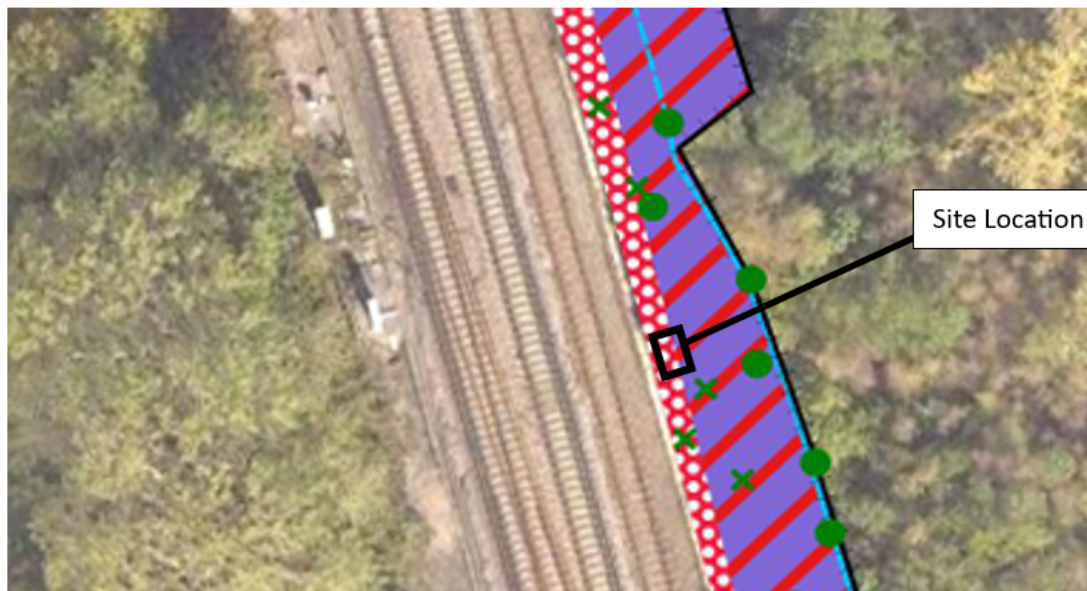


From: Hopkins, Joseph <joseph.hopkins@cellnextelecom.co.uk>
Sent: 29 April 2026 16:33:30 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: RE: DM/26/0568
Attachments: Penlands DAS 38 01 Ecological Constraints Plan.pdf

Hi Hamish

We have an Ecology Report already carried out by Western Ecology when we were scoping this stretch of the railway looking for a suitable location. This Ecology report helped determine our siting in a way which would have a minimal impact on ecology and habitats. Since the location was not decided at the time of this report, the document considers the impact of the development if it were to be sited along any part of this Network Rail land, and consequently some of the information discussed is not relevant to the proposed development. An example of this would be the discussion of the Birch Tree which could host nesting bats. This Birch Tree is around 15m south of the proposed development and will not be impacted.

Since this report, the siting has now been decided, and I have taken a snip from the Ecology Report and annotated the location of the proposed development. The DAS base station will be located almost entirely on 'artificial unvegetated unsealed surface' and only partially on the 'mixed scrub' which is of low habitat and ecological value:



Legend

- Target note
- Scattered scrub
- Scattered trees
- Fence
- r1g - Other standing water
- h3H - mixed scrub
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface

Based on Western Ecology's report, and in answer to the questions posed by your ecology officer, we can confirm the following:

- *Detailed clarification on how root protection areas of trees associated with the ancient woodland can be avoided.* The proposed mast will almost entirely occupy an artificial unvegetated unsealed surface and therefore will not have a significant impact on tree roots. The screw pile foundations penetrating this hardstanding area should not have a major impact on tree roots.
- *Clarification on whether any trees or vegetation will be required to be removed from the proposals (reducing the amount of semi-natural habitats next to ancient woodland).* At most a very small amount of scrub will need to be removed. No trees will need to be removed or even lopped since the development is almost entirely confined to artificial hardstanding areas belonging to Network Rail.
- *Clarification on how compaction of soil will be avoided.* There will be very little compaction of soil due to the nature of the foundations of the development. The grillage supporting the proposed equipment will effectively sit above the land and therefore will be separated from the soil. The weight of the development will be supported by this grillage which will not be in contact with the soil. The only parts of the development that will impact the soil are the four short screw poles which will penetrate the ground.
- *Where there is a risk of minor impacts, the identification of a suitable proportionate compensation strategy.* We believe the scale of the proposed development, together with extremely limited impacts on habitats and ecology, and the siting on an existing artificial surface, renders the impacts so minor that compensation measures will not be necessary. However if the LPA believes this is necessary we would be happy to discuss a resolution.

