

Our ref: CTIL_303707

13/05/2021

Burton Overy Parish Council
9 Lloyd George Avenue
Kibworth Beauchamp
Leicestershire
LE8 0U

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Email: clerk@burtonoverypc.org.uk

Dear Mr Woodward

PROPOSED BASE STATION INSTALLATION AT CTIL_303707 AT GRASS VERGE ON WASHBROOK LANE, CLOSE TO THE JUNCTION WITH OAKS ROAD, GREAT GLEN, HARBOROUGH, LEICESTERSHIRE, LE8 9EP, NGR E: 466951 N: 298474

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

As part of the Smart Meter rollout, there is a requirement for a new radio base station in this location to provide connectivity to the Great Glen area.

Smart Meter is an electronic device that records consumption of electronic energy and communicates the information to the electricity supplier for monitoring and billing. Smart Meters typically record energy hourly or more frequently, and report at least daily.


There is a legal obligation for all energy companies to complete their Smart Meter 'roll out'. This means that energy suppliers need to take reasonable steps to offer Smart Meter installation to their customers by the deadline. Customers are entitled to refuse going forward with the installation if they wish to.

In some areas of the country, these Smart Meters contain a sim card which connects to the Telefonica Network to enable them to operate. However, due to the poor connectivity in some rural areas, Smart Meters cannot be rolled out without first installing the infrastructure necessary to connect the Smart Meters back into the network and relay their data.

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

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New installations are required to be installed to cover these rural 'not spots', enabling the energy suppliers to take reasonable steps to offer Smart Meter installation to their rural based customers, in line with their legal obligations.

The infrastructure needed to enable the Smart Meter to operate is also the same as that needed for 2G, 3G and 4G service provision for Telefonica UK Limited. Some of these rural areas are not currently serviced by Telefonica as it was not commercially viable to provide connectivity to such a low populated area. Great Glenn is one such location. However, the Smart Meter roll-out has meant that there is now a viable opportunity to finally fill these rural holes in service provision bringing them in to the 21st Century technological age.

Cornerstone are in the process of identifying a suitable site in the Great Glen area for a radio base station that will provide a smart metering service. A by-product of providing smart metering is the improvement of the coverage and capacity for *Telefonica UK Limited in the area for Great Glen and Burton Overy*. 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 are committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefonica's continued network improvement program, there is a specific requirement for a new installation at this location to provide Smart Metering capabilities as well as new 2G, 3G and 4G coverage and capacity, ensuring that the Leicestershire area has access to the latest technologies.

Smart meters can only operate where there is connectivity into the network. Mobile phones 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:

CTIL_303707, Telefonica UK Limited, Grass Verge on Washbrook Lane


The site is fundamentally needed to enable the rollout of Smart Meters in this rural area of Harborough. It will also provide the opportunity to provide much needed 2G, 3G and 4G service provision where currently there is little to no coverage for large swathes of this rural area. This will ensure that the energy suppliers can fulfil their legal Smart Meter obligations and that Telefonica's customers can finally have access to the latest service provision currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G technology.

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

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Grass Verge on Washbrook Lane, close to the junction with Oaks Road, Great Glen, Harborough, Leicestershire, LE8 9EP, NGR E: 466951 N: 298474

The proposed works comprise the installation of a 20m slim-line monopole supporting 6 no. antennas, 2no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including 1 no. GPS module and 3 no. Remote Radio Units (RRU's).

The operators have carefully considered the design of the proposed column. In order to reduce the visual impact on the surrounding area the antennas have been positioned in a dual stack formation, with 3 antennas at the top of the mast at an antenna top height of 19.77m and the other 3 antennas are proposed to be located underneath at an antenna top height of 17.57m. The antennas are positioned as tight as possible and will only be marginally wider than the main column width, rather than being a bulky headframe, as such will not appear dissimilar to a shrouded design.

The column height of 20m is essential in order to reach the target coverage area. If the column were to be any lower in height it would not be able to reach the target coverage area and an additional installation would still be required. This would lead to the proliferation of masts, contrary to national planning guidance.

This is the slimmest design possible which will enable all technologies to be supported from this site. If the column and antenna headframe width were to be any slimmer then the technology would not fit in the one column and another radio base station would be required, which would lead to the proliferation of masts contrary to national Government guidance set out in the NPPF and The Code of Best Practice. Similarly if the column were to be a uniform width throughout then the overall width would have to increase which would appear more visually prominent in the streetscene, than the proposed design.

