, England, CB8 0GR, United Kingdom	E563839, N264255	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues, such as road sight lines, and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D13 - Field Terrace Rd SW	Field Terrace Road, Studlands Park, West Suffolk, Suffolk, England,	E563780, N264340	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues

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	CB8 0AD, United Kingdom		and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D14 - Exning Rd SW10	Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EL, United Kingdom	E563579, N264322	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D15 - Exning Rd SW11	Costcutter, 127, Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EL, United Kingdom	E563580, N264305	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D16 - King Ed.VII Rd SW	King Edward VII Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EU, United Kingdom	E563585, N264268	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D17 - Corsican Pine Cl SW	Corsican Pine Close, Studlands Park, West Suffolk, Suffolk, England, CB8 0DZ, United Kingdom	E563523, N264394	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D18 - Exning Rd SW12	Exning Road, Studlands Park, West Suffolk, Suffolk, England, CB8 0EL, United Kingdom	E563565, N264337	The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues and an obstruction to access of property. A site in this location has therefore been discounted for this reason.
D19 - Newmarket Rugby Club GF	Newmarket Rugby Club, Feilden Way, Studlands Park, West Suffolk, Suffolk, England, CB8 0BS, United Kingdom	E563507, N264284	Whilst this greenfield location would otherwise be appropriate to host a telecoms installation, it does not best fulfil the radio planners' requirements at this time who take preference to the proposed streetworks option.

The Local Planning Authority must 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.

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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_30934800**).

