

Our ref: Cornerstone 11431923

18/10/2022

**Councillor(s) Joy Aitman,  
Duncan Enright,  
Ruth Smith  
Witney Parish Clerk**

**Dalcour Maclaren**  
Crewe Hall,  
The East Wing,  
The Quadrangle,  
Crewe,  
CW1 6UY

Dear Councillor Aitman, Enright, Smith, and Witney Parish Council,

**PROPOSED UPGRADE OF EXISTING MONOPOLE INSTALLATION AT CORNERSTONE WHITNEY NORTH 11431923/ 035111 OXFORD HILL SF, OXFORD HILL/COGGES HILL ROAD, OXFORD, OXFORDSHIRE, OX28 3JU (NGR: E436870, N209780).**

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 upgrading existing infrastructure in the Witney East area that will improve service provision for Telefónica UK Ltd.

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

As part of Telefónica UK Ltd's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide enhanced network coverage, capacity and connectivity.

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:

- Cornerstone 11431923 / 035111 Whitney North

**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.  
VAT No. GB142 8555 06

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

- In order to provide enhanced network coverage, capacity and connectivity for Telefónica, it is proposed that the existing telecommunications base station will be upgraded.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- To upgrade the existing base station at the above location.
- As part of this upgrade, the removal the existing 17.5m monopole, to be replace by a new 20m pole with 6No. antennae and 2No. 300mm transmission dishes, and the removal of 1No. ground based cabinet to be replaced by 1No. new cabinet, plus ancillary work thereto.
- This is considered the optimum town planning and environmental solution for the surrounding area.

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 Cornerstone 11431923)

Yours faithfully,


Elliot Luke  
Dalcour Maclaren  
E: [elliot.luke@dalcourmaclaren.com](mailto:elliot.luke@dalcourmaclaren.com)  
T: 07778362157

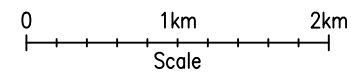
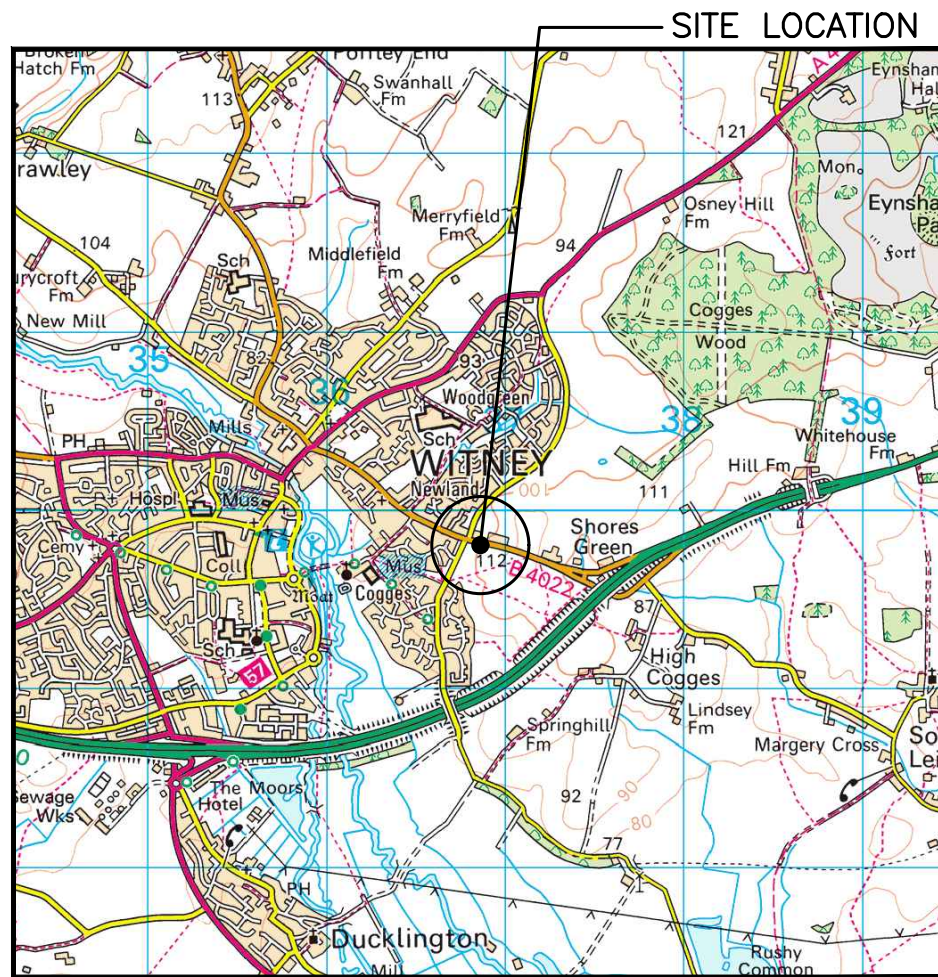
(for and on behalf of Cornerstone)