The proposed design is more visually sensitive and much easier to assimilate into a streetscene than lattice towers or unshrouded pole designs with bulky headframes. These non-stealth designs are preferred by operators as they are structurally capable of hosting more equipment and give greater scope for antenna orientation and are thus more efficient structures. However, such designs would appear alien in this location. Therefore the operator has compromised on obtaining maximum coverage in order to better assimilate in to its surroundings.


The RRUs are small each one about the size of a shoe box. They are designed to make the antennas more efficient (by combining the different radio frequencies and help regulate signal and power loss between the radio equipment and the antennas themselves) and reduce the amount of ground-based equipment cabinets thus minimising the visual impact on the surrounding area. Given their height above ground level underneath the antennas, at some 1.6m, they will not be overly prominent in the streetscene.

The transmission dishes are required in order to provide a link in to the network. A clear line of sight is required in order for it to meet its design brief.

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The cabinets are designed to appear like other statutory undertakers equipment cabinets. They are small for telecommunications apparatus and are proposed to be coloured green to assimilate with other commonly found equipment cabinets. The cabinets can be installed under the operators permitted development rights once the column has been built, but have been included on the plans and in the description in order to remain fully transparent.


Alternative site options considered and rejected are as follows:

- **Rooftop – Hillside Garage/ Pace, Oaks Road, Great Glen, Harborough, Leicestershire, LE8 9EG, NGR E: 465843 N: 297888**
An installation at this location would not be possible due to the building being too low and the roof structure is lightweight, thus unable to support the weight of the telecommunications equipment. There is a lack of space to add additional radio equipment hence this option has been discounted.
- **Streetworks/Rooftop – Stretton Road outside Pharmacy, Great Glen, Harborough, Leicestershire, LE8 9GN, NGR E: 465684 N: 297975**
An installation at this site will have a greater impact on visual amenity for the surrounding area than the preferred option. The rooftop is too low to provide the necessary coverage to the surrounding area. Therefore this option has been discounted.
- **Rooftop – St Cuthbert's Church, Church Road Great Glen, Harborough, Leicestershire, LE8 9FE, NGR E: 465218 N: 297767**
This church is located on the edge of the search area. The louvres are not orientated to provide sufficient coverage to the target coverage area and the design brief would not be met. The building is also Grade II Listed. Siting telecommunications equipment on this heritage asset would have a greater impact on the surrounding area than the preferred option.
- **Streetworks – London Road, Great Glen, Harborough, Leicestershire, LE8 9GF, NGR E: 465203 N: 297712**
An installation at this location is too far West to provide the necessary coverage to the target coverage area. It is also too close to a neighbouring cell and therefore would cause antenna interference which leads to dropped calls and buffering which is unacceptable to the operator. Therefore, this option has been discounted.
- **Greenfield – Kingarth Farm, Town Street, Burton Overy, Harborough, Leicestershire, LE8 9DB, NGR E: 467623 N: 297723**
Does not work for radio coverage, as the ground level is lower at this point and the radio frequency would not reach the targeted areas. For this reason it has been discounted.
- **Rooftop – The Bell pub, Bell Lane, Burton Overy, Harborough, Leicestershire, LE8 9DB, NGR E: 467733 N: 297930**
The public house has a pitched roof which is not suitable for supporting telecommunications equipment. The chimneys are also not structurally capable of supporting the weight of the antennas. The neighbouring building is Grade II Listed, thus siting the radio base station in this location would have a greater impact on the character and appearance of the setting

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of this heritage asset than the preferred option which is located away from listed buildings. A site in this location has therefore been discounted for these reasons.

- **Rooftop – St Andrews Church, Main Street, Burton Overy, Harborough, Leicestershire, LE8 9DL, NGR E: 467827 N: 298218**

The church is located to the northern edge of the smaller of the two villages. Its peripheral location means that it will not provide the necessary coverage to the target coverage area. The louvres are not orientated to provide the necessary coverage. The church is Grade II Listed and located within the Burton Overy conservation area. Therefore, an installation in this location would have a greater impact on these heritage assets than the preferred 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.

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. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Glen District Cllr R Mahal and Cllr J Hallam, Great Glen parish council and local MP Neil O'Brien.

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 [CTIL_303707])

Yours faithfully,


Joshua Fiteni

Joshua Fiteni
Trainee Town Planner
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(for and on behalf of Cornerstone)

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