

SUPPLEMENTARY INFORMATION

1. Site Details

Site Name:	SW Rugby Road	Site Address:	Rugby Road Burbage Hinckley Leicestershire LE10 2DY
National Grid Reference:	E: 442948 N: 292175		
Site Ref Number:	Cornerstone 30866700	Site Type: ¹	Macro

2. Pre Application Check List

Site Selection

Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority?		No
If no explain why: After a phone call to the LPA it was established the council do not hold this information.		
Were industry site databases checked for suitable sites by the operator:	Yes	
If no explain why:		

Site Specific Pre-application consultation with local planning authority

Was there pre-application contact:	Yes
Date of pre-application contact:	11/06/2024
Name of contact:	The Director of Planning

¹ Macro or Micro

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Registered Address:

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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

Summary of outcome/Main issues raised:

Prior to the submission of this application the applicant-initiated pre-consultation discussions with the local planning authority. This provides an opportunity for the LPA to discuss development proposals and identify site specific issues.

Comments from the LPA: The slimline pole is considered to be a preferred option for the council...camouflage should be explored...the authority will be required for the siting and appearance of the development.

Annual area wide information to planning authority

Has annual area wide information been provided?	No
If no explain why:	
Summary issues raised: Cornerstones commercial relationship with VMO2 has changed, effectively increasing our independence to work with other companies in the deployment of mobile infrastructure. It means we no longer have visibility of VMO2's full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance. We aim to engage and work with the planning department at the earliest opportunity from when we are instructed to deliver new infrastructure within your Local Authority area and often conduct strategic pre-rollout engagement meetings to discuss our wider rollout. If your Local Authority would like a meeting to discuss wider Cornerstone rollout plans then please advise. We recognise the importance of developing long term partnerships and will always work with you to deliver improved mobile connectivity.	

Community Consultation

Rating of Site under Traffic Light Model:		Amber	
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Outline of consultation carried out:

Consultation with the local Ward Councillors for Burbage Sketchley and Stretton Ward (Councillors Paul Williams, Richard Flemming and Barry Walker) and Burbage Parish Council

Summary of outcome/main issues raised:

The Parish council comments- [object to the proposal due to concerns about the proximity of the proposed mast to a primary school and also the lack of any off-street parking provision for service vehicles.](#)- A health fact sheet was issued. The location on the grass verge was explained and traffic management during build and maintenance was explained.

School/College

Location of site in relation to school/college:

Sketchley Hill Primary School and Sketchley Hill Menphys Nursery are in relatively close proximity to the site.

Outline of consultation carried out with school/college:

The headteacher of Sketchley Hill Primary School and the manager of Sketchley Hill Menphys Nursery have been consulted prior to submission.

Summary of outcome/main issues raised:

Sketchley Hill Primary School raised concerns that [the section of path where the mast would be adjacent to is very narrow and gets very congested especially at the start and end of the school day. The grass is regularly used to enable people to pass each other. Could the location change to either minimise this issue or could the path be widened as part of the works?](#) A response was issued that the site location is behind the existing barrier and not where people walk

Concerns regarding emissions – a health fact sheet was issued

And concerns regarding noise- our response stated that Build noise will be kept to a minimum and next to no noise is expected from the equipment once in situ.- No further comments have been received at the time of submission from Sketchley Hill Primary School

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No comments have been received from Sketchley Hill Menphys Nursery at time of submission.

Civil Aviation Authority/Secretary of State for Defence or the operator of the civil safeguarding area or defence safeguarding area notification

Will the proposed development be on a civil safeguarding area or a defence safeguarding area?		No
Has the Civil Aviation Authority/Secretary of State for Defence/operator of the civil safeguarding area or defence safeguarding area been notified?		No
Details of response: N/A		

Developer's Notice

Copy of Developer's Notice enclosed?	Yes	
Date served:	05/07/2024	

3. Proposed Development

The proposed site:
The proposed site is located on the grass verge that runs alongside the pavement along Rugby Road, Burbage, Hinckley, Leicestershire, LE10 2DY to the Southeast of the roundabout and can be seen below in Figures 1 – 3. Siting the monopole here will ensure the free flow and safety of pedestrians will not be impeded. Due to the flow of traffic, and siting the equipment away from the corner/junction, the placement also ensures no visibility issues for motorists or pedestrians. This site is proposed as VMo2 equipment is being removed from the existing rooftop installation to the East of the proposed site on Coventry Road/Windsor Street (D11 in section 5 below). Whilst it would be our preference to continue to utilise an existing site, due to health and safety issues it is not possible to upgrade this existing site. This new installation will allow VMo2 to improve the coverage and capacity within this area of Burbage. Many alternative

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locations have been investigated (see discounted options section below), however the proposed installation is considered to be the best solution.

