

Our ref: CS 11684424

16th February 2026

The Chief Planning Officer
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
DA12 1AU

Clarke Telecom Ltd
2nd Floor
Building C
Central Park
Northampton Road
Manchester
M40 5BP

BY EMAIL

Dear Sir/Madam,

NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT CTIL 11684424 GRASSED VERGE OF WATLING STREET, STROOD, KENT, ME2 3UQ, NGR E: 571658 N: 169514

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

Please accept this letter and its enclosures as formal notification in writing of 28 days notice in advance, in accordance with Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended).

No fee is required for this notification.

Cornerstone intend to utilise their permitted development rights as defined in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The proposals contained herein constitute permitted development under Class A of Part 16.

The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone.

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

Cornerstone LPA Reg 5 Notification Letter (England) V.5 04.04.2022

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

Description of Development:

The proposed works comprise of the removal of existing 15m monopole supporting 3 no. antennas, the removal of 1 no. equipment cabinet and the replacement of a 20m monopole supporting 9 no. antennas, along with 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 6 no. Remote Radio Units (RRU's).

For the avoidance of doubt this letter does not constitute:

- An application for a determination as to whether the prior approval of the Authority will be required to siting and appearance; or
- An application for planning permission

The proposed installation comprises:

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, 4G and new 5G, 9 antennas need to be installed at the top of the slim-line monopole. These are split into a tri stack formation where 6 antennas will be located at the top in a dual stack, with the other 3 located underneath. The 3 upper antennas will provide 2G and 4G service provision. The 3 lower antennas will provide new 5G technology for the operator to the surrounding area. This makes the 5G antennas 3.67m lower than the top of the pole. Thus, if the column were to be any lower, the antennas would not be able to clear the trees, building 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, especially given the densely built up nature of the area.

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 ensures that the visual impact of the development on the surrounding area has been minimised so far practicable. The replacement antennas and ancillary equipment will not

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

cause detrimental harm to the landscape and will be no more impacting than the existing antennas already in situ.

It will be located as marked on the attached drawings at:

GRASSED VERGE OF WATLING STREET, STROOD, KENT, ME2 3UQ, NGR E: 571658 N: 169514

It will deliver public benefit in terms of the mobile services it will provide

We also enclose an ICNIRP Declaration and drawing no's 100A; 200A; 201A; 300A; 301A

We trust that this information is useful in assisting you to maintain an accurate and up to date register of telecommunications installations. My clients are eager to initiate early development in order to integrate the radio base station at the above location. We would be grateful if you could provide your acknowledgement that the proposed electronic communications apparatus/development ancillary to radio equipment housing is permitted development at your earliest convenience.

Should you have any queries regarding this matter, please do not hesitate to contact me quoting cell number CS 11684424

Yours faithfully

joshua fiteni

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(for and on behalf of Cornerstone)

Enc. Drawings
ICNIRP Declaration & Clarification Statement
General Background Information for Telecommunications Development

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