

Our ref: CTIL\_20571520

8 February 2022

Hinderwell Parish Council  
5 High Street  
Hinderwell  
Saltburn-by-the-Sea  
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TS13 5JX  
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Clarke Telecom Ltd  
Unit E  
Madison Place  
Northampton Road  
Manchester  
M40 5AG

Dear Sir/Madam,

**PROPOSED BASE STATION INSTALLATION AT CTIL\_20571520, GATEWAY CENTRE GARAGES, WHITEGATE CLOSE, STAITHES, NORTH YORKSHIRE, TS13 5BB, NGR E: 478141 N: 518497**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Staithes area for a radio base station to maintain and improve existing levels of service provision. 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.

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.

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.


Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

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

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

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

- **CTIL\_20571520, CORNERSTONE, GATEWAY CENTRE GARAGES**

The site is needed to maintain and improve 2G, 3G, 4G coverage and capacity to ensure that customers continue to experience access to the latest service provision currently available. This is because the operator needs to find a replacement for the existing site which is currently providing 2G, 3G and 4G services but cannot be upgraded for all operator technology requirements for technical reasons. The proposed new installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G technologies.

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

- **GATEWAY CENTRE GARAGES, WHITEGATE CLOSE, STAITHES, NORTH YORKSHIRE, TS13 5BB, NGR E: 478141 N: 518497**

The proposed works comprise the installation of: a 15m Elara streetpole with 3no Shrouded Antennas; a New Cabinet; a New Meter Cabinet on existing concrete hard standing, and a TSC Cabinet on existing concrete hard standing, with ancillary development thereto.

Cornerstone is limited in siting options as there is a requirement to provide equivalent replacement coverage and capacity for this area of Staithes. The replacement of an existing site means that it has to be located as close as possible to the existing installation in order to maintain the provision of equivalent coverage and capacity to the surrounding local area. This is the nearest suitable location that Cornerstone is able to position their replacement apparatus.

The proposed height at 15m is essential in order to provide equivalent replacement coverage to the target coverage area.

The column is a simple, functional, vertical structure necessary to provide replacement and new service provision to Staithes and the surrounding area. There are other vertical structures in the streetscene which will help it assimilate in to the local environ. The column is proposed to be finished in a grey colour but can be coloured any other colour that the LPA consider appropriate.

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

We have considered alternative site options and discounted as follows:


- **Existing Structure - Arqiva ID 3056, Staithes, TS13 5AA, NGR E: 478100 N: 518960**

The radio planner has discounted this site is right on the coastal edge, therefore only

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one sector out of three would be pointing in the correct direction of Staithes target area. It is some 700m from the main target area and therefore the mast performance would see minimal benefit, and high redevelopment costs of the mast.

- **Greenfield - Shared Access, Recreation Ground off Seaton Crescent, Staithes, TS13 5AE, NGR E: 478197 N: 518261**

Planning permission was granted for a mast in this location some years ago. However, there was intense local opposition presented during the planning application process, and a legal challenge was sought to prevent the Operator from developing the mast and therefore this option was not pursued any further.

- **Greenfield - Seaton Hall Farm, Whitby Road, Staithes, TS13 5AT, NGR E: 478100 N: 517834**

This location is too far south of the central Staithes target area and therefore would not provide sufficient coverage.

- **Greenfield - Land of Cliff Road, Cliff Road, Staithes, TS13 5AE, NGR E: 478259 N: 518382**

We entered discussions with the Site Provider for a mast installation within this locality and following further consultation, the site provider decided not to proceed due to concerns of the local residents' opposition whose residential properties face directly on to his industrial unit from Cliff Road.

- **Greenfield - Red House Farm, Cowbar Lane, Staithes, TS13 4UN, NGR E: 476867 N: 518565**

This location is too far East of the central Staithes target area and therefore would not provide sufficient coverage.

- **Greenfield - Land adjacent at Co-Op convenience store, Hinderwell Lane, Staithes, TS13 5AL, NGR E: 478299 N: 578042**

This convenience store has very limited parking and loading areas. A mast in this location would significantly disrupt the day to day operation of the store. The site is also adjacent to residential and Seton Community Primary School and it is thought that there would be considerable objections to siting a mast in this location in comparison to the chosen subject site.

- **Rooftop - Our Lady Star of the Sea Catholic Church, Staithes Lane, Staithes, TS13 5AG, NGR E: 478049 N: 518309**

This church building has a low pitched roof which would not present a suitable design for attaching antennas. Face mounted antennas on the taller bell tower would still present technical difficulties due to the height of the adjacent residential properties along Staithes Lane which is the target direction and would block the signal.


The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

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In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the ward councillors for Danby & Mulgrave district, the Whitby/Mayfield cum Mulgrave County Councillor, Hinderwell Parish Council, local MP Sir Robert Goodwill, and planning officers at North York Moors National Park.

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

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL\_20571520)

Yours faithfully,




Matthew Hubbard | Acquisition Surveyor  
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(for and on behalf of Cornerstone)

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