The proposal is for the installation of a new +20.0m AGL monopole and associated antennas that will provide significantly improved coverage and capacity in this area of Burbage for VMo2 customers.

The proposed site is located in Burbage a charming suburban area situated within the market town of Hinckley. The area is predominantly residential and boasts several parks and green spaces, including Burbage Common and Woods, offering scenic walking trails, picnic spots, and a variety of wildlife, providing ample opportunities for outdoor recreation. The area has a range of local amenities including shops, pubs, and restaurants and also benefits from good transport links, with easy access to the M69 motorway, connecting residents to Leicester, Coventry, and further afield.

A robust and reliable telecommunications network is essential for the smooth functioning of local businesses and the everyday lives of residents. This importance is amplified as more people adopt remote work, with a greater demand for a wide range of telecommunication services. The proposed installation will ensure this infrastructure is upheld.

The proposed site is located to the southwest of Burbage on the grass verge to the south of the Rugby Road/ Sketchley Lane roundabout. The nearest residential properties are located to the Southwest of the proposed Site, however with no side windows the nearest property does not directly overlook the site. The residential property just south of nearest property is a bungalow that is sat low with a high fence line that would provide screening of the installation, whilst also not being in direct line of sight. Trees located on the corner of Sketchley Hill primary school land will provide good screening of the installation for properties to the northeast on Sketchley Road and for the school itself.

Prior to the submission of this application, discounted options were put forward, investigated and assessed from a planning and technical perspective has been proposed. This is the only potential location that is set away from properties in what is a constrained cell search.

The proposed installation will provide significantly improved wireless connectivity and capacity for local businesses, residents and visitors to this busy commercial area of Burbage.

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Figure 1

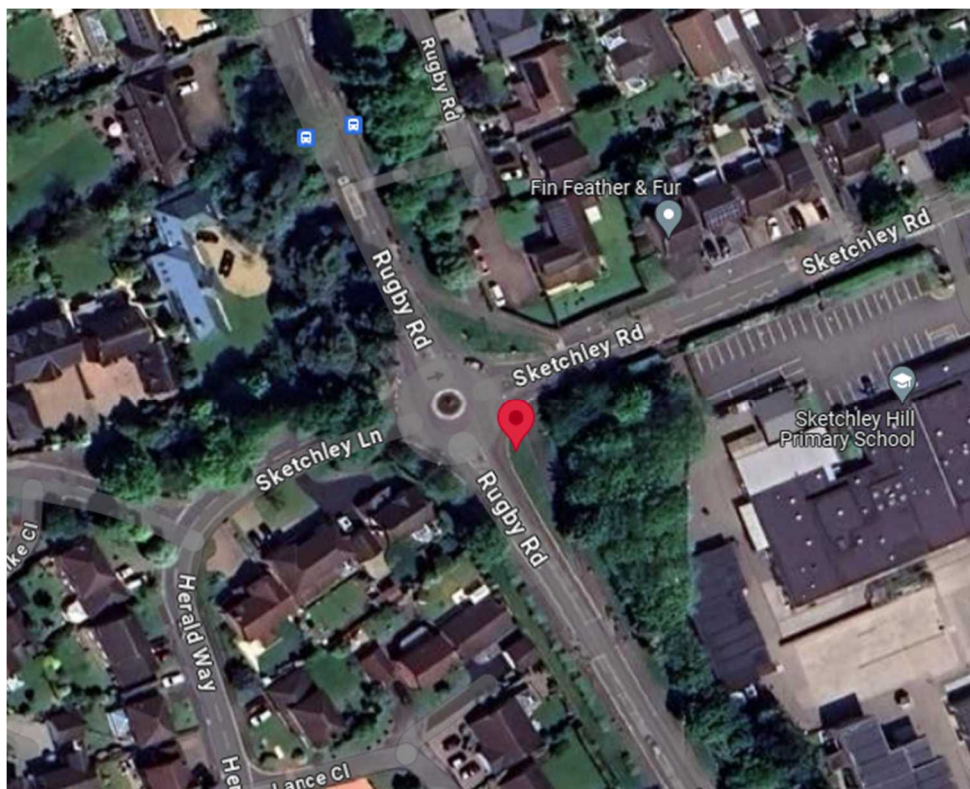


Figure 2

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Figure 3



Enclose map showing the cell centre and adjoining cells if appropriate:

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This can be emailed to the LPA on request.

