

Our ref: CS14027823

Clerk to the Council
Edenbridge Town Council
Doggetts Barn
72A High Street
Edenbridge
Kent
TN8 5AR

16th July 2025

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CS14027823 – WARSOP TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5DJ (544976E, 145657N)

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 is in the process of progressing suitable sites in the Edenbridge area for radio base station upgrades that will improve service provision for VodafoneThree. 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 VodafoneThree's continued network improvement program, there is a specific requirement for a radio base station upgrade at the above location to provide enhanced connectivity to the area.

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 upgrade: -

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

Sinclair Dalby Limited, 3 Princes Street, Bath, BA1 1HL

Registered Office, Sinclair Dalby Limited, 11 Windell Street, Bath, BA2 5BG. Registered in England 7610197.



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

Our technical network requirement is as follows:

- **CS14027823 – WARSOP TRADING ESTATE**

There is a requirement to provide upgraded equipment in this location to accommodate increased network demands, provide modern technologies and allow for continued consistent VodafoneThree 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:

- **HEVER ROAD, EDENBRIDGE, KENT, TN8 5DJ (544976E, 145657N)**

The upgrade comprises the removal of 6.no antennas and associated ancillary equipment; installation of 3.no antennas on existing headframe and associated ancillary equipment.

This is an existing telecommunications site that stands amongst the trees on the southern side of Hever Road. It is an established telecommunications site, however the existing equipment cannot accommodate VodafoneThree's latest technical requirements. For these reasons replacement equipment is required to upgrade the site. This upgrade will allow for continued network services to be provided to the area by replacing the existing equipment.

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

The proposed development seeks to remove the existing 6no. antennas and replace them with 3no. upgraded antennas. This rationalisation of equipment is possible due to the capacity of the upgraded antennas. The associated ancillary equipment will also be replaced. A slight height increase of 0.2m is part of the proposal. This is due to the differences between the old and new antennas. The replacement of the antennas is essential for improving local coverage and signal transmission to the locality. Associated ancillary equipment is proposed to be removed and replaced to support the delivery of modern technologies and frequencies. This ancillary equipment is required to make the antennas more efficient.

It is acknowledged that the site is within Green Belt, however the location of this existing site benefits from being away from settlement areas with the surrounding vegetation providing screening from different vantage points. The upgrading of this site presents an opportunity to address the need for improved coverage without having to site a new base station installation in the area. It is an established telecommunications site that has been accepted and understood in its current location.

It is considered that the installation would not result in any significant impact above and beyond that which has already been accepted. As a result, it is considered that the

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upgrading of the existing site remains the most suitable way to provide upgraded coverage to the area whilst mitigating visual harm.

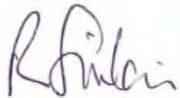
In designing the proposed upgrade, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact, as far as is practicable. The amount of telecommunications equipment on the site has been kept to a technical minimum in accordance with Chapter 10 of the NPPF (2025) and the smallest practical components have been utilised. It has been designed to be read in the same context as the existing equipment, so as to limit visual impact whilst still working within the technical design constraints of delivering the latest technologies.

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 CS14027823).

Yours faithfully,



Rob Sinclair
Director

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Mobile: +44 (0)7879 425082

(for and on behalf of Cornerstone)

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