

## Sarah Valentine

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**From:** [REDACTED]  
**Sent:** 31 March 2025 07:29  
**To:** planninginfo  
**Subject:** Fwd: Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

[REDACTED]

Sent from my iPad

Begin forwarded message:

[REDACTED]

Hi Sandra

Here you go .....

To Whom It May Concern,

**Subject: Formal Objection to Application No: DM/25/0589**

We are writing to formally object to the proposed installation and associated development outlined in Application No: DM/25/0589;

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- Proposal: The installation of 1 No.
- 30 metre high lattice tower mounted with 9 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.
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- Location: Land North Of Leylands
- Road, Burgess Hill, West Sussex.
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Our objection is based on several significant concerns that we believe warrant serious consideration.

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3. **Impact on the Appearance**
4. of the Area: The proposed
5. development is likely to be detrimental to the aesthetic character of the surrounding area. Not only will it serve as an eyesore, but it may also introduce a persistent noise nuisance, as electrical equipment typically emits a constant humming sound.
- 6.

The proposed installation in excess of 30 metres would be an overwhelming presence, starkly contrasting with the natural landscape and significantly exceeding the height of the mature tree line. The substantial height difference would create an overbearing impact and obstruct the outlook for nearby residents.

The proposed installation threatens not only the visual integrity of the landscape, but also the tranquility and quality of life that local residents currently enjoy, including those who regularly walk their dogs in this otherwise uncultivated area.

We note that one of the alternative sites to be considered (Land at Bedelands Farm, off Valebridge Road, Burgess Hill, West Sussex RH15 8AN. 532111/120365) was discounted due to being *"Close to railway, housing and overhead power lines which could be problematic and impede build"*. This installation site currently proposed is also close to railway and housing. Therefore alternative locations further removed from residential areas and sensitive ecosystems, should be explored.

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4. **Significant Overbearing**
5. Impact and Loss of Outlook:
6. The proposed development of the 30-meter mast poses a considerable threat to the visual amenity and overall quality of life for residents in the surrounding area. Its scale and positioning will create an imposing presence that is likely to overshadow nearby
7. properties, leading to a detrimental visual impact.
- 8.

As illustrated in "View 2 - The Blackthorns," the mast significantly towers over local homes, exacerbating the sense of overbearing intrusion. It is important to note that the photographs capturing this impact were taken in September and early October 2024, during a time when foliage was at its fullest. Consequently, the visual dominance of the mast would be even more pronounced in the winter months (November to March) when trees are bare, further diminishing the residents' outlook and increasing the feeling of enclosure.

As illustrated in the Viewpoint Location Plan (V01) the proposed positioning of the mast, in the land to the rear of No. 12 The Willows, will result No.10 The Willows having a direct line of sight to the mast from the front and side windows. At 30 metres high, we will be able to see it from our house (No.10 The Willows) and we believe this constitutes significant overbearing impact and loss of outlook.

We note there is a lack of photographic evidence demonstrating the visual impact of the mast from this direct line of sight at The Willows and also from Coopers

Close. This absence raises concerns about the thoroughness of the impact assessment, as the mast's potential effects on these areas remain unexamined.

In summary, the significant height and visual presence of the proposed mast will not dominate the immediate area and negatively impact the quality of life for those living nearby. The loss of outlook and the overbearing presence it introduces must be carefully considered in the planning process.

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5. **Economic**
6. Benefits of the Proposal: While the application may assert economic benefits, we question the validity and extent of these claims. The principal objective of the Brighton Main Line project is to provide seamless fourth generation (4G) connectivity to passengers
7. using the railway line. However we believe that any potential economic advantages do not outweigh the negative impacts on the community and environment.
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6. **Highway Safety Issues:**
7. There are serious concerns
8. regarding highway safety associated with the proposed installation. With close proximity to Wivelsfield rail station the construction traffic will lead to congestion, particularly during peak hours, exacerbating the risk of accidents. Congestion of traffic
9. can lead to bottlenecks, making it difficult for vehicles to navigate safely. This poses a risk to both pedestrians and drivers in the area.
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7. **Loss of Important Trees:**
8. The loss of important trees and the potential ecological impact of the development are valid and highlight a critical issue in urban planning and environmental conservation. The protection of trees and their root systems is essential for maintaining biodiversity,
9. preventing soil erosion, and contributing to local air and water quality.
- 10.