Yours faithfully,



Phoebe Birney
Consultant Town Planner : United Living Connected

Tel: +44 (0) 7999 834 759

Email: pbirney@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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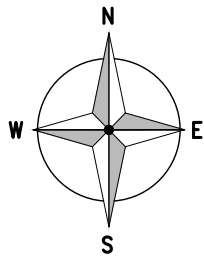
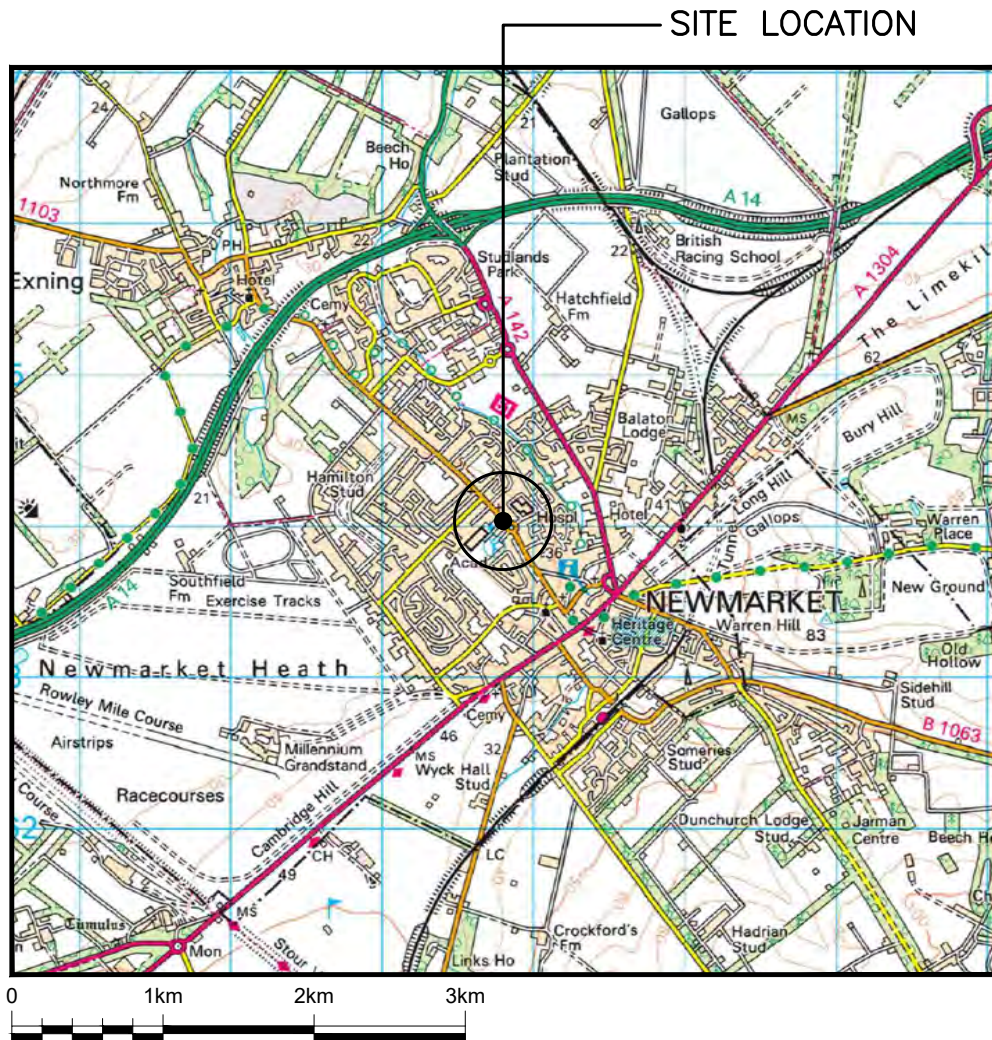
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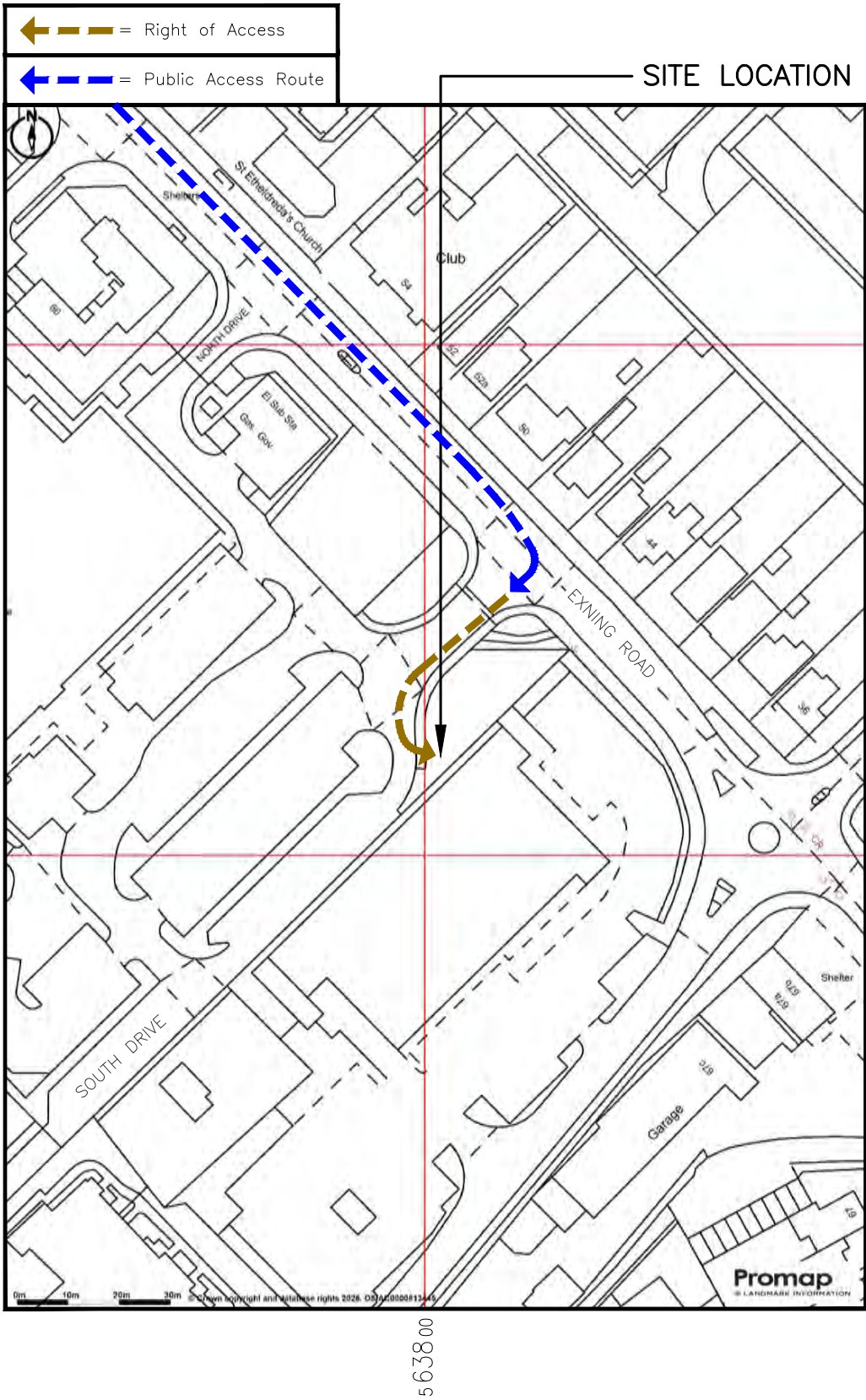
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264100

