



Clarke Telecom Limited
Unit E, Madison Place, T: +44 (0) 161 785 4500
Northampton Road, Manchester,
M40 5AG, UK F: +44 (0) 161 785 4501
www.clarke-telecom.com

Our ref: 30082300

Sundridge with Ide Hill Parish Council
Clerk - Amanda Barlow
1 Clover Way
Paddock Wood
TN12 6BQ
Email: clerk@sundridgewithidehill-pc.gov.uk

Via Email

01st March 2024

Dear Ms Barlow,

PROPOSED RADIO BASE STATION INSTALLATION AT CTIL_30082300 LAND AT B2042 WHEATSHEAF LANE, IDE HILL, SEVENOAKS, KENT, TN14 6JD, NGR E: 549148 N: 151775

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

Cornerstone are in the process of progressing a suitable site in the Ide Hill area for a radio base station that will significantly improve service provision for Vodafone Limited and Virgin Media O2 (VMO2), ensuring that the latest 4G service provision is provided in this area of Ide Hill. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

The proposal is part of the Government backed scheme called Shared Rural Network (SRN). It is a collaboration between Mobile Network Operators (MNO's) (Vodafone and VMO2) and the Government to improve 4G coverage for people living, working and travelling in poorly served rural areas.

The network will ensure geographic coverage from at least one operator to 95% of the UK by 2025, broadening consumer choice for a fast mobile broadband service in rural areas. 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.

There are many rural areas in the UK which are partial not spots. That is, there is only coverage with one mobile Network Operator. An installation in this location will ensure that 4G coverage are provided by the two MNOs – Vodafone and VMO2. Thus this is shared infrastructure which is in full accordance with national planning policy. It will improve service whilst limiting the environmental impact through reduced proliferation and a minimised number of sites.



Clarke Telecom Limited
Unit E, Madison Place, T: +44 (0) 161 785 4500
Northampton Road, Manchester,
M40 5AG, UK F: +44 (0) 161 785 4501
www.clarke-telecom.com

The SRN will deliver reliable 4G mobile connectivity allowing rural business to prosper and rural communities to thrive. This is even more significant in the post COVID economic recovery. High quality coverage promotes inward investment, creating jobs to assist in retaining skilled young people in rural areas.

Better connectivity has real, tangible benefits for people and businesses, such as booking GP appointments online, using apps to communicate with friends and family, boosting tourism and agriculture through platforms such as social media which is now an important marketing tool for businesses, access to emergency services etc. 4G can provide a means to connect to superfast broadband where fibre broadband is not yet available.

Cornerstone's technical requirement is as follows:

PROPOSED RADIO BASE STATION INSTALLATION AT CTIL_30082300 LAND AT B2042 WHEATSHEAF LANE, IDE HILL, SEVENOAKS, KENT, TN14 6JD, NGR E: 549148 N: 151775

The proposal relates to the installation of a 30m lattice tower supporting 3 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including 12 Remote Radio Units (RRUs) and 1.8m fenced compound for the SRN project on behalf of Cornerstone.

This is a remote location with minimal mobile coverage at the current time. The siting has been carefully considered and a remote location has been identified within the forest area with mature trees surrounding the site, which rise to some 22m in height. It is located away from the highway, residential properties and situated within trees. Therefore this will minimise its visual impact on the wider landscape views. There is excellent shielding provided a backdrop of trees to all sides in this area which should help to incorporate the installation into the wider landscape from limited vantage points.

The site location has been discussed extensively with stakeholders after a previous application was subsequently withdrawn from Sevenoaks District Council (LPA ref: 23/00321/TELNOT). The previous location was in a more prominent location and situated within a site of special scientific interest.

A streetworks style column cannot be utilised as they are not able to structurally support the weight and size of 2 MNO's equipment to enable the operators to share the same structure. A number of masts would be needed, throughout this rural landscape. This would lead to proliferation and would have a much greater impact on the surrounding area. Such designs are also restrictive on the coverage that can be provided due to limitations in respect of the heights and bearings and therefore will not be able to provide the necessary coverage to this large rural area.

A tree mast would not be suitable in this location either due to the large structure not being able to be broken down into sections like the lattice tower. Therefore, construction of the mast and access constraints would be difficult. Like a streetworks style column they are also restrictive on the coverage that can be provided.

A lattice tower is the most suitable design from a technical viewpoint, given the height requirement and windloading in this location. Such a design is also able to facilitate greater coverage and provide the structural capability required to be able to support the weight and size of all the operators telecommunications equipment. Due to the slim line nature of the supporting struts of the lattice frame, light is able to continue to pass through the structure. If the lattice tower were to be any slimmer in width

then it would not be structurally capable of supporting all the operators equipment or meet the windloading requirements in this location. The colour of the tower is proposed to Fir Green (RAL 6009) to help blend the tower into the forest network, it can be coloured any other colour that the authority consider appropriate.

The transmission dishes are essential to link the installation back into the MNO's wider network and relay the data. The transmission dishes need a clear line of sight in order to function. As such they require a centre line height of 24m above ground level.

