

Our ref: **CS_309361**

27th August 2025

The Chief Planning Officer
North Lincolnshire Council
Development Management
Church Street House
30 – 40 High Street
DN15 6NL

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

By Email: planning@northlincs.gov.uk

Dear Sir/Madam,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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 Ashby area for radio base stations that will improve service provision for VMO2. 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 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 Ashby.

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.

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

Our technical network requirement is as follows:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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.

The preferred VMO2 option is as follows:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no 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 Existing site - Barnes'	Bottesford Road, Yaddleshope, Bottesford, North Lincolnshire, DN16 3HF	E:489704 N:408622	This is the existing site that needs replacing as it has reached the end of its upgradability.
D2 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489604 N:408594	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.
D5 - Streetworks	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489887 N:408638	An installation at this location would be within the setting of a Listed building and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D3 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489660 N:408603	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.
D4 - Rooftop	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489776 N:408592	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 area. This site has therefore been discounted for this reason.
D6 - Streetworks	Salvation Army Worship and	E:489858 N:408635	An installation at this location would be within the setting of a Listed building and development

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	Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT		within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D7 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489860 N:408619	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. This site has therefore been discounted for this reason.
D8 - Rooftop	St Paul's Church, St Paul's Gardens, Lincoln Gardens, North Lincolnshire, DN16 3FE	E:489893 N:408576	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 area. This site has therefore been discounted for this reason.
D9 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489872 N:408668	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 area. This site has therefore been discounted for this reason.
D10 - Rooftop	Ashby Police Station, Collum Avenue, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2RH	E:489865 N:408710	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 area. This site has therefore been discounted for this reason.
D11 - Rooftop	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489831 N:408682	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.
D12 - Streetworks	Collum Lane, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SZ	E:489749 N:408734	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D13 - Rooftop	Collum Lane Doctors Surgery, Acacia Court, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2UH	E:489743 N:408813	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 area. This site has therefore been discounted for this reason.
D14 - Rooftop	St Bede's Catholic Voluntary Academy, Collum Avenue,	E:489778 N:408875	The rooftop is too low in order to deliver the required level of coverage to the target coverage

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	Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TF		area. This site has therefore been discounted for this reason.
D15 - Greenfield	Lincoln Gardens Primary School, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2ED	E:489503 N:408907	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D16 - Rooftop	Mill Road Working Mens Club, Modder Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SH	E:489537 N:408722	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.
D17 - Greenfield	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489791 N:408565	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.
D18 - Greenfield	Legard Avenue, Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489669 N:408569	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.
D19 - Greenfield	Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489786 N:408679	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D20 - Greenfield	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489838 N:408658	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D21 - Greenfield	School Road, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489752 N:408710	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D22 - Rooftop	Curtis, 33, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489600 N:408662	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.
SWD23 - Streetworks	Morrisons Daily, 26-28, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489567 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D24 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489592 N:408638	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D25 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens,	E:489654 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.

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	Scunthorpe, North Lincolnshire, DN16 2JP		
D26 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489688 N:408650	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.

We look forward to receiving your comments on the preferred option identified above. 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.

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.

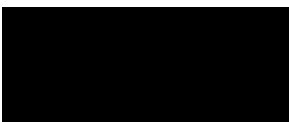
Finally, we would be interested in any local stakeholders or groups that you consider would like to know more about our proposals.

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_309361**).

Yours faithfully,



Helen Spoors MRTPI
Consultant Town Planner: ULC




(for and on behalf of Cornerstone)

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Our ref: **CS_309361**27th August 2025**Nicholas Dakin MP**
House of Commons
London
SW1A 0AABy Email: nic.dakin.mp@parliament.ukUnited Living Connected
Building 4
Clearwater
Lingley Mere Business Park
Warrington
WA5 3UZ

Dear Nicholas Dakin MP,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

As a result, we are consulting with communities in line with Best Practice principles where planning applications for new telecommunications installations are required.

This letter is sent to you in the pre-planning application consultation phase of the development for a mobile phone base station site and is simply intended to keep you informed and advised of the proposed development in your area prior to any planning application being submitted. However, if you do wish to submit comments or have been contacted by your constituents in relation to this matter and wish to send us comments on their behalf, please feel free to do so via the following address:

Community Consultation & EMF Enquiries, Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Email: community@cornerstone.network


What follows is a summary of the proposal and some further information that might be of use.

