

For and on behalf of Circet Wireless Ltd.

Land North of Leylands Road, Burgess Hill

Construction Environmental Management Plan



DC Development Consultants
Driving Sustainable Development

November 2025

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In preparing this report, DC has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client. Except as otherwise stated in the report, DC has not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

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1.0 Introduction

1.1 Preliminary Information

D&C Consultancy have been commissioned by Circet Wireless Ltd. to produce the Construction Environmental Management Plan for the development works at Land North of Leylands Road, Burgess Hill, West Sussex.

The planning application reference for this development is DM/25/0589. This report has been developed in relation to planning condition 2, detailed in Table 1.1 below. A copy of the planning decision is provided in Appendix A for ease of reference.

Table 1.1 – Planning Condition Requirements and Reference Sections

Planning Condition Ref.	Requirement	Section Addressed
3 Construction & Environmental Management Plan	<i>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:</i>	
	<i>Measures to control noise or vibration affecting nearby residents;</i>	4.2
		4.3
	<i>Artificial illumination;</i>	4.9
	<i>Site contact details in case of complaints;</i>	3.3
	<i>All temporary contractors buildings;</i>	3.6
	<i>Plant and stacks of materials;</i>	3.6
	<i>Provision for the temporary parking of contractors vehicles; and,</i>	3.1.2
	<i>The loading and unloading of vehicles associated with the implementation of this development.</i>	3.1.2 3.5.3
	<i>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.</i>	

This report has been prepared to meet the requirements of Condition 2 and also incorporates the wider construction-phase expectations of Mid Sussex District Council, including adherence to the Mid Sussex District Plan (2014–2031), the associated Development Infrastructure and Environmental Policies, and the construction-related guidance contained within the National Planning Policy Framework (NPPF), BS 42020:2013 Biodiversity – Code of Practice for Planning and Development, BS 5228 Noise and Vibration Control, and best-practice principles promoted by the Institute of Air Quality Management (IAQM), and CIRIA C733 (Pollution Prevention).



1.2 Report Objectives

The objectives of this report are to:

- Address the planning condition detailed in Table 1.1 and ensure suitable actions are developed throughout the report, facilitating the discharge of the aforementioned conditions;
- Develop a suitable environmental management plan to cover all stages of the development works, including groundworks and construction works; and,
- Ensure the site is developed safely with regards to construction and environmental risks, and nearby receptors.

1.3 Development Works

The scope of the development will comprise the following works:

- Establishment of the temporary construction access route from Leylands Road, including installation of any required protective surfacing over tree root protection areas;
- Formation of the temporary crane / cherry-picker set-down area to support lifting operations for tower installation;
- Clearance of vegetation within the compound footprint, including removal of bramble scrub and the single dead tree located within the development area;
- Levelling and regrading of the compound platform, followed by installation of the stone surface over geotextile membrane;
- Construction of the 15m × 10m secure compound, including installation of 2.4m palisade fencing and a 1.2m wide access gate finished in RAL6009;
- Construction of the 6.85m × 6.85m reinforced concrete tower foundation;
- Installation of the 30m high FLI lattice tower onto the prepared foundation;
- Construction of the 3.8m × 7.5m reinforced concrete equipment base within the compound;
- Installation of the twelve equipment cabinets and the shared electrical meter cabinet within the compound fence line;
- Installation of power and fibre ducting, including the incoming DNO duct, transmission ducts, spare ducts and protective marker layers;
- Completion of all electrical and transmission connections between the tower, cabinets and incoming services;
- Installation of ancillary infrastructure including lightning protection, earthing, safety signage and cable containment;
- Planting of native screening whips (Hawthorn, Blackthorn, Hazel, Field Maple and Holly) around the compound perimeter; and,
- Final reinstatement and finishing works, including trimming of vegetation, making good any disturbed ground and removal of temporary access measures.



1.4 Confidentiality

D & C Consultancy Ltd. (trading as “DC Development Consultants”) have prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any Third Party wish to use or rely upon the contents of the report, written approval must be sought from D&C Consultancy; a fee may be levied against such approval.

2.0 Site Information

The site is approximately rectangular, centred on national grid reference TQ 32104 20249 and encompasses an area of circa 180m² (final site area). Figure 2.1 below shows the site area with the proposed development. The full drawing is presented in Appendix B.

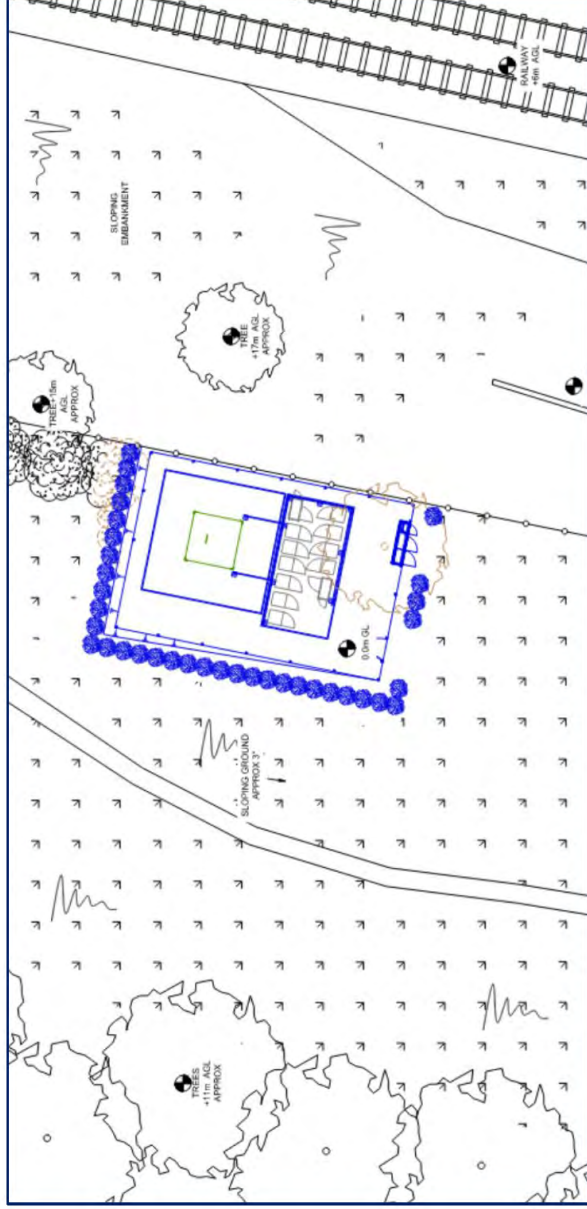


Figure 2.1 – site area and proposed development.

The site comprises a relatively small parcel of land measuring approximately 15m x 10m, situated on the western side of the Brighton Main Line railway.

The ground is generally unmade and uneven, formed of modified/ maintained grassland with areas of dense bramble scrub across the central and southern portions of the footprint. A single dead tree is located within the centre of the proposed compound area, recorded as having low ecological and arboricultural value, with additional trees positioned outside of the working area but not requiring removal or pruning as part of the development. There are no watercourses, buildings or sealed surfaces within the site area.

The site lies on a gentle slope, falling away from the adjacent railway cutting, with levels influenced by a 4m high steel sheet-pile retaining wall that supports the railway boundary. A 1.8m high Network Rail chain-link fence topped with barbed wire runs along the eastern boundary. No built structures,

hardstanding, surfacing or services currently exist within the application plot, and access is presently informal via grassed ground.

To the north, the site adjoins an area of modified grassland and scattered young to semi-mature trees, forming part of the informal open space that runs parallel to the railway. A public footpath (1BH) is located further north, passing east–west across the green corridor. The NPA visuals show that from the northern viewpoint, the land is generally open with filtered views through tree lines.

To the east, beyond the railway previously described, are residential properties on Valebridge Road and Grange Close, partially screened by mature vegetation.

To the south, the land continues as open grassland and scrub along the railway edge, similar in character to the northern section. The access route to the site area originates from Leylands Road, approximately 100–150m to the south of the site. Residential areas are located further south, including the approach towards Wivelsfield Railway Station, though these are separated from the site by intervening vegetation.

To the west, the site is bordered by a strip of semi-natural vegetation, including bramble scrub and scattered trees of varying height (11–17m AGL). Beyond this, at approximately 60m distance, are residential properties on The Blackthorns and Maple Close, visible intermittently through the intervening vegetation. This western tree belt also falls within a blanket Tree Preservation Order (BH/04/TPO/74). No TPO trees will be impacted by the works.

Relevant drawings are presented in Appendix B, including location and proposed development plans. For reference, the site in context is presented in Figure 2.2 below.



Figure 2.2 – Site in context (red).

3.0 Construction Management

3.1 Site Access

3.1.1 Access from the Highway Network

The site is only to be accessed via Leylands Road.

