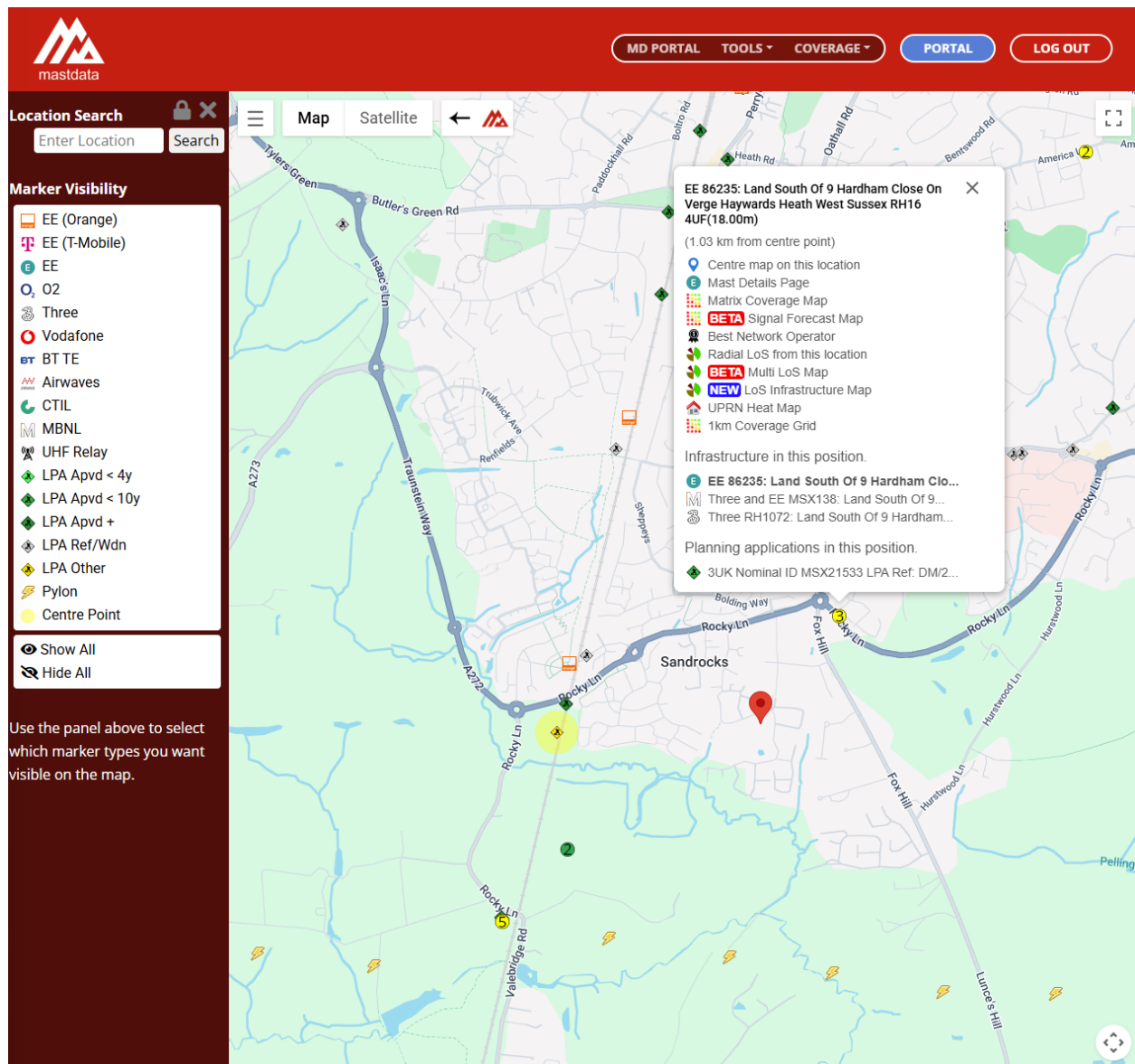


From: Skerrett, Rebecca (Avison Young - UK) <Rebecca.Skerrett@avisonyoung.com>
Sent: 14 January 2026 17:13:58 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Rocky Lane