Summary of the proposal

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 Ashby.

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Cornerstone Planning Consultation Letter to MPs - single site (England) V.2 – 15/04/2021

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Theale, Berkshire, RG7 4SA

A number of options have been assessed in respect of the site search process, but we consider the best option for the installation to be at **CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)**

The preferred option is as follows:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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Scunthorpe, North Lincolnshire, DN16 2JP		
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In line with Best Practice principles we have shared these details with local councillors and planning officers.

ICNIRP Compliance

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.

Radio Technology and Health

Useful information sources on this include:

Code of Best Practice on Mobile Network Development

<http://www.mobileuk.org/cms-assets/documents/259876-147086.code-of-best-practice-2016-edition-pub>

National Planning Policy Framework

www.communities.gov.uk

World Health Organisation Electromagnetic Fields

www.who.int/peh-emf/en

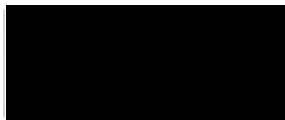
International Commission on Non-Ionising Radiation Protection

www.icnirp.de

I trust all is clear from the enclosed but if you have further questions on this or any other matter concerning VMO2 please do not hesitate to contact us through Community Consultation & EMF Enquiries within 14 days from the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number **CS_309361**).

Yours sincerely,



Helen Spoors MRTPI
Consultant Town Planner: ULC




(for and on behalf of Cornerstone)

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Our ref: **CS_309361**27th August 2025

Mr Hibbard and Ms Kelly
St Bede's Catholic Voluntary Academy
Collum Avenue
Scunthorpe
North Lincolnshire
DN16 2TF

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

Email: admin@stbedesscunthorpe.org.uk

Dear Mr Hibbard and Ms Kelly,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

Cornerstone are in the process of progressing suitable sites in the Ashby area for radio base stations 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.

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.

A number of options have been assessed in respect of the site search process and the preferred VMO2 option is as follows:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no. antennas, 3 no. ground based equipment cabinets, 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 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.

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

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_309361**).

Yours faithfully,



Helen Spoons MRTPI
Town Planner: Perry Williams



(for and on behalf of Cornerstone)

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

Our ref: **CS_309361**

27th August 2025

Ashby Central Ward Councillors
cllr.mickgrant@northlincs.gov.uk
andrea.davison@northlincs.gov.uk

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

Dear Ward Councillors,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION AT CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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 Ashby 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 Ashby.

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:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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

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:

CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

The proposed installation of a telecommunications base station comprising a 20m monopole supporting 6 no 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 Existing site - Barnes'	Bottesford Road, Yaddlethorpe, Bottesford, North Lincolnshire, DN16 3HF	E:489704 N:408622	This is the existing site that needs replacing as it has reached the end of its upgradability.
D2 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489604 N:408594	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.
D5 - Streetworks	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489887 N:408638	An installation at this location would be within the setting of a Listed building and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.
D3 - Rooftop	Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489660 N:408603	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.
D4 - Rooftop	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489776 N:408592	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 area. This site has therefore been discounted for this reason.
D6 - Streetworks	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe,	E:489858 N:408635	An installation at this location would be within the setting of a Listed building and development within this sensitive area should be avoided and other locations are considered to be more appropriate to deliver the required level of coverage to the target area. This site has therefore been discounted for this reason.

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	North Lincolnshire, DN16 2JT		
D7 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489860 N:408619	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. This site has therefore been discounted for this reason.
D8 - Rooftop	St Paul's Church, St Paul's Gardens, Lincoln Gardens, North Lincolnshire, DN16 3FE	E:489893 N:408576	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 area. This site has therefore been discounted for this reason.
D9 - Rooftop	Salvation Army Worship and Community Centre, 187, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JT	E:489872 N:408668	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 area. This site has therefore been discounted for this reason.
D10 - Rooftop	Ashby Police Station, Collum Avenue, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2RH	E:489865 N:408710	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 area. This site has therefore been discounted for this reason.
D11 - Rooftop	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489831 N:408682	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.
D12 - Streetworks	Collum Lane, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SZ	E:489749 N:408734	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D13 - Rooftop	Collum Lane Doctors Surgery, Acacia Court, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2UH	E:489743 N:408813	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 area. This site has therefore been discounted for this reason.
D14 - Rooftop	St Bede's Catholic Voluntary Academy, Collum Avenue, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TF	E:489778 N:408875	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.