Initial works shall comprise the formation of a suitable construction access and temporary trackway using interlocking plastic track mats, together with the provision of a diverted plastic trackmat footpath to maintain uninterrupted pedestrian access for the duration of the works. The existing access point will be widened, and the current metal height restrictor removed to accommodate construction vehicles. All vehicles shall enter via the existing dropped kerb on Leylands Road and proceed along the temporary trackway leading directly to the site compound.

Figure 3.1 below shows the annotated site access location.



Figure 3.1 – site access location and works.

Swept path analysis for both the largest regular construction vehicle regularly accessing the site and the irregular crane access and egress has been provided in Appendix B.

3.1.2 Access to the Works Area

A temporary 3m-wide trackway shall be installed using interlocking plastic track mats along the alignment shown in Figure 3.2 below. The trackway has been positioned to avoid all retained trees and their Root Protection Areas, in accordance with the Arboricultural Impact Assessment and BS

5837:2012 requirements. The route shall be fully demarcated with continuous Heras fencing to separate construction traffic from the public realm and to prevent unauthorised access.

To maintain uninterrupted public access during the works, the existing footpath will be temporarily diverted and replaced with a temporary pedestrian route not less than 1m in width, where required. This pedestrian path will run relatively parallel to the haul road but remain entirely segregated through fencing and clear signage.

An 18m × 15m turning and laydown zone has been designated at the northern end of the haul road to accommodate HGV unloading and manoeuvres. The allocation of this space allows for entry and egress from the site in forward gear.

Site welfare facilities are positioned adjacent to Leylands Road, outside the calculated crane collapse radius, which is compliant with industry lifting safety standards. The welfare location provides a suitable position for controlled monitoring of access, allowing a gateman/banksman to manage sign-in, inductions and site entry checks prior to approaching the works area and wheel washing where required on egress.

Banksmen shall be present at all times during vehicle movements, including entry, egress and operations within the turning area. A strict 5mph site-wide speed limit shall be enforced.

The access plan is displayed below on Figure 3.2.

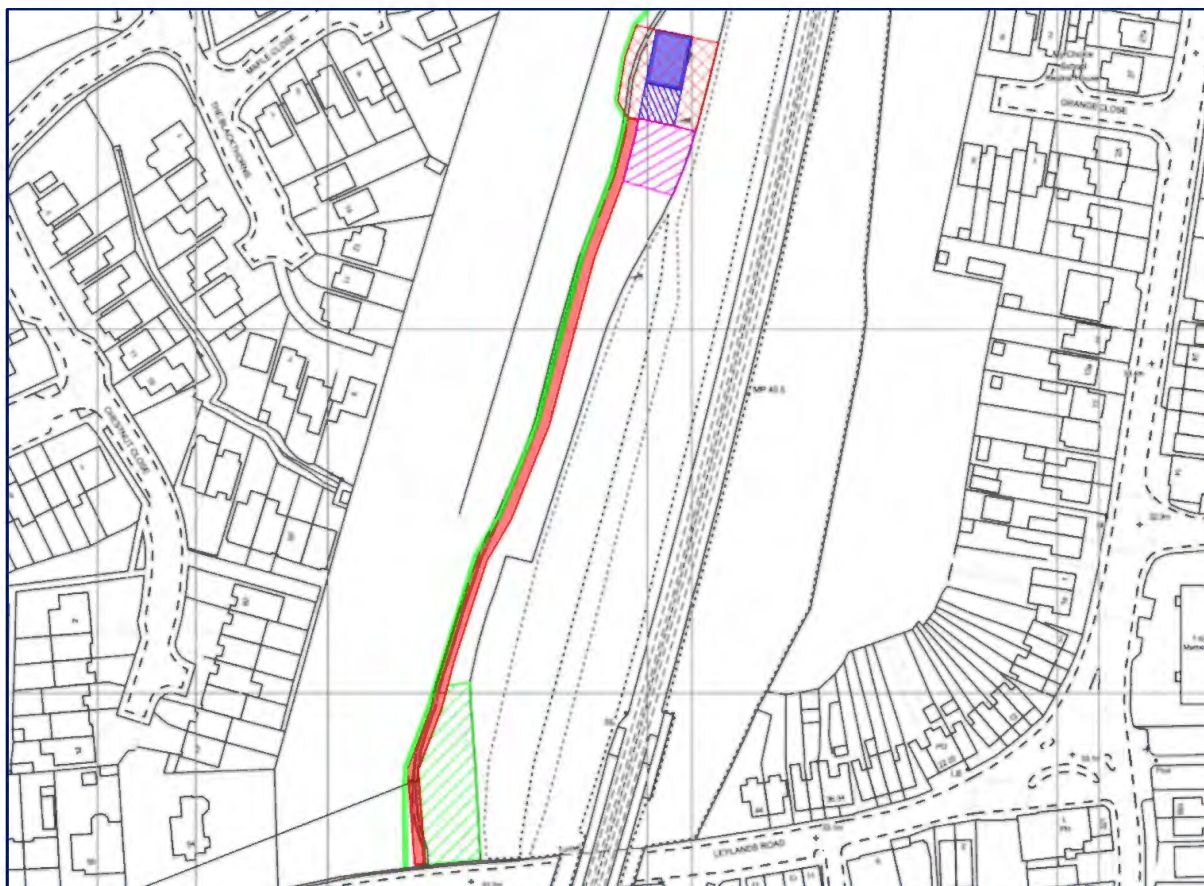


Figure 3.2 – Access logistics. Green hatch – site parking and welfare. Red hatch – works area occupied for construction and storage of plant and materials. Magenta hatch – unloading and turning area for construction vehicles (18m l x 15m w). Red fill – temporary trackway to be constructed (3m width, heras fenced to delineate from public realm). Green fill – temporary pedestrian walkway diversion. Full, scaled drawing presented in Appendix B as 25-334-ACC-LOG-XX-XX-001. Note all working areas are to be heras fenced.

3.1.3 Routing to the Site

To reach the site, construction vehicles shall route from the A273 (Isaacs Lane), proceeding straight to London Road and then turning left into Leylands Road, before making a left turn into the site. Vehicles shall follow the same route in reverse when exiting the site. This routing connects the Strategic Road Network directly to the site via the most appropriate highway link and represents the shortest and least intrusive route through residential areas.

Leylands Road to the east is subject to a 4.1 m height restriction at the railway bridge and is only accessible via Rocky Lane, which, although part of the SRN, contains reduced-width rural sections when approaching Worlds End and the site which are considered unsuitable for construction traffic. The proposed routing avoids height constraints, reduces interface with constrained carriageways and reduces travel distance through residential streets.

The routing strategy is presented as Figure 3.3 below.



Figure 3.3 – routing path to and from the site from the Strategic Road Network.

3.1.4 Access for Irregular Loads

The only irregular load associated with the works is the mobile crane required to lift and erect the tower. All other vehicles involved in the construction process are standard road-legal units and can access the site without constraint.

Short-duration traffic management will be required for both crane access and crane egress at the end of the works. This is limited to a controlled multi-point turn required for the crane to enter (and later exit) the site from Leylands Road.

The anticipated duration of the manoeuvre is less than two minutes (when used in conjunction with the delivery controls in Section 3.5.3), with the carriageway occupied only momentarily. Because the operation is extremely brief, the overall impact on network flow is considered minimal.

Stop/Go boards have been considered but discounted, as the setup, staffing and duration of control would likely introduce more disruption than the short manoeuvre itself. A lighter-touch arrangement using “STOP – WORKS” signs is considered more appropriate and proportionate.

The control measures for the irregular crane access and egress shall be as follows:

- Crane driver calls in using the delivery booking system 10 minutes prior to arrival and operatives get positioned on the highway;
- Upon arrival, two trained and experienced traffic marshals position on the public highway to temporarily hold traffic, cyclists and pedestrians using the ‘STOP-WORKS’ signs for the brief duration of the manoeuvre;
- Dedicated, competent banksmen position at each end of the crane, communicating directly with the operator to guide the turning movement and maintain safe clearance from potential obstructions;
- Cones or lightweight barriers deployed, if required, to create an exclusion zone and define the cranes turning envelope;
- Crane accesses the site and proceeds to the working area, signs and operatives removed from the highway.
- Operation scheduled outside peak hours, including early morning or late evening, if preferred by the Local Highway Authority.

This operation can be scheduled outside of peak hours, including early morning or late evening, if preferred by the Local Highway Authority.

This approach is considered safe, proportionate and fully compliant with Chapter 8 principles for short-duration, low-risk operations while avoiding unnecessary disruption to the highway network.

The proposed positions for stopping traffic for the manoeuvre are presented in Figure 3.4 below.

