Our ref: CS 12912602

15 October 2026

Honiton Town Council
Council Offices
The Beehive
Dowell Street
Honiton EX14 1LZ

Avison Young
6th Floor
11 York Street
Manchester
M2 2AW

By Email: towncouncil@honiton.gov.uk

Dear Sir/Madam,

PROPOSED BASE STATION UPGRADE AT ROSEMOUNT LANE, HONITON, DEVON, EX14 1RJ (NGRs: E 315704 / N 100053).

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 Honiton area for radio base stations that will improve service provision for VMO2 UK Limited. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 UK Limited are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of the operator's network improvement program, there is a specific requirement for a radio base station upgrade at this location to replace existing equipment with the latest technologies, which will improve existing coverage provisions for better signal strength, capacity and speed.

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: -

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

CS 12912602 (Cornerstone, VodafoneThree Limited) - ROSEMOUNT LANE

Description of Development: Removal of the existing 15m monopole, 6 no. antennas, 2 no. equipment cabinets, and installation of a new 20m monopole, 6 no. antennas, 4 no. equipment cabinets, 1 no. transmission dish (300mm) and ancillary development thereto.

This option has been selected following the operator's sequential approach to site selection whereby existing base stations have been reviewed in the first instance to explore upgrade opportunities that can improve coverage provisions to cater for current and future demands, prior to the exploration of alternative locations for new installations. As the proposed works involve the upgrade of an existing base station, it was therefore not necessary to identify alternative site options in accordance with the Code of Practice for telecommunications development as well as national and local planning policy.

As a licensed code operator, a minimalistic approach to design is adopted in every instance to ensure that the least impactful scheme is pursued to ensure the site's overall visual appearance is kept to a technical minimum whilst ensuring the technical objectives of the works remain achievable. Within the technical parameters of each site's requirements, the operator seeks to maintain the minimum level of equipment and scale of works as far as practicable.

The proposed works are minor and will be capable of assimilating into the surrounding environment. In this instance a replacement mast is required to provide sufficient support for the required upgrade technologies. A height increase is required to ensure correct signal propagation towards the target coverage area as well as ICNIRP compliance. This proposed mast height and equipment have been kept to a technical minimum to preserve existing visual amenity whilst also ensuring the necessary upgrade objectives remain achievable. It is essential for the site's functionality that the antennas can be positioned at an adequate height above surrounding natural and built form to ensure correct signal propagation and intervening features such as trees and buildings can block signals. The proposed apparatus is positioned conscientiously in a seamless line of street furniture that maintains existing highway safety. The replacement pole will be painted brown (RAL8011) and cabinets will be painted fir green (RAL6009) to match the same colour finish as the equipment currently in situ. Taken as a whole the works are capable of assimilating into the surrounding environment.

The proposed dish is required to ensure that the network is linked together ensuring seamless transmission of connectivity between each base station. Due to its functional

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

purpose, each dish requires a clear line of sight and must be above surrounding natural or built form to avoid signal disruption.

The proposed cabinets are positioned together within a consolidated footprint which demonstrates an efficient use of land space that enhances the site's simplicity and tidiness to minimise the overall visual impact.

Within the context of the immediate surroundings the extent of proposed changes would be nominally felt, thus preserving the existing character and setting of the surrounding area.

In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter has been issued to inform them of the operator's intention to utilise permitted development rights for these works.

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 has been included with the formal notification to the local planning authority.

We look forward to receiving any comments you may have on the proposal 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 12912602).

Yours faithfully,

Michal Laskowski MRTPI
Planner, Technology
+44 (0)1618198236 | Mobile
michal.laskowski@avisonyoung.com | avisonyoung.com
6th Floor, 11 York Street, Manchester M2 2AW

(for and on behalf of Cornerstone)

