

Our ref: **CS_115422_03**

2nd April 2025

The Chief Planning Officer
South Holland District Council
Customer Services
Council Offices
Priory Road
Spalding
PE11 2XE

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

By Email: planningadvice@sholland.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR (NGR: E536050, N325215)

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 Holbeach area for radio base stations that will improve service provision 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's continued network improvement program, there is a specific requirement for an upgraded radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Holbeach.

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 must 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.

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

Our technical network requirement is as follows:

CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for VMO2 as well as new 5G service provision, to ensure that its customers experience access to the latest technologies currently available. The upgraded installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G & 5G technologies.

The preferred VMO2 option is as follows:

CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

The proposed upgrade of an existing telecommunications base station comprising the removal of the existing 17.6m monopole and replacement with new 22.50m monopole with headframe supporting the 9 no antennas, together with internal upgrade to the existing ground based equipment cabin, and ancillary development thereto within the compound fencing.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. 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 subject 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.

We look forward to receiving your comments on the preferred option identified above. 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.

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.

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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_115422_03**).

Yours faithfully,

RGormley

Rachel Gormley

Consultant Town Planner: ULC

Tel: +44 (0) 7999 834 759

Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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2nd April 2025

Holbeach Parish Council
clerk@holbeachpc.com

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

Dear Parish Clerk,

PRE-PLANNING NOTIFICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

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Cornerstone are in the process of identifying a suitable site in the Holbeach area for a radio base station 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 proceeding with the works. 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's continued network improvement program, there is a specific requirement for an upgraded radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Holbeach.

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_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

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Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

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

CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

The proposed upgrade of an existing telecommunications base station comprising the removal of the existing 17.6m monopole and replacement with new 22.50m monopole with headframe supporting the 9 no antennas, together with internal upgrade to the existing ground based equipment cabin, and ancillary development thereto within the compound fencing.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. 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 subject 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 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.

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_115422_03**).

Yours faithfully,

RGormley

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Rachel Gormley

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2nd April 2025

Holbeach Town Ward Councillors

Nanette.Chapman@sholland.gov.uk

Sophie.Hutchinson@sholland.gov.uk

traceycarter@sholland.gov.uk

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

Dear Ward Councillors,

PRE-PLANNING NOTIFICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

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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.

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Our ref: **CS_115422_03**

28th March 2025

Gary Chappell - Chair of Governors
Miss S Paige - Principle
University Academy Holbeach
Park Road
Holbeach
Spalding
PE12 7PU

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

BY EMAIL: enquiries@uah.org.uk

Dear Principle & Chair of Governors,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

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Cornerstone are in the process of progressing suitable sites in the Holbeach area for radio base stations that will improve service provision for VMO2. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

As part of VMO2's continued network improvement program, there is a specific requirement for an upgraded radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Holbeach.

The proposal, which we feel is the best solution to serve our customers in the local community, is for the upgrade of the existing mast located on Land at Fullbridge FC. The proposed works are very minimal and comprise the removal of the existing 17.6m monopole and replacement with new 22.50m monopole with headframe supporting the 9 no antennas, together with internal upgrade to the existing ground based equipment cabin, and ancillary development thereto within the compound fencing.

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 notification submission. In fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

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Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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

We would welcome your views before we finalise the proposal and submit the planning notification to the Local Planning Authority.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_115422_03**).

Yours sincerely,



Rachel Gormley

Consultant Town Planner: ULC

Tel: +44 (0) 7999 834 759

Email: rgormley@perrywilliams.co.uk

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Our ref: **CS_115422_03**

28th March 2025

FAO Principle/Chair of Governors
University of Lincoln, Holbeach Campus
Minerva House
Park Road
Holbeach
Spalding
PE12 7PT

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

BY EMAIL: enquiries@lincoln.ac.uk

Dear Principle & Chair of Governors,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_115422_03, LAND AT FULLBRIDGE FC, CATERS PARK, HOLBEACH, LINCOLNSHIRE, PE12 7LR, (NGR: E536050, N325215)

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Cornerstone Telecommunications Infrastructure Limited
1530 Arlington Business Park
Theale Berkshire
RG7 4SA

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

16th April 2025

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00095-25 Case Officer: Oscar Patman
Location: Land At Fullbridge Fc Carters Park Holbeach Spalding
Proposal: Mobile Phone Base Station Upgrade

Dear Sir/Madam,

I am writing in response to your notification letter for works to the existing telecommunications tower at the Land at Fullbridge FC Carters Park.

The details submitted within the supporting statement outline the proposal as being: the ?upgrade of an existing telecommunications base station comprising the removal of the existing 17.6m monopole and replacement with new 22.50m monopole with headframe supporting the 9 no antennas, together with internal upgrade to the existing ground based equipment cabin, and ancillary development thereto within the compound fencing.?

Recent Applications

Taking each question in turn, starting with the query on recent telecommunication applications, there have been four applications since the start of 2024. They are as follows:

H14-0132-25 - Land off Enterprise Way Benner Road Industrial Estate ? Approved 02/04/25

H08-0722-24 - Installation of Electronic Communications Apparatus ? Approved 14/10/24

H02-0330-24 - Pinnacle Close Industrial Units ? Approved 14/05/24

H18-0034-24 - The Beeches Farm ? Approved 08/03/24

Consultation

Secondly, regarding your query on local stakeholder groups to contact, I would direct you to the following list:

- The MP for South Holland and The Deepings (Sir John Hayes)
- The local councillors for Holbeach
- Holbeach Parish Council
- Lincolnshire Wildlife Trust
- RSPB
- Natural England
- Highways Agency
- Local Residents

This is by no means exhaustive lists, and further consultations may be required prior to your application.

Assessment

I can confirm that the site is not within Article 2(3) land or a site of special scientific interest. However, the site is within 75 metres of Holbeach Conservation Area; and therefore, considerations should be taken of the potential impact upon the historic environment.

Therefore, subject to the proposal complying with the requirements of Schedule 2, Part 16, Class A, the Local Planning Authority have no objections at this stage.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application. If you have any more questions, then please do not hesitate to contact me.

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BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

CONFIDENTIALITY

We will normally treat all pre-application enquiries confidentially until a planning application is submitted. However, the Freedom of Information Act 2000 includes a presumption in favour of disclosure of information, including pre-application discussions, unless such disclosure would cause adverse impacts. This may mean we have to reveal the details of your enquiry, and the advice given, if a request is received under the Freedom of Information Act. If you have a reason for requesting that your enquiry should remain confidential, for example on the grounds of commercial confidentiality, please let us know prior to your pre-application enquiry being submitted.

Yours faithfully

O. Patman

Oscar Patman, Planning Officer
Oscar.Patman@sholland.gov.uk