

## SUPPLEMENTARY INFORMATION

### 1. Site Details

|                          |                        |                         |                                                                                                         |
|--------------------------|------------------------|-------------------------|---------------------------------------------------------------------------------------------------------|
| Site Name:               | Albert Road SW         | Site Address:           | Jct Between Albert Road & Waterdale Drive, Bessess O' TH' Barn, Whitefield, Greater Manchester, M45 8NN |
| National Grid Reference: | E: 381333<br>N: 405905 |                         |                                                                                                         |
| Site Ref Number:         | CTIL_303748700         | Site Type: <sup>1</sup> | Macro                                                                                                   |

### 2. Pre Application Check List

#### Site Selection (for New Sites only)

(Would not generally apply to upgrades/alterations to existing site including redevelopment or replacement of an existing site to facilitate an upgrade or sharing with another operator)

|                                                                                                                                     |     |  |
|-------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| Was a local planning authority mast register available to check for suitable sites by the operator or the local planning authority? | Yes |  |
| If no explain why:                                                                                                                  |     |  |
| 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:                                                                                              | No  |
| Date of pre-application contact:                                                                                                | N/A |
| Name of contact:                                                                                                                | N/A |
| Summary of outcome/Main issues raised:                                                                                          |     |
| A pre-application consultation letter and set of the proposal drawings were sent to the Local Planning Authority on 13/10/2023. |     |
| No specific comments to date.                                                                                                   |     |

<sup>1</sup> Macro or Micro

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

## Annual area wide information to planning authority

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Has annual area wide information been provided?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No |
| If no explain why:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |
| <p>Summary issues raised:</p> <p>“Cornerstones commercial relationship with VM02 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 VM02 full update plan. However, Cornerstone is fully committed to working closely with Local Planning Authorities and following best practice guidance.</p> <p>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.</p> |    |

## Community Consultation

|                                                                                                                                                                                                                                                                           |     |       |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|-------|
| Rating of Site under Traffic Light Model:                                                                                                                                                                                                                                 | Red | Amber | Green |
| <p>Outline of consultation carried out:</p> <p>A pre-application consultation letter and copy of the proposal drawings were sent to the local councillors for Besses Ward (Cllrs N Bayley, M Whitby, L Smith) the local MP Christian Wakeford by email on 13/10/2023.</p> |     |       |       |
| <p>Summary of outcome/main issues raised (include copies of relevant correspondence):</p> <p>No response to date.</p>                                                                                                                                                     |     |       |       |

## School/College

|                                                                                  |
|----------------------------------------------------------------------------------|
| Location of site in relation to school/college (include name of school/college): |
|----------------------------------------------------------------------------------|

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

|                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ribble Drive Primary School<br>14 Ribble Dr<br>Whitefield<br>Manchester<br>M45 8WJ<br><br>Toddlers Pre School Learning Ltd<br>Whitefield<br>Manchester<br>M45 8TD<br><br>Toddlers Children Nursey Limited<br>Ribble Dr<br>Whitefield<br>Manchester<br>M45 8TD |
| Outline of consultation carried out with school/college (include evidence of consultation):<br><br>A pre-application letter and plans were sent to the Head Teacher, Chair of Governors and managers of the relevant establishments on 13/10/23               |
| Summary of outcome/main issues raised (include copies of main correspondence):<br><br>No response to date.                                                                                                                                                    |

### Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation (only required for an application for prior approval)

|                                                                                                   |  |    |
|---------------------------------------------------------------------------------------------------|--|----|
| Will the structure be within 3km of an aerodrome or airfield?                                     |  | No |
| Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified? |  | No |
| Details of response:<br><br>N/A                                                                   |  |    |

### Developer's Notice

|                                      |                                                                                                                                              |     |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Copy of Developer's Notice enclosed? |                                                                                                                                              | Yes |
| Date served:                         | Developers' notices were sent to highways via email on 06/12/23 and copies of the developers notice have been enclosed with the application. |     |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

### 3. Proposed Development

#### The proposed site:

Cornerstone is the UK's leading mobile infrastructure services company. They 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. They 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

#### Background

As part of Cornerstone's network improvement programme, Cornerstone is in the process of progressing a number of suitable sites for radio base stations, which will provide improved 2G, 3G and 4G coverage and new 5G service provision to current 'not spot' areas and to Grow the Grid. This is fully in line with the Government's aim to ensure that everyone is connected to the superhighway.

#### Proposed Development

Cornerstone are looking to progress works which will entail the installation of a 20 metre high slim-line monopole supporting 6 no. antennas, 2no. transmission dishes, 2 no. equipment cabinets, and ancillary development thereto, including 3 no. Remote Radio Units (RRU's).

VM02 requires new 5G to be installed on their network in this cell area. However, the existing installation SGG Construction Site, Albert Close, Bury, Manchester, M45 8EH NGR E: 381110 N: 405910 cannot be upgraded as the existing structure is not capable of supporting another equipment and a new structure would be of significant height which would be of more impact to the area. Therefore, VM02 is looking to provide new radio base providing 2G, 3G and 4G technologies and provide a new 5G service to this part of Whitefield. The existing installation will remain in place for Vodafone.

The site is proposed to be installed on the grassed verge between Albert Road and Waterdale Drive. The area is predominantly dense residential, to the south west is are a number of businesses that include an MOT station and Breeze Limited. The north east comprises of residential properties. To the North West are residential properties beyond which industrial units. The area contains a number of linear structures including lighting columns and road signage. There are also a number of trees within the immediate area.

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

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The installation of this ground based installation will enable enhanced 2G, 3G and 4G coverage and capacity to the surrounding area as well as provide new 5G service provision for VM02 to ensure high quality customer experience is obtained as demands on the network increase and technologies change.

**Type of Structure:** *Orion monopole*

**Description:**

The installation of a 20 metre high slim-line monopole supporting 6 no. antennas, 2no. transmission dishes, 2 no. equipment cabinets, and ancillary development thereto, including 3 no. Remote Radio Units (RRU's).

**Overall Height:** 20m

**Height of existing building (where applicable):**

N/A

**Equipment Housing:** York

**Length:**

1.9 Metres

**Width:**

0.6 Metres

**Height:**

1.75 Metres

**Equipment Housing:** Shire

**Length:**

1.050 Metres

**Width:**

0.6 Metres

**Height:**

1.75 Metres

**Materials (as applicable):**

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

Steel – RAL 7035 Grey

**Equipment housing – type of material and external colour:**

Steel – RAL 7035 Grey

**Reasons for choice of design, making reference to pre-application responses:**

Technology advances (including 5G service provision) and additional demands on the operator's mobile network system in the area have meant that a new site is needed to be installed in the Whitefield area to facilitate all the data that is required to be carried for mobile superfast broadband as the existing site cannot be upgraded. This enables customers to continue to be able to use their handheld devices for the purposes in which they have become accustomed, and now rely on in the modern world we live in, a similar scenario to the reliance on gas and electricity. The level of VM02 coverage in this area is currently poor and the operator wishes to improve this. The new technologies for the latest 4G and 5G service provision and the design of the antennas required for them has guided the requirement for the height and design of the proposed monopole.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The operator has carefully considered the design of the new proposed column. The operator is proposing the most sensitive design currently available to provide the necessary coverage and capacity to the surrounding area. Due to all the technologies that will be available at this location, 2G, 3G, 4G and future 5G, 6 antennas need to be installed at the top of the slim-line monopole. These are split into a dual stack formation where 3 antennas will be located at the top and the other 3 will be located underneath. The 3 upper antennas will provide enhanced 2G, 3G and 4G service provision. The 3 lower antennas will provide new 5G technology for the operator to the surrounding area. Thus if the column were to be any lower, the antennas would not be able to clear the trees and urban clutter and as such would not be able to operate effectively.

The proposed height at 20m is essential in order to provide coverage to the target coverage area. 5G new radio technologies operate in higher frequency bands than older technologies. Since it operates at higher frequencies where attenuation of the radio signal is naturally higher and the effects of clutter are greater it will normally require a higher structure to achieve the same coverage footprint. To increase capacity and data speeds to the user, the antenna will normally need to be mounted higher than conventional antennae. These factors drive a requirement for an increase in antenna height in 5G.

The antennas are all unshrouded for technical reasons. However, they have been designed to be as tight as possible and virtually the same width as the main column, to minimise their visual appearance. The higher the radio frequency the more signal attenuation there is. The higher frequency 5G antennas are unable to operate effectively through the Glass Reinforced Plastic that a shroud is made up of and as such if these antennas were to be shielded then they would not be able to provide the necessary coverage to the target coverage area. An additional installation would be needed elsewhere within the cell area, leading to the proliferation of masts.

This is the slimmest design possible which will enable all the multi technologies to be supported from this site. If the column and shroud 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 more traditional monopoles 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 the streetscene.

The design of the column resembles as closely as possible the other existing vertical structures within the immediate area including the lighting columns, semi-mature/ mature trees. These

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

vertical structures will continue to help the proposed installation of this radio base station assimilate with the surrounding area.

The design of the column maintains its simple, functional, vertical structure which will not appear incongruous within the streetscene. This is especially so given its careful siting away from residential frontages. The presence of other linear urban structures such as telegraph poles and lighting columns will assist with assimilation in the streetscene. The column is proposed to be coloured grey to blend in with the surrounding area and often grey sky. Although the column can be coloured any other colour the LPA consider appropriate.

The proposed equipment cabinets will be located at ground level alongside the proposed monopole. They will be painted RAL 7035 Grey to match the pole and assimilate within the area.

The 2no. 300mm transmission dishes are required to provide link into the operators network and therefore need a centre line height of 15m, any lower and the operators base station would not be able to function.

The RRU's are small each one about the size of a shoe box. They are designed to make the antennas more efficient 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 16m and they will not be overly prominent in the streetscene.

It is therefore considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed height and design represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the multi technical requirements for the site. Taking all matters into account, it is considered that this proposal, to provide the latest of 2G, 3G and 4G service provision and new 5G coverage to the surrounding area, would not appear out of place within its surroundings and would provide enhanced high quality, reliable and secure coverage and capacity, delivering the capability for a multi hi-tech service.

## Technical Information

|                                                                                                                                                                                                                                                                                                                                                                        |     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
| International Commission on Non-Ionizing Radiation Protection Declaration attached (see below)                                                                                                                                                                                                                                                                         | Yes |  |
| 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. |     |  |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p>When determining compliance, the emissions from all mobile phone network operators on or near to the site are taken into account.</p> <p>In order to minimise interference within its own network and with other radio networks, VM02 Ltd operates its network in such a way the radio frequency power outputs are kept to the lowest levels commensurate with effective service provision.</p> <p>As part of VM02's network, the radio base station that is the subject of this application will be configured to operate in this way.</p> <p>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.</p> <p>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.</p> |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

#### 4. Technical Justification

**Enclose predictive coverage plots if appropriate, e.g. to show coverage improvement. Proposals to improve capacity will not generally require coverage plots.**

Reason(s) why site required e.g. coverage, upgrade, capacity

A mobile phone transmitter is designed to cover a specific area and links its coverage to the next site in the network, creating a patchwork of overlapping coverage 'cells' across the country. So, if a person is on the move, the network will transfer their calls from one site to the next. However, in certain areas there will be gaps between these cells, resulting in a loss of coverage. This can be for a variety of reasons, the most common being topography or

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

buildings which block the path of the signal. The operators' network rollout programme is designed to identify and address these gaps within their coverage and ensure that people can use their phones whenever and wherever they are.

There is a specific requirement to install a radio base station at this location to enable enhanced 2G, 3G and 4G coverage and capacity to this area of Whitefield as well as providing new 5G service provision for VM02.