Type of Structure:

Description:

Proposed 20.00m High monopole on new root foundation together with 6No. Antennas, 2No. 300mm dishes, 2No. Cabinets and associated ancillary works

Overall Height:

20m AGL

Height of existing building:

N/A

Equipment Housing:

Depth:

York Cabinet 660mm
Shire Cabinet 660mm

Width:

York Cabinet 1900mm
Shire Cabinet 1050mm

Height:

York Cabinet 1750mm
Shire Cabinet 1750mm

Materials:

Tower/mast etc – type of material and external colour:

RAL 7035

Equipment housing – type of material and external colour:

RAL 6009

Reasons for choice of design:

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

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The National Planning Policy Framework advocates site sharing, however, we believe that there are no sequentially preferable locations within the defined site search area suitable to share. The proposed facility will provide coverage including 4G services and essential 5G coverage all from the same installation for VMo2. This is fully in line with national guidance which supports the use of high-quality communications infrastructure and states that local planning authorities should support the expansion of electronic networks.

Central Government attaches great importance to the design of the built environment and outlines this within Section 12 (para. 131) of the 2023 National Planning Policy Framework. It states:

“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

In keeping with the 2023 National Planning Policy Framework (NPPF). guidelines of using: “high quality communications” (Section 10), the proposed monopole design has been selected to minimise visual impact upon the street scene by integrating with the existing street furniture, having similar vertical lines and overall appearance to the street lighting columns that are common feature in the built environment.

The height of the proposed street works monopole is necessary for this installation to enable the required coverage and capacity to be achieved and delivered to the residents and businesses in the area.

As detailed in section 5 below a comprehensive analysis of alternative locations has been carried out and the proposed development site was found to be the most efficient and least visually intrusive solution for delivering the operators’ coverage requirements.

Health and Safety

International Commission on Non-Ionizing Radiation Protection Declaration enclosed.

International Commission on Non-Ionizing Radiation Protection public compliance is determined by mathematical calculation and implemented by careful location of antennas, access restrictions and/or barriers and signage as necessary. Members of the public cannot unknowingly enter areas close to the antennas where exposure may exceed the relevant guidelines.

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When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.

In order to minimise interference within its own network and with other radio networks, Cornerstone' operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision

The radio base station that is the subject of this application will be configured to operate in this way.

All operators of radio transmitters are under a legal obligation to operate those transmitters in accordance with the conditions of their licence. Operation of the transmitter in accordance with the conditions of the licence fulfils the legal obligations in respect of interference to other radio systems, other electrical equipment, instrumentation, or air traffic systems. The conditions of the licence are mandated by Ofcom, an agency of national government, who are responsible for the regulation of the civilian radio spectrum. The remit of Ofcom also includes investigation and remedy of any reported significant interference.

The telecommunications infrastructure the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

ICNIRP Compliance

The addition of new technologies and mast sharing affects ICNIRP compliance – a higher minimum mast height is required in some cases.

4. Technical Justification

Reason(s) why site required

When planning cellular telecommunications networks it is important for engineers to predict, with a high degree of confidence, the behaviour of cellular transmissions. This then enables the operator to calculate how many cell sites are needed to provide the level of coverage required by the services they offer under the terms of their licence.

The strength of radio signals detected at a receiving device naturally reduces the further away

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it is from the transmitter. In general the reduction (or decay) in signal power is affected by a number of variables. The main factors are

- frequency,
- distance (from transmitter),
- terrain (such as hills),
- clutter (such as buildings, foliage, vehicles, and water)
- and atmospheric conditions (such as rain).

A reduction in the strength of the radio signal increases the likelihood of dropped calls and reduced data rates for internet browsing, for example.

Customers will inadvertently be aware of this by finding that sometimes they need to go near windows, a higher floor of a building or even outside in order to achieve a stronger signal for their mobile devices.

Network Changes

Over time the topography and clutter in an area is subject to change. For example, building developments, housing and tree growth can all change. As a consequence, the signals received from local phone masts can degrade, as they are dependent on these factors. These reasons along with customer complaints, network consolidation (mast sharing) and new technologies (5G) require a re-evaluation of a network operator's telecommunications infrastructure.