264000



DETAILED SITE LOCATION
(Scale 1:1250)

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1:1250



SITE PHOTOGRAPH

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 563802 | N: 264029

DIRECTIONS TO SITE: HEADING SOUTH ON M11. AT JUNCTION 10, TAKE THE A505 EXIT TO SAFFRON WALDEN/A1307. AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO A505. AT THE ROUNDABOUT, TAKE THE 1ST EXIT AND STAY ON A505. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO CAUSEWAY/A505. CONTINUE TO FOLLOW A505. MERGE ONTO A11. TAKE THE A1304 EXIT TOWARDS NEWMARKET. CONTINUE ONTO LONDON RD/A1304. CONTINUE TO FOLLOW A1304. AT THE ROUNDABOUT, TAKE THE 3RD EXIT ONTO BARBARA STRADBROKE AVE/A1304. TURN LEFT ONTO HAMILTON RD. TURN RIGHT ONTO EDINBURGH RD. CONTINUE ONTO ST PHILIPS RD. AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO EXNING RD/B1103. TURN RIGHT ONTO SOUTH DR

WHAT3WORDS LOCATION REFS:

- TEF SITE:
RECLINER.AMAZED.HEARS
- ACCESS POINT FROM MAIN ROAD:
GREED.THROATS.WEDDING

NOTES:

1A	PLANNING ISSUE	AR	TC	13/07/26
REV	MODIFICATION	BY	CH	DATE

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Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedinfrastructure.com

cornerstone

Cell Name	Opt.
NEWMARKET LEISURE CENTRE	A

Cell ID No				
CSID	VF	TEF		
309348	—	25201		
Project No.	—	—	—	—
30934800	—	—	—	—

Site Address / Contact Details
EXNING ROAD NEWMARKET WEST SUFFOLK CB8 0EA

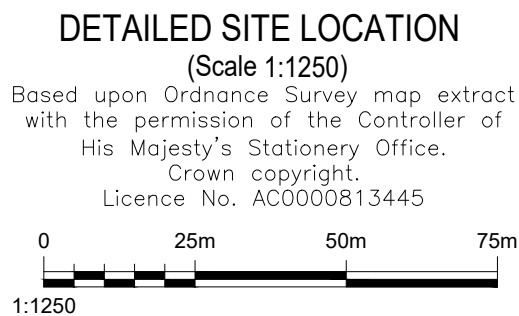
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Purpose of issue: PLANNING