## 5. Site Selection Process

Alternative sites considered and not chosen (not generally required for **upgrades/alterations to existing sites** including redevelopment of an existing site to facilitate an upgrade or sharing with another operator).

In accordance with the licence obligations and advice in the National Planning Policy Framework and the Code of Best Practice in England the applicant's network rollout team investigated the following siting and design options using this sequential approach to site selection:

- Upgrading their own existing base stations;
- Using existing telecommunications structures belonging to another communications operator. i.e. Mast and/ or site sharing, co-location;
- Installations on existing high buildings or structures including National Grid pylons;
- Using small scale equipment; and finally
- Erecting a new ground based mast site – (1st) Camouflaging or disguising equipment. (2nd) A conventional installation e.g. a lattice mast and compound.

The applicant's site selection strategy is to keep the overall environmental impact to a minimum. Utilising existing masts is always progressed where it is technically and legally possible and where it is the local planning authority's preferred environmental solution. New sites are only developed where there are no viable or accessible alternatives or it is the local planning authority's preferred approach. The feasibility of the acquisition, build and maintenance of the site also needs to be taken into account.

In accordance with the above sequential approach, and in line with the principles of pooling the two operators existing network infrastructure to create a single network grid, the proposal is to install a new radio base station in this location.

| Site <sup>3</sup>           | Site Name and address                                       | NGR             | Reason for not choosing <sup>4</sup>                                                                               |
|-----------------------------|-------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------|
| ETS - existing Telecom site | Name SGG Construction Site<br>Line 1 Albert Close<br>Line 2 | Eastings 381110 | T - Technical Difficulties<br><br>It is not possible to share the existing structure as the design of the existing |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

|                    |                                                        |                                                                                                                                        |                                               |                                                                                                                                                                                                                                                                                                                       |
|--------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | Town<br>County<br>Postcode                             | Bury<br>Greater<br>Manchester<br>M45 8EH                                                                                               | Northings<br>405910                           | column would not be structurally capable of supporting another operator's equipment. This site has therefore been discounted for this reason.                                                                                                                                                                         |
| GF -<br>Greenfield | Name<br>Line 1<br>Line 2<br>Town<br>County<br>Postcode | Brownfield<br>Site on<br>Victoria Ave<br>Victoria<br>Avenue<br>Besses o' th'<br>Barn<br>Whitefield<br>Greater<br>Manchester<br>M45 6DY | Eastings<br><br>381189<br>Northings<br>405709 | RD - Redevelopment not possible<br><br>This former primary school site has recently been approved for a new 30 dwelling residential development.                                                                                                                                                                      |
| RT - Roof<br>Top   | Name<br>Line 1<br>Line 2<br>Town<br>County<br>Postcode | Euro Car<br>Parts RT<br>Unit 11<br>Park<br>Seventeen<br>Whitefield<br>Greater<br>Manchester<br>M45 8FJ                                 | Eastings<br><br>380827<br>Northings<br>406078 | T - Technical Difficulties<br><br>Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.                                                                                                            |
| RT - Roof<br>Top   | Name<br>Line 1<br>Line 2<br>Town<br>County<br>Postcode | Kara Foods<br>Ltd RT<br>Unit 12<br>Park<br>Seventeen<br>Whitefield<br>Greater<br>Manchester<br>M45 8FJ                                 | Eastings<br><br>380776<br>Northings<br>405974 | T - Technical Difficulties<br><br>Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area. In addition, the rooftop is too low in order to deliver the required level of coverage to the target area. |
| GF -<br>Greenfield | Name<br>Line 1<br>Line 2<br>Town<br>County             | Ribble Dr &<br>Birkinbrook<br>Close Jct<br>Birkinbrook<br>Close<br>Besses o' th'<br>Barn<br>Whitefield<br>Greater<br>Manchester        | Eastings<br><br>381204<br>Northings<br>406064 | P - Planning<br><br>An installation at this location is considered to be too exposed, with limited screening/backdrop and would be of more impact than the application site and therefore been discounted.                                                                                                            |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

|                 |          |                    |           |                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|----------|--------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Postcode | M45 8NP            |           |                                                                                                                                                                                                                                                                                                                                                               |
| GF - Greenfield | Name     | Moss Lane SW       | Eastings  | T - Technical Difficulties                                                                                                                                                                                                                                                                                                                                    |
|                 | Line 1   | Moss Lane          | 380882    | The footway at this location is too narrow to accommodate the operator's equipment. As such, it would lead to highway safety issues. A site in this location has therefore been discounted for this reason                                                                                                                                                    |
|                 | Line 2   | Besses o' th' Barn | Northings |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Town     | Whitefield         | 405826    |                                                                                                                                                                                                                                                                                                                                                               |
|                 | County   | Greater Manchester |           |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Postcode | M45 6FA            |           |                                                                                                                                                                                                                                                                                                                                                               |
| GF - Greenfield | Name     | Bury New Road SW   | Eastings  | P - Planning                                                                                                                                                                                                                                                                                                                                                  |
|                 | Line 1   | Bury New Road      | 380642    | An installation at this location would be within the Conservation Area and would be of more impact than the application site which is not located within. In addition, An installation at this location is located too far to the West to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason. |
|                 | Line 2   |                    | Northings |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Town     | Whitefield         | 405718    |                                                                                                                                                                                                                                                                                                                                                               |
|                 | County   | Greater Manchester |           |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Postcode | M45 7NY            |           |                                                                                                                                                                                                                                                                                                                                                               |
| RT - Roof Top   | Name     | Robinsons Ltd RT   | Eastings  | T - Technical Difficulties                                                                                                                                                                                                                                                                                                                                    |
|                 | Line 1   | Unit 13            | 380844    | Due to the construction of the building there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.                                                                                                                                                                                      |
|                 | Line 2   | Park               | Northings |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Town     | Seventeen          | 405946    |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Town     | Whitefield         |           |                                                                                                                                                                                                                                                                                                                                                               |
|                 | County   | Greater Manchester |           |                                                                                                                                                                                                                                                                                                                                                               |
|                 | Postcode | M45 8FJ            |           |                                                                                                                                                                                                                                                                                                                                                               |

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

N/A

Environmental Information (refer to Section 2 of Site Finder Report):

No specific environmental considerations identified to date.

Land use planning designations (if Heritage Statement is required then include here or make reference to attached Heritage Statement):

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

No specific land designations.

Additional relevant information (include planning policy and material considerations):

### **National Planning Guidance**

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

It is not necessary to quote extensively from this document but the following points are highlighted.

### **National Planning Policy Framework (September 2023)**

The governments National Planning Policy Framework (NPPF) was published on 24 July 2018 and updates the 2012 version. In February 2019 the NPPF was revised again, with minor alterations to wording relating to housing supply and not any parts relating to telecommunications. The NPPF was updated in July 2021, in order to strengthen sections including requirements on improved design quality, a new requirement for Councils to produce local design codes or guides, an emphasis on using trees in new developments, revised policies on plan-making, removing statues and opting out of PD rights relating to residential conversions. The NPPF has been recently revised again in September 2023 with an update on policy on planning for onshore wind development in England and does not affect any parts relating to telecommunications. The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of reliable communications infrastructure for both economic growth and social well-being.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of *reliable* communications infrastructure for both economic growth *and social well-being*.

The NPPF continues to support the expansion of electronic communications networks at paragraph 114. It notes that 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. The economic and social benefits of providing high quality and reliable

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

communications infrastructure are well documented and can be found later in this Supporting Information Statement.

The NPPF makes reference to 5G:

*'Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)...*

With the above in mind, the Government is already forward thinking the evolution of data networks and seeks planning decisions to take account of this. 5G technology provides increased speed of data and more capacity in the network, to ensure that handheld devices can continue to be used for the purposes in which they were purchased. This will bring even greater economic and social benefits to the area.

Paragraph 115 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion.

Paragraph 118 of the NPPF retains the guidance set out in paragraph 46 of the 2012 NPPF version which relates to determining 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.

At the heart of the NPPF is the retained presumption in favour of sustainable development (para 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies within the revised Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised Framework taken as a whole.

The NPPF continues to provide guidance on decision-making. At paragraph 38 it states that:

*'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

The NPPF builds on the aspiration to build a strong, competitive economy. Paragraph 81 states:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

*'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking in to account both local business needs and wider opportunities for development. The approach taken, should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation'<sup>42</sup>...*

Footnote 42 of the NPPF states:

*'The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility and catering for an ageing society. HM Government (2017) Industrial Strategy: Building a Britain fit for the future'.*

### **Code of Best Practice on Mobile Network Development in England (March 2022)**

Now, more than ever, reliable digital connectivity is essential for people and businesses. Government have committed to extending mobile geographical coverage across the UK. In order to realise these ambitions, it is essential that the planning system can effectively support the deployment of new mobile infrastructure, as well as network upgrades.

The Department for Digital, Culture, Media and Sport, and the Department for Levelling Up, Housing and Communities have issued an updated Code of Best Practice which includes changes to further support the deployment of 5G coverage nationally. This Code provides guidance to mobile network operators, their agents and contractors and equally to all local planning authorities in England. It supersedes the Code of Best Practice on Mobile Phone Network Development (2016).

In line with the previous revision of the Code, digital connectivity is identified as being vital to enable people to stay connected and for businesses to grow. The principal aim of this Code is to continue to ensure Government's objective of supporting high quality communications infrastructure, which is key to continued economic prosperity and social inclusion for all.

### **Principles and Commitment**

Paragraph 8 of the revised Code reiterates that fast, reliable digital connectivity can deliver economic, social and well-being benefits for the whole of the UK. The Code continues to acknowledge that as the demand for mobile data in the United Kingdom is increasing rapidly, it is important that everyone can have access to dependable and consistent mobile coverage where they live, work and travel.

The Government recognises the role of Planning in delivering the digital infrastructure that we need, in a sustainable and well-designed way, especially as households and businesses become increasingly reliant on mobile connectivity. Paragraph 13 of the Code continues to

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

echo the NPPF guidance in strongly supporting high quality communications infrastructure, which is seen as essential for sustainable economic growth. More specifically that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technologies (such as 5G) in order to support economic growth across the country.

Given the economic importance of mobile connectivity, the revised Code further emphasises the need for Local Planning Authorities to support the deployment of digital infrastructure. Paragraph 18 states that Local Planning Authorities should demonstrate their support by:

- **Incentivising connectivity:** support the expansion of telecommunications networks and take a 'joined-up' approach to the wireless infrastructure planning process, including ensuring that Local Plans effectively support the deployment of digital infrastructure.
- **Facilitating sites:** engage with operators when new sites have been proposed and discuss site requirements.
- **Engagement with operators:** respond positively to requests for engagement and make decisions in line with national policy and Local Plans. For planning applications, find solutions to issues and ensure timely decisions are made.
- **Information and communication:** ensure that members of the public can access information about any development proposals within their local area. Send communications promptly to an appropriate operator contact (or their representatives).

The added emphasis on support from Local Planning Authorities in the deployment in digital infrastructure is even more evident in the revised code. The Code recognises the importance of collaboration and partnership to help drive network coverage across the country. It goes on to state that 'In all instances, it is important for all parties involved in the process to take a positive approach to consultation and engagement'.

### Siting and Design Principles

In line with this, is the recognition to continue to ensure that the impact of new network development is kept to a minimum. The Code states that good siting and design principles should continue to apply to all wireless network development and take into account any site-specific considerations and context, both of which can create better places in which to live and work and help make development acceptable to communities.

The Code provides guidance on siting and appearance principles. It sets out several design principles in respect of telecommunications development and acknowledges that the options for design used by an operator will be affected by site conditions including requirements to link the site to the network, landscape features and coverage and capacity requirements.