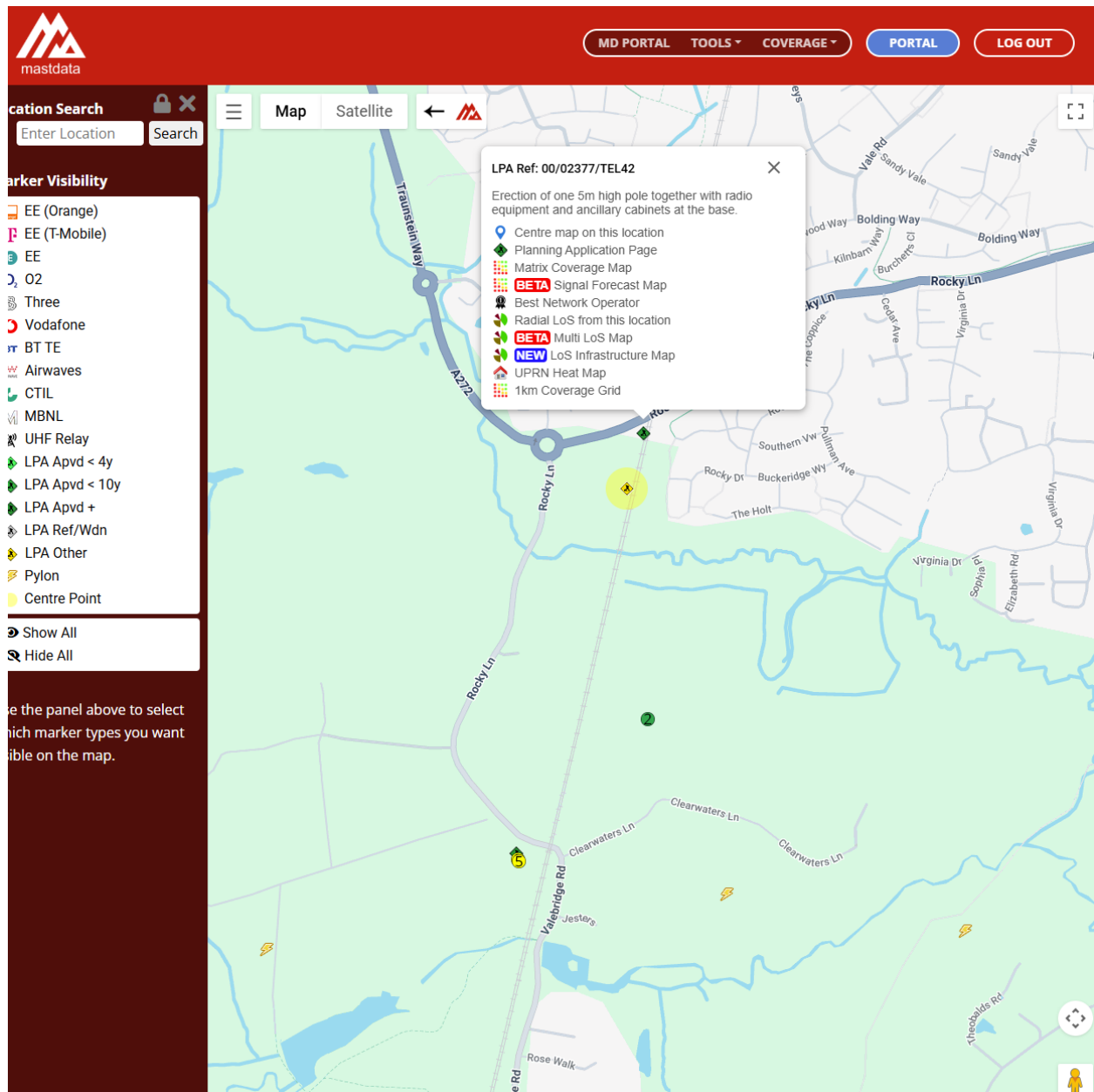
Hi Hamish,

Below are the surrounding sites, Cellnex manage the pylons and there are a number of operators on one of the pylons. This site is unable to provide coverage into the railway line and is unable to be upgraded to provide the coverage.

Detailed below are the surrounding masts.