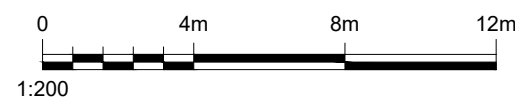
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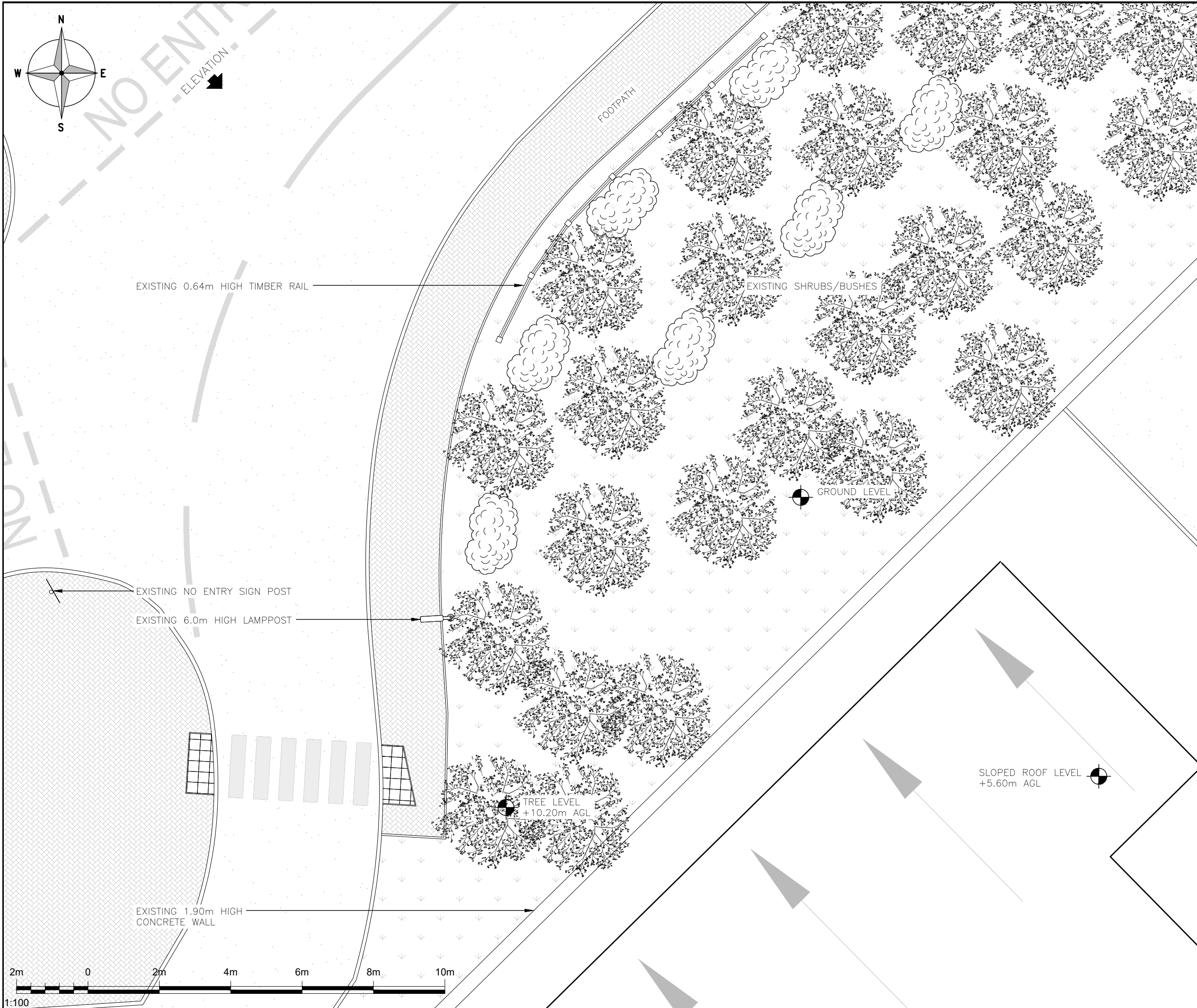
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CODE AGREEMENT PLAN
(1:200)