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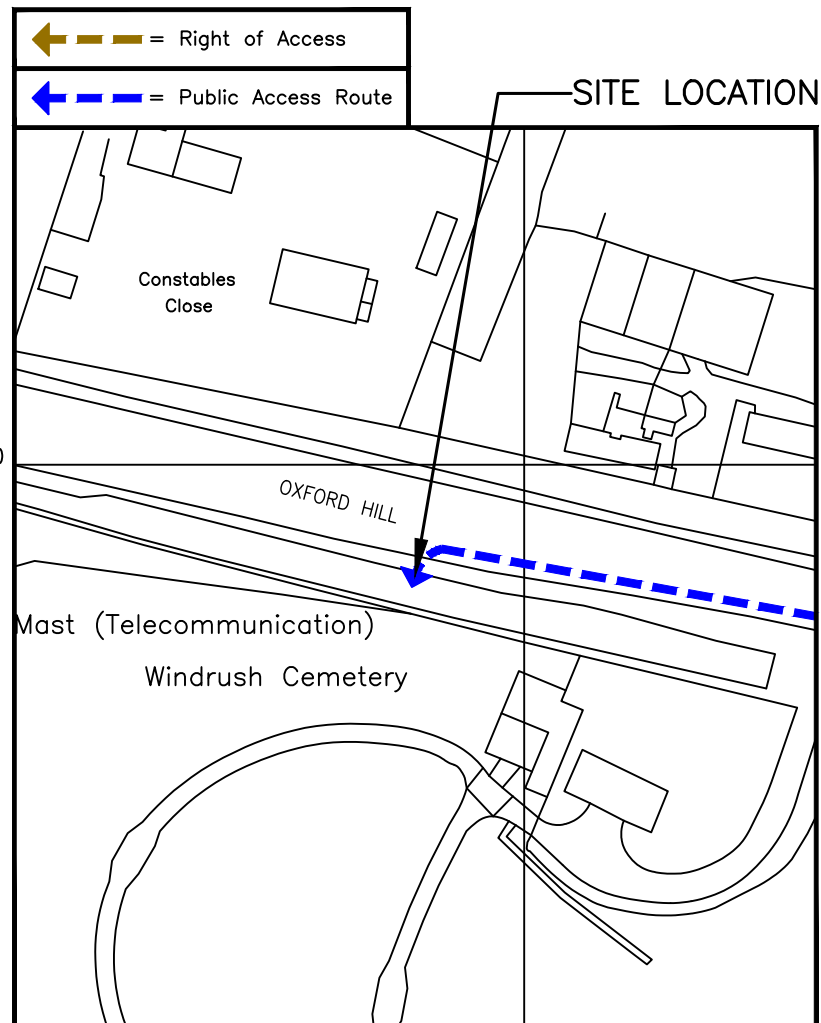
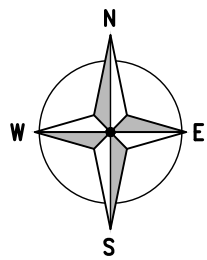