Paragraphs 25 - 27 sets out siting and site selection principles which Operators should consider including:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

- Installation on existing buildings and structures;
- Erecting new ground based masts;
- Camouflaging or disguising equipment where appropriate;
- Using small scale equipment (although small cells themselves are generally used to address capacity issues as opposed to providing coverage); and
- Mast and/or site sharing (including redevelopment of a site to enable upgrade or sharing with another operator).

### Key Technical and Operational Considerations

Taking the above into consideration the Code acknowledges the need to balance technical needs and constraints of a proposed site and the potential developmental impacts (Paragraph 26). These constraints are set out in detail in the section 'Technical and Operational Considerations' of the Code. The three key technical and operational considerations for installation sites are:

- **Coverage:** wireless infrastructure needs to provide an appropriate level of coverage over the intended geographical area. This involves ensuring that antennas are elevated sufficiently (often via masts) to provide clear lines of sight for signals.
- **Capacity:** where existing network infrastructure can no longer meet the demand for network capacity in a particular area, additional sites may be required within that coverage area to meet the demand. This is more likely to be required in densely populated areas or areas of high footfall.
- **Backhaul:** the radio access network requires a connection to the core network. Backhaul is sometimes provided by a microwave link, which requires a clear line of sight between the two ends of the link.

The Code emphasises the need for Local Planning Authorities to take account of these constraints, on network deployment and siting and design, when considering proposals. In relation to the introduction of 5G network deployment the Code acknowledges the requirement of additional equipment to provide necessary coverage and capacity.

Paragraph 66 states that 5G will require a denser network of base stations than previous generations, including more fixed line fibre optic cable for reliable and high capacity backhaul. The siting of 5G installations will be more constrained and guided by these special technical and operational considerations.

Paragraph 67 goes on to note that because of the scale and technological constraints of 5G equipment, previous camouflage design solutions, such as tree mast designs and concealing antennas in flagpoles, may not be practicable or suitable. In these cases, simple designs with particular attention to colouration and finishes may help reduce visual impacts on a site-specific basis.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The revised Code illustrates that mobile connectivity helps in the delivery of public services e.g. to access Central and Local Government via online services, acknowledging that lives are more likely to be saved when a 999 call is made from a mobile than from a landline, Telehealth is becoming increasingly important and text message reminders also improve compliance with medication and keeping NHS appointments.

Good mobile connectivity also promotes sustainability e.g. it reduces the need to travel and thus carbon emissions. The Code continues to support mobile telecommunications network as it is seen as a crucial piece of national infrastructure in economic, community and social terms.

The Code reiterates that the digital infrastructure must be achieved in a timely and efficient manner, and in a way which balances connectivity imperatives and the economic, community and social benefits that this brings with the environmental considerations that can be associated with such development. Great emphasis is placed on the need to work collaboratively between stakeholders to ensure key digital network deployment and therefore supporting economic growth.

### **Local Policy**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". Decisions on planning applications must therefore be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.

The Development Plan as defined by the Planning and Compulsory Purchase Act 2004 for Bury MBC currently comprises the:

- Bury UDP (August 1997)

**The Bury UDP (August 1997)** was adopted on 29th August 1997.

EN1/1 relates to 'Visual Amenity' and states 'Development will not be permitted where proposals would have a detrimental effect on public views of prominent or important buildings, especially those in areas of architectural or historic interest; the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 relates to 'Townscape and Built Design' and advises that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

EN1/4 relates to 'Street Furniture' and encourages the provision of suitably located and well designed street furniture which satisfies the requirements of pedestrians, shoppers and other users, and enhances the character and appearance of the urban street scene, including open spaces.

ENV1/10 relates to telecommunications and states:

EN1/10 - Telecommunications "The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals the Council will have regard to the following:

- the operating requirements of available and new telecommunications technology, and the national telecommunications network;
- the legal requirements of telecommunications code system operators;
- siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;
- the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains. EN1/2- Townscape and Built Design which indicates that the council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns".

The preparation of the Bury Local Plan has commenced, and this will replace the UDP in due course.

Consultation on a preliminary "Policy Directions" was undertaken in 2018 and the results of this exercise will be used in the preparation of the draft Local Plan during 2019. This policy direction document indicates that "Provision of high speed quality digital infrastructure is considered a key requirement of attracting business and investment and is now a key component of everyday life."

### **Greater Manchester Digital Strategy 2018-2020**

The foreword to this Digital Strategy states:

'We live in a world where the number of digital devices has now passed the number of people. Digital technology is now shaping every aspect of our lives in ways which were inconceivable a generation ago: how we work, travel, shop, access services, meet people, communicate and are entertained.

Greater Manchester has always been a pioneer city region, with an eye for opportunity and the drive and pragmatism to seek out new solutions to old problems with almost 80000 digital

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

and digital-intense creative businesses in Greater Manchester employing more than 82300 people generating £4.1bn of economic growth annually.

In the Greater Manchester Strategy we set a clear ambition to be a world-leading digital city region, and committed to taking an open, innovative and connective approach to delivering that ambition.

...to be a digital City-Region with a Difference and drive real change together, from the bottom up. We can only be a world leading city-region if we bridge the digital divide. Progress must be universal; geographically, socially and economically...using digital to connect young people to opportunity or tackle homelessness...we will capitalise on Greater Manchester's unique ability to use digital to connect and enhance our other high value sectors such as creative industries, health innovation and advanced manufacturing and materials.

The GM Digital Strategy asks why it is vital for Greater Manchester to be a leading digital City-Region and quotes:

"The future vitality of cities is increasingly based on their ability to use digital networks in intelligent, strategic ways" (Aspen Institute, Washington).

The Strategy goes on to state that:

...'digital technology has catalysed the interconnection of the global economy, with the internet enabling the free exchange of goods and services, providing consumers with greater choice and businesses with access to skills, resources and customers. As a result, people are now accessing more digital content and services from outside their own country, cross-border payments increasing, and small companies are more easily becoming more "multi-national".

Digital technology is increasingly the backbone of all industries, regardless of the nature and type of business. Embracing digital technology throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness'.

"We want to be recognised as an international thought leader and do-er in digital innovation and adoption across our economy and communities"...

'This strategy is therefore founded on evidence that becoming a leading digital city- region is imperative to deliver our wider vision. We must do it to deliver the economic, social and inclusion improvements we need and want to see. We can do it because we have the vision, leadership and both the industrial and political will, coupled with strong academic, industrial and community foundations and an exciting and disruptive set of emerging activities and technology'.

The Digital Strategy sets out the Greater Manchester Vision: A city with a Difference:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

"It would be fantastic if we led the country in encouraging digital innovation which supports businesses and investment, creating jobs and opportunity, but focusing on improving outcomes for people such as loneliness or homelessness in our society.

I don't want Manchester to be just a smart city – I want it to be the smartest city" (Andy Burnham Mayor of Greater Manchester).

The strategy goes on to state that the Vision for Greater Manchester is 'to be one of the best places in the world for developing and harnessing digital technology and to be recognised as being a top 5 European Digital City Region by 2020 which:

- Empowers and enables residents to have the highest quality of life; and
- Supports the creation of high quality jobs and achieves the maximum possible productivity levels'.

This strategy for Greater Manchester is an open, connected and innovative city region....

'Our Vision for Greater Manchester is holistic, with digital technology driving improvement across all areas of economy and society. A world-leading digital city is therefore, one which its businesses, public service providers and citizens are using digital technology by default and to the fullest: to grow their businesses and improve productivity to access skills, training and employment opportunities, to address global challenges that have a local impact, such as ill health, social isolation, homelessness and pollution; to improve the quality and value for money of public services'.

The Strategy sets out the Goals and Measures. Goal 6 relates to Digital Infrastructure and aims that by 2022-23 the average download speed across fibre, mobile and wireless will exceed 100Mbps.

The benefits for delivering this strategy are noted as:

- For young people, better connected insights on children's development from the very early years right through to leaving school, a transformative range of career opportunities and a means through which they can be accessed;
- For Working Age Population, the ability to access broader range of high quality job opportunities, and set up own business more easily;
- For business owners and investors, for greater range of opportunities to access the technology and support to digitise, opportunities to physically and digitally collaborate will be readily accessible and there will be more readily available flow of talent, capital and support to new innovative ideas and a market place that defines and presents problems and commissions solutions rather than buying off the shelf products and services.
- For Older people, there will be more support and solutions to social isolation, more ease and control for you and your family in terms of managing your own health care; and

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

- For all residents, a city that works around you in terms of living your life, where you can move around the city more easily and safely, improvements in, for example treating illness, improving air quality due to insights from pooled data, greater control over how and when you access public services.

Greater Manchester is aiming to become a world leading digital city by 2020. Greater Manchester plays a fundamental role in driving economic growth.

The Strategy notes that in terms of mobile internet, despite good public Wi-Fi coverage in most public buildings across Greater Manchester, and on Metrolink and many buses, Wi-Fi provision is patchy in public places and there are still barriers to access (registration requirements and cost) in many parts of Greater Manchester.

The Strategy also acknowledges that digital exclusion is closely linked with social exclusion.

The Greater Manchester Action Plan for Infrastructure at 8.1 States that the connectivity which Greater Manchester requires is to increase average mobile and fixed broadband internet speeds and aims to improve call and mobile coverage including securing a national 5G test bed status thus positioning Greater Manchester at the forefront of next generation 5G mobile.

The strategy notes 5 digital enablers: Social Networks, Mobile internet/apps, digital health, infotainment and e-commerce.

### **Greater Manchester Local Industrial Strategy (June 2019)**

This Local Industrial Strategy sets out how Greater Manchester (GM) will forge its future. It states that it will build on GM's position as a 'leading European digital city-region; enable the digitalisation of all sectors; and capitalise on the links between digital and creative industries that feed internationally significant clusters in broadcasting, content creation and media, and maximise growing assets in cyber security

It aims to put in place the integrated 21st century infrastructure needed for digital driven, clean and inclusive growth.

A top 5 city-region for the digital economy in Europe, with full fibre broadband and 5G coverage.

The Strategy states that GM will take a 'Made Smarter' approach to all industries, supporting firms to adopt new digital and creative techniques and enabling the digitalisation of all sectors.

The strategy has a specific section relating to infrastructure and acknowledges its importance:

'...The city-region now aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and – through work with others – improved access to national and global markets. Existing

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

partnerships are working to improve digital infrastructure in the city-region to meet national targets of roll out of 5G technologies for most people by 2027'.

The Local Industrial Strategy sets out an objective to ensure the vision for infrastructure is met:

- World-class connectivity – digitally and through an integrated transport network within all parts of GM.

To achieve the ambitions of the GM Local Industrial Strategy it identifies actions around 5 foundations of productivity: Infrastructure, Ideas, People, Business Environment and Places. These are noted as being essential attributes of every successful economy. It also identifies opportunities grouped under 4 Grand Challenges – Artificial Intelligence and Data, the Ageing Society, Future Mobility and Clean Growth.

The Vision for the Digital, Creative and Media is set out in the Local Industrial Strategy and reproduced below:

'GM will be a leading European digital City-Region, with the infrastructure, skills and networks needed to digitise all sectors, and internationally significant clusters in broadcasting, content creation and media and cyber security'.

To help meet the vision the strategy states that GM will continue to transform the digital connectivity of the city-region to drive economic growth and innovation, working with Government to meet national targets of full roll-out of 5G technologies for most people by 2027.

The Local Industrial Strategy acknowledges that GM will aim to become one of the best digitally connected city-regions in the UK. It fully supports the development of 5G networks.

### **Greater Manchester Infrastructure Framework 2040 (GMCA)**

This is a pre-cursor to the GM Infrastructure Strategy. The aim is to focus on developing infrastructure which ultimately improves the lives of all those living and working within Greater Manchester.