There is a specific requirement for a new radio base station at this location to enhance coverage and capacity in and around this area of Burbage. This ensures high quality indoor service provision is maintained.

The installation of this telecommunications installation within this area of Burbage is essential to meet the growing demand for reliable and high-speed communication services. The mast will enhance mobile network coverage, ensuring that residents have access to seamless and efficient communication services. Improved connectivity is not only crucial for personal communication but also plays a vital role in supporting businesses, education, and emergency services within the community.

The proposed site is required to increase network coverage and capacity and ensure local network users have available to them a service that meets modern user requirements. The requirement for new installations is driven by increasing network capacity. Capacity is the maximum data or calls that can be processed by a base station. Over the past 10 years there has been a 40% year-on-year growth in mobile data demand, and therefore new infrastructure must be delivered to meet this surge in user demand. Much of this demand is created due to

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changing work patterns, with more people working from home, and other factors such as the growth in online and app services to assist with education and homework.

Devices connected to the network constantly feedback the level of service available in a particular area, and where capacity is inadequate to meet local requirements. It is this real-time information that identifies the areas in which new infrastructure is required, and that has identified the need for improved coverage and capacity which has led to the need for this new installation proposed at Rugby Road.

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5. Site Selection Process

Alternative sites considered and not chosen:

Site Type	Site name and address	National Grid Reference	Reason for not choosing site
D1 - Greenfield	GF Lucas Road Playing field Lucas Road Burbage Hinckley Leicestershire LE10 2LZ	E:442999 N:292741	This location has been discounted due to proximity to surrounding residential dwellings and possible ICNIRP issues with the close proximity to trees. The proposed installation is set away from residential properties and an ICNIRP compliant site is achievable.
D2 - Greenfield	GF Car Park on Featherston Drive Featherston Drive Burbage Hinckley Leicestershire LE10 2PW	E:443318 N:292747	This location has been discounted due to proximity to surrounding residential dwellings and possible ICNIRP issues. An installation here would also remove usable parking bays in this small car park. The proposed installation is set away from residential properties on a grass verge with would not be detrimental to the utilisation of the land.
D3 - Greenfield	GF Burbage Junior School Playing field Grove Road Burbage Hinckley Leicestershire LE10 2AD	E:443956 N:292841	This option has been discounted due to access issues. Access to the land is restricted, access for large vehicles would be problematic. The proposed site is a streetwork site, access is not restricted.
D4 - Greenfield	GF Jubilee Way Playing Field Jubilee Way Burbage Hinckley Leicestershire	E:443881 N:292045	This option has been discounted as access to the site is restricted. The proposed site is a streetwork site, therefore access is not restricted.

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	LE10 2HU		
D5 - Streetworks	Featherston Drive Burbage Hinckley Hinckley & Bosworth Leicestershire LE10 2PW	E:443305 N:292779	This location has been discounted as an installation here would be in direct line of sight from the residential property opposite. The proposed site is set away from direct line of sight from residential properties.
D6- Greenfield	Workhouse Lane Burbage Hinckley Hinckley & Bosworth Leicestershire LE10 2JW	E:444372 N:291925	This location has been discounted due to restricted access and overhead cables that would be problematic for build. This location is also outside of the search area and therefore would not provide the required coverage for the area. The proposed site is ideally located with good access and set away from overhead cables that could prevent build, whilst being ideally located within the search area to provide the required coverage.
D7- Rooftop	Sketchley Hill Primary School Rugby Road Burbage Hinckley Hinckley & Bosworth Leicestershire LE10 2DY	E:443032 N:292165	This location has been discounted as the height of the building is too low to ensure the required coverage can be achieved. The proposed installation is ideal to provide the required coverage.
D8- Rooftop	The Co-operative Food Boyslade Road Burbage Hinckley Hinckley & Bosworth Leicestershire LE10 2RG	E:443448 N:292664	This location has been discounted as the height of the building is too low to ensure the required coverage can be achieved. The pitch of the roof is also not suitable to accommodate the required equipment. The proposed installation is ideal to provide the required coverage and accommodate the required