**SITE LOCATION**  
(Scale 1:50000)

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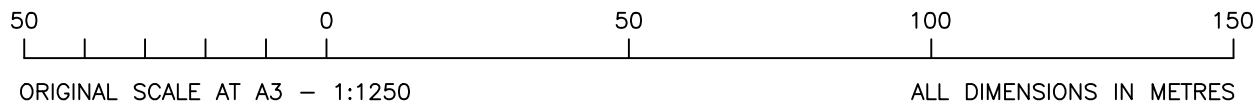


**SITE PHOTOGRAPH**



**DETAILED SITE LOCATION**  
(Scale 1:1250)

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ORIGINAL SCALE AT A3 - 1:1250

ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 436870 N: 209780

**DIRECTIONS TO SITE:**

HEAD NORTHWEST ON M40 AT JUNCTION 9, TAKE THE A34/A41 EXIT TO OXFORD/NEWBURY/BICESTER AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO A34 TAKE THE A44 EXIT TOWARD OXFORD/EVESHAM/LONDON/CHELTENHAM/A40 AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO WOODSTOCK RD/A44 AT THE ROUNDABOUT, TAKE THE 5TH EXIT ONTO NORTHERN BY PASS RD/A40 CONTINUE TO FOLLOW A40 AT THE ROUNDABOUT, TAKE THE 2ND EXIT AND STAY ON A40 TAKE THE B4022 EXIT TOWARD WITNEY EAST. SITE WILL BE ON LEFT HAND SIDE JUST BEFOR TRAFFIC LIGHTS

**NOTES:**

A	Issued for Approval	JMS	RWB	14.09.22
REV	MODIFICATION	BY	CH	DATE



Great British Communications  
Lapwing House, Block 3 Forward Point,  
Tan House Lane, Widnes, Cheshire, WAB 0SL  
t. 44 (0)151 420 4128  
www.gbcservices.co.uk



**CORNERSTONE - TEF SOUTH EAST**

Cell Name		Opt.
WHITNEY NORTH		A
Cell ID No		
CORNERSTONE	TEF	VF
11431923	035111	N/A