We note that 4.1.1 of the The Tree Survey and Arboricultural Impact Assessment, which was conducted by Hayden's Arboricultural Consultants Ltd, states that:  
*"Site access is encumbered by the Root Protection Areas (RPA) of A002 and A003. From a purely arboricultural perspective, it will therefore be necessary to install a temporary load bearing surface to prevent compaction damage to tree roots. This must be installed as a first stage of development, immediately after the completion of the necessary tree surgery and the installation of protective fencing"*

Given that no efforts have been made to replace the trees lost from previous developments, namely the Railway shoring up the embankment in 2019, it is crucial that there is no removal of further significant trees as part of this development. This

would be unacceptable and detrimental to the environment. In fact the program should include planting native species that are suited to the local ecosystem and ensuring their care and survival post-planting.

We ask that, should permission be granted, it would be essential to establish a monitoring plan that includes regular inspections by qualified arborists throughout the construction process. This would help ensure that the temporary load-bearing surface is installed correctly and that the Root Protection Areas (RPA) of the trees are not compromised.

The developers should adhere to a detailed compliance plan outlining how they intend to adhere to the recommendations of the Arboricultural Impact Assessment. This plan should include specific timelines and procedures for tree protection measures.

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8. **Intrusion into the Countryside:**
9. The proposed installation represents an unwarranted intrusion into the area which is a natural habitat for a number of species. This proposed installation will impact local wildlife. Preserving such areas is crucial for ecological balance and disrupting this
10. landscape with industrial installations is detrimental to community well-being.
- 11.

Construction activities may cause lasting damage to this delicate ecosystem, and it is important to consider the preservation of our precious natural habitats. The Preliminary Ecological Appraisal (PEA) conducted by Betts Ecology notes that trees in the proposed development have been identified as having potential bat roosting features. I note that, should permission be granted, it would be essential to establish a monitoring plan that includes regular inspections by a suitably qualified bat ecologist and that any felling is undertaken in stages and under the supervision of a bat ecologist. This is in compliance with the law regarding bats and possible contravention of the Wildlife & Countryside Act 1982

The monitoring plan should also address whether any steep-sided excavations will be created during construction. The Preliminary Ecological Appraisal (PEA) conducted by Betts Ecology highlights that it will be essential to ensure such excavations are covered overnight or provided with ramps to prevent any vulnerable animals becoming trapped and to re-fill such excavations as soon as feasible. Care should also be taken to seal/cover over open pipes, tanks, materials/rubble piles, bonfire stacks or other features that may be a danger to wildlife taking shelter/hibernating/etc.

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9. **Increased Noise and Disturbance:**
10. The construction activities are expected to lead to significantly increased noise and disturbance, which will significantly affect the daily lives of residents, potentially leading to stress, anxiety, and reduced overall well-being. The tranquility of the
11. neighborhood is essential for mental health, and any disturbance can have long-term repercussions.
- 12.

We ask that a detailed noise impact assessment should be obtained that examines both the short-term and long-term effects of construction activities on the surrounding area. The construction activities are likely to disrupt public access, particularly along the footpath from Maple Close. This not only affects residents but also impacts the wider community who may use these pathways for leisure or commuting.

Should permission be granted, the development should adhere to local regulations regarding noise levels and construction hours. Residents have the right to live in a peaceful environment, and any development should comply with standards designed to protect this right.

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10. **Consultation:**

11. We would also like to raise concerns regarding the limited number of properties notified about the consultation. The proposed installation has a wider reaching impact than those 14 properties identified for consultation by Mid Sussex Council.

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Given that the proposed installation will be in direct line of sight to No.10 the Willows, but this address was not included in the consultation, we request that the council reevaluate their notification process to ensure all affected residents have the opportunity to voice their opinions.

We strongly urge the council to reconsider the chosen location for this installation and explore alternative sites that are further removed from the potential impacts on the immediate community and the environment.

In conclusion we urge the relevant authorities to refuse Application No: DM/25/0589. We believe that it is essential to protect the character, safety, and environment of our community.

Thank you for considering our objections.