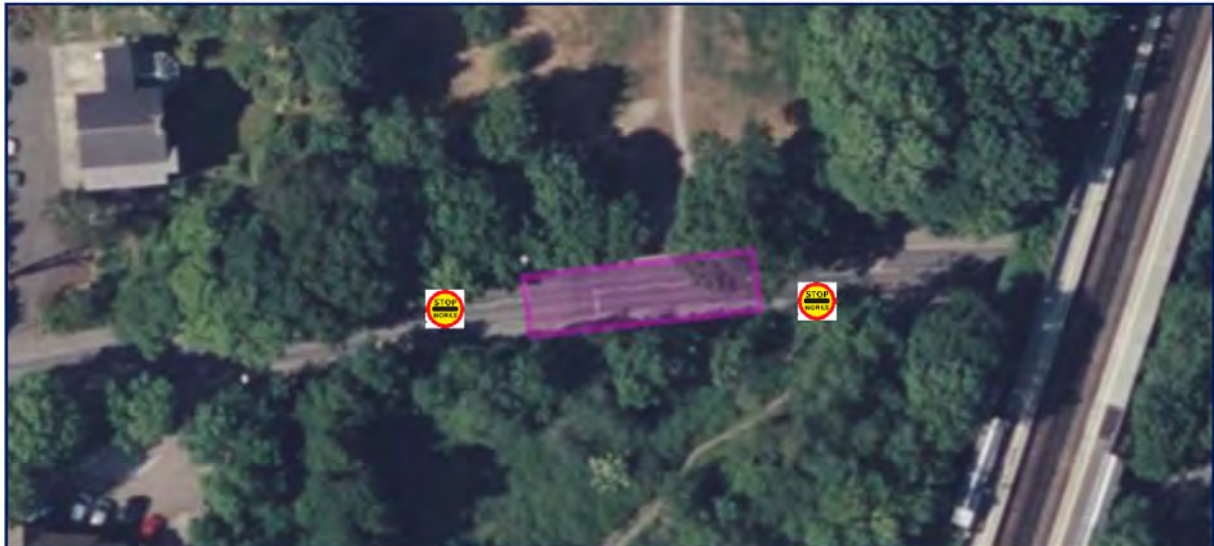


Figure 3.4 – proposed traffic stop positions during irregular vehicle access. Magenta shows the manoeuvre zone.

3.2 Site Hours of Operation

The site hours of operation shall strictly be 0800 – 1800 Monday to Friday. Saturday working hours shall be 0800 – 1300. No working shall be permitted on Sundays or bank holidays.

Should the Contractor be required to work outside of these agreed hours, prior written approval shall be obtained from the Local Authority before any such works take place. Any exceptional activities, including night-time working, shall be discussed and agreed with the Local Authority in advance. It is the Contractor's responsibility to manage this process and to maintain all necessary liaison with the Local Authority.

3.3 Public Communications

Prior to works commencement, the Contractor shall, as a minimum, conduct a letter drop exercise to local residents and businesses, including, but not limited to, the following information:

- Summary of the works and the development;
- Mitigation measures employed to ensure minimal nuisance from the site;
- Summarised programme of works; and,
- Name and contact details (phone number and email address) of a dedicated person to be on site full time during the operational hours for local stakeholders to contact should the need arise.

The recommended minimum letter drop area is shown in Figure 3.5 below.



Figure 3.5 – proposed letter drop area to local residents. Red – approximate site area. Green – proposed letter drop recipients.

Properties selected as the closest to the site and most likely to experience potential disruption from environmental or logistical related impacts. It is noted that properties to the east are shielded from logistical related impacts due to the routing strategy, and mostly protected from environmental related impacts by the distance from site, screening by mature vegetation and the level difference of the railway line.

The Contractor shall put signs on the boundary stating an emergency contact, including name, direct telephone number & email address should any local residents, businesses or passers-by need to contact the management team either within or out of hours.

Complaints will be responded to by a formal email/ letter no later than 24 hours after the complaint is received. A record of complaints shall be kept by the Contractor electronically and in paper format in the site office. The complaints record shall be made available to the LPA upon request.

Roy Wiggins has been appointed as the Senior Construction Manager for these works, whose contact details shall be shared with local residents for liaison and receipt of any complaints.

3.4 Highway Defect Monitoring

The Contractor shall undertake a photographic dilapidation survey of the adjacent highway and access points prior to commencement of the Works. A copy of this survey shall be retained on site for the duration of the project and made available to the LHA upon request.

The Contractor shall also undertake daily inspections of the access route to identify any deterioration or defects arising from construction vehicle movements, including but not limited to surface rutting, edge wear or damage to verges.

In the event that any such damage is identified and reasonably attributable to site-related traffic, the Contractor shall notify the Client immediately and implement remedial measures. All reinstatement



works shall be carried out in agreement with the Local Highway Authority and in accordance with their permitting and reinstatement requirements.

3.5 Site Related Vehicles

3.5.1 Parking

Adequate parking provision shall be made available within the designated welfare and compound area to accommodate all site operatives, staff and visitors. No construction-related parking shall occur on the public highway or within nearby residential streets.

Where practicable, the Contractor will prioritise the use of a local workforce to minimise journey distances and promote sustainable modes of travel, including walking, cycling and public transport.

Car sharing will be encouraged for operatives travelling from outside the local area to further reduce the total number of vehicle movements and associated parking demand.

3.5.2 Sheeting of Construction Vehicles

Construction vehicles entering and leaving the site shall be appropriately sheeted to ensure that dust from any materials contained within is secured and is not liberated into the local atmosphere.

3.5.3 Loading and Unloading of Plant and Materials

All loading and unloading of plant and materials shall take place entirely within the site boundary, with no activity permitted on the public highway under any circumstances.

Where lifting operations are required, these shall be planned and executed in full compliance with LOLER, using competent personnel, certified equipment and task-specific lift plans.

A delivery booking system (managed via phone coordination with the Site Manager) shall be used to ensure that only one delivery vehicle accesses the site at any given time. Vehicles arriving without a booking, or arriving outside their allocated slot, will be turned away or instructed to return to the yard. This ensures that no vehicles queue or wait on Leylands Road or the surrounding road network, and prevents circulating traffic seeking space to wait.

3.6 Site Layouts

3.6.1 Working Area

The working area layout is presented as Figure 3.6 below.

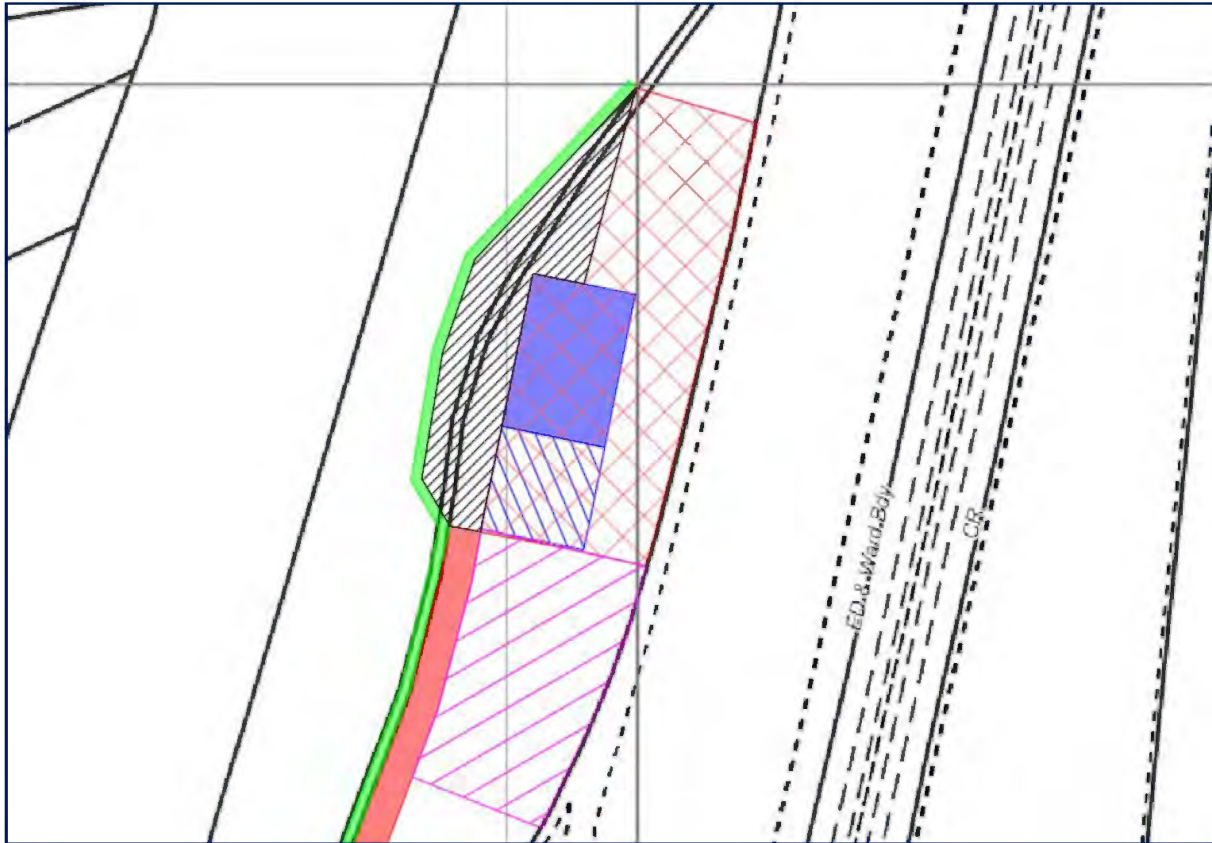


Figure 3.6 – working area layout. Red fill – trackway area. Green fill – pedestrian path diversion. Magenta hatch – vehicle unloading and turning area (26m x 15m). Blue fill – new tower and compound location. Blue hatch – crane pad and operating area. Red hatch – site working area including areas for the storage of plant and materials. Black hatch – construction zone parking area.