Enc. Drawings

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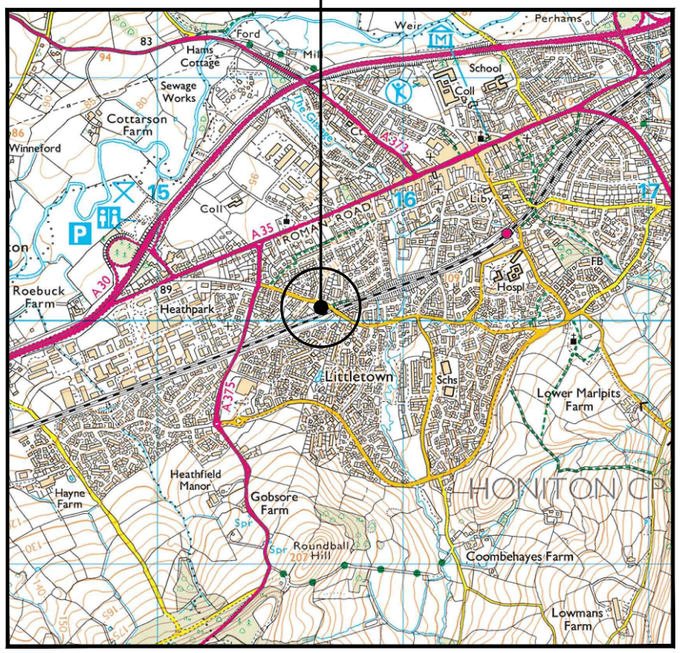
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

www.cornerstone.network

SITE LOCATION



SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office Licence No. 100022432 Crown copyright.

0 500 1000 1500 2000 2500m
1:50000

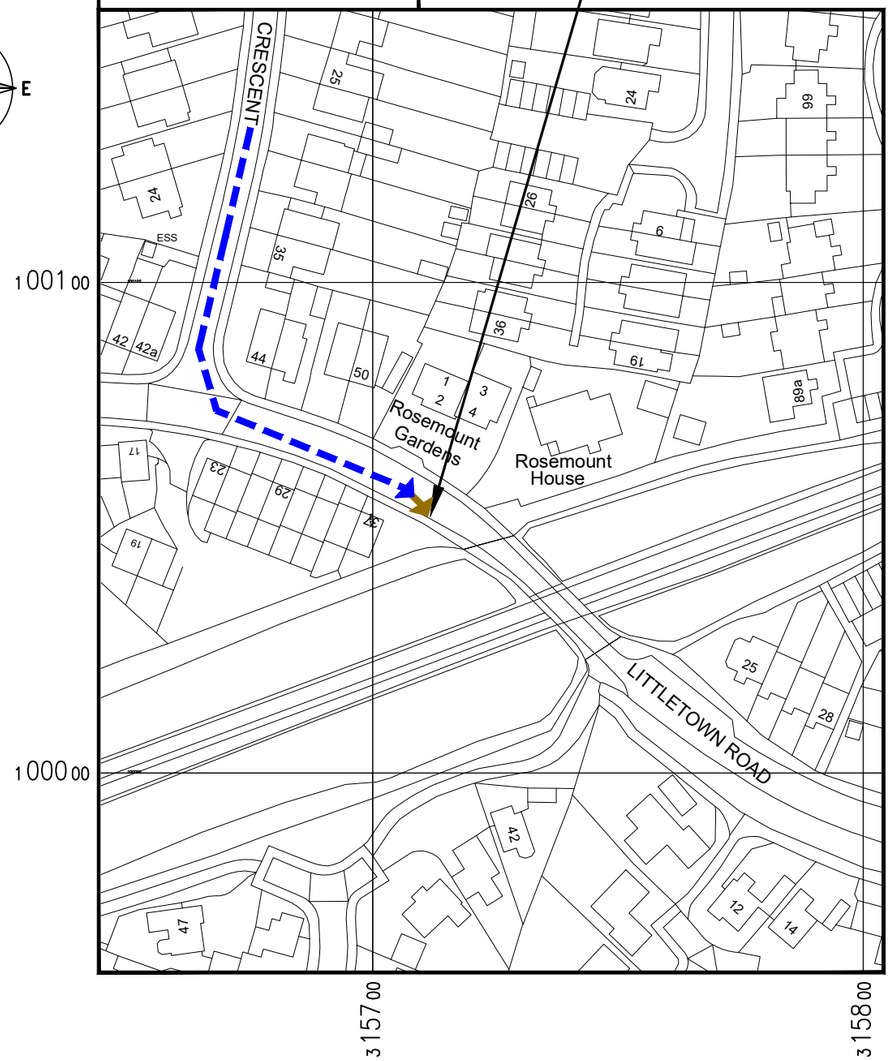
SITE PHOTOGRAPH

N
W E
S

= Right of Access

= Public Access Route

SITE LOCATION
WHAT3WORDS REF:
CIVIL.SCAR.BULB



DETAILED SITE LOCATION
(Scale 1:1250)