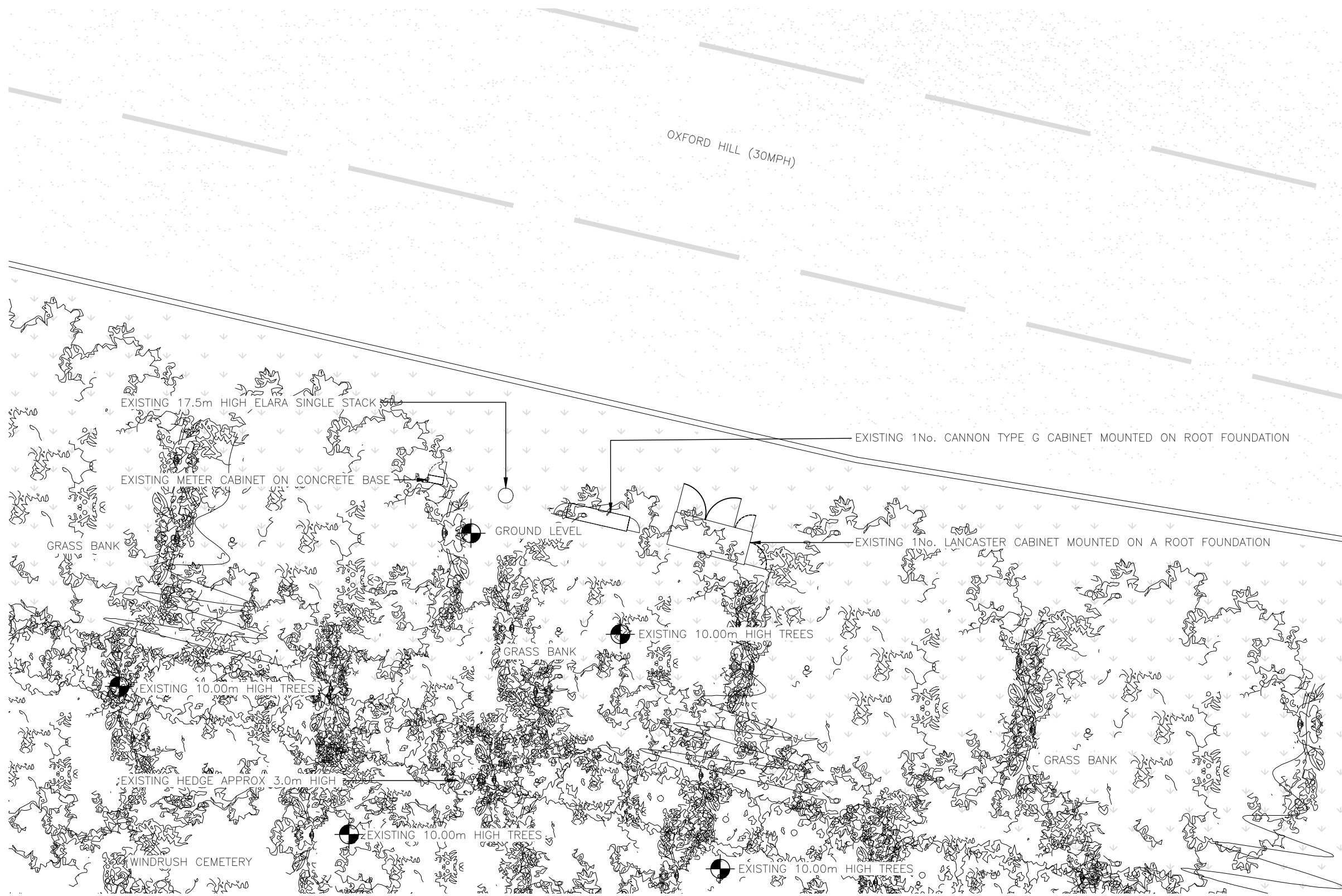
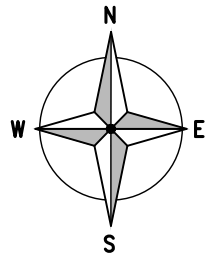
**Site Address / Contact Details**

OXFORD HILL SF  
OXFORD HILL / COGGES HILL ROAD  
OXFORD  
OXFORDSHIRE  
OX28 3JU

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Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 100				A
Surveyed By: REDBOX		Original Sheet Size: A3		Pack Issue:
Drawn: JMS	Date: 14.09.22	Checked: RWB	Date: 14.09.22	A

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CORNERSTONE document: SDN0001 & SDN0013





**EXISTING SITE PLAN**  
(1:100)



ORIGINAL SCALE AT A3 - 1:100

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OXFORD  
OXFORDSHIRE  
OX28 3JU