The equipment cabinets are relatively small. Given their location and their proposed colouring (RAL 6009) they will not be overly noticeable in the landscape given their maximum height is 2.3m.

We have considered alternative site options and discounted as follows:

- **Rooftop – Church Steeple, St Mary's Ide Hill, Sevenoaks, Kent, TN14 6JN, NGR E: 548617 N: 151698**
Due to the construction of the church there is no design available in order to locate the required equipment at this location in order to deliver the required level of coverage to the target area. The church is also a Listed Building within the Conservation Area therefore development of this sensitive building should be avoided and other locations are considered to be more appropriate.
- **Greenfield – BT Telephone Exchange. Ide Hill, Sevenoaks, Kent, TN14 6JP, NGR E: 548481 N: 151980**
A mast at this location is not viable due to a physical lack of space and also from a planning perspective as it would be within the Conservation Area and overlooked by nearby properties. Other locations are considered to be more appropriate in order to deliver the required level of coverage to the target area.
- **Greenfield – Stubbs Wood Car Park, Stubbs Wood, Ide Hill, Sevenoaks, Kent, TN14 6JE, E: 549660 N: 151826**
A mast at this location would not provide the required level of coverage to the target area due to the substantial tree cover to the west that would inhibit the signal required to the target area. The development of a mast in the sensitive SSSI area is also not thought to be appropriate and better alternatives are thought to exist.
- **Greenfield – Gate to Stubbs Wood, Wheatsheaf Hill, Ide Hill, Sevenoaks, Kent, TN14 6JD, E: 549150 N: 151774**
A substantially tall mast would be required at this location in order to clear the substantial tree cover that would otherwise inhibit the signal required to the target coverage area. The development of a mast in the sensitive SSSI area is also not thought to be appropriate and better alternatives are thought to exist.
- **Greenfield – Top of field to North of Wheatsheaf Hill, Ide Hill, Sevenoaks, Kent, TN14 6JD, NGR E: 549074 N: 151845**
A mast at this location would be on low ground and which would not be suitably sufficient to provide the required level of coverage to the target area.

- **Greenfield – Recreation Ground, Camberwell Lane, Ide Hill, Sevenoaks, Kent, TN14 6JN, NGR E: 548687 N: 151983**
A mast at this location is not viable from a planning perspective as it would be within the conservation area and overlooked by nearby properties. Other locations are considered to be more appropriate in order to deliver the required level of coverage to the target area.
- **Greenfield – Street Furniture opposite Village Hall, Wheatsheaf Hill, Ide Hill, Sevenoaks, Kent, TN14 6JG, NGR E: 548845 N: 151695**
It is not possible to install an installation here in order to deliver the required level of coverage to the target area due to technical and legal reasons.
- **Greenfield - Ide Hill Community Shop & Village Hall, Wheatsheaf Hill, Ide Hill, Sevenoaks, Kent, TN14 6JG, NGR E: 548832 N: 151723**
A mast at this location is not viable due to a physical lack of space and also from a planning perspective as it may appear prominent due to a lack of screening/backdrop from trees. Other locations are considered to be more appropriate in order to deliver the required level of coverage to the target area.
- **Greenfield - Field to South of Village Hall, Wheatsheaf Hill, Ide Hill, Sevenoaks, Kent, TN14 6JG, NGR E: 548872 N: 151672**
A mast at this location would be on low ground and not suitably sufficient to provide the required level of coverage to the target area.
- **Greenfield – Stubbs Wood Car Park, Nightingale Lane, Ide Hill, Sevenoaks, Kent, TN14 6JE, NGR E: 549655 N: 151826**
A mast in this location was previously submitted to the council. However, due to its siting within an SSSI and being within a prominent location it received a high number of objections. Therefore, the operator has located the mast outside of the SSSI and as far away from the residential properties as possible.

We look forward to receiving your comments on the preferred option identified above and alternatives discounted. We would also like to take this opportunity to extend an invitation to meet with you to discuss the proposal and undertake a tour of the options considered, should you consider this to be beneficial.

The proposal for this Cornerstone site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. It takes into account the cumulative effect of the emissions from the proposed installation and all radio base stations present at, or near, the proposed location.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals and look forward to receiving your comments on the preferred option identified above. For your information pre-consultation letters and a set of plans have been sent to the local planning officers at Sevenoaks District Council, local ward councillors for Brasted, Chevening & Sundridge Ward (Cllrs M Alger, N Williams and S Robinson), Sevenoaks West county councillor Nick Chard and the local MP Laura Trott.

We look forward to receiving any comments you may have on the proposal.



Clarke Telecom Limited

Unit E, Madison Place,
Northampton Road, Manchester,
M40 5AG, UK

T: +44 (0) 161 785 4500

F: +44 (0) 161 785 4501

www.clarke-telecom.com

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 30082300).

Yours faithfully

joshua fiteni

Joshua Fiteni Bsc MTPL

Town Planner

Josh.Fiteni@Clarke-Telecom.com

Tel: +44 (0)161 785 4500

Fax: +44 (0)161 785 4501

Mob: +44 (0) 7920 482985

(For Cornerstone on behalf of Cornerstone)