The Infrastructure Framework acknowledges a number of key challenges, one of which is digital and the need to provide pervasive, affordable, resilient digital connectivity. The Framework notes that 'Digital technology is increasingly the backbone of the major industries and our daily lives'.

The Framework goes on to states that approaching 2040, GM will need to be a Smart and digitally ready City Region. To achieve this, and support on-going digitalisation, the region will require resilient fixed connectivity (through fixed fibre) supported by 5G (and subsequent technologies). It will also need to streamline the process for installation of new infrastructure within the street space.

The Framework notes the vision for the GM Infrastructure Strategy:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

'Develop and maintain a holistic infrastructure system that is robust, accommodates sustainable growth and supports the ambitions of the Greater Manchester Strategy to make "Greater Manchester one of the best places in the world to grow up, get on and grow old".

The Greater Manchester Infrastructure Strategy should seek to:

- o Support the lives and well-being of people, communities and the environment within Greater Manchester.
- o Be age-friendly and support the economic and social participation of both young and old.
- o Support strategically identified growth for parts and communities within Greater Manchester.
- o Be flexible, robust and meet the existing and future needs of the communities and technological change.
- o Provide world-class connections and access to opportunity for all.
- o Provide world-class digital infrastructure which provides a platform for GM to embrace emerging technological and societal changes.
- o Support a carbon-neutral GM and be economically, environmentally and socially sustainable.

The Framework identifies a key infrastructure trend to 2040 as Digital (Telecommunications Operators) including mobile infrastructure:

- As the population and employment is due to rise:
  - o more people will mean more homes and businesses, and more consumers of digital services.
  - o There will be a growing demand for high-speed, resilient data connectivity to facilitate changing patterns such as shopping patterns moving online, whilst flexible working becomes more prevalent.
- Changing workforce:
  - o More productive, higher skilled, higher paid jobs more specialised and skill activities needs digital infrastructure to support higher skilled industries – which may require increased digital infrastructure.
- Environmental Change:
  - o Improving efficiencies of buildings and appliances. The use of smarter technologies within each infrastructure sector will look to improve efficiencies further.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The Framework comments on digitalisation noting the importance of it and how it has transformed the way in which we go about our everyday lives:

'We live in an increasingly digital world. Technologies that are visionary today rapidly become part of everyday life tomorrow. In turn, people's expectations are rising constantly. "Digital" now encompasses an increasing array of technologies, from sensors, smartphones and robots, to augmented reality, cloud computing and data analytics. These technologies are changing the way in which we live and places we live in. Digital technologies are being used to make cities more smooth running, more productive, and more democratic. The pervasiveness of digital technology in our lives represents a major change. For these technologies to function effectively, it is fundamental that a robust and diverse underpinning infrastructure is installed that ensures a future-proofed platform for the development of these and many new technologies for years to come.

As our homes, businesses and cities become more reliant on digital technology to function the robustness of these systems becomes even more critical'.

The Framework states that 'anyone in GM should be able to access resilient, seamless connectivity at a speed they need anywhere and anytime'.

- New technologies, artificial intelligence and atomisation:
  - o Improvements in artificial intelligence and atomisation technologies will transform infrastructure sectors and business markets.
  - o Digital infrastructure will be crucial to supporting future technology and a Smart City Region.
  - o Embracing digital technology throughout all sectors, geographies and occupations is fundamental to GM's current and future international competitiveness.

The Framework acknowledges that the vision of moving to a smart and digitally-ready city-region requires future digital infrastructure to be strong fixed resilient connectivity, supported by 5G (and beyond), big data systems and other nascent technologies such as Artificial Intelligence and machine learning. Without connectivity it is acknowledged that processing the sheer volumes of data necessary to create a network of communicating devices will be impossible. As such, the Framework states that big improvements are required to increase the provision of wired and wireless (through 5G or subsequent technologies and Wi-Fi provision) across GM. Without the more basic technology solutions (such as passive fibre connectivity and 5G) the smart-region solutions and value-added outcomes will struggle to be brought to fruition.

The Framework notes that 5G roll out is expected from 2020. However, the timing and costs of roll out is uncertain and international standards have yet to be agreed. It is possible that

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

there will only be one network upon which providers deliver their services or that each provider might need to invest. With regards to the Regional Centre if Challenge 8 is to be met to provide pervasive, affordable, resilient digital connectivity the challenge is early roll out of 5G especially in areas where mobile data use is congested such as the Regional Centre.

The Framework also states that GMCA and the Districts together with digital and telecommunication providers need to drive forward opportunities to promote connectivity and uptake in the Regional Centre.

### Online Nation 2020 Report (June 2020)

Online Nation is an annual research report, published for the first time in 2019. Using research produced both by Ofcom and others, it looks at what people in the UK are doing online, how they are served by online content providers and platforms, and their experiences of using the internet, alongside business models and industry trends. As well as looking at long-term trends, this year's report includes more recent data looking at online behaviour in the UK during the coronavirus (Covid-19) pandemic.

The Report sets out its findings:

With respect to the consumer and industry it found that time spent online, and associated revenues grew in 2019.

- In September 2019 the average time spent online each day by adults aged 18+ was 3 hours 29 minutes. In comparison, on average, adults spent 3 hours 19 minutes watching TV on a TV set each day,<sup>2</sup> and 2 hours 40 minutes listening to radio each day.
- 71% of all measured time spent online was on smartphones. 35% of internet users only accessed the internet on mobile devices (smartphone or tablet).
- Just 13% of adults do not use the internet
- In 2020, a fifth (22%) of UK adults have a smart speaker in the home and 11% of all UK households own some kind of 'smart home' technology (including devices such as smart home security, smart lighting and smart heating).

### Key Metrics Online Consumer Market

| UK online consumer market                     | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------------------------|------|------|------|------|------|------|------|------|------|------|
| Internet take-up (%)                          | 76   | 79   | 80   | 82   | 85   | 86   | 88   | 87   | 87   | 89   |
| Smartphone take-up (%)                        | 27   | 39   | 51   | 61   | 66   | 71   | 76   | 78   | 79   | 82   |
| Tablet take-up (%)                            | 2    | 11   | 24   | 44   | 54   | 59   | 58   | 58   | 54   | 52   |
| Laptop take-up (%)                            | 55   | 61   | 62   | 63   | 65   | 64   | 64   | 63   | 60   | 57   |
| Consideration that the smartphone is the most | n/a  | n/a  | n/a  | 32   | 32   | 38   | 46   | 48   | 52   | 60   |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

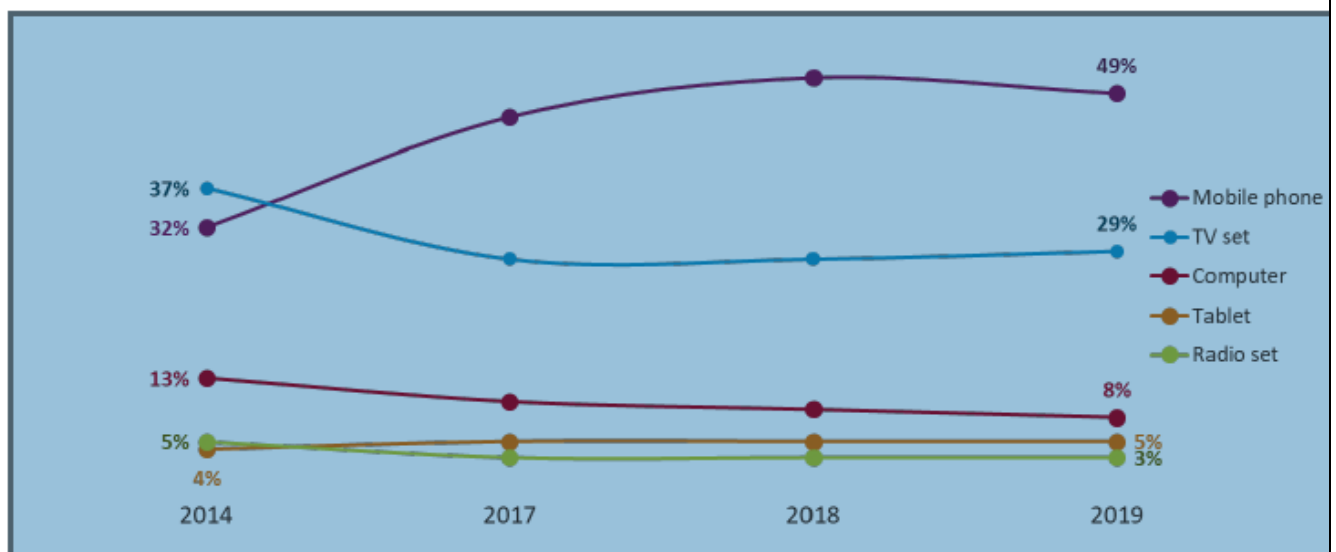
 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

important device for internet access (%)

As the table above highlights 60% of the consumer market consider Smartphones are now the most important device for internet access.

In September 2019, 81% of all measured time spent online was on a mobile device (both tablet and Smartphone).

The table below indicates the most-missed device among adults: 2014-2019 were it be taken away from them. As can be seen, nearly half of all adults say that their mobile device is the device they would miss most were it taken away from them.



Source: Ofcom Adults' Media Literacy Tracker 2014-2019

The Report found that social media and messaging sites reach 98% of the UK adult digital population. On average, visitors aged 18+ spent 49 minutes per person per day on social media sites, considerably more time on average than in key areas such as news sites (12 minutes per user), e-commerce sites (14 minutes) and even gaming sites (31 minutes).

Ninety-two per cent of time spent on social media sites took place on a mobile device (smartphones and tablets) rather than on a computer, compared to 81% of total time spent online.

The Connected Nations December 2020<sup>2</sup> report is published as the UK continues to address the challenges of the coronavirus (Covid-19) pandemic; a time when people, families and businesses have come to rely on their phone and broadband connections as never before.

<sup>2</sup> [https://www.ofcom.org.uk/data/assets/pdf\\_file/0024/209373/connected-nations-2020.pdf](https://www.ofcom.org.uk/data/assets/pdf_file/0024/209373/connected-nations-2020.pdf)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

We report on how the networks have performed during this period and how the availability of services has evolved.

The report sets out in its findings:

**The UK's fixed and mobile networks have generally coped well with increased demands during the pandemic.** A shift to more people being at home drove increased demand on broadband networks during the day, although peak usage remained in the evening. Mobile networks also experienced increases in voice traffic.

**The number of mobile base stations providing 5G services has risen ten-fold, to around 3,000 across the UK.** 87% of these are in England, 7% in Scotland and 3% in both Wales and Northern Ireland.

**Mobile coverage is generally stable.** The four mobile network operators (MNOs) – EE, O2, Three and Vodafone - each estimate they provide outdoor coverage to 98%-99% of premises. Their networks' coverage of the UK landmass ranges from around 79% to around 85%. The Shared Rural Network programme agreed in March 2020 will extend coverage beyond this by 2025.

**A small, but significant number of properties are still struggling to get connected.** We estimate that 43,000 premises cannot access either a decent fixed broadband service, or good 4G coverage, indoors.

**Mobile data consumption continues to rise, increasing by 42% compared with last year.** 83% of the total data traffic was consumed in England with about 10% in Scotland, 4% in Wales and 3% in Northern Ireland (largely in line with UK population distribution). Reflecting this growth, the traffic carried in England in June exceeded that carried across the whole UK in February.