3.6.2 Welfare Area

The welfare area layout is presented as Figure 3.7 below.

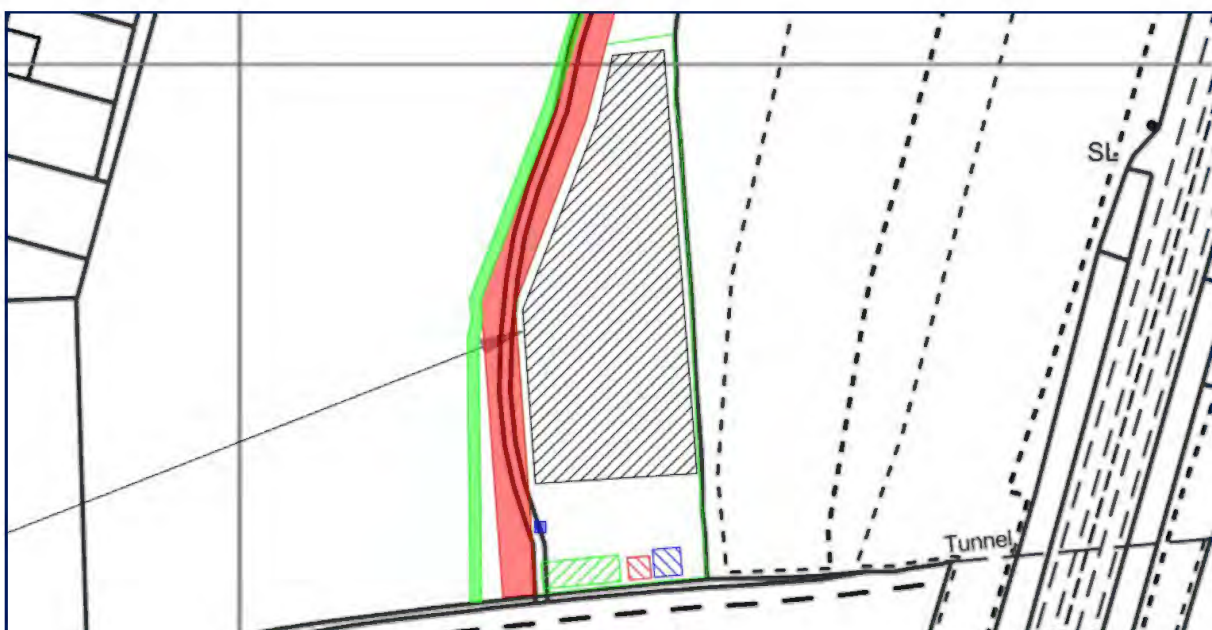




Figure 3.7 – welfare area layout. Red fill – trackway. Green fill – diverted pedestrian path. Green hatch– site office and welfare facilities including hot and cold water, fridge, microwave and drying room. Red hatch – generator unit. Blue hatch – toilet unit. Black hatch – overflow parking and delivery holding area (if required). Blue square – wheel wash location.

4.0 Environmental Control Measures

4.1 Dust Liberation Assessment & Control Measures

The site has been assessed in accordance with IAQM Guidance on Assessment of Dust from Demolition and Construction V1.1. A summary of the assessment is provided in Table 4.1. Guidance used to develop this assessment is contained within the appendices.

Table 4.1 – Overall Dust Risk in Accordance with IAQM Guidance			
Development Phase	Dust Emission Magnitude	Sensitivity of Area	Overall Risk
Demolition	N/A	N/A	N/A
Earthworks/ Civils	Small	Medium	Low
Construction	Small		Low
Trackout	Medium		Medium

Given the limited scale of the works, use of plastic track mats along the internal haul route, and wheel washing controls to prevent mud being transferred to the public highway, the residual risk of trackout dust is considered Low following implementation of standard good practice measures.

Given the very limited scale of earthworks, the absence of building demolition, the pre-assembled modular aspect to the tower construction and the relatively low volume of HGV traffic, the overall risk of dust effects from this development is classified as Low in accordance with IAQM guidance.

Standard good-practice dust control measures (as scheduled below) are therefore considered sufficient, and formal continuous dust monitoring is not required.

Equipment used to cut or break concrete, paving, duct covers or other hard materials shall be operated with appropriate water suppression or integrated dust filters. Although cutting on this project is minimal, any such activity shall be controlled to prevent dust release beyond the working area.

Delivery activities, plant operations, stockpiled materials and any other actions with the potential for dust generation shall be positioned as far from the site boundaries and neighbouring properties as reasonably practicable. Stockpiles of friable material shall be minimised and, where present, shall be dampened, covered with tarpaulin or otherwise contained to prevent dust uplift.

Handling of soils and aggregates shall be undertaken carefully, with drop heights kept to a minimum. Fine water misting shall be used where necessary to control dust during loading or handling



operations. Skips, chutes and conveyors (if used) shall be covered or enclosed to prevent the escape of dust.

Weather conditions shall be monitored throughout the works to identify extended dry or windy periods. The Contractor shall ensure that adequate equipment is in place to manage increased dust risk during such conditions, including the availability of hoses or mobile water bowsers.

Vehicles carrying dusty materials to or from the site shall be securely sheeted. Water suppression shall be applied in dry conditions.

4.2 Noise Mitigation Measures

A schedule of plant and equipment on site and their typical noise levels is provided below in Table 4.2.

**Table 4.2 – Typical Plant Noise Levels**

Plant / Equipment	Typical Noise Level (LAmax at 10m; (dB A)	Notes
14-tonne excavator	75–82	Higher end during breakout or hard digging (not anticipated).
6-tonne dumper	72–78	Includes movement and tipping.
Mobile crane (30–60 t class)	65–72	Slewing and hoisting are relatively low-noise; engines are the dominant source.
Concrete pump (truck-mounted)	70–75	Continuous pumping tone but moderate level.
Bowmag / small roller	72–78	Peak levels during vibration mode.
Stihl saw / cut-off saw	85–100	Very short duration.
Muck-away HGVs (arriving/departing)	74–80	Includes low-speed manoeuvring and idling.
Small tools (wacker plate)	80–88	Short bursts only.

Given the anticipated noise levels associated with the plant listed in Table 4.2, the separation distance to the nearest residential receptors (approximately 60 m), and the presence of intervening vegetation and level changes to the east, construction noise is not expected to give rise to significant effects. On this basis, quantitative noise monitoring is not proposed, subject to the implementation of the best-practice noise controls set out in this section.

All vehicles and mechanical plant shall be fitted with effective exhaust silencers and maintained in good working order for the duration of the works. Electric powered tools shall be prioritised where reasonably practicable. Pneumatic tools, where required, shall be fitted with manufacturer-recommended mufflers or silencers.

Plant and machinery in intermittent use shall be shut down when not in use and vehicle/ plant idling shall be prohibited. Start-up of multiple items of plant shall be staggered to avoid unnecessary peak noise. Activities involving higher noise levels, such as breaking out small areas of hardstanding (not anticipated) or excavating the tower base, shall be programmed within standard working hours and carried out as efficiently as practicable to limit duration.

Where practicable, mains- or battery-powered equipment shall be used instead of diesel or petrol generators. Handling of materials shall be undertaken carefully to minimise noise, including avoiding unnecessary dropping or impacts.

No radios or similar amplified devices shall be audible beyond the site boundary. Reversing alarms, where required for safety, shall be of the broadband “white noise” type wherever reasonably practicable. Vehicle movements shall be managed to minimise reversing and to avoid queuing or revving on Leylands Road or the surrounding network.



The Contractor shall remain alert to any elevated noise levels or concerns raised by residents. Should any unforeseen noise issue arise, the Contractor shall review the working method immediately and implement appropriate adjustments or additional mitigation to reduce the impact.