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			equipment.
D9- Rooftop	Pentecostal Church Tilton Road Burbage, Hinckley Hinckley & Bosworth Leicestershire LE10 2SE	E:443393 N:292707	This location has been discounted as the height of the building is too low to ensure the required coverage can be achieved. The pitch of the roof is also not suitable to accommodate the required equipment. The proposed installation is ideal to provide the required coverage and accommodate the required equipment.
D10- Rooftop	Burbage Surgery Tilton Road Burbage Hinckley Hinckley and Bosworth Leicestershire LE10 2SE	E:443360 N:292702	This location has been discounted as the height of the building is too low to ensure the required coverage can be achieved. The pitch of the roof is also not suitable to accommodate the required equipment. The proposed installation is ideal to provide the required coverage and accommodate the required equipment.
D11- Rooftop	Windsor Street, Burbage, Hinckley, Hinckley and Bosworth, Leicestershire LE10 2EF	E:444034 N:292211	This is the location of the existing installation. It is not possible to utilise this existing site for an upgrade. The proposed installation is ideal to accommodate the required equipment.

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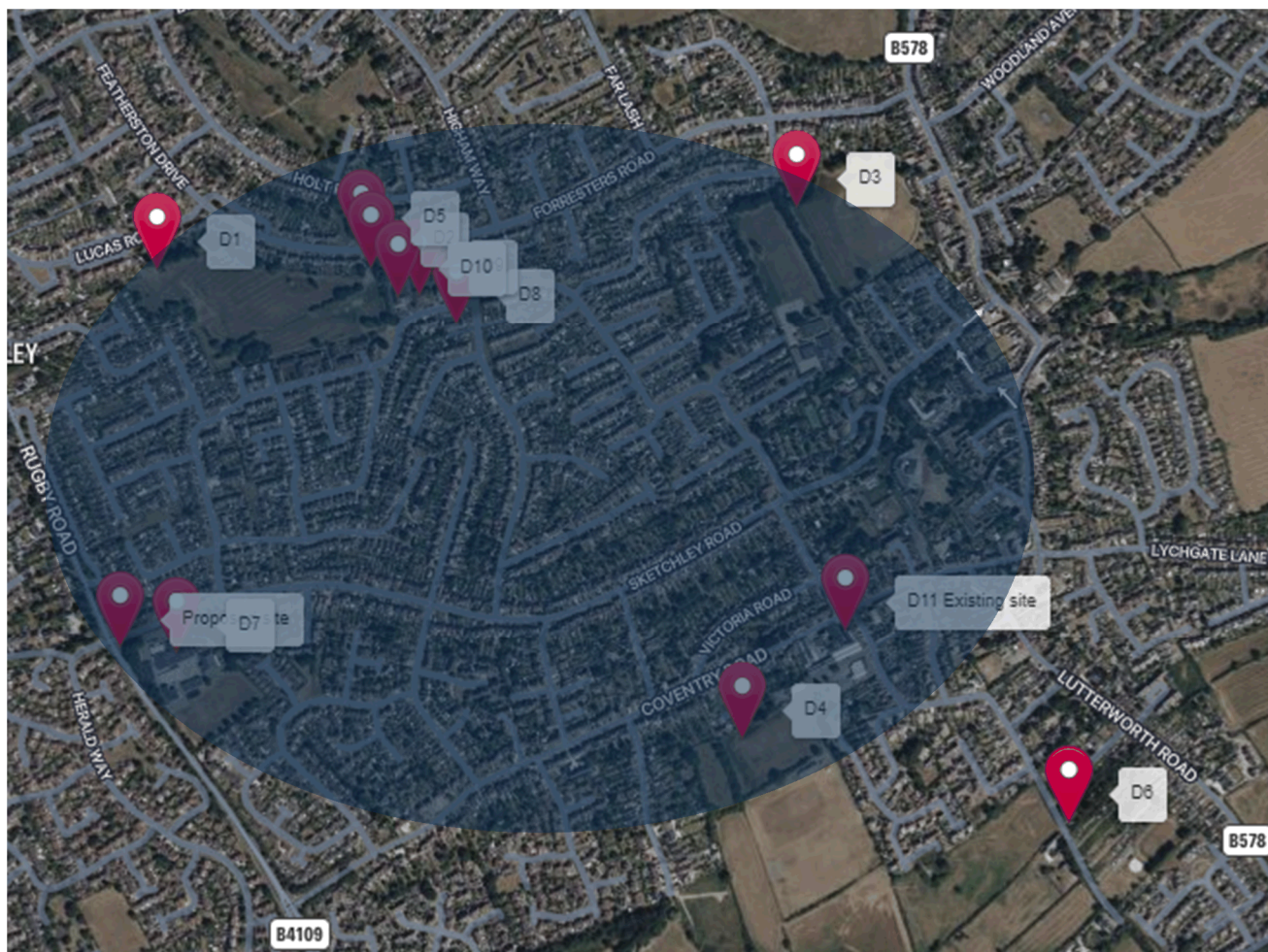
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Discounted Options and Search Area Map