The report acknowledges that being connected has never been more important in the UK. *"People have been relying on phone and broadband services more and more over recent years, and the Covid-19 pandemic during 2020 has brought this reliance into even sharper view. In March 2020, life changed suddenly for millions of people across the UK. Fast, reliable broadband and mobile connections were essential to allow them to work from home, keep up with schoolwork, access medical appointments and public services, stay in touch with friends and family, order shopping online, and keep themselves entertained".*

The report acknowledges that "during the first COVID 19 lockdown, UK MNOs coped successfully with the changes in data and voice traffic volumes and distribution as many people began working from home and schools were shut during the Covid-19 spring lockdown. New peaks were reached for most of the network metrics reported by MNOs just before or during the week lockdown measures were first introduced across the UK in March 2020. Although these peaks generally reduced with the gradual easing of lockdown, they have remained higher than they were before (in line with the historical trend for incremental growth in data consumption)".

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The report further notes that the “MNOs all experienced some form of congestion on their networks in this period, but successfully mitigated this, in part by increasing interconnect capabilities between themselves. Some operators applied further temporary upgrades to their voice and data capabilities in order to cope with increased demands during this period, for example deploying temporary base stations in and around hospitals (particularly at the Nightingale hospitals) to provide additional capacity”.

“Compared to periods before the spring lockdown, mobile voice traffic increased by 10-45% across the operators. One operator observed an increase in average call duration from about 2.5 minutes (pre-lockdown) to 4 minutes in the week lockdown measures were introduced. These call lengths and volumes spiked in March, before gradually stabilising. Within this general trend for growth, we can also observe drops in average call duration and data traffic around 8pm for the 10-week period from 26 March 2020, coinciding with the nation coming together to applaud the efforts of the NHS during the Covid-19 crisis. Increased amounts of voice traffic were also offloaded to Wi-Fi, although with significant variations between operators”.

### **Online Nation 2021 Report (June 2021)**

The importance of the internet and access to smartphones is acknowledged within the latest Online Nation 2021 Report (June 2021). The report notes that the pandemic has highlighted the importance of being online and driven changes in the take-up and use of internet services, as many people have had a critical reliance on the internet for communications, information, entertainment and commerce. Increases in internet use in 2020 were most pronounced in spring and November 2020 lockdowns, as people turned to the internet and were more dependent than ever on online services for video calling for socialising or home-based working, home schooling, keeping in touch, films and gaming, shopping and information about the pandemic.

In September 2020, UK Internet users spent nearly 4 times as much time on smartphones than they did on computers. 68% of the time spent online was via smartphones up 4% from September 2019, this was compared to 18% of time spent on line via computers and 13% via tablets.

By the end of 2020 approximately 94% of UK homes had internet access, up from 89% in 2019. Video calling became an important way for people to keep in touch during the pandemic. Zoom went from a few hundred thousand users in the first few months of 2020 to more than 13 million in April and May 2020. This has dropped to 10.4 million users in March 2021, while platforms used mainly for work and education, notably Microsoft Teams have shown a sustained increase in use (13.7 million users in March 2021m up by 5.3 million year on year).

The report found that most of the time people spend on the internet is via apps on mobile devices. Online services were a crucial way for people to find out information about the pandemic, and for governments to try and track and control the spread of the virus.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The report acknowledged that the internet helped most children continue their education throughout lockdown. Virtually all households with school-aged children had access to the internet at home. 7% did not have fixed broadband and 4% had access only to a mobile phone. 1 in 5 did not have access to an appropriate device for their schoolwork all the time. The Report found that 2020 saw the rapid adoption of digital remote education by teachers, parents and children such as video conferencing, and platforms for setting and collecting work. In the first few weeks of lockdown in spring 2020, two thirds of children in England were not receiving any live or recorded lessons. By January 2021, this was down to just one in ten. The Report suggests that the use of these platforms may continue such as for those who can't attend school due to illness, or to provide additional revision materials.

Nine in ten 8 – 15 year olds who use social-media said it helped them to feel closer to their friends in 2020. The report stated that social video services offer huge benefits for users and the economy. They provide a platform for self-expression through enabling user-generated content (31% of adults and 40% of 13-17 year olds post video content).

Lockdown influenced the types of social video that were most popular such as the first episode of Joe Wicks' PE which was the most viewed YouTube video of 2020, and videos relating to home baking such as sourdough bread increased by 458%.

Social media serves as a means of entertainment and education for many (used by 97% of adult internet users), and as an important method of marketing for businesses (online video advertising grew by 23% in the UK in 2020).

Online retail spend in the UK increased by 48% in 2020 (compared to an average annual increase of 13% in the previous 4 years). Online's share of retail spend increased from approximately 20% in 2019 to 35% in the spring lockdown and 30% in December 2020. By December 2020 11% of the UK grocery market sales were online, up from 5% at the beginning of the year. Online food delivery services also increased in demand. Just Eat being the most popular with its UK orders up 58% higher in the last quarter of 2020 compared to the same period in 2019.

People have relied on the internet for news and information throughout the pandemic. During the spring 2020 lockdown 52% of people said that news and current affairs was one of their main reasons to go online.

The report found that 91% of households used smartphones to access the internet in 2021, compared to 65% who used tablets and 47% who accessed the internet using computers. The report also noted that 61% of UK adults who access the internet did so using both computers and smart devices.

The Report notes that the smartphone is the most-used device for accessing the internet for all age groups apart from those aged 65 +. It found that in 2020, 85% of internet users aged 16 + used a smartphone to go online, compared to nearly 75% accessing the internet via a computer and just over 50% using a tablet to access the internet. One in ten adults also stated

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

that they only use a smartphone to go online and three in ten used their phone to complete an online form or app on a weekly basis.

In February 2021 the Government said that more than 1.7 million app users across England and Wales had been advised to isolate by the NHS COVID-19 app, following close contact with someone who had tested positive.

### **Levelling Up the United Kingdom (February 2022)**

Digital Connectivity is a focus area and the mission is 'By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population'. This mission is focused on improving digital connectivity.

#### Digital connectivity: The case for action

The COVID-19 pandemic demonstrated the importance of digital infrastructure right across society, from ensuring business continuity to reducing isolation. Improved digital connectivity has the potential to drive growth and productivity across the UK and widen job opportunities through remote working. However, there are significant spatial disparities in the quality of broadband and mobile networks, with rural areas likely to experience worse digital connectivity than urban areas. Infrastructure is only part of the picture: economic benefits will only materialise if businesses and workers have the skills to take advantage of improved infrastructure.

More broadly, high quality digital infrastructure can deepen local labour markets through remote working, making it more attractive for both workers and companies to locate regionally. It also allows for the development of high-value sectoral clusters, which can drive growth and jobs in new areas. Existing specialisms in the UK regions have the potential to generate strong tech clusters, such as fintech in Scotland and Wales, e-Commerce in the North West and Northern Ireland, and Agri-Tech in Yorkshire and the Humber. The sector also provides opportunities for raising living standards – median earnings for the sector are 50% higher than the UK average.

#### The policy programme

In 2020, the UK Government published the National Infrastructure Strategy, committing to providing £5bn in public funding to roll out gigabit broadband to at least 85% of the country by 2025, and subsequently to as close to 100% as possible, working with the private sector.

Public investment will target premises that are hardest to reach and which would otherwise not be provided for by the private sector, ensuring no areas are left behind. Gigabit coverage has increased from 10% to over 60% in less than two years. Since 2019, coverage has improved across the UK, and the UK Government anticipates the following additional improvements to be delivered as a minimum by 2025, as set out below.

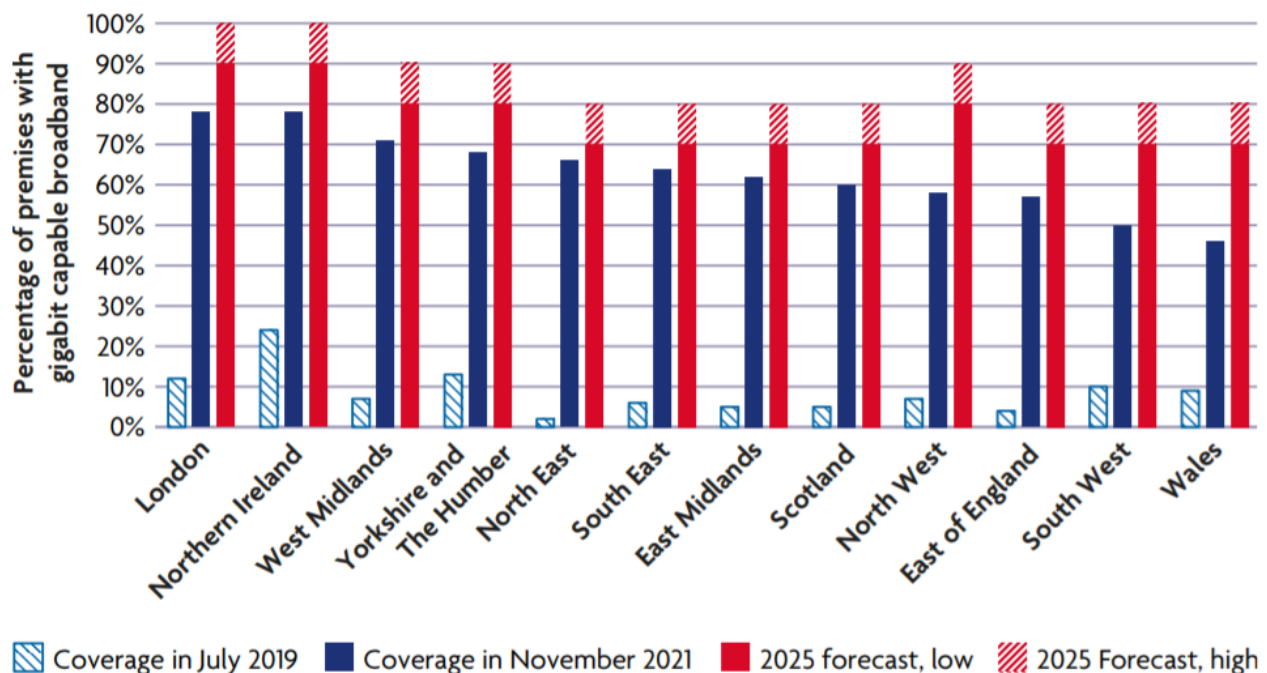
**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

**Figure 3.1 Gigabit coverage improvements, UK countries and regions, 2019, 2021 and 2025 (forecast)**



Source: Levelling Up the United Kingdom.

In 2022, the UK Government will publish the Wireless Infrastructure Strategy. This will review how far the private sector will go to deliver wireless infrastructure across the country and determine whether there are any market failures in places that need to be addressed, and how the UK Government could tackle these.

We must ensure that people have sufficient digital skills to reap the benefits and prosperity arising from the digital economy. In 2020, the UK Government introduced a new digital skills entitlement, giving adults with low or no digital skills in England free access to new digital skills qualifications based on employer-supported national standards. The UK Government continues to work with local leaders to develop Local Digital Skills Partnerships. These collaborative partnerships are now operating in seven regions across England, with an eighth formally launching in Hull and East Yorkshire in early March. The UK Government will work with devolved administrations to consider how best to share the insights and evaluation of the programme to help build digital skills capability across the UK.

## Planning Assessment

The main issues arising from this prior approval notification are whether the proposed mast and cabinets due to their scale and siting would be a visually obtrusive feature which would be detrimental to the character and appearance of the area. Whether any perceived harm would outweigh the significant social and economic benefits associated with the increased service provision attributed to the proposal and other valid material considerations as

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

outlined NPPF, the relevant the Bury UDP policies EN1/2 and EN1/10 as well as the Greater Manchester Digital Strategy, the Greater Manchester Infrastructure Framework, and the Greater Manchester Local Industrial Strategy which fully supports Greater Manchester's position as a leading European digital city-region and the development of 5G networks.