4.3 Vibration Monitoring, Management & Mitigation Measures

A schedule of the anticipated vibration levels on site in accordance with BS-5228-2 is presented as Table 4.3 below.

Table 4.3 – Typical Vibration Levels from Anticipated Plant		
Plant / Equipment	Typical Vibration Level (PPV (mm/s) at 10m)	Notes
14-tonne excavator	0.3 – 1.0	Higher when tracking or placing large buckets; low when trenching.
6-tonne dumper	<0.5	Very low vibration; short duration when tipping.
Mobile crane	<0.3	Minimal vibration; static operation with slow movements.
Concrete pump	<0.3	Negligible vibration; pump engine only.
Bowmag / small roller (vibrating mode)	0.5 – 1.5	Only relevant if used; vibration drops rapidly with distance.
Wacker plate / small compactor	0.8 – 2.0	Localised, short bursts; highly attenuated off-site.
Muck-away HGV movements	<0.3	Minor vibration from low-speed manoeuvring.

The nearest residential properties are approximately 60 m from the working area. At this separation distance, vibration levels from the equipment expected on site fall well below common perception thresholds and far below levels associated with cosmetic or structural damage. In addition, intervening vegetation, soft ground and the local topography will further attenuate vibration before it reaches any receptors.

For these reasons, vibration impacts are expected to be negligible, and quantitative vibration monitoring is not proposed, subject to the implementation of the best-practice measures below.

Given the limited scale of the works and the absence of piling, heavy breaking or deep compaction, vibration levels on this site are expected to remain low. Nevertheless, the Contractor shall adopt appropriate measures to minimise vibration and avoid unnecessary disturbance to nearby receptors.

Equipment capable of generating high levels of vibration shall, where possible, be excluded by design or positioned as far as reasonably practicable from site boundaries and noise- or vibration-sensitive receptors. Compaction requirements on this project are minimal; however, where a roller or plate



compactor is required, the Contractor shall prioritise the use of non-vibratory ("dead roll") modes. If vibratory compaction cannot reasonably be avoided, an alternative method or sequence shall be sought to reduce the risk of vibration transmission to sensitive structures.

Where relevant, vibration-damping methods such as isolation pads shall be used beneath static plant to reduce the transfer of ground-borne vibration. High-vibration plant (if used) shall, so far as reasonably practicable, be operated in isolation rather than in combination with other vibrating equipment to prevent overlapping frequencies and elevated vibration levels. Plant shall also be operated at the lowest effective power setting consistent with safe and efficient progress.

Materials shall be handled in a controlled manner to avoid sharp impacts or unnecessary dropping. Vehicle and plant movements shall be planned to minimise repeated passes in the same location, and engines shall not be left idling.

Should any unforeseen vibration issues arise or concerns be raised by residents, the Contractor shall review the working method immediately and implement revised measures to reduce vibration at source.

4.4 Surface Water Control

The Client has confirmed that the site will be designed so that surface water drains back into the site rather than onto neighbouring land. The Contractor shall implement suitable measures to minimise run-off across site boundaries, such as silt fences or temporary drainage grips where required.

Where feasible, surface water will be allowed to infiltrate naturally into the ground. Water that cannot soak away will be reused on site for dust suppression where suitable.

Any surplus water requiring disposal to the sewer network must be covered by the appropriate discharge consent, which the Contractor shall obtain prior to any discharge. If water is unsuitable for soakaway, reuse, or sewer discharge, it shall be stored in impermeable containers and removed from site by a licensed waste carrier.

4.5 Fuel Storage and Vehicle Refuelling

The Contractor shall ensure that any fuel required for plant is stored in double bunded tanks which have a capacity of 110% of the containment volume and are placed within areas of bunded impermeable surfacing, where possible. Refuelling shall be undertaken such that any spillage is collected on a spill tray and disposed off-site. Any spillages shall be reported immediately to the Site Manager, immediately cleared and cleaned in an approved manner and any contaminated sub-soil immediately removed & disposed off site via suitably licenced waste hauliers to suitably licenced waste facilities.



4.6 Mud Control

The Contractor shall implement appropriate mud and debris control measures for the duration of the works. A jet-wash unit shall be installed adjacent to the welfare area, positioned on the internal haul route so that all vehicles pass through it before exiting onto Leylands Road. This arrangement ensures that wheels and bodywork are cleaned while still on the site's hardstanding and matting system, reducing the risk of mud or debris reaching the public highway.

All vehicles exiting site shall pass through the jet-wash, and the gateman shall maintain records of vehicle washing as part of the daily environmental checks. The Contractor shall ensure that no mud, dust or debris arising from site activities is deposited on Leylands Road or the surrounding network. Should any tracking or soiling occur, the Contractor shall implement immediate mitigation measures, including manual clearance or deployment of a road-sweeping vehicle where necessary.

4.7 Gas and Fires

The Contractor shall take measures to ensure gaseous emissions from all plant, fuel etc. are minimised and at level approved by the Client & the Local Authority.

The Contractor shall ensure the lighting of fires is strictly prohibited at all times. Notices to this effect shall be erected and maintained at appropriate locations.

Smoking on site shall not be permitted outside of designated, controlled smoking areas, to be implemented by the Contractor.

4.8 Waste Materials: Management and Disposal

The Contractor shall ensure that any waste materials stored on site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundaries. In the event that the waste is dispersed, the Contractor shall be responsible for the recovery of this waste through a waste collection/ litter picking exercise.

The burning of waste on site shall be strictly prohibited.

In accordance with the DoW:CoP, the Waste (England and Wales) Regulations 2011 & the Environmental Protection Act 1990, the waste producer is responsible for ensuring the legally compliant disposal of waste generated from site activities. In this scenario, the waste producer is typically the Main Contractor, who holds overall responsibility, while any appointed sub-Contractors, from whose work waste is generated, may be considered waste holders but remain accountable to the Main Contractors waste management plan (if produced) or their subsequent actions to comply with their waste duty of care, the waste hierarchy and relevant waste legislation.

The relevant Contractors working on site shall dispose of their waste via suitably licenced waste hauliers to suitably licenced waste facilities. Accurate waste assessments in accordance with the



requirements of WM3 shall be conducted by the relevant parties involved or a suitably qualified and experienced Third Party, where required.

In accordance with the Waste (England and Wales) Regulations 2011, it is the legal responsibility of the waste holder to confirm that the waste has been handled and disposed of (or recovered) appropriately.

A blank duty of care: waste transfer note has been provided in Appendix C1. These shall be completed by the relevant Contractor for every type of inert or non-hazardous waste disposed off site, every different haulier and every different waste acceptor. This form shall be completed prior to the disposal of materials off site. Example situations for document requirements are provided below for reference:

- If there is one source of inert or other non-hazardous waste, two hauliers and one waste acceptance facility, two completed forms will be required to cover the two different hauliers;
- If there is two sources of inert or other non-hazardous waste (e.g non-hazardous soils and oversized concrete), going by three hauliers to three waste acceptance facilities (separately), the Contractor will require 6 forms to be complete to cover the two types of waste and the three routes it is taking to the three waste receivers.

The non-hazardous forms can be used as a 'season ticket' where the waste type, haulier and receiver remain the same. These can be used for up to 1 year.

A blank hazardous waste consignment note has been provided in Appendix C2. This form will need to be completed and received by the waste acceptor prior to the disposal of hazardous waste off site and for every load or batch of hazardous material disposed, with a separate ticket reference for each new load. Advice from a suitably experienced waste specialist may need to be sought if the Contractor cannot complete the form appropriately. In some instances, the Technically Competent Manager (CoTC/ WAMITAB Level 4 Holder) of the landfill/ recovery facility may be able to assist the Contractor with the form completion.

All waste disposal tickets, including the overarching, signed duty of care documents shall be retained by the Contractor and provided to the Client, Local Authority and Environment Agency on request.

The Contractor shall ensure they apply the principles of the waste hierarchy to ensure project sustainability.

4.9 Artificial Lighting

Artificial lighting is not anticipated to be required for the proposed works, as all activities will be carried out during standard daylight working hours. Should temporary task or security lighting be required at any stage, it shall be installed and operated in accordance with the Institution of Lighting Professionals Guidance Note 01/21 "*The Reduction of Obtrusive Light*".



Any artificial lighting required during the works shall be designed and positioned to prevent nuisance, glare or light spill to neighbouring residential properties, public rights of way and ecological receptors. Lighting shall only be used where necessary for safety, security or the execution of specific tasks, and shall be switched off when not required.

Task lighting and security lighting shall be directed inwards towards the working area and mounted at low height where practicable to minimise off-site visibility. Luminaires shall be fitted with integral cowls, baffles or shields to prevent upward or lateral light spill, and columns or towers, if required, shall be oriented away from residential façades to avoid overspill beyond the site boundary.