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0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 315704 | N: 100053

DIRECTIONS TO SITE:

LEAVE M5 JUNCTION 28 AND TURN LEFT ON TO HONITON ROAD. AFTER APPROX. 10 MILES TURN RIGHT ON TO A35 HIGH STREET. TURN LEFT ON TO MILL STREET. TURN RIGHT ON TO KING STREET. CONTINUE STRAIGHT ON AS THE ROAD NAME CHANGES TO MILLHEAD ROAD. TURN LEFT ON THE MILLDALE CRESCENT. TURN LEFT ON TO ROSEMOUNT LANE. THE SITE WILL BE LOCATED ON THE RIGHT HAND SIDE.

NOTES:

REV	MODIFICATION	BY	CH	DATE
1A	ISSUED FOR CONSTRUCTION	GL	CIRCET	02.10.26

circet UK
Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

cornerstone

Cell Name	Opt.
ROSEMONT LANE SW	–

Cell ID No

CSID	✓ VF	✓ VM02
12912602	89083_8	38890
Project No.	– N/A	– N/A
–	–	–

Site Address / Contact Details

ROSEMOUNT LANE
HONITON
DEVON
ENGLAND
EX14 1RJ

Drawing Title: SITE LOCATION MAPS

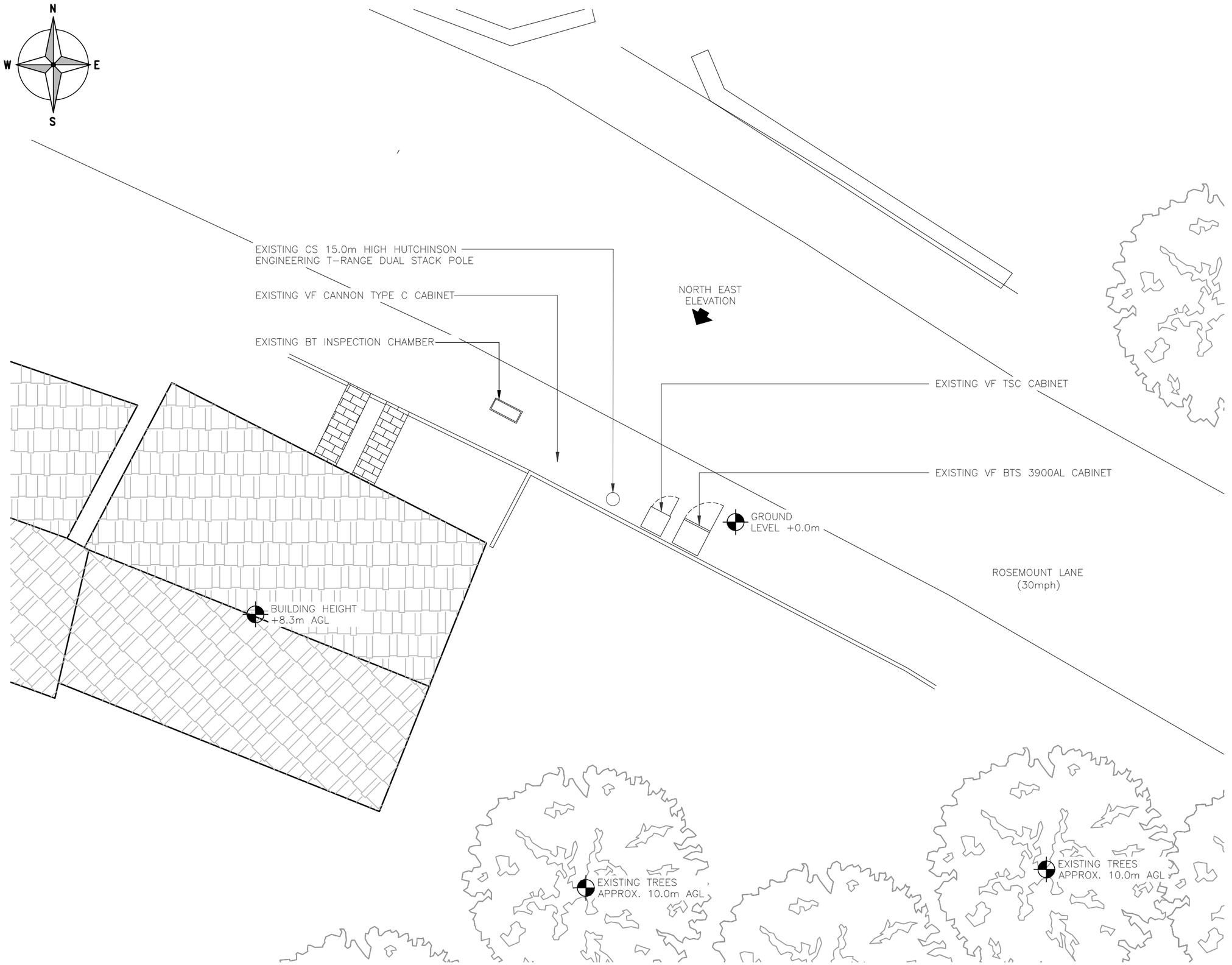
Purpose of issue: CONSTRUCTION — Dwg Rev: 1A