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CODE AGREEMENT PLAN			
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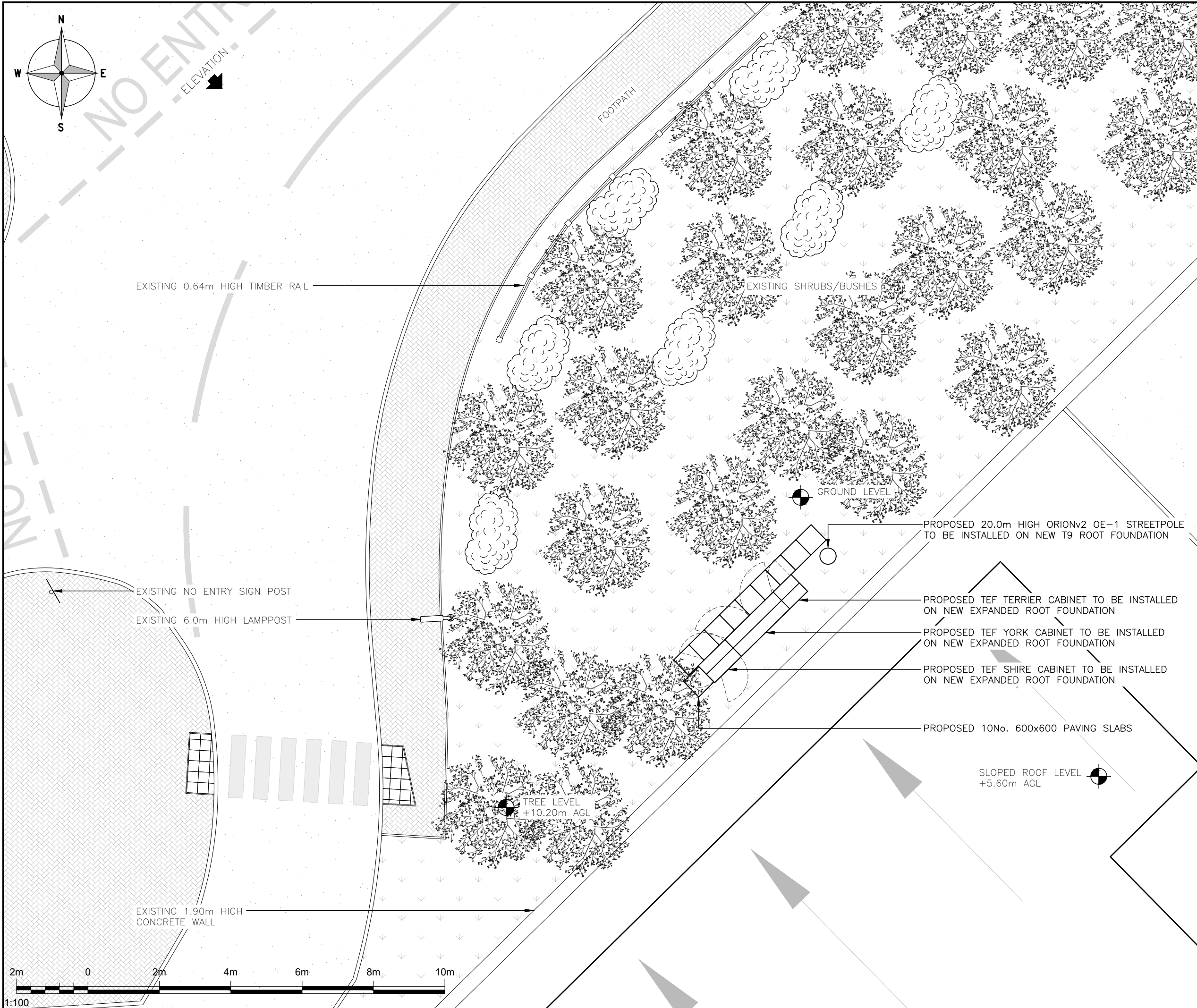
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Project No.	—	—	—	—
30934800	—	—	—	—
Site Address / Contact Details				
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Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 200				1A
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N: 264029