Lighting shall not be used outside standard working hours except for essential safety or security requirements. Security lighting, where required, shall utilise low-intensity, downward-facing fittings with passive infrared (PIR) movement sensors to prevent continuous illumination.

These measures are considered sufficient to ensure artificial lighting associated with the construction works does not result in unacceptable impacts on local residents or the surrounding environment.

4.10 Environmental Pollution Incident Emergency Response Measures

Common types of pollution incidents that may occur on construction sites include, but are not limited to:

- Fuel or oil spills;
- Concrete or cement washout water;
- Silt-laden runoff entering watercourses; and,
- Leaks of chemicals or hazardous materials.

The Contractor shall ensure that all hazardous materials and environmental risks on site are recorded within their Construction Phase Plan, along with all relevant COSHH information. They shall also ensure that control measures to manage the risk of hazardous material leakages & environmental pollution hazards are present on site throughout the duration of the works.

In the event of a pollution incident, the following measures shall be taken by the Contractor & the Contractors operators:

- All work in the affected area shall cease immediately;
- The source of the pollution shall be immediately isolated (for example, fuel pumping apparatus switched off);
- The site manager will be informed & situation will be assessed to identify the source, type, and extent of the pollution;
- Containment measures will be deployed promptly using on-site spill kits or other containment materials, such as absorbent pads for oil spills or sandbags for sediment runoff;



- The affected area will be isolated and remediated to minimise risks to personnel and ecological receptors, as appropriate;
- If required, a geoenvironmental engineer or similar may need to observe the remediation methods and liaise with the Environment Agency/ Local Authority Environmental Health team to ensure that the measures taken to contain & remediate the pollution incident are appropriate.

To minimise risks proactively, all fuel and oil storage tanks on-site will comply with secondary containment requirements, such as bunding to 110% capacity. Concrete washout will only occur in impermeable designated areas, with proper disposal of waste. Surface water management measures, including silt traps and temporary drainage systems, will be installed where necessary to control runoff effectively.

4.11 Tree Protection and Ecology

The Contractor shall comply in full with the recommendations set out in the submitted Arboricultural Assessment and Ecological Report (refer to Appendices D and E respectively). These documents provide the baseline constraints and required protection measures for trees, vegetation and wildlife present within and adjacent to the site.

In summary, the following controls shall be implemented throughout the works:

- Tree Protection Areas identified within the Arboricultural Assessment shall be established prior to commencement using appropriate temporary fencing (e.g. Heras or equivalent). No storage, excavation, tracking or plant access shall occur within these zones;
- Ground protection, including the use of plastic track mats, shall be installed where vehicle movements are required close to retained vegetation;
- Any vegetation clearance shall avoid the core bird nesting season (March–August inclusive) where practicable. If works are required during this period, a pre-start inspection by a competent person shall confirm the absence of active nests;
- Removal of bramble, scrub or deadwood shall be undertaken gradually to allow fauna to disperse naturally; and,
- If any protected species or evidence of protected species is discovered, works shall cease immediately and appropriate ecological advice sought prior to resuming.

These measures, when taken together with the controls specified in the appended reports, are considered proportionate to the scale of works and sufficient to safeguard ecological and arboricultural receptors for the duration of the project.



5.0 Conclusion

This Construction Environmental Management Plan has been prepared by D & C Consultancy Ltd. on behalf of Circet Wireless Ltd. to support the implementation of the development at Land North of Leylands Road, Burgess Hill (planning ref. DM/25/0589) and to address Planning Condition 3.

The CEMP sets out how the works will be managed with respect to access, site operations, communications and environmental control, with specific reference to noise, vibration, dust, surface water, waste, artificial lighting, tree protection and ecology. Responsibilities are clearly assigned to the Contractor and its supply chain, and the measures are proportionate to the scale and nature of the proposed works.

The construction works shall be carried out at all times in accordance with this CEMP, unless otherwise first agreed in writing by the Local Planning Authority. On this basis, it is considered that the requirements of Planning Condition 3 are satisfactorily addressed and that the development can proceed without giving rise to unacceptable effects on nearby receptors or the local environment, subject to the control measures in this report being implemented.

End of Report



DC Development Consultants
Driving Sustainable Development

APPENDIX A – Planning Decision Notice

Cellnex Connectivity Solutions Limited (CCSL)
Ms Rebecca Skerrett
Avison Young
11 York Street
7 Norfolk Street
Manchester
M2 2AW

**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

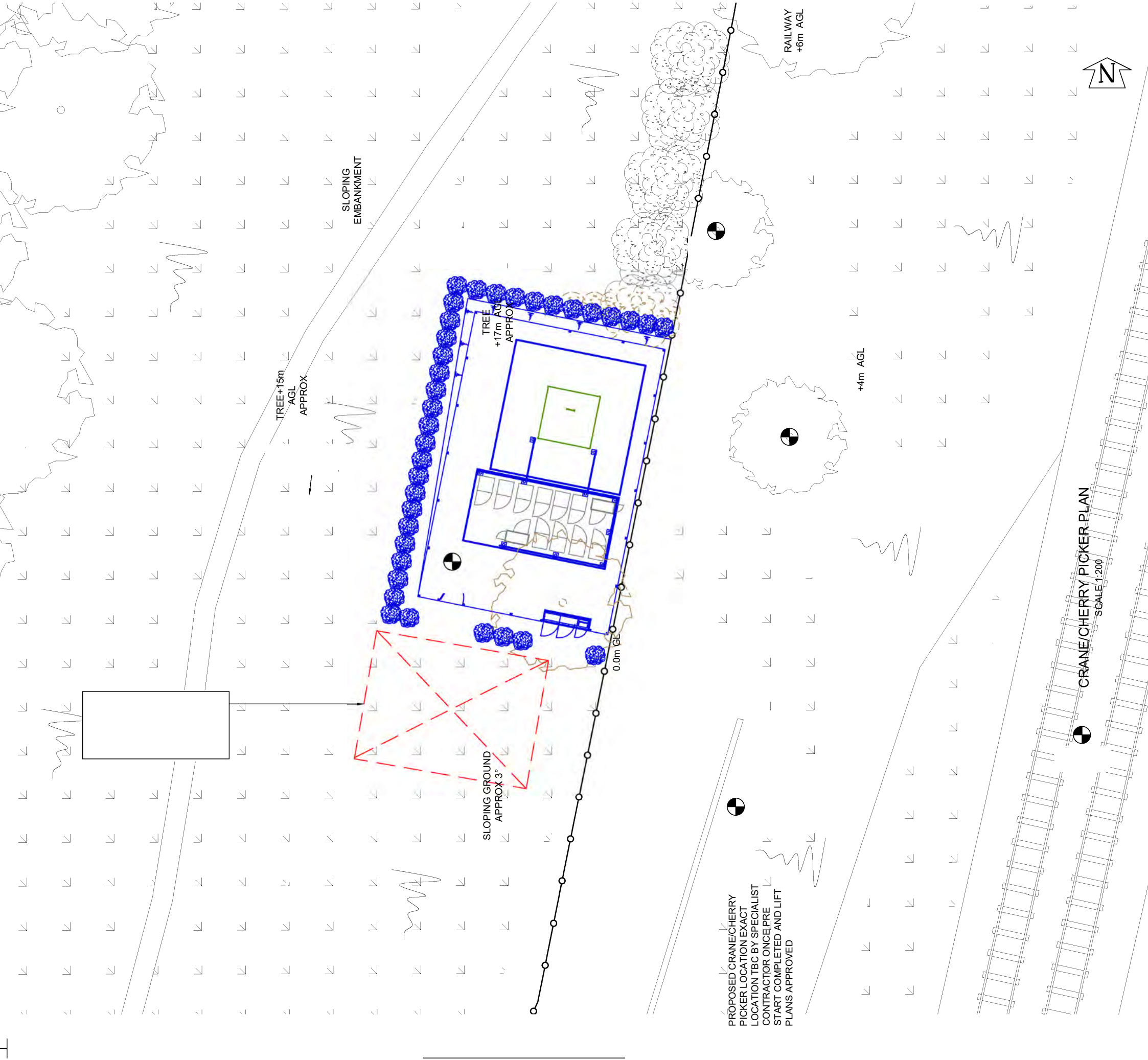
AEPDTZ



DC Development Consultants
Driving Sustainable Development

APPENDIX B – Drawings

NOTES



TREES
+11m AGL
APPROX

PROPOSED CRANE/CHERRY
PICKER LOCATION EXACT
LOCATION TBC BY SPECIALIST
CONTRACTOR ONCE PRE
START COMPLETED AND LIFT
PLANS APPROVED