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D15 - Greenfield	Lincoln Gardens Primary School, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2ED	E:489503 N:408907	An installation at this location is considered to be too prominent in the streetscene and other alternatives exist which are more appropriate in order to deliver the required coverage to the target area. This site has therefore been discounted for this reason.
D16 - Rooftop	Mill Road Working Mens Club, Modder Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SH	E:489537 N:408722	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.
D17 - Greenfield	Walnut Tree Way, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489791 N:408565	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.
D18 - Greenfield	Legard Avenue, Lincoln Gardens, North Lincolnshire, DN16 3HB	E:489669 N:408569	There is insufficient space at this location owing to car park occupancy. This site has therefore been discounted for this reason.
D19 - Greenfield	Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489786 N:408679	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D20 - Greenfield	Ashby High Street, Lincoln Gardens, North Lincolnshire, DN16 2AF	E:489838 N:408658	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D21 - Greenfield	School Road, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2TD	E:489752 N:408710	This is a development site and there is no space to locate here. This site has therefore been discounted for this reason.
D22 - Rooftop	Curtis, 33, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489600 N:408662	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.
SWD23 - Streetworks	Morrisons Daily, 26-28, Broadway, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2SS	E:489567 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D24 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489592 N:408638	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
D25 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489654 N:408636	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.

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D26 - Streetworks	The Malt Shovel, 219, Ashby High Street, Lincoln Gardens, Scunthorpe, North Lincolnshire, DN16 2JP	E:489688 N:408650	There is insufficient space at this location for a mobile telecoms installation. This site has therefore been discounted for this reason.
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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.

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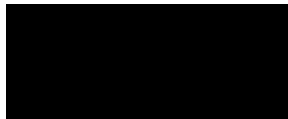
In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

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_309361**).

Yours faithfully,



Helen Spoors MRTPI
Consultant Town Planner: ULC




(for and on behalf of Cornerstone)

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

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

Our ref: **CS_309361**27th August 2025

Miss Nuttall and Mr Dalowsky
Lincoln Gardens Primary School
Lincoln Gardens
Scunthorpe
DN16 2ED

Perry Williams Ltd
Dunkirk Avenue
Desborough
Northants
NN14 6DE

Email: admin.lincolngardensprimary@northlincs.gov.uk

Dear Miss Nuttall and Mr Dalowsky,

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE STATION INSTALLATION AT CS_309361 POUNDLAND, 2 BROADWAY, LINCOLN GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN16 2SN (NGR: E489660, N408632)

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Yours faithfully,



Helen Spoors MRTPI
Town Planner: Perry Williams



(for and on behalf of Cornerstone)

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

Rachel Gormley

From: Helen Spoors [REDACTED]
Sent: 03 September 2025 17:01
To: Mike Williams; Dianne Perry
Subject: 25421 - FW: North Lincolnshire Council Planning Payment Request for - PRE/2025/112

LPA response

Kind Regards
Helen Spoors MRTPI
Consultant Planner
[REDACTED]

From: Planning Applications <planningapplications@northlincs.gov.uk>
Sent: 03 September 2025 09:31
To: Helen Spoors <Helen@Fairwaydevplan.com>
Subject: North Lincolnshire Council Planning Payment Request for - PRE/2025/112

Reference Number: PRE/2025/112

(Please quote in all correspondence)

Email: planning@northlincs.gov.uk

At: On Footpath Ashby High Street, (near Poundland, 2 Broadway) Scunthorpe, DN16 2SN

Dear Sir/Madam

As per your request for the above planning reference.

The fee will be: £160.00

[Make your payment](#)

Yours faithfully

Planning

ref: a0jNz000007JNsvIAG