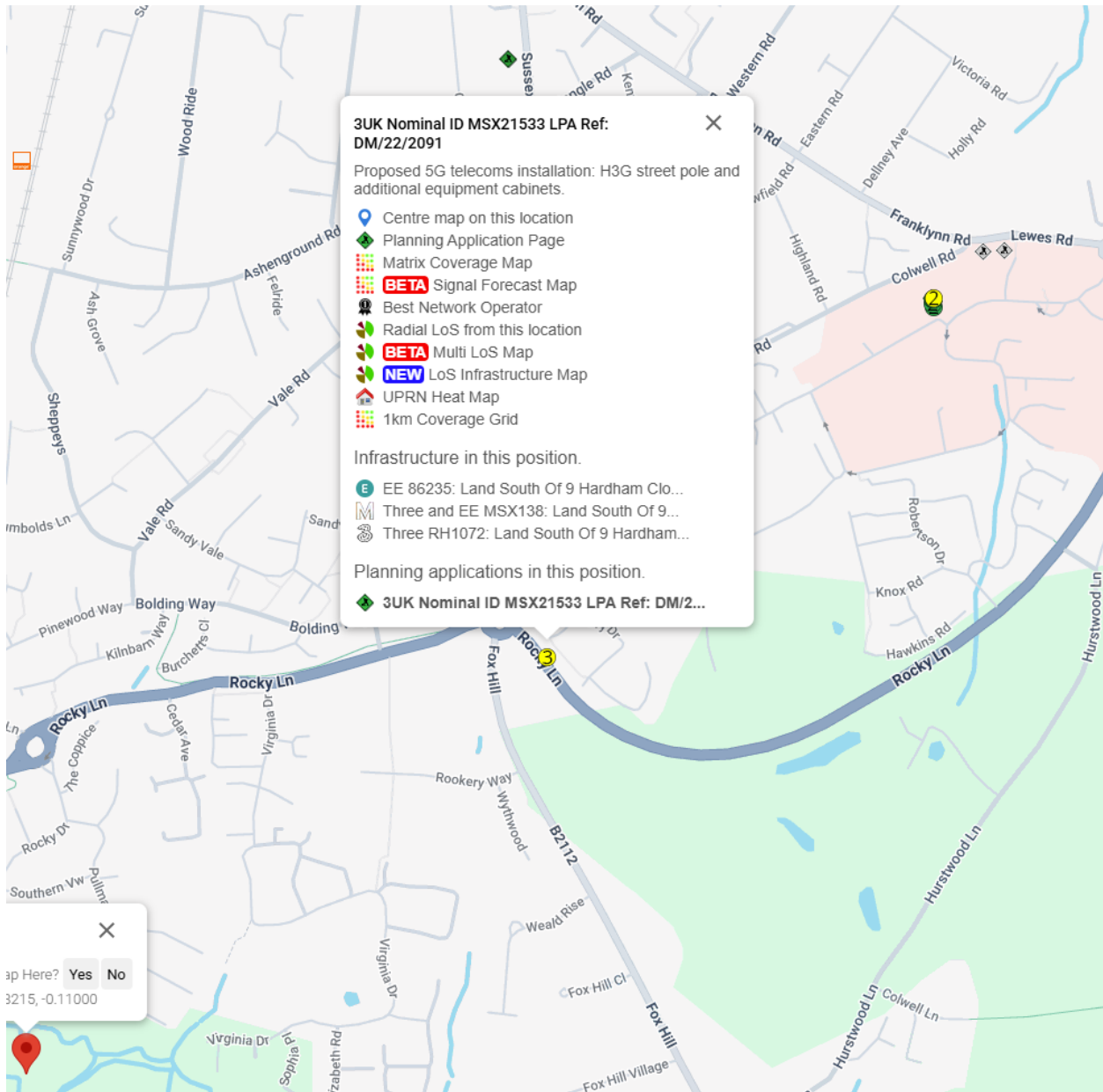


The one identified above is

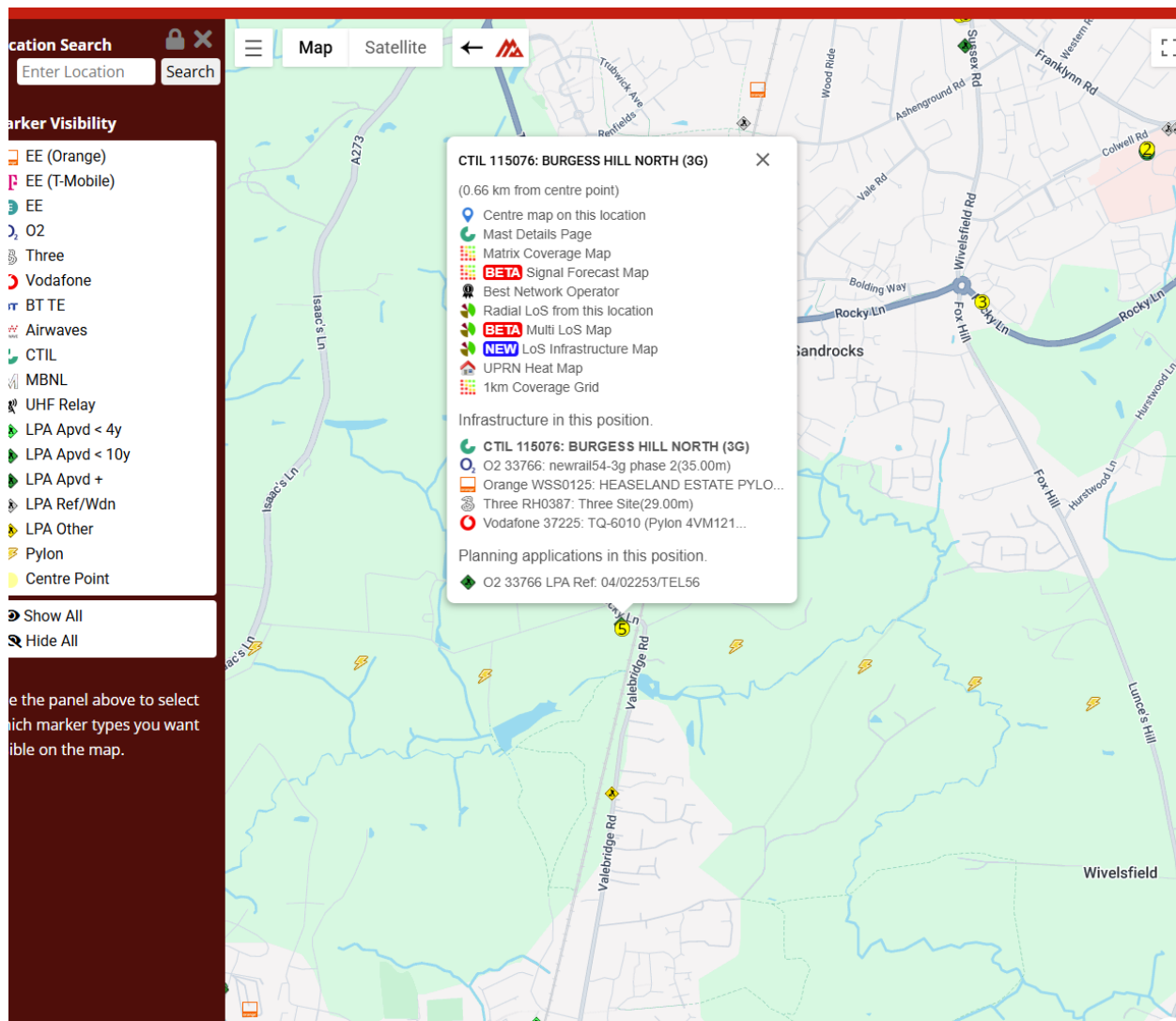


The above site is T Mobile which is now EE.

The one circled yellow is our proposed application and the only other one on rocky lane is this one which is a street works for EE and 3.



Cellnex manage pylon 4VM121 as detailed below, this is currently host to a number of operators and provides coverage to the area. The site is unable to provide coverage into the railway line.



There are no other sites which are located on Rocky Lane which are owned by Cellnex. Cellnex are spending a considerable amount of money on this site and their first option is to utilise existing sites where possible and if they could have upgraded the pylon site via a reg 5 which is cheaper and easier to do they would. As detailed previously the location of these sites is very specific to provide coverage to the railway line.

The Coldwater Lane site would not provide the required coverage to the railway line and this was withdrawn by the applicant. Cellnex did object to the scheme on the basis that there was existing coverage in the area from the pylon site and that the application by ICON towers was speculative.

I hope that this information is useful.

Thank you for your help in this case.

Kind regards

Becky Skerrett MRTPI (she/her/hers)

Director, Technology

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