0 1m

5m

10m

CRANE/CHERRY PICKER PLAN
SCALE 1:200

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COL MOD UK 0005487	14/01/25	ST	CIR
C ACCESS ROUTE			
CHANGED			
COL MOD UK 0005487	13/12/24	ST	CIR
B FENCE CHANGED			
COL MOD UK 0005487	22/11/24	ST	CR
A DD			
ISS	REVISION	DATE	DRN APP

CELLNEX UK
R4, 4TH FLOOR, 2 BLAUGH STREET, READING, RG1 1AZ
Tel: 020 4526 8553

SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX
RH15 0RZ
NGR TQ 32106 20277
OS GRID 532106,120277
TITLE
CHERRY PICKER /
CRANE LOCATION
BML

SCALE 1:200
DRAWN ST
10/07/24
APPROVED
DRG No. **S5-13A 10-201 DD**
Rev **D**
Sheet 1 of 1
A3

NOTES

NOTE:
STATS SHOWN IN APPROXIMATE LOCATIONS UNDERGROUND SERVICES WITHIN CLOSE PROXIMITY OF PROPOSED SITE LOCATION, PLEASE PROCEED WITH CAUTION. HAND-DIG TECHNIQUES TO BE EMPLOYED TO ALLOW SAFE EXCAVATION IN LINE WITH HSG47. DUE TO SERVICES BEING WITHIN CLOSE PROXIMITY OF PROPOSED LOCATION, SERVICE PROVIDERS SHOULD BE NOTIFIED AND ADDITIONAL MEASURES AGREED AS NECESSARY

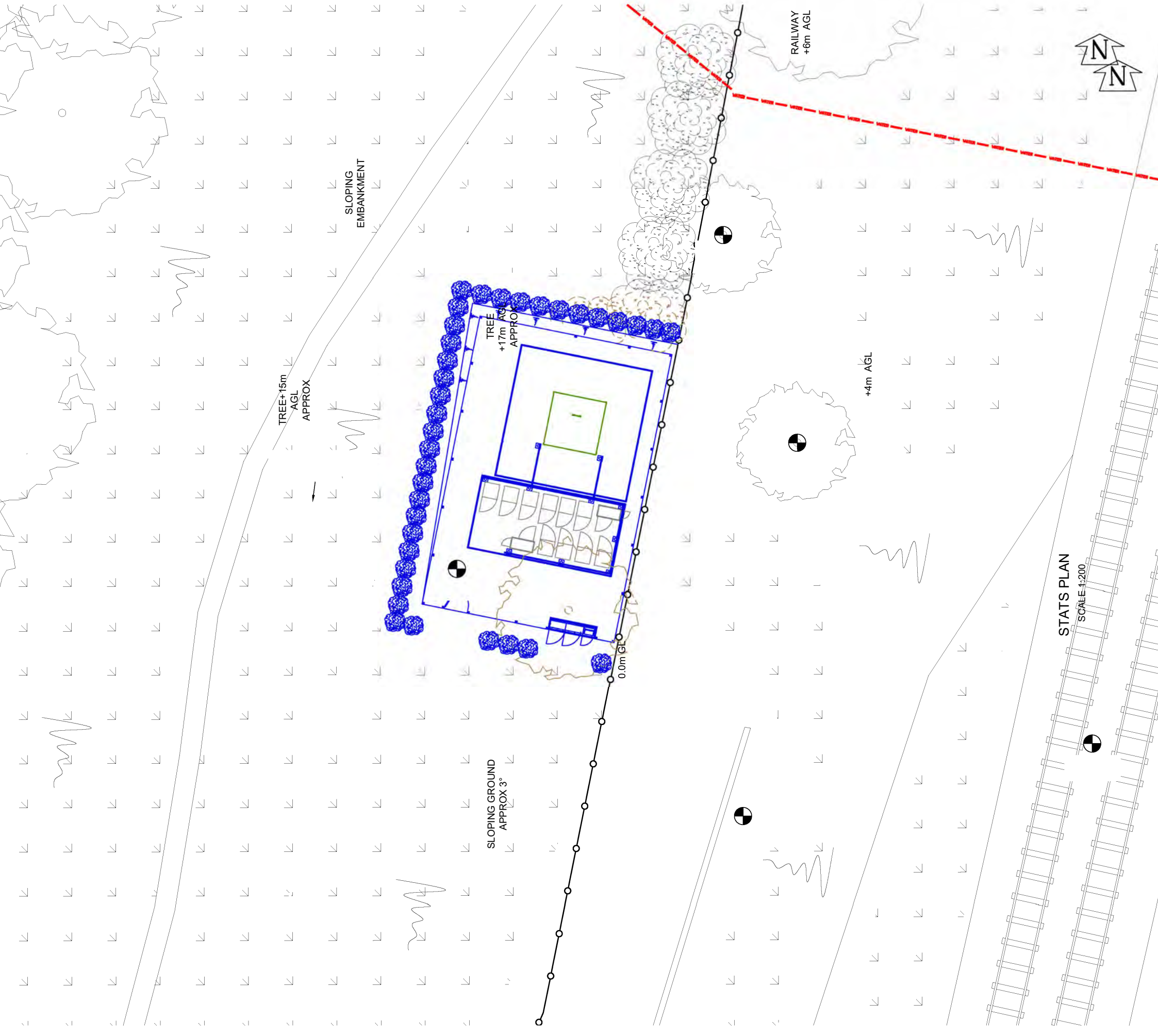
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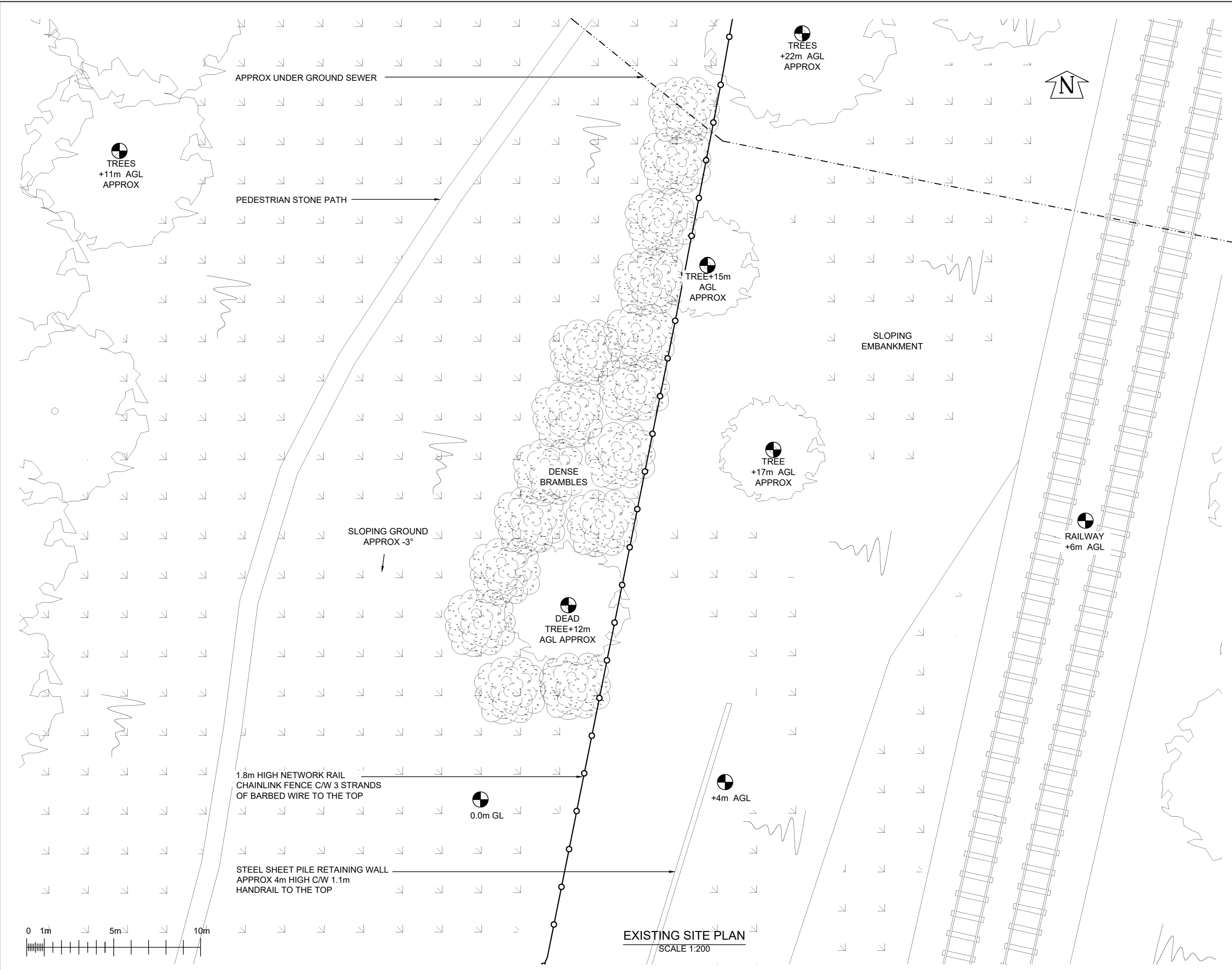
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OS GRID 532106,120277
TITLE
STATS

