

Cellnex Connectivity Solutions Limited (CCSL)
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**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AS
AMENDED) (ENGLAND) ORDER 2015, SCHEDULE 2, PART 16, CLASS A**

PERMISSION

REFERENCE: DM/25/0589

DESCRIPTION: THE INSTALLATION OF 1 NO. 30 METRE HIGH LATTICE TOWER MOUNTED WITH 6 NO. ANTENNAS, 12 NO. CABINETS, WITHIN A COMPOUND COMPRISED OF 2.4 METRE HIGH PALISADE FENCING PAINTED GREEN, 1 NO. ELECTRICAL METRE CABINET AND ASSOCIATED DEVELOPMENT THERETO.

LOCATION: LAND NORTH OF LEYLANDS ROAD, BURGESS HILL, WEST SUSSEX,

DECISION DATE: 10 OCT 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. No development shall take place unless and until details of the layout and specification of the proposed temporary access track are submitted to and approved by the Local Planning Authority. The temporary access track shall be constructed in accordance with the approved details prior to the construction of the proposed mast. On completion of the development hereby permitted the temporary access track shall be removed and the land it is sited on shall be reverted back to it's state prior to the temporary access tracks construction.

Reason: To secure a satisfactory standard of access, to address the character of the surrounding landscape and to accord with policy DP26 of the Mid Sussex District Plan.

2. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents, artificial illumination and site contact details in case of complaints, all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect residential amenity in accordance with policies DP26 and DP29 of the Mid Sussex District Plan 2014-2031 and national policy contained within the National Planning Policy Framework.

3. The works shall be carried out in accordance with the recommendations within the Tree Survey and Arboricultural Impact Assessment which were submitted on the 06.03.2025.

Reason: To ensure the works are carried out to a satisfactory standard, to protect the existing trees on the site and to accord with policy DP37 of the Mid Sussex District Plan.

4. Before the end of the next planting season following the implementation of this permission, the proposed landscaping details as set out in the submitted Proposed Site Plan_S5-13A-00-001-MD003 Rev 3A shall be planted and maintained in accordance with those submitted details. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity of the area and to accord with policy DP26 of the Mid Sussex District Plan.

5. All mitigation measures and works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (PEA) Version 2.0 (Betts Ecology, June 2025) as already submitted with the planning application.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.

6. Prior to beneficial use, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (PEA) Version 2.0 (Betts Ecology, June 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions to achieve stated objectives;
- b) locations of proposed enhancement measures by appropriate maps and plans (where relevant);

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024, s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.

Your attention is drawn to the caveats set out below:

INFORMATIVES

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Full consultation responses can be found on the Planning Register on the Council's website.

Plans Referred to in Consideration of the Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Other	11420-D-AIA	A	06.03.2025
Existing Site Plan	S5-13A-00-000-MD003	3A	25.04.2025
Proposed Site Plan	S5-13A-00-001-MD003	3	25.04.2025
Existing Elevations	S5-13A-00-002-MD003	3	25.04.2025
Proposed Elevations	S5-13A-00-003-MD003	3	25.04.2025
Photographs	30058-NPA-XX-XX-RP-Y-0001	-	01.05.2025
Location Plan	S5-13A-00-004-ML002	2	06.03.2025
Planning Statement	-	-	06.03.2025

A handwritten signature in black ink, appearing to read 'ABiggs'.

Ann Biggs
Assistant Director Planning and Sustainable Economy

AEPDTZ