Although much of Western Ecology's report concerns wildlife, the report does identify Wickham Woods County Wildlife Site adjacent to the east of the proposed development location and concluded that 'Works will be contained within the rail corridor. No impact predicted.'

I assume the required extension of time was to allow us to pull together an ecology report. With this ecology report being provided on the same day as requested, will an extension of time still be required?

Happy to discuss any of the above further if needed.

Kind Regards

Joe Hopkins AssocRTPI
Town Planner
Telecoms - Operations
Cellnex UK

2 New Bailey, Salford, Manchester, M3 5AX

M: +44 (0)7378 588519



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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: 29 April 2026 11:44
To: Hopkins, Joseph <joseph.hopkins@cellnextelecom.co.uk>
Subject: RE: DM/26/0568

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Dear Joe,

Please find attached comments from our ecologist, please could you provide the requested information? Please could you also agree an extension of time on the application? Do you know when you will be able to provide the information?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Hamish Evans
Sent: 23 April 2026 12:30
To: 'Hopkins, Joseph' <joseph.hopkins@cellnextelecom.co.uk>
Subject: RE: DM/26/0568

Thank you Joe,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Hopkins, Joseph <joseph.hopkins@cellnextelecom.co.uk>
Sent: 23 April 2026 11:48
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: RE: DM/26/0568

Hi Hamish

Not a problem, we're happy to agree to the extension of time.

Kind Regards

Joe Hopkins AssocRTPI
Town Planner
Telecoms - Operations
Cellnex UK

2 New Bailey, Salford, Manchester, M3 5AX

M: +44 (0)7378 588519



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From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Sent: 23 April 2026 08:42
To: Hopkins, Joseph <joseph.hopkins@cellnextelecom.co.uk>
Subject: RE: DM/26/0568

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Dear Joe,

I hope all is well. Our ecologist has advised that they should be able to get their comments to me by the 28th at the earliest, however please could you agree a short extension of time until 01.05.2026 just in case they are unable to?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Hamish Evans
Sent: 16 April 2026 09:25

To: 'Hopkins, Joseph' <joseph.hopkins@cellnextelecom.co.uk>
Subject: RE: DM/26/0568

Dear Joe,

Thank you for the below. I will save your comments to the file. I am just waiting for our Ecologist and Tree Officer to comment on the application so that the third-party representations have been fully addressed. If I need any further information from you I will let you know.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

From: Hopkins, Joseph <joseph.hopkins@cellnextelecom.co.uk>
Sent: 15 April 2026 17:21
To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>
Subject: DM/26/0568

Hi Hamish

With regards to prior approval application DM/26/0568, I understand that the determination date is approaching on 29 April and wanted to reach out in case there is any further information I can provide to help the determination of the application.

Additionally, I notice that a few objections have been submitted. The main focus of these objections appear to be concerns relating to Health and Safety and we'd like to clarify a few things. Firstly, contrary to some of these objections, the proposed development will not facilitate the implementation of 5G technology, and we would like to make it abundantly clear that the proposed development is only for 4G technology.

Secondly, the non-ionising radiation will not have any impact on flora or fauna because the antennas are designed to provide very specific coverage to the railway line, and they are orientated to point towards the railway and provide this connectivity which means the vegetation to the east of the proposed mast will not be affected. For the similar reasons, local residents will not be impacted, since the nearest housing is over 100m to the south, and coverage would not extend to these properties or publicly accessible points surrounding these properties. The mast will be remote from residential housing and publicly accessible areas.

Finally, Cellnex take the issuing of ICNIRP Certificates extremely seriously, and only approve their validity after careful tests and procedures. The proposed development is fully ICNIRP compliant and the

certificate accompanying the application is a valid document which certifies that publicly accessible areas are not within the exclusion zones.

If you would like me to clarify any further points, please don't hesitate to contact me.

Kind Regards

Joe Hopkins AssocRTPI

Town Planner

Telecoms - Operations

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2 New Bailey, Salford, Manchester, M3 5AX

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