

Our ref: **CS_12522426**

3rd July 2025

The Chief Planning Officer
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Killarney Telecommunications
Limited
2 Broughton Way
Widnes
Cheshire
WA8 8YX

By Email: planing@eastleigh.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

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 are in the process of progressing suitable sites in the Botley area and have identified this site as suitable for an equipment upgrade for VodafoneThree. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of VodafoneThree's network improvement program, there is a specific requirement for an upgrade at this location to provide upgraded 4G and new 5G provision.

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.

This letter therefore invites the Local Planning Authority, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our preferred site option prior to a formal planning submission. Several steps in the site identification process have already been undertaken. The Local Planning Authority must register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Our technical network requirement is as follows:

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

Cornerstone Planning Consultation Letter to LPA V.2 – 15/04/2021

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

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

CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

The site is needed to provide enhanced 2G and 4G coverage and capacity for VodafoneThree as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G & 5G technologies.

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

CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

The proposed upgrade of an existing telecommunications base station installation comprising the removal of the existing headframe and replacement with new headframe supporting 6no antennas and 1 no transmission dish, the internal upgrade of the existing cabinet and ancillary development thereto.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Practice on Wireless Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

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.

We would be grateful if you could advise us of any pending telecommunications applications or recent planning decisions in this particular area so these can be evaluated.

Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

We enclose a copy of our Consultation Plan and welcome your suggestions.

We look forward to receiving your response within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_12522426**).

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Yours faithfully,

RGormley

Rachel Gormley

Consultant Town Planner: KTL

Tel: +44 (0) 7999 834 759

Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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Hedge End North Ward Councillors

ian.corben@eastleigh.gov.uk
leigh.hadaway@eastleigh.gov.uk
derek.pretty@eastleigh.gov.uk

Killarney Telecommunications
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2 Broughton Way
Widnes
Cheshire
WA8 8YX

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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 and VodafoneThree are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VodafoneThree's continued network improvement program, there is a specific requirement for an upgraded base station at this location to ensure that the latest high quality 2G, 4G coverage is enhanced in and around Botley, as well as new 5G service provision.

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Details enclosed on drawing no's 100 Rev 1A, 200 Rev 1A, 201 Rev 1A, 300 Rev 1A and 301 Rev 1A, PACK 1A.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority must 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.

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.

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 **CS_12522426**).

Yours faithfully,



Rachel Gormley
Consultant Town Planner: KTL

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Botley Parish Council
parish.clerk@botley-pc.gov.uk

Killarney Telecommunications
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2 Broughton Way
Widnes
Cheshire
WA8 8YX

Dear Parish Clerk,

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As part of VodafoneThree's continued network improvement program, there is a specific requirement for an upgraded base station at this location to ensure that the latest high quality 2G, 4G coverage is enhanced in and around Botley, as well as new 5G service provision.

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.

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You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

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We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

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

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Hedge End Town Council
townclerk@hedgeend-tc.gov.uk

Killarney Telecommunications
Limited
2 Broughton Way
Widnes
Cheshire
WA8 8YX

Dear Town Clerk,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

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As part of VodafoneThree's continued network improvement program, there is a specific requirement for an upgraded base station at this location to ensure that the latest high quality 2G, 4G coverage is enhanced in and around Botley, as well as new 5G service provision.

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.

Our technical network requirement is as follows:

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You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

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

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Botley Ward Councillors

dave.kinloch@eastleigh.gov.uk

rupert.kyrle@eastleigh.gov.uk

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Registered in England & Wales No. 08087551.

VAT No. GB142 8555 06



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

Our ref: **CS_12522426**

3rd July 2025

Headteacher/Chair of Governors
Pavilion Pirates Preschool
Baden Powell Lodge
Pavilion Road
Southampton
SO30 2EZ

Killarney Telecommunications
Limited
2 Broughton Way
Widnes
Cheshire
WA8 8YX

BY EMAIL: pavilionpirates@live.co.uk

Dear Mrs Noble,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

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 are in the process of progressing suitable sites in the Botley area for radio base stations that will improve service provision for VodafoneThree. The purpose of this letter is to provide you with information on the proposal and the opportunity for you to seek further information should you wish to do so.

As part of VodafoneThree's continued network improvement program, there is a specific requirement for an upgraded radio base station at this location to ensure that the latest high quality 2G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Botley.

The proposal, which we feel is the best solution to serve our customers in the local community, is for the upgrade of the existing mast located on Woodhouse Lane. The proposed works are very minimal and comprise the removal of the existing headframe and replacement with new headframe supporting 6no antennas and 1 no transmission dish, the internal upgrade of the existing cabinet and ancillary development thereto.

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 notification submission. In fact, because of the very low power utilised by telecommunications sites the emissions will be many times lower than the ICNIRP threshold.

We would welcome your views before we finalise the proposal and submit the planning application to the Local Planning Authority.

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

Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_12522426**).

Yours sincerely,

RGormley

Rachel Gormley

Consultant Town Planner: KTL

Tel: +44 (0) 7999 834 759

Email: rgormley@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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

Cornerstone Planning Consultation Letter to Schools V.2 – 15/04/2021

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Theale, Berkshire, RG7 4SA



HELEN SPOORS
CONSULTANT PLANNER
PERRY WILLIAMS LTD

Application	PD/25/99556
Please ask for	Sarah Douglas
Direct dial	023 8068 8313
Working hours	Mon 1-5, Wed 9-5, Fri 9-5
Email	sarah.douglas@eastleigh.gov.uk

BY EMAIL

Wednesday 9 July 2025

Dear Madam

Application No: PD/25/99556
Description: Telecom Enquiry: Removal of the existing headframe and replacement with a headframe supporting 6no. antennas and 1 no. transmission dish, internal upgrade of the existing cabinet and ancillary development thereto.
Site: TELECOMMUNICATIONS MAST, WOODHOUSE LANE, BOTLEY

I refer to your enquiry concerning the above site. Based on the information contained in your correspondence of Thursday 12 June 2025 and along with the records we keep here at Eastleigh House, I am of the opinion that:

- 1 The proposed removal of the existing headframe and replacement with a headframe supporting 6no. antennas and 1no. dish is permitted subject to the condition that before beginning the development described in paragraph A.2(3), the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development.

An application for prior approval can be applied for online via the Planning Portal at www.planningportal.co.uk

Yours faithfully

Nicholas Parker
Planning Manager

Rachel Gormley

From: Town Clerk <townclerk@hedgeend-tc.gov.uk>
Sent: 17 July 2025 16:06
To: Rachel Gormley
Subject: RE: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

Dear Rachel

Thank you for providing an opportunity comment on this application. This was considered in exempt business by the Hedge End Town Council Highways and Planning Committee.

RESOLVED: No Objection.

Best regards
Sarah

From: Rachel Gormley <rgormley@perrywilliams.co.uk>
Sent: 03 July 2025 10:56
To: Town Clerk <townclerk@hedgeend-tc.gov.uk>
Subject: PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

Dear Town Clerk,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION UPGRADE AT CS_12522426, WOODHOUSE LANE, BOTLEY, SOUTHAMPTON, HAMPSHIRE, SO30 2EZ (NGR: E450118, N113449)

Please find attached a consultation letter and drawings in respect of the above-mentioned proposal.

We look forward to hearing from you.

Kind regards,

Rachel Gormley
Town Planner
Perry Williams Ltd
rgormley@perrywilliams.co.uk
<https://perrywilliams.co.uk/>

PERRY WILLIAMS LTD

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