The monopole and associated antennas fully comply with the NPPF as it will increase overall connectivity for the area of Sunnybank. Access to a high quality, reliable superfast mobile network is not just 'a nice to have' but an essential part of everyday life. Indeed many, including the Minister for Digital Infrastructure Matt Warman, consider it to be the fourth utility service as important as gas, water and electricity, a life line for many especially during the COVID-19 pandemic where people were able to see their loved ones, speak to friends and family and arrange virtual meetings allowing some form of normality in a very abnormal situation.

The principle of development has been established by the Government when the new permitted development rights came in to force in November 2016 and recently amended in 2022, which enabled sites such as this one to be built under the operators permitted development rights, (as the column height does not exceed 25m), with prior approval for siting and appearance being the only matters that the local planning authority can take in to consideration.

Planning Practice Guidance explains how a prior approval application differs from a planning application at paragraph 28. It states that:

*'The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established (emphasis added). Where no specific procedure is provided in the General Permitted Development Order, local planning authorities have discretion on what processes they put in place. It is important that a local planning authority does not impose unnecessarily onerous requirements on developers, and does not seek to replicate the planning application system' (emphasis added).*

The Planning Portal also provides Application Type Guidance. This guidance states that:

*'Certain forms of telecommunication development, for example, mobile telephone masts, are known as 'permitted development' and subject to prior approval from the local planning authority. The prior approval procedure means that the principle of development is not an issue. The LPA can only consider the siting and appearance of the proposal'*

### **Siting**

The siting of the proposed radio base station has been carefully considered. To this end, it is located on the grass verge on the Jct between Albert Road and Waterdale Drive, which contains trees and lighting columns in the immediate area. These perpendicular items of street furniture are similarly designed to the proposed column i.e. to be simple, functional,

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

vertical structures. The lighting columns in the immediate area also help soften the visual impact of the proposed column in the streetscene. Consequently, the visual impact of the proposed radio base station will be minimised within the streetscene as the proposed column will assimilate well with the existing vertical structures already in situ in the immediate locale. This is in full accordance with the Code of Best Practice, the NPPF, Bury UDP policies EN1/2 and EN1/10.

The proposed column will be coloured RAL7035 to blend in with the often grey sky and equipment cabinets will be coloured Grey to match. This minimises their visual impact in line with Bury UDP policies EN1/2 and EN1/10.

In line with the requirements of NPPF, there are no existing suitable telecommunications installations for the operator to share, that would provide the necessary coverage to the target coverage area. There are no other buildings which are suitable and available that the operator could utilise to operate their equipment.

It is considered that the chosen location, on the grass verge on the Jct of between Albert Road and Waterdale Drive, is the most favourable and the proposed equipment will be blend in within the existing area. The discounted options are set out in Section 5 above and their reasons for being discounted are fully explained.

## Appearance

The design of the monopole has been carefully considered. To this end, it is a simple, functional slim-line monopole, with the main column being split in to two sections. The upper section is 406mm and the lower section is 457mm in width. This column width is essential in order to safely support the antennas at the top of the column and the feeders for all four technologies which are hidden within the main column. The column is proposed to be painted RAL7035, in order to blend in with the common Grey Sky. However, the monopole can be painted any colour should the Local Planning Authority consider that an alternative colour would be more appropriate.

If the column were to be any lower, the antennas would not be able to clear the surrounding trees and urban clutter as such would not be able to operate effectively. A lower height would lead to a poor user experience for a large part of the target coverage area. As such, this would fail the operators design brief and an additional installation would have to be found leading to the proliferation of masts contrary to national planning guidance contained in the NPPF and Bury UDP policies EN1/2 and EN1/10.

The proposed radio base fully complies with Bury UDP policies EN1/2 and EN1/10. 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 19.73m and the other 3 antennas are proposed to be located underneath at an antenna top height of 18.73m. The antennas are positioned as tight as possible and will only be

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

marginally wider than the main column width, rather than being a bulky headframe, as such will not appear dissimilar to a shrouded design.

It is essential that the 5G antennas are unshrouded. As the radio frequencies get higher, required for data carrying, the antennas are less able to propagate through immediate blockages including Glass Reinforced Plastic, which is what the shroud is made from. This affects the 5G antennas more so than any other technology. The result being they cannot operate effectively close to Glass Reinforced Plastic or any other blocking material. Therefore there is a technical reason why the 5G antennas need to be unshrouded. The latest 4G technology are also affected more so than older technologies by propagation, and are therefore less efficient if they are shrouded. As such, the other antennas also need to be unshrouded to ensure that the latest technologies are provided to the surrounding area maximising their propagation.

The presence of the linear structures including lighting columns, will ensure that the proposed column will not appear incongruous within the streetscene. Thus, there will be no detrimental loss of visual amenity to the area or environmental intrusion in line with Bury UDP policies EN1/2 and EN1/10.

The installation of this 20m slim-line column designed to be as similar as possible to the other linear structures found in the immediate area will be no more at odds with the streetscene and character of the area than the other vertical structures within the immediate locale.

It is accepted that the height of the proposed installation is taller than other pieces of surrounding linear items of street furniture. This in itself is not a valid reason to conclude that it is not appropriate at a specific location. Indeed, Inspectors at appeal have noted that by their very nature to be effective masts are required to be taller than surrounding structures.

Telecommunications apparatus by their very nature must be taller than surrounding built and natural form to ensure its efficient operation. The Code of Best Practice explains this requirement fully in paragraph 3.1, 'radio signals operate like light and must "see" over the target coverage area...' To suggest that it is inappropriate development because it is taller than adjacent lighting columns or road signage is no more relevant than suggesting that street lighting columns are inappropriate because they are taller than road signage or traffic lights. They are all essential pieces of infrastructure within a streetscene that carry out differing functions and therefore cannot be considered on the same merits. Should a street lighting column be capable of the provision of high quality 2G/3G/4G and 5G telecommunication services for the operator then this would be a reasonable consideration, but this is clearly not the case. As such, the proposal should not be considered negatively due to it being taller per se than other vertical structures. Reasonable consideration of the proposal in the context of nearby street furniture can only conclude that the presence of other vertical structures in the immediate area only seeks to provide a setting wherein a base station may appear more congruous from which to provide an important service to a wider area.

NPPF states at paragraph 115 the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

consumers, the efficient operation of the network and providing reasonable capacity for future expansion. In order to provide the latest 4G technology and 5G service in this locality, a new site is required in order to provide the latest technologies to the surrounding area. The operator has already explained above, it is unable to shroud the antennas, but the design is as slim as possible and will represent a simple, functional, vertical structure in the streetscene similar to the existing lighting columns on the street.

If the column and shroud were to be any slimmer, then the multi technologies would not be able to fit in the same installation and an additional radio base station would be required which would be contrary to national planning guidance. It would also not be structurally capable of supporting all the technologies including the latest 4G coverage as well as 5G service provision for VM02. If the column were to be the same width throughout then it would have to be as wide as the antennas at the top of the column. This would appear more visually prominent in the streetscene than the current proposals.

The design of the radio base station is one of the most sensitive designs available to the operators, designed to resemble typical existing urban linear street furniture. This is in line with the requirements of NPPF which supports equipment which is sympathetically designed and camouflaged where appropriate [paragraph 115], The Code of Best Practice as well as the Bury UDP policies EN1/2 and EN1/10.

As previously stated the 2no. 300mm transmission dishes are required to provide link into the operators network thus justifying the Centre line height requirement of 15m. Given their size at 300mm each they will not be of detrimental impact the area and thus in accordance with Bury UDP policies EN1/2 and EN1/10.

The RRU's are designed to make the antennas more efficient and reduce the need for additional equipment cabinets at ground level. This minimises the impact on the visual amenity of the area. In order to maximise signal efficiency the RRUs need to be as close as possible to the antennas, hence they need to be located underneath the antennas towards the top of the column. Given their height above ground level and their small size, approximately that of a shoe box, they will not appear prominent in the streetscene. This is in accordance with Bury UDP policies EN1/2 and EN1/10.

The proposed installation is part of essential infrastructure. The column and antennas do not emit any noise, odour, vibration, artificial light or disturbance from air. The proposed changes will not cause any traffic generation as it is not a visitor destination. Maintenance of the equipment cabinets is usually once a year, where the engineer can walk to site with hand held tools and will be no more regular than is currently the case.

The proposed new site accords with NPPF and Bury UDP policies EN1/2 and EN1/10 because the equipment will resemble other linear structures within the area and will expand the network, ensure high quality communications infrastructure is maintained whilst minimising the number of radio base stations in the area. Placing masts near similar structures such as lighting columns, utilising simple and unfussy designs is acknowledged in the Code of Best Practice on Mobile Network Development in England to be less likely to dominate and be in discord

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

with the streetscene and as a result less likely to have a detrimental impact on the visual amenity of the surrounding area.

### **Lack of Coverage – Material Consideration**

In accordance with the NPPF, the proposed installation is significant to enable continuous coverage of the telecommunication network, ensuring that the area in and around this part of Sunnybank continues to get the mobile coverage it needs for VM02 customers as well as new 5G coverage. It will also maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the VM02 network which includes GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile. So the proposal will not only provide a service for one operator but those who buy network space off them, which is at least 5 with VM02. This will provide a choice for those customers who consider the level of coverage in their area when selecting which operator they agree future contracts with.

The current proposals will facilitate the development of an advanced broadband telecommunications infrastructure in line with National Government guidance contained within the NPPF which supports infrastructure especially where growth takes place. It will also fully comply with the NPPF which supports development which improves digital infrastructure delivery to businesses and residents. By providing the latest 4G technology and new 5G service provision the proposals will also help meet the aspiration of the Greater Manchester Digital Strategy to be a world-leading digital city region. Embracing digital technology throughout all sectors, geographies and occupations is fundamental to Greater Manchester's current and future international competitiveness according to the Digital Strategy. Becoming a leading digital city-region is imperative to delivering the Greater Manchester Digital Strategy Vision of delivering the economic, social and inclusion improvements it needs and wants. It will help Manchester become the smartest city, an aspiration of the Greater Manchester Mayor. Digital growth plays a fundamental role in driving economic growth.

Providing 5G coverage in this area of the regional city will also be in line with the aspiration of the Greater Manchester Local Industrial Strategy to be one of the top 5 city-regions for the digital economy in Europe, with full fibre broadband and 5G coverage. It will also support the Greater Manchester Local Industrial Strategy aim to upgrade, integrate and future-proof its infrastructure to create a 21st century city-region with extreme digital connectivity, clean and inclusive growth and improved access to national and global markets. The proposals will also support the Greater Manchester Local Industrial Strategy of having world-class connectivity digitally with the infrastructure to digitalise all sectors. As a result the Local Industrial Strategy fully supports the development of 5G networks.

New 5G coverage in this part of the city will also fully comply with the Greater Manchester Infrastructure Framework by helping to provide pervasive, affordable, resilient digital connectivity. The proposals will also help Greater Manchester to be a smart and digitally

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

ready city-region, where resilient fixed connectivity supported by 5G service provision is required.

In line with the Greater Manchester Infrastructure Framework which fully supports the development of 5G, the proposals will provide world-class connections and access to opportunity for all in this cell area, as well as providing world-class digital infrastructure which provides the platform for Greater Manchester to embrace emerging technologies and societal changes. As noted in the Infrastructure Framework 5G infrastructure is fundamental to enable digital technologies to function. The proposals will ensure that any VM02 customer in this cell area will be able to access resilient, seamless connectivity at a speed they need anywhere at any time. Without the more basic technology solutions such as 5G, the Framework acknowledges that smart-region solutions and value-added outcomes will struggle to be brought to fruition.

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.