Drawing Number: 100

Surveyed By: AIRCOMMS UK | Original Sheet Size: A3 | Pack Issue: 1A

Drawn:	Date:	Checked:	Date:
GL	02.10.26	CIRCET	02.10.26

SDNT0005 Version 2.3



EXISTING SITE PLAN
(1:100)

0 1 2 3 4 5m
1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 315704 N: 100053

NOTES:

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–	–	–

Site Address / Contact Details

ROSEMOUNT LANE
HONITON
DEVON
ENGLAND
EX14 1RJ

Drawing Title: EXISTING SITE PLAN

Purpose of issue: CONSTRUCTION — Dwg Rev:

Drawing Number: 200 — 1A

Surveyed By:	Original Sheet Size:	Pack Issue:
AIRCOMMS UK	A3	

Drawn:	Date:	Checked:	Date:	
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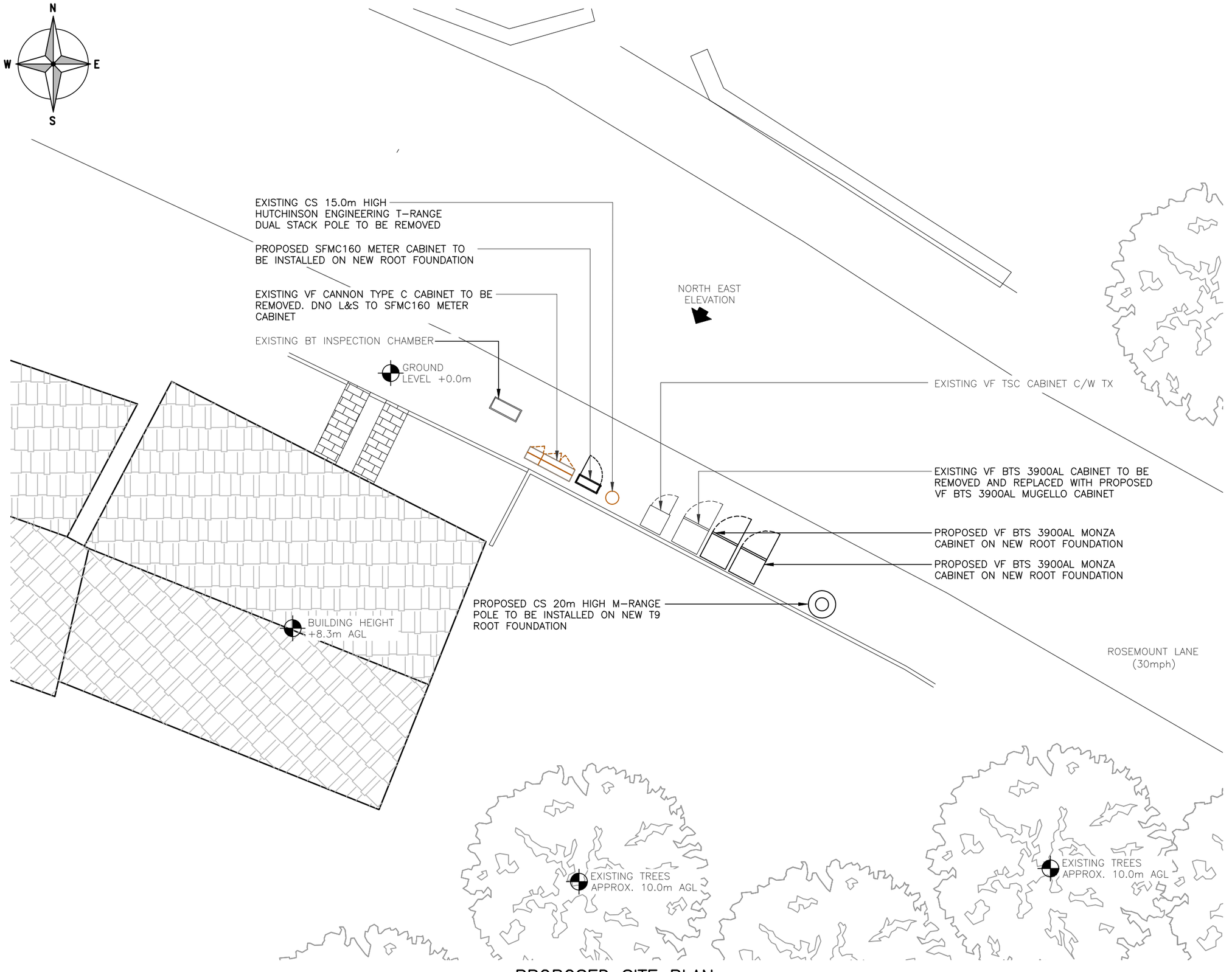

