Our ref: **CS_309339**

2nd October 2026

Haverhill Town Council
Haverhill Arts Centre
High Street
Haverhil
Suffolk
CB9 8AR

United Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Via Email: colin.poole@haverhill-tc.gov.uk

Dear Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_309339, LORD'S CROFT LANE, HAVERHILL, CAMBRIDGE, KENT, CB9 0BB (NGR: E467389, N245478)

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 identifying a suitable site in the Haverhill area for a radio base station that will improve service provision for VMO2.

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 VMO2 are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's continued network improvement program, there is a specific requirement for a radio base station at this location to ensure that the latest high quality 2G, 3G & 4G coverage is maintained and enhanced, as well as new 5G service provision, in and around Haverhill.

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.

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:

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_309339, LORD'S CROFT LANE, HAVERHILL, CAMBRIDGE, KENT, CB9 0BB (NGR: E467389, N245478)

The site is needed to provide enhanced 2G, 3G and 4G coverage and capacity for VMO2 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 VMO2 option is as follows:

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The proposed installation of a telecommunications base station comprising of a 20m monopole supporting 9 antennas, 3 no ground based equipment cabinets, and ancillary development thereto.

Alternative site options considered and rejected are as follows:

Site Type	Site Address	National Grid Reference	Reason for Discounting
D1 - Streetworks	A143, Haverhill, West Suffolk, CB9 0BQ	E:567174 N:245733	An installation at this location would not deliver the required level of coverage to the target area.
D2 - Streetworks	Lord's Croft Lane, Haverhill, West Suffolk, CB9 8AG	E:567180 N:245672	Due to the proximity to the retaining wall there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
D3 - Streetworks	Swan Lane, Haverhill, West Suffolk, CB9 9DY	E:567216 N:245648	Due to the proximity to the brook there is no design available to support the operator's apparatus and provide the necessary coverage to the target coverage area.
D4 - Streetworks	Swan Lane, Haverhill, West Suffolk, CB9 9DY	E:567243 N:245710	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.
D5 - Streetworks	Lord's Croft Lane, Haverhill, West Suffolk, CB9 8AG	E:567255 N:245621	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.
D6 - Streetworks	Lord's Croft Lane, Haverhill, West Suffolk, CB9 8AG	E:567310 N:245578	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.
D7 - Streetworks	Lord's Croft Lane, Haverhill, West Suffolk, CB9 0ER	E:567355 N:245527	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.
D8 - Greenfield	Murton Slade, Haverhill, West Suffolk, CB9 9DY	E:567149 N:245649	Due to the proximity of an existing installation there is no design available to support the operator's apparatus

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			and provide the necessary coverage to the target coverage area.
D9 - Streetworks	Brook Service Road, Haverhill, West Suffolk, CB9 8AG	E:567303 N:245533	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.
D10 - Streetworks	KFC, 5, Ehringshausen Way, Haverhill, West Suffolk, CB9 0ER	E:567408 N:245477	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.
D11 - Rooftop	Tesco, Cangle Road, Haverhill, West Suffolk, CB9 0BQ	E:567198 N:245760	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.
D12 - Rooftop	ALDI, Lordscroft Lane, Haverhill, West Suffolk, CB9 0ER	E:567362 N:245596	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.
D13 - Rooftop	Reeds Lane, Haverhill, West Suffolk, CB9 0ER	E:567390 N:245527	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.
D14 - Rooftop	Swan Lane, Haverhill, West Suffolk, CB9 9DY	E:567194 N:245573	The rooftop is too low in order to deliver the required level of coverage to the target coverage area. This site has therefore been discounted for this reason.

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.

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_309339**).

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Yours faithfully,



Phoebe Birney
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Tel: +44 (0) 7377 090932
Email: pbirney@perrywilliams.co.uk

(for and on behalf of Cornerstone)

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