COLOUR KEY

EXISTING

PROPOSED

REMOVE

NOTES:
EXISTING SHRUBS/BUSHES TO BE CUT BACK & REMOVED TO ALLOW INSTALLATION OF NEW EQUIPMENT

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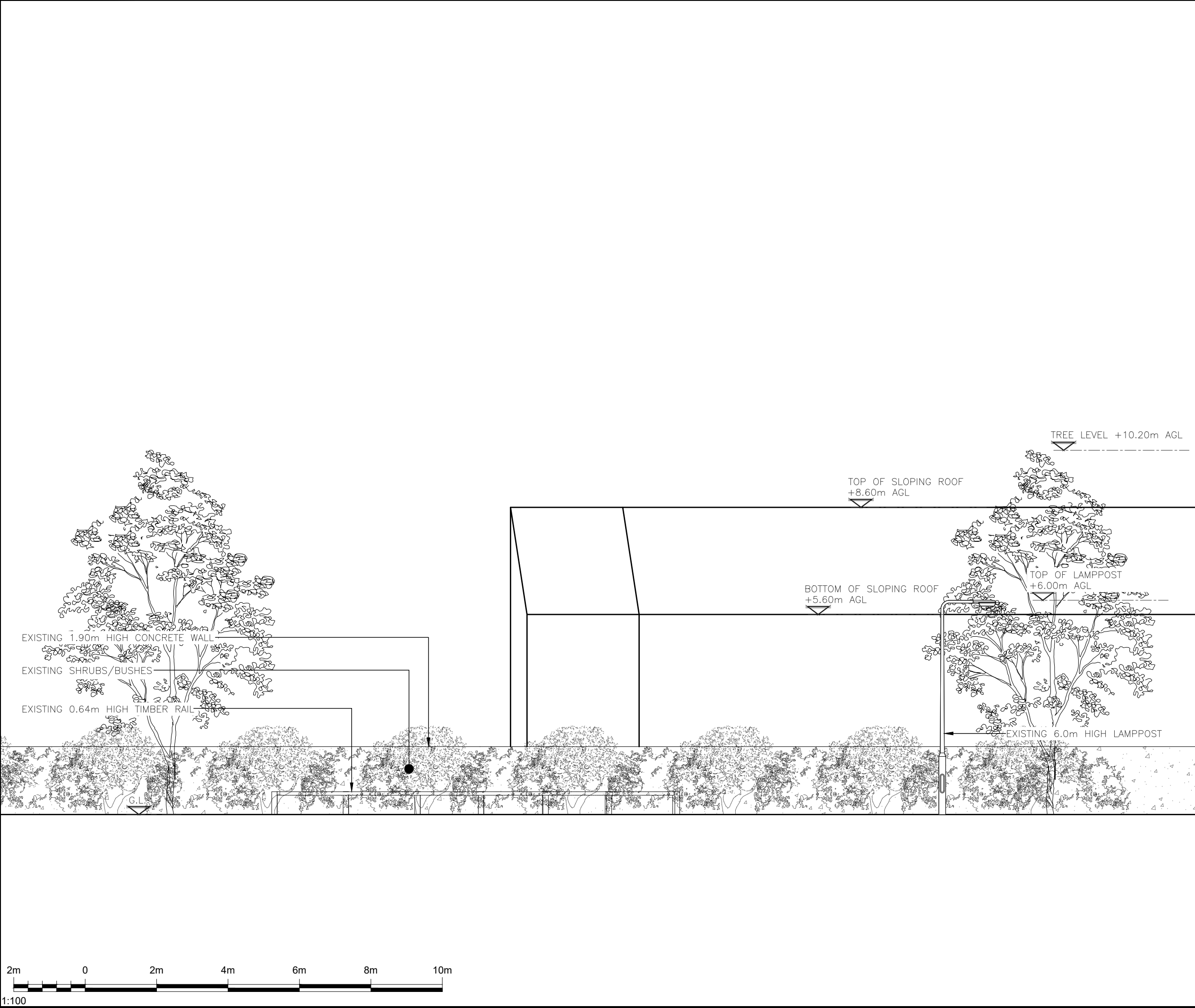