<https://gridreferencefinder.com?gr=SP4294892175|Proposed site|1,SP4299992741|D1|1,SP4331892747|D2|1,SP4395692841|D3|1,SP4388192045|D4|1,SP4330592779|D5|1,SP4437291925|D6|1,SP4403492211|D11 Existing site|1,SP4303292165|D7|1,SP4344892664|D8|1,SP4339392707|D9|1,SP4336092702|D10|1&v=r&labels=1>

If no alternative site options have been investigated, please explain why:

N/A

Land use planning designations:

Site Ref:	30866700	Site Address:	Rugby Road, Burbage, Hinckley, LE10 2DY
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Local Planning Authority: Hinckley & Bosworth Borough Council

Development Plan: Hinckley & Bosworth Local Plan 2006 to 2026 (Core Strategy

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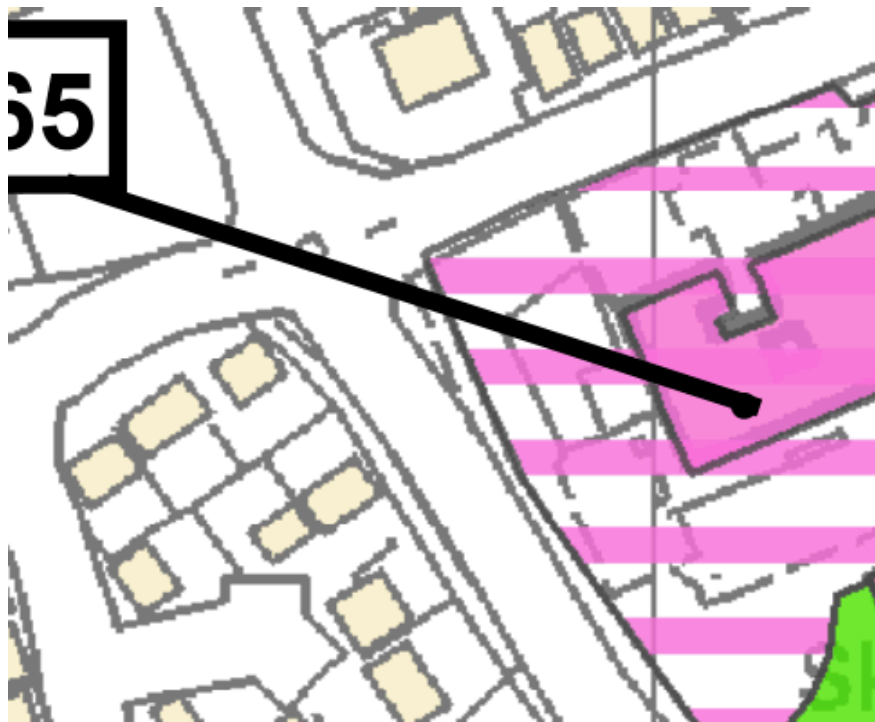
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DOD (2009)) / (Site Allocations and Development Management Policies DPD (2016))

Fig.1: LP Plan Extract (Reference Only):



Site and its surrounds

Policy Relevant to the Development Site:

The site is designated as being within the settlement boundary, with urban uses to the north, east, south, and west. The site designation is not a material consideration.

Hinckley & Bosworth Borough Council does have a specific telecoms policy. This, together with the NPPF is of relevance. The National Planning Policy section of this supporting statement goes into detailed analysis of why this site is in compliance with the NPPF.

Policy Analysis:

Policy **DM16** reads:

"Telecommunications

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The provision of essential infrastructure for telecommunications will be supported where it has been demonstrated that:

- a) There are no opportunities for sharing a site, mast or facility with existing telecommunications infrastructure already in the area; and
- b) They are appropriately situated in the least visually obtrusive location available and appropriately designed to take account of their surroundings; and
- c) Technologies to miniaturise and camouflage have been sufficiently explored; and
- d) The proposal is in conformity with the latest national guidelines on radiation protection.