Without this new radio base station the operator's customers would experience increasing numbers of dropped calls and buffering unable to access the internet on their handheld devices. They would also not be able to access the 5G network, a demand which is increasing rapidly as customers update their handheld devices to ones that are 5G compatible. If the 5G network is not available then the customers' would not be able to utilise these handheld devices for the purposes in which they were purchased. It would also be contrary to the aspirations of Central Government which aspires to everyone having access to the superfast highway network wherever they are.

The proposed new radio base station is in full conformity with the Greater Manchester Infrastructure Framework, the Greater Manchester Local Industrial Strategy and the Greater Manchester Digital Strategy whose ambitions for the city-region are to be a world-leading digital city-region to help capitalise on economic, social and inclusion improvements that the Greater Manchester region wants and needs, which aims to upgrade, integrate and future-proof its infrastructure, to create a 21st century city-region with extreme digital connectivity. It will help meet their aim of Greater Manchester becoming one of the best digitally connected city-regions in the UK, where development of the 5G network is fully supported.

The way 5G works, it is closely connected with the Smart City agenda and will enable centralized control of lots of different street infrastructure owned or managed by councils, such as street lights, water meters and bus stops. Greater Manchester is fully committed to being a smart city and being a world-leading digital city region, as highlighted in the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. As such it needs the 21st century infrastructure to enable this objective to become a reality. A new installation in this location enabling 5G service provision to the Sunnybank area will ensure that this aspiration is fully met.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The Councillor's Guide to Digital Connectivity notes that a survey conducted by the Confederation of British Industry found that 81% of firms said that they see more reliable mobile connectivity as essential. Studies have also shown that mobile broadband is associated with positive impacts nationally, such as higher GDP and increased employment.

Therefore the Government fully supports high quality communications infrastructure, even more so with the advent of 5G. The NPPF continues to strongly support telecommunications connectivity and states at paragraph 112 that local planning authorities should support the expansion of electronic communications networks. It acknowledges that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

An installation in this location will fill the current gap in the latest high quality service provision and enable VM02 and MVNOs who buy network space off VM02 to maintain access to their handheld devices wherever they are for the purposes in which they were purchased. This is fully in line with the Government's aspirations that everyone has access to the superfast communications network, the NPPF, and the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy.

Access to the internet in whatever medium now impacts every facet of our lives but only benefits those who can access and use it. The benefits of internet connectivity are key for both residents and businesses alike and a new radio base station in this location providing the latest 2G, 3G,

4G and 5G technologies will support Greater Manchester's aspirations to be a world-leading digital city-region and one which promotes the growth of the digital sector, increasing digital inclusion, so all people can access services, education and training.

An installation in this location would fully meet the latest operators' coverage and capacity requirements for 3G, 4G and new 5G provision. This would be wholly in line with the Government's latest aspirations to strongly support advanced, high quality and reliable communications infrastructure, essential for economic growth and social well-being. Where the NPPF notes that decisions should support the expansion of electronic communications networks. An installation outside this search area, regardless of whether there are existing sites, would not allow the operator to provide their desired level of coverage and therefore would not adequately maintain and provide new coverage and capacity.

The Code of Best Practice acknowledges that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which we rely. With increasing consumer demand and the Government's aspirations for high quality communications infrastructure it is ever more important to improve connectivity and capacity. The Code of Best Practice acknowledges that there will be times when there is a need for a new radio

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

base station, where sites have been lost, where areas have limited or no coverage and where coverage and capacity need to be enhanced. This application is one such example where there is a need to enhance 3G and 4G provision and provide new 5G services within this area.

In the Code of Best Practice it acknowledges 'the pressure on networks to upgrade and improve networks through changes to existing sites and the development of new sites is constant. With the increasing consumer demand and the Government's ambitious aspirations it is becoming more important to improve connectivity and capacity. This is due to the ever increasing demand for data hungry applications to be available to a range of connected devices, such as smartphones and tablet computers. However, The Code notes that upgrading and improving mobile networks will not be possible without the necessary infrastructure on which they rely'. Therefore there is a significant need to locate the equipment in this area.

The Online Nation 2020 Report highlights the importance of continued access to the latest technology on mobile devices, with 35% of the internet users only accessing the internet on mobile devices (Smartphone or tablet).

The Report goes on to note that 60% of the consumer market consider smartphones are now the most important device for internet access. In September 2019, 81% of time spent online was on a mobile device (both tablet and Smartphone). Furthermore, nearly half of all adults consider that their mobile device is the device they would miss most if it were taken away.

It is therefore imperative that the operator continues to invest in ensuring that the latest technologies are available on its network, so that customers are able to continue to use their handheld devices wherever they are, for whatever reason, for the purposes in which they were purchased.

### **Economic and Social Benefits**

The NPPF strongly supports sustainable development, as does the Bury UDP policies EN1/2 and EN1/10, the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy. Mobile communication plays a significant role in sustainable development. Being able to access the internet via a mobile device allows people to access a wide range of central and local government services buy groceries, manage finances, apply for jobs/university, and carry out school projects, send emails, download applications, send and receive instant messages, participate in social media, streaming and downloading data to name just a few of the benefits of being able to use an internet enabled handheld device. It also allows people to work from home or on the move without needing to return to the office. Residents and businesses will enjoy better accessibility, assisting home-base working by improving the electronic means of communication and the roll-out of high-speed broadband helping to promote live-work development. This reduces travel time, carbon emissions and increases the speed in which information is processed/shared. The proposals therefore fully comply with NPPF, to minimise the effects of climate change reducing the need to travel and therefore the carbon footprint. It will support a carbon-neutral Greater

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

Manchester and be economically, environmentally and socially sustainable in line with the GM Infrastructure Framework.

In such instances, as described above, the NPPF supports development that improves the economic, social and environmental conditions in the area. Enhancing the 2G, 3G and 4G coverage and capacity in this area and providing new 5G services will fully meet this national policy objective. Continuing to transform the digital connectivity of the city-region to drive economic growth and innovation, working to meet national targets of full roll-out of 5G technology for most people by 2027 will comply with the ambitions of the Greater Manchester Local Industrial Strategy.

Mobile connectivity is essential to the future success of the economy. The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026 (Councils and Connectivity Sept 2018). Mobile connectivity is essential to creating a better society. Digital inclusion can help people gain employment, become more financially secure and improve health and well-being. Mobile connectivity is essential to fulfilling the potential of new technologies. Innovations such as artificial intelligence and connected cars will change how we work, spend our leisure time and run our public services. There is a demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all 3, make it difficult. Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Paragraph 38 of the revised NPPF states that:

*'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including...permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

The social and economic benefits are a significant material consideration which should be weighed against the visual impact associated with a radio base station in this location. HM Treasury outlined such benefits in its report 'Fixing the Foundations: Creating a More Prosperous Nation' – July 2015. Paragraph 7.1 of the plan stated that reliable and high quality fixed and mobile broadband connections support growth in productivity, efficiency and labour force participation across the whole economy. They enable new and more efficient business processes, access to new markets and support flexible working and working from home.

Paragraph 7.2 goes on to highlight strong support for high quality communications infrastructure. It states

*'by reducing red tape and barriers to investment, the Government will support the market to deliver the internationally competitive fixed and mobile digital communications infrastructure the UK's businesses need to thrive and grow, and which will enable the UK to remain at the*

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

forefront of the digital economy. The Government is working with business so that the market can play the lead role in delivering against the ambitions set out in the Digital Communications Infrastructure Strategy, published March, of near universal 4G and ultrafast broadband coverage.'

Indeed, MPs have noted in parliament that the UK's Superfast Broadband connectivity was 'relatively poor' and businesses were losing out from patchy coverage.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G.

This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies which is also acknowledged in the published Greater Manchester Local Industrial Strategy. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology. The GM aspirations align with the Government objectives of being a world leader in 5G. The proposed installation will fully support these national and local aspirations.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, 5G has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The Local Government Association (LGA) has produced a Councillor's Guide to Digital Connectivity and sets out some of the benefits of 5G technology:

- Faster mobile broadband and a more consistent experience in congested areas with a very high number of devices.
- Industrial applications, enabling businesses to improve their productivity, for example through predictive maintenance and real-time analytics.
- Internet of Things (IoT) services, many of which will help council's and businesses deliver services more efficiently including:

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

- o Transport and logistics: connected parcels and fleet tracking.
- o Health and social care.
- o Environmental monitoring: sensors monitoring air quality and water pollution in real-time.
- o Smart agriculture and smart animal farming, smart retailing.
- o Connected and autonomous cars: allowing cars to communicate with each other, other road users and even the road infrastructure.

Further to the Government's commitment to improve connectivity, on 24th November 2016 the new permitted development rights for telecommunication operators came into force, designed to lift the restrictions on mobile operators such is the significance and weight the Government place upon the benefits attached to modern connectivity.

A National Needs Assessment – A Vision for UK Infrastructure was also published in October 2016 ([https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-\(1\).pdf.aspx](https://www.ice.org.uk/getattachment/media-and-policy/policy/national-needs-assessment-a-vision-for-uk-infrastr/National-Needs-Assessment-PDF-(1).pdf.aspx)). It sets out the infrastructure needs for the UK which includes the importance of digital technology. An extract of this assessment can be found below:

'A lack of digital connectivity has a detrimental effect on business operations, productivity and output and hence competitiveness in the global market place. Securing digital connectivity is thus critical to the UK's long term prosperity. A key challenge for the digital sector is a persistent digital divide between those who have access to the latest technologies and those who do not, with resulting social and economic exclusion, particularly as dependence on e-services and digital communications increases'

The Assessment goes on to note that 'Universal digital connectivity would serve as an equaliser of economic opportunity in that it enables participation in a modern digital economy'. Therefore this Needs Assessment further explains the consequences of a lack of coverage and the effects this has on social and economic prosperity. This clearly highlights the importance of maintaining and enhancing high quality 2G, 3G and 4G coverage and capacity in this area of Greater Manchester as well as providing new 5G in this area, where the social and economic benefits will outweigh the environmental considerations.

The Government's continued strong support for connectivity is further evidenced by the DCMS who launched their UK wide Digital Connectivity Portal on 20 December 2018. The Digital connectivity portal provides guidance for local authorities and network providers on improving connectivity in local areas. The Government wants everyone in the UK to benefit from world-class connectivity no matter where they live, work or travel. The Future Telecommunications Infrastructure Review outlines a package of measures to create the right market and policy conditions to deliver world-class connectivity for citizens and businesses. As a result, the pressure to provide a replacement radio base station in the Sunnybank area to provide 2G, 3G, 4G and 5G is significant.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

On the 23 September 2020, the Digital Infrastructure Minister Matt Warman MP spoke about the ongoing work by the Government and telecoms industry to boost the UK's world class digital connectivity in his keynote speech at Connected Britain 2020<sup>3</sup>

*...'I'd like to take this opportunity to thank everyone in the industry for their tireless efforts at keeping us all connected through an unprecedented period of disruption.*

*...COVID has altered the way we live, work and most importantly, stay connected with our family and friends. The digital infrastructure that keeps us all connected was essential to our daily way of life under lockdown – and is now more important than ever as we head into recovery. Many of these changes – such as increased working from home – will stay with us for the foreseeable future.*

*People have referred to the internet as “the fourth utility” – and it's true. For countless people across the country, having fast and reliable broadband and a good mobile connection is as essential and vital to our daily lives as gas, water and electricity.*

*That's why I'm committed to working with you to ensure the entire nation has access to world-class, next generation gigabit connectivity that is secure and resilient enough to deal with all sorts of future challenges.*

*This Government is ambitious for the UK's digital infrastructure.*

*And because we know that more citizens are increasingly living their lives online, we will be one of the earliest adopters of 5G coverage, with the majority of the population able to access 5G by 2027.*

*...We know how important local authorities are to the delivery of digital infrastructure, which is why I have written to them, together with the Local Government Minister, to outline how they can work more effectively with the industry...*

*...Turning to 5G, while the commercial rollout of 5G continues at pace, we're pushing ahead with plans to make sure all sorts of industries benefit from this game-changing technology.*

*...since the start of the 5G Testbeds and trials programme, we've now funded 24 5G testbeds across the UK. Between them, those testbeds have trialled almost 70 different 5G technologies, products and applications. And more importantly than ever, we are investing in a range of sectors to foster, build and grow 5G cross wider industry...*

*...The world is in the middle of a digital revolution. COVID has accelerated this process, digitising almost every part of our everyday lives and making the infrastructure that connects us more important than ever. That's why it is at the top of the government's agenda...*

---

<sup>3</sup> [https://www.gov.uk/government/speeches/matt-warman-keynote-speech-at-connected-britain-2020?utm\\_source=01ad07cc-6884-4d9b-a0ca-8c212f0a4289&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=immediate](https://www.gov.uk/government/speeches/matt-warman-keynote-speech-at-connected-britain-2020?utm_source=01ad07cc-6884-4d9b-a0ca-8c212f0a4289&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate)

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

This Keynote Speech my Mat Warman MP highlights the importance that Government places on 5G and advanced, reliable, high quality 5G technology. To prevent this technology from being brought into the area would be contrary to the Government's key aims.