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Cell Name				Opt.
NEWMARKET LEISURE CENTRE				A
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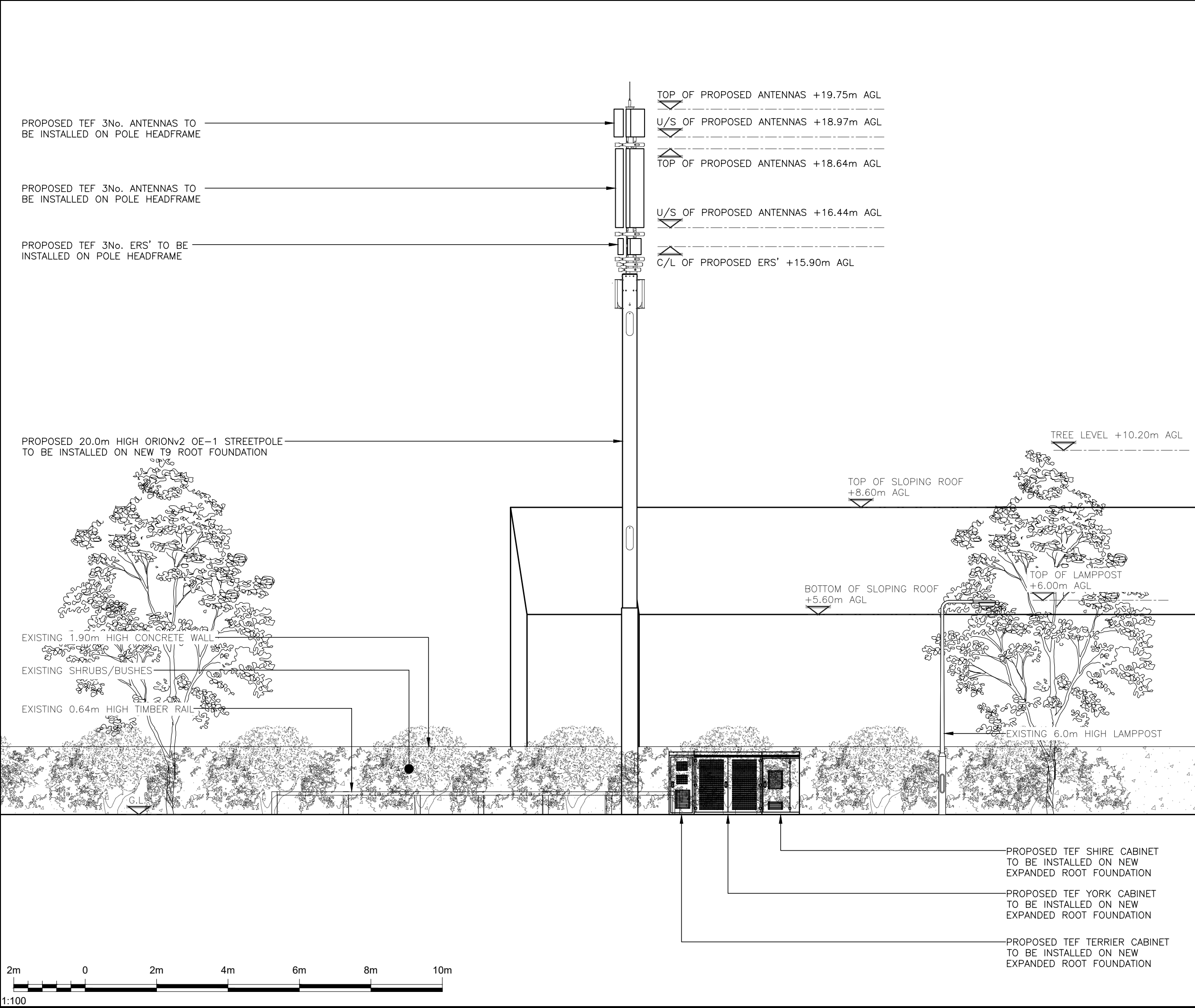