The operator will also be required to remove any telecommunications equipment when it is redundant.”

The proposed development at this site is required to deliver the requisite level of electronic communication service on a single installation and seeks to minimise its visual impact or change to the character of this location (set against a back drop of mature trees and opposite blank gable ends of properties, and employing a colour (RAL7035 – Grey) to blend with the surrounding and nearby street furniture).

The form and design of the proposed configuration would not appear out of context in this location (appearing as a recognisable telecommunications installation where such development is not unusual or incongruous in appearance), so according with wider Development Plan policy and would ensure the appearance and character of the area is fully maintained.

In addition to the above, Paragraph 118 of the NPPF (December 2023) states:

18. 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. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

The LPA should look to support this proposal as the equipment will bring “reliable communications” to the area.

Paragraph 121 states that

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"for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met."

The discounted options section of this planning statement fully illustrates that all other potential masts, roof tops and other locations have been investigated. The proposed site is the optimum location from a planning and coverage perspective.

The public benefits of a greatly enhanced communications network for businesses, residents and visitors alike in this location would qualify as a significant benefit with near benign change or impact on amenity or character of the area.

The enhanced digital service would very much accord with the objectives of the Development Plan policy and Strategic Priorities.

The proposed installation fully accords with the requirements of the NPPF providing reliable communications infrastructure to ensure continued economic growth and social well-being. The benefits of the proposed development will significantly outweigh any perceived potential harm.

The UK Wireless Infrastructure Strategy

The UK Wireless Infrastructure Strategy is a new policy framework to drive deployment and adoption of 5G and advanced wireless connectivity; and the government's 6G strategy for the UK.

It highlights the importance of connectivity to the UK and recognises that the UK needs world-class wireless connectivity:

"Connectivity has brought benefits for British households and British business, boosting growth, productivity, and opportunity for all. And change shows no sign of stopping. In fact, we find ourselves on the brink of a new revolution which promises to transform the world once more.

5G will be the cornerstone of our digital economy. With higher capacity and lower latency, standalone 5G will drive growth in the industries of today and tomorrow including in emerging sectors like artificial intelligence where Britain leads the world. Just take smart ports, where 5G-enabled remote operation can help us to move containers more quickly, efficiently, and safely, boosting our international competitiveness. 5G can improve our public services, too, in everything from education to social care. In transport, for example, we can use 5G to power

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forward

progress in everything from real time travel information to augmented reality navigation and self-driving buses and taxis."

Which is why the time is right to turn our sights to mobile connectivity, where the same sense of mission is needed to deliver the kind of wireless infrastructure that will transform how we live our lives and run our economy. This is not simply a matter of improving download speeds as people browse the internet on their phones or dial into work calls. It is far more transformative than that.

The power of 5G and future telecoms advances will unlock new solutions in everything from industry to healthcare. Falling behind in coverage will mean falling behind in international competitiveness when it comes to the technologies of tomorrow, and failing to provide British people with innovative, life-enhancing services on secure, resilient networks."

The proposed telecommunication equipment will help promote The UK Wireless Infrastructure Strategy by improving coverage and capacity, supporting digital inclusion, facilitating economic growth, and enabling future-proof infrastructure including 5G that will ensure the area doesn't fall behind in coverage and international competitiveness. The proposed development will provide significant public benefit with greater capacity and wireless connectivity for local businesses, residents and visitors to the area.

Additional relevant information:

Siting

We have considered the detailed siting and design carefully to ensure that the scheme has a limited impact on the locality, and general visual amenity.

Visual appearance

We would repeat that we have carefully placed and designed the scheme to ensure the principles of good siting and appearance are adhered to. The overall impact of the installation on the environment is very limited.

Consultation

In accordance with the industry '10 commitments' and the Code of Best Practice, consultation

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has been attempted with the planning department prior to submission of this proposal.

Education:

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health:

Patients across the country are now becoming accustomed to relying on remote healthcare services such as NHS 111, virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. By design, 5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high definition images and video), increased capacity and heightened security are going to be fundamental in scaling the patient benefits of remote healthcare and keeping medical records secure and private. For instance, trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Confirmation that submitted drawings have been checked for accuracy

Name: (Agent)	Susannah Help	Telephone:	On request
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LS20 8EY

Signed:



Date:

11th July 2024

Position:

Planner

(on behalf of Cornerstone)

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