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DRG No. **S5-13A 10-202 DD**
Rev **D**
Sheet 1 of 1



STATS PLAN
SCALE 1:200



EXISTING SITE PLAN
SCALE 1:200

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GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**

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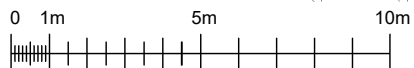
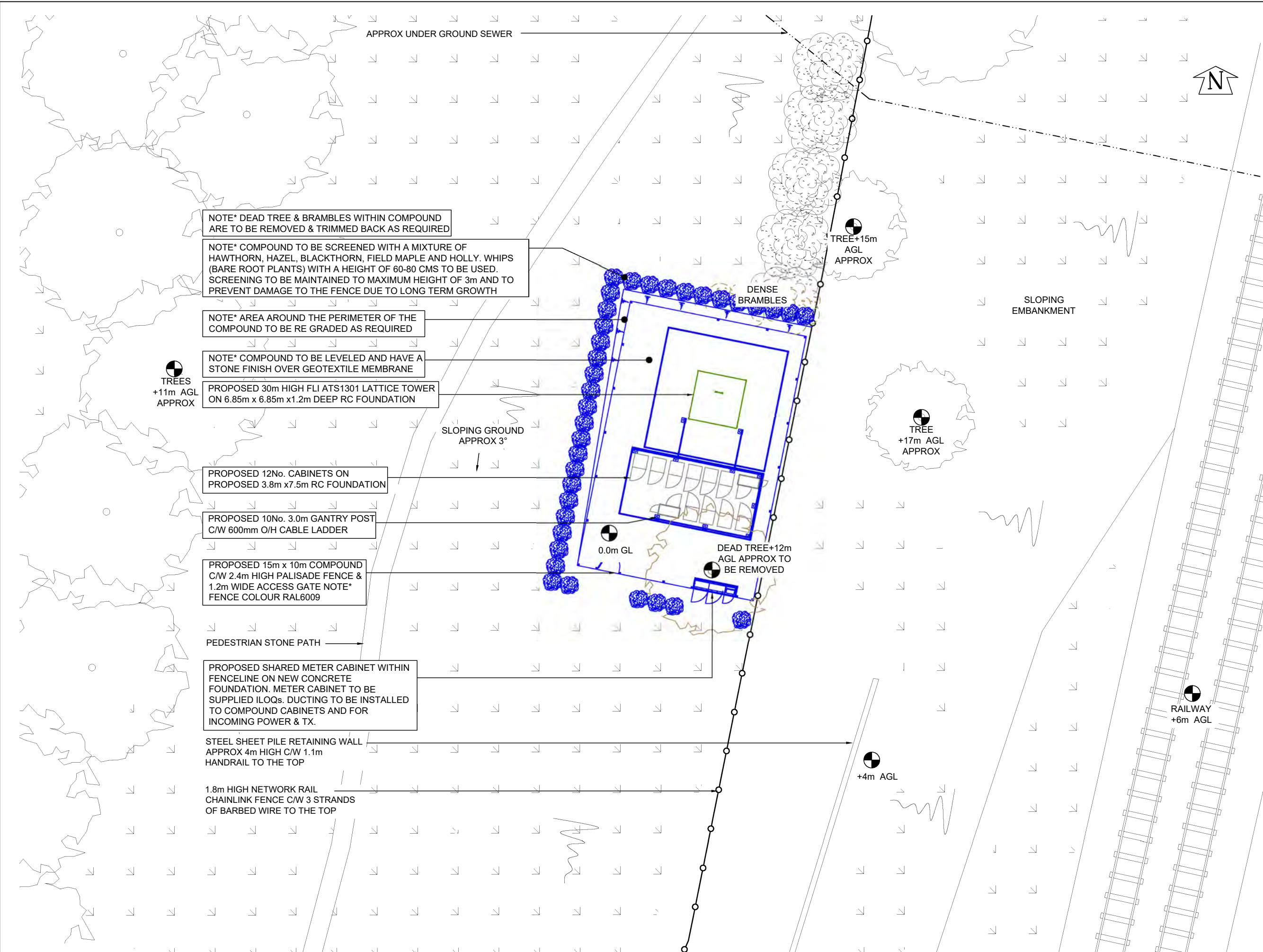
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PROPOSED SITE PLAN
SCALE 1:200

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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ
NGR **TQ 32106 20277**
OS GRID **532106,120277**
TITLE
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DETAILED DESIGN
BML**
SCALE **1:200**
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APPROVED
DRG No. **S5-13A_10-215_DD** Sheet 1 of 1 Rev **D**



INDICATIVE CABIN LAYOUT
SCALE 1:50

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NOTES

- 1 SMC CABINET (CELLNEX)
- 2 LINK AC CABINET (EE)
- 3 LINK AC CABINET (H3G)
- 4 RF CABINET x3 (H3G)
- 5 PSU CABINET (EE)
- 6 RF CABINET x3 (EE)
- 7 RF CABINET x2 (VMO2)
- 8 PSU (VMO2)



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BURGRESS HILL
WEST SUSSEX
RH15 0RZ

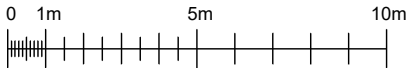
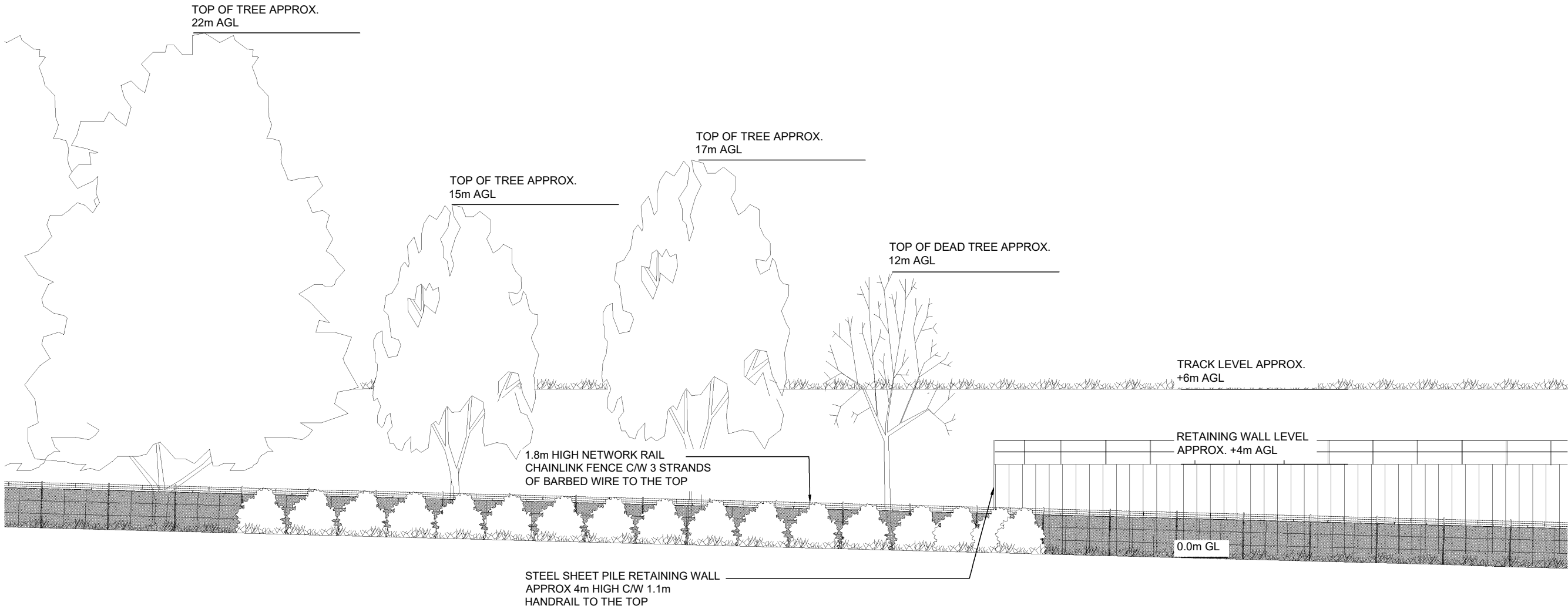
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EXISTING ELEVATION
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LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

TITLE
**EXISTING ELEVATION
DETAILED DESIGN
WEST**

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GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
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OS GRID **532106,120277**

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