Drawing Title:  
EXISTING SITE PLAN

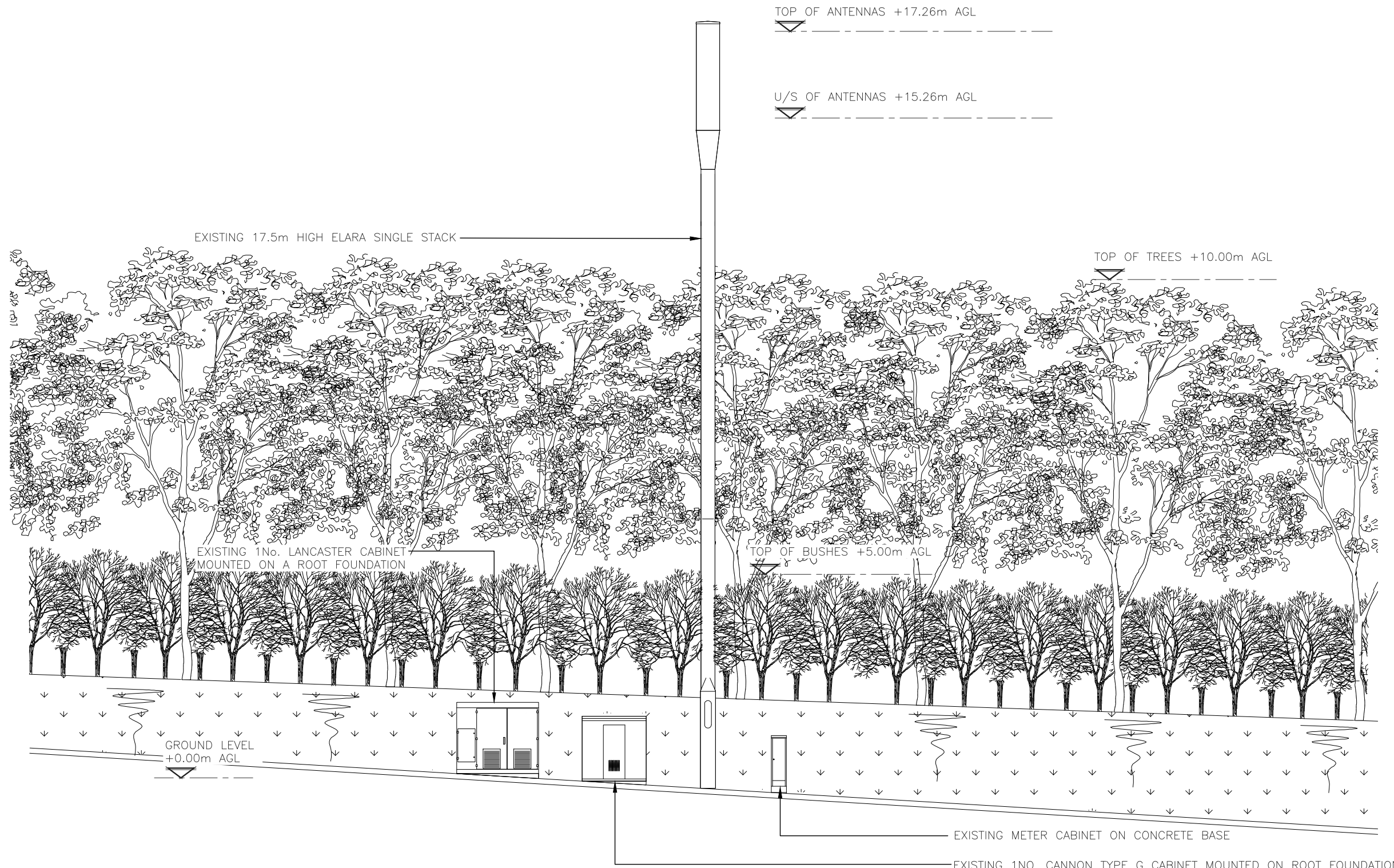
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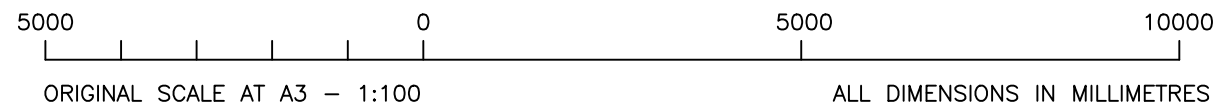
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JMS	14.09.22	RWB	14.09.22	