PROPOSED SITE PLAN

(1:100)

0 1 2 3 4 5m

1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 315704 N: 100053

COLOUR KEY

EXISTING	
PROPOSED	
REMOVE	

NOTES:

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cornerstone

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ROSEMONT LANE SW	–

Cell ID No

CSID	✓ VF	✓ VM02
12912602	89083_8	38890
Project No.	– N/A	– N/A
–	–	–

Site Address / Contact Details

ROSEMOUNT LANE
HONITON
DEVON
ENGLAND
EX14 1RJ

Drawing Title: PROPOSED SITE PLAN

Purpose of issue: CONSTRUCTION — Dwg Rev: 1A

Drawing Number: 201

Surveyed By:	Original Sheet Size:	Pack Issue:
AIRCOMMS UK	A3	1A

Drawn:	Date:	Checked:	Date:
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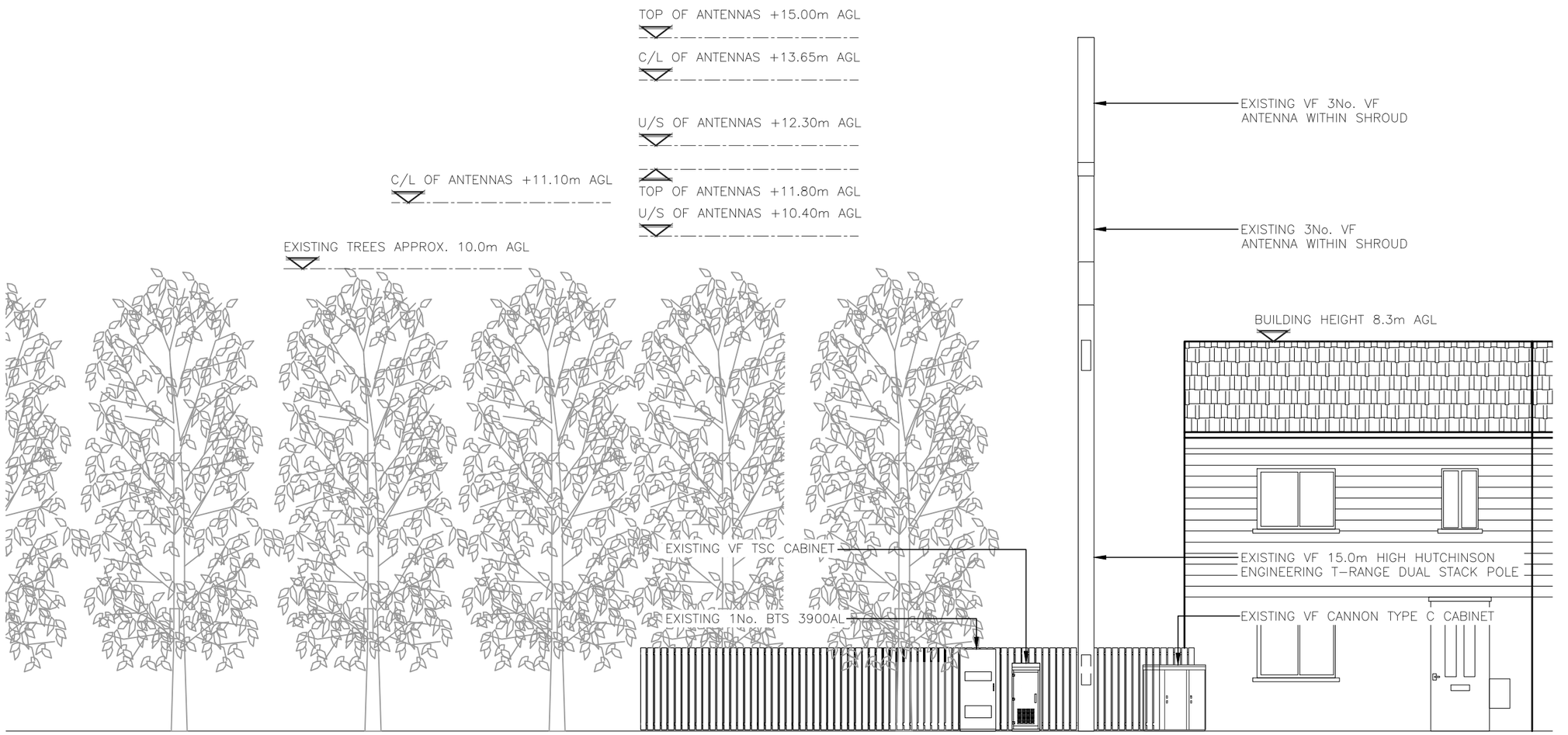


EXISTING NORTH EAST ELEVATION

(1:100)

0 1 2 3 4 5m

1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 315704	N: 100053

NOTES:

REV	MODIFICATION	BY	CH	DATE
1A	ISSUED FOR CONSTRUCTION	GL	CIRCET	02.10.26

circet UK

Unit 27F-G, Hartlebury Trading Estate, Crown Lane, Hartlebury, Worcestershire, DY10 4JD