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Site Address / Contact Details				
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General Background Information for Telecommunications Development.

England

Introduction.

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.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.

Digital networks.



2G

2G digital networks developed in the early 1990s.

This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

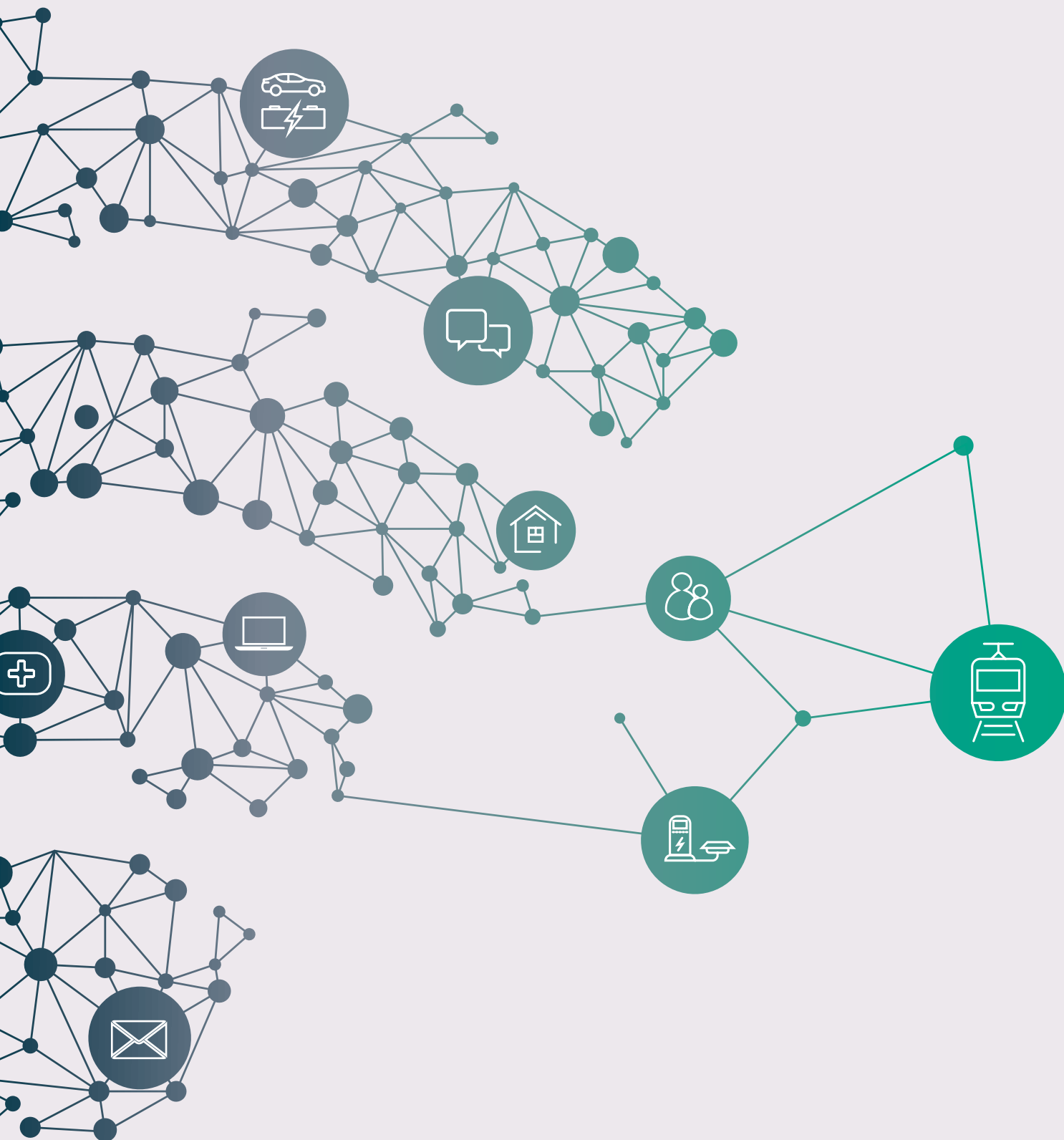


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social well-being
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests

- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance

- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.

Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published in December 2024, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 119 it states that:

“Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections.”

The NPPF goes on to state within Paragraph 123 that:

“Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Section 6 of the revised NPPF relates to:

“Building a Strong, Competitive Economy’ and refers specifically to ‘Digital Infrastructure.’

Paragraph 85 states:

“Significant weight should be placed on the need to support economic growth and productivity. This is particularly important where Britain can be a global leader in driving innovation.”

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that Planning Policies should:

“Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration.”

And that they should:

“Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”

Paragraph 87 states:

“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries.” And (c) “The expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.”

Site/Mast sharing

Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.



Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public.

The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different.

These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations.

The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.

Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The Digital Connectivity Portal provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.

Proud to be delivering sites for the
future of UK mobile connectivity.



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