EXISTING NORTH EAST ELEVATION



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

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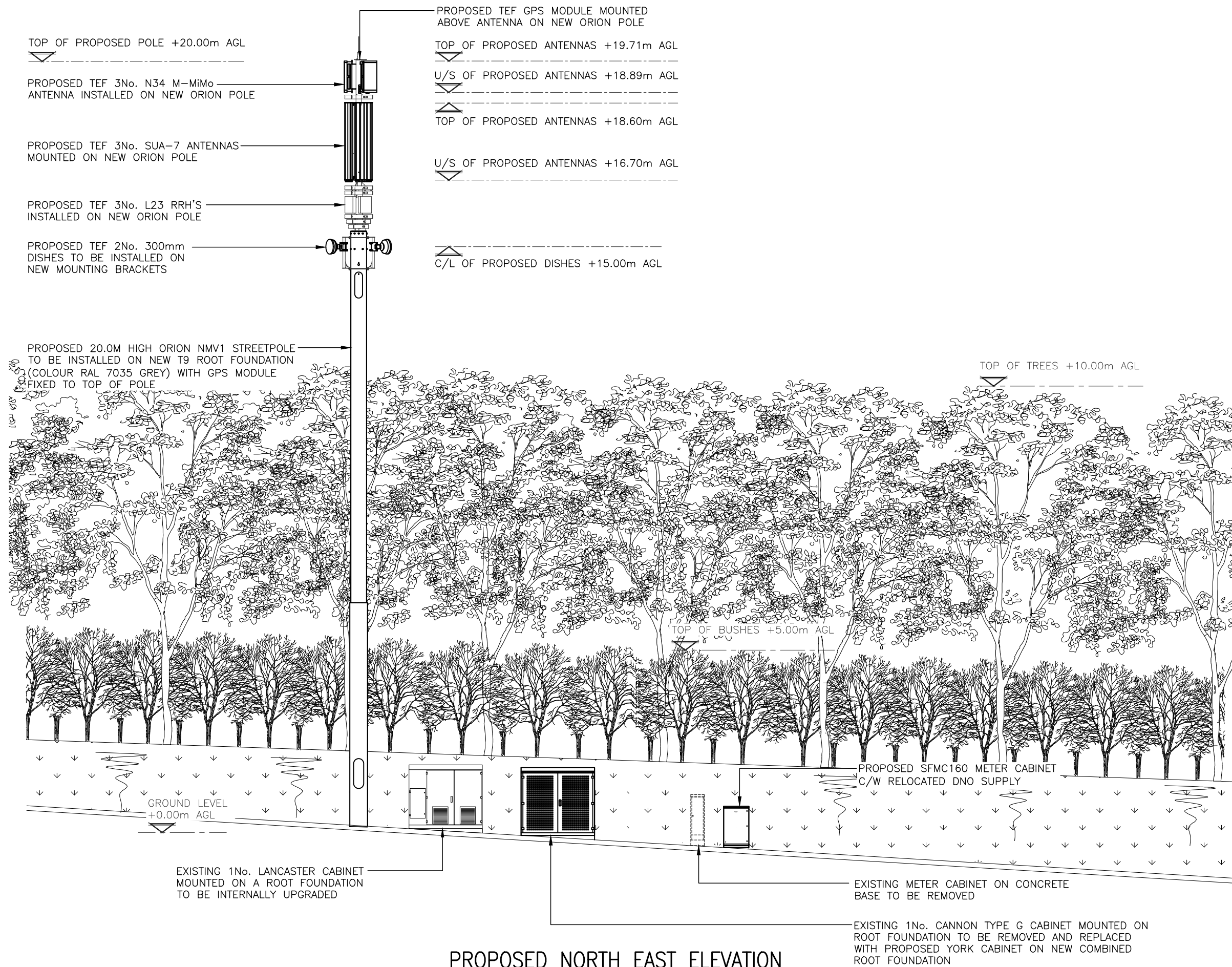
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Drawn: JMS	Date: 14.09.22	Checked: RWB	Date: 14.09.22	A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 436870 N: 209780

NOTES:



PROPOSED NORTH EAST ELEVATION



ORIGINAL SCALE AT A3 - 1:100

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OXFORDSHIRE  
OX28 3JU

Drawing Title:  
PROPOSED SITE ELEVATION

Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	301	A
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Drawn: JMS	Date: 14.09.22	Checked: RWB	Date: 14.09.22	A
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