cornerstone

Cell Name	Opt.
ROSEMONT LANE SW	–

Cell ID No

CSID	✓ VF	✓ VM02
12912602	89083_8	38890
Project No.	– N/A	– N/A
–	–	–

Site Address / Contact Details

ROSEMOUNT LANE
HONITON
DEVON
ENGLAND
EX14 1RJ

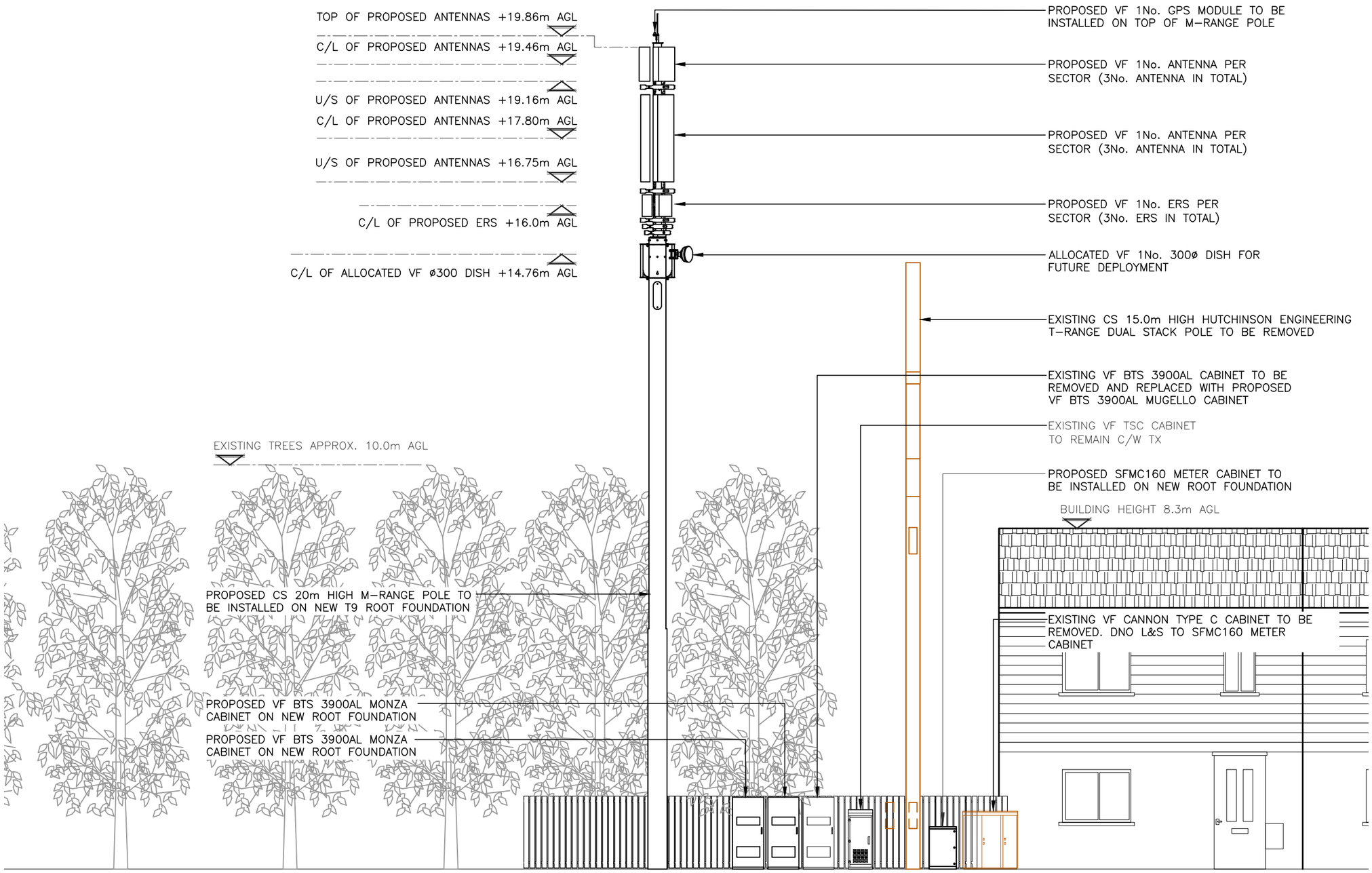
Drawing Title: EXISTING SITE ELEVATION

Purpose of issue: CONSTRUCTION — Dwg Rev: 1A

Drawing Number: 300

Surveyed By:	Original Sheet Size:	Pack Issue:
AIRCOMMS UK	A3	1A

Drawn:	Date:	Checked:	Date:
GL	02.10.26	CIRCET	02.10.26



PROPOSED NORTH EAST ELEVATION

(1:100)

0 1 2 3 4 5m

1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 315704 N: 100053

COLOUR KEY

EXISTING	
PROPOSED	
REMOVE	

NOTES:

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circet UK

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cornerstone

Cell Name	Opt.
ROSEMONT LANE SW	–

Cell ID No

CSID	✓ VF	✓ VM02
12912602	89083_8	38890
Project No.	– N/A	– N/A
–	–	–

Site Address / Contact Details

ROSEMOUNT LANE
HONITON
DEVON
ENGLAND
EX14 1RJ

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: CONSTRUCTION — Dwg Rev: 1A

Drawing Number: 301

Surveyed By:	Original Sheet Size:	Pack Issue:
AIRCOMMS UK	A3	1A

Drawn:	Date:	Checked:	Date:
GL	02.10.26	CIRCET	02.10.26