In a more recent letter published by the Digital Infrastructure Minister Matt Warman MP on the 24 May 2021 (a copy is enclosed with the application docs) addressed to the local authority chief executives he spoke further about the Government's Commitment to extending mobile coverage:

*'Digital connectivity is – now, more than ever – vital to enable people to stay connected and businesses to grow. The demand for mobile data is increasing rapidly, and the COVID-19 pandemic has highlighted how important it is that we all have access to reliable, high quality mobile connectivity...  
...The Government is committed to extending mobile network coverage across the UK and providing uninterrupted mobile signal on all major roads, and our ambition is for the majority of the population to have access to a 5G signal by 2027...  
...The National Planning Policy Framework ("the Framework") for England states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology, such as 5G...*

*...In relation to electronic communications development, it also states that local planning authorities must determine applications on planning grounds only and they should not seek to prevent competition between different operators, or question the need for an electronic communications system. As set out in planning practice guidance, it is in the public interest for local planning authorities to have effective delegation arrangements in place to ensure that decisions on planning applications that raise no significant planning issues are made quickly and that resources are appropriately concentrated on the applications of greatest significance to the local area'.*

On the 1 October 2020, as part of the Speed up Britain Campaign, The Centre of Policy Studies Report published *'Upwardly Mobile: How the UK can gain the full benefits of the 5G revolution'*<sup>4</sup>. The report identifies what the 5G opportunities are and what the Government needs to do so we can all benefit from this vital new technology. It states that delays to the rollout of 5G could cost the country tens of billions of pounds in lost economic output. The former Government advisers Alex Jackman and Nick King argue that Government's 'levelling up' agenda and the UK's recovery from the COVID-19 pandemic is at risk without a faster 5G rollout – to the tune of £41 billion.

The report highlights that if delays continue at their current rate, by 2027, over 11 million households and businesses could be missing out on vital digital connectivity. Improving digital infrastructure supports the Government's 'levelling up' agenda, by helping local areas to retain and attract businesses and talent as well as by reducing regional inequalities.

---

<sup>4</sup> <https://www.cps.org.uk/research/upwardly-mobile>

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

The report states that *'the UK must have a functioning network to now support the recovery from the pandemic, empowering businesses and communities with wider coverage, and preparing the ground for the services that 5G can provide'*.

Using analysis by the independent consultancy Policy Points, the report estimates that if 5G coverage reaches a quarter more of the population than the Government's current target of 51%, it will produce GDP gains of £41.7 billion by 2027. It highlights that the difference between the UK being a leader and a laggard in 5G adoption could be as much as £173 billion in incremental GDP over the coming decade, as estimated by the Future Communications Challenge Group.

The manufacturing, construction and agricultural sectors have been hit particularly hard by the pandemic, and these would benefit significantly from improved connectivity. However, onerous planning rules and loopholes in existing legislation are slowing down the infrastructure upgrades needed to make the most of this mobile revolution in these much-needed industries.

Digital networks and services have underpinned our resilience to the COVID-19 pandemic and they will drive our recovery. By expanding them, we deliver not only immediate benefits but also the essential foundation stone for future prosperity.

The report highlights that while 5G promises to create economic benefits through increased capacity, reliability and speed – vastly improving business productivity and removing barriers imposed by poor digital connectivity – the system is plagued by red tape.

The report acknowledges that the gains are not just at national level. A more extensive digital infrastructure helps local areas to attract and retain businesses and talent, thereby playing a vital role in reducing regional inequalities. Providing a supportive environment for digital infrastructure is one of the few things the Government can do that costs little, boosts growth and helps level up the UK....the key is speed. **The faster a network is built, the bigger the regional gains** (emphasis added). The telecommunications industry faces challenges on this front. The COVID-19 pandemic has increased demand on networks but delayed the availability of new spectrum to provide additional capacity.

The report notes that the reliability and reach of 4G is more important than ever. It is needed both to quench immediate demand, and also to facilitate future 5G rollout, as the underlying passive infrastructure will initially support both technologies. Every failure to provide better coverage not only presents an immediate opportunity loss for local business and consumers but also has a bigger downstream economic impact. It acknowledges that productivity gains to business, equality gains for regions and economic gains for the country are only as achievable as the networks they can access.

The report recommended that the Government should reform the strategic planning framework to compel local authorities to ensure that the needs of future mobile connectivity

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

are adequately addressed in Local Plans and that new developments are assessed on how they might impact, or could support, local connectivity.

The proposed installation in this location will allow the operator to provide new and improved high quality 2G, 3G and 4G coverage and capacity and new 5G service provision supporting the Government's aim of 'focusing on ensuring that everyone is connected to the information superhighway'. This fully meets the aspirations of the NPPF, and the Greater Manchester Digital Strategy, Infrastructure Framework and Local Industrial Strategy.

An installation in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area. This is in full accordance with the operator's 4G license obligations and the Council's aims and aspirations to be a smart city and have high quality 5G infrastructure, promoting and growing the digital sector and increasing digital inclusion.

### **Practical Applications of 5G Connectivity as Example of Material Soci-Economic Benefit:-**

#### **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.*

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

In April 2021 the DCMS issued a further round of consultation on the 'proposed changes to permitted development rights for electronic communications infrastructure: technical consultation'. The continuing support for high quality 5G service provision continues to be emphasised:

*'Now, more than ever, people need access to dependable and consistent mobile coverage where they live, work and travel. The coronavirus pandemic has highlighted the importance of digital connectivity and ensuring that networks have sufficient capacity and resilience to meet demand. Increased connectivity will also be key to our recovery. As the UK seeks to build back better, our changes to the planning system will help to extend and improve mobile coverage, including in rural areas, to benefit communities and businesses.'*

*The government is committed to extending mobile geographical coverage across the UK and providing uninterrupted mobile signal on all major roads, and to be a global leader in 5G... The government is investing £200 million in a programme of 5G testbeds and trials to encourage investment in 5G so that communities and businesses can benefit from this new technology. Our ambition is for the majority of the population to have access to a 5G signal by 2027. The increased connectivity and capacity offered by 5G is opening-up the potential for new, innovative services for individuals and industry...*

*It is also essential that the planning system can effectively support the delivery of the mobile infrastructure that we need'...*

*The government response set out that, subject to a technical consultation on the detail of the proposals, including the appropriate environmental protections and other safeguards, we would take forward changes to:*

- *Enable the deployment of radio equipment housing on land without the need for prior approval, up to specified limits and excluding sites of special scientific interest, to support 5G deployment;*
- *Strengthen existing masts up to specified limits to enable sites to be upgraded for 5G and for mast sharing without the need for prior approval;*
- *Enable the deployment of building-based masts nearer to highways to support deployment of 5G and extend mobile coverage, subject to prior approval and specified limits; and,*
- *Enable higher new masts to deliver better mobile coverage and mast sharing, subject to prior approval and specified limits".*

The proposed installation in this location will allow the operator to provide new and improved high quality 2G, 3G and 4G coverage and capacity and new 5G service provision supporting the Government's aim of 'focusing on ensuring that everyone is connected to the information superhighway' and help to meet its target that the majority of the population will have access to a 5G signal by 2027. This fully meets the aspirations of the NPPF.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

An installation of a radio base station in this location will ensure that the expansion of the electronic communications network is facilitated and that high quality communications infrastructure is provided to the immediate area. This is in full accordance with the operator's 5G license obligations and the Council's aims and aspirations to expand and improve desirable infrastructure as required and to have the latest high quality 5G infrastructure, promoting and growing the digital sector and increasing digital inclusion.

### **Summary**

The proposal is to install a radio base station in this location, consisting of a 20m slimline monopole, supporting 6 no. antennas, 2 no. equipment cabinets and ancillary development thereto including 3 no. RRUs. The site is required as the existing site cannot be upgraded to support both operators, therefore the operator has sought this application site. The operator will be able to provide enhanced 2G, 3G and 4G coverage and capacity and new 5G coverage in this area of Whitefield.

The proposed site will be able to assimilate with the existing vertical structures within the immediate streetscene. The proposed height at 20m is essential in order for the antennas to reach the target coverage area, and provide enhanced 2G, 3G and 4G coverage and capacity and new 5G coverage for the operator to the surrounding area in and around Sunnybank. Thus providing a high quality service to their customers and access to the latest technologies whenever and wherever they are. Any limited harm will be outweighed by the benefits associated with providing and maintaining the latest high quality communications in line with the NPPF and the Governments strong commitment to a world leader in 5G. If the challenge is to be met to provide pervasive, affordable, resilient digital connectivity, the challenge is early roll out of 5G, especially in areas where mobile data use is congested.

Providing the latest 2G, 3G and 4G coverage and new 5G service provision will fully meet the national Governments aim of 'ensuring that everyone is connected to the information superhighway', that the majority of the population have access to a 5G signal by 2027 and the national policies set out in the NPPF. If the height of the column were to be reduced then the antennas would not be able to operate effectively, leading to a degraded service for the operator's customers especially for the higher frequency technologies including the latest 4G technology and new 5G service provision which have lower antenna propagation. This would ultimately lead to the need for an additional installation elsewhere within the cell area causing unnecessary proliferation of masts contrary to the NPPF.

Site selection was progressed in accordance with the applicants licence obligations, advice in the NPPF and the Code of Best Practice and represents the least environmentally intrusive, technically suitable, available option.

The social and economic benefits of providing reliable and high quality mobile broadband connections including 5G support growth in productivity, efficiency and labour force participation across the whole economy. This is fully supported by the NPPF. These benefits are strong material considerations which outweigh any perceived loss of visual amenity to the surrounding area.

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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

**Confirmation that submitted drawings have been checked for accuracy**

|                  |                                                                                             |                            |                                        |
|------------------|---------------------------------------------------------------------------------------------|----------------------------|----------------------------------------|
| Name: (Agent)    | <u>Jamaal Hafiz</u>                                                                         | Telephone:                 | <u>0161 785 4500</u>                   |
| Company:         | <u>Clarke Telecom Limited</u>                                                               |                            |                                        |
| Company Address: | <u>Clarke Telecom Limited, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG</u> | Email Address:             | <u>Jamaal.Hafiz@clarke-telecom.com</u> |
| Signed:          | <u><i>J. Hafiz</i></u>                                                                      | Date:                      | <u>07/12/2023</u>                      |
| Position:        | <u>Town Planner</u>                                                                         | (on behalf of Cornerstone) | <u></u>                                |

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

Cornerstone Industry Site Specific Supplementary Information (England) V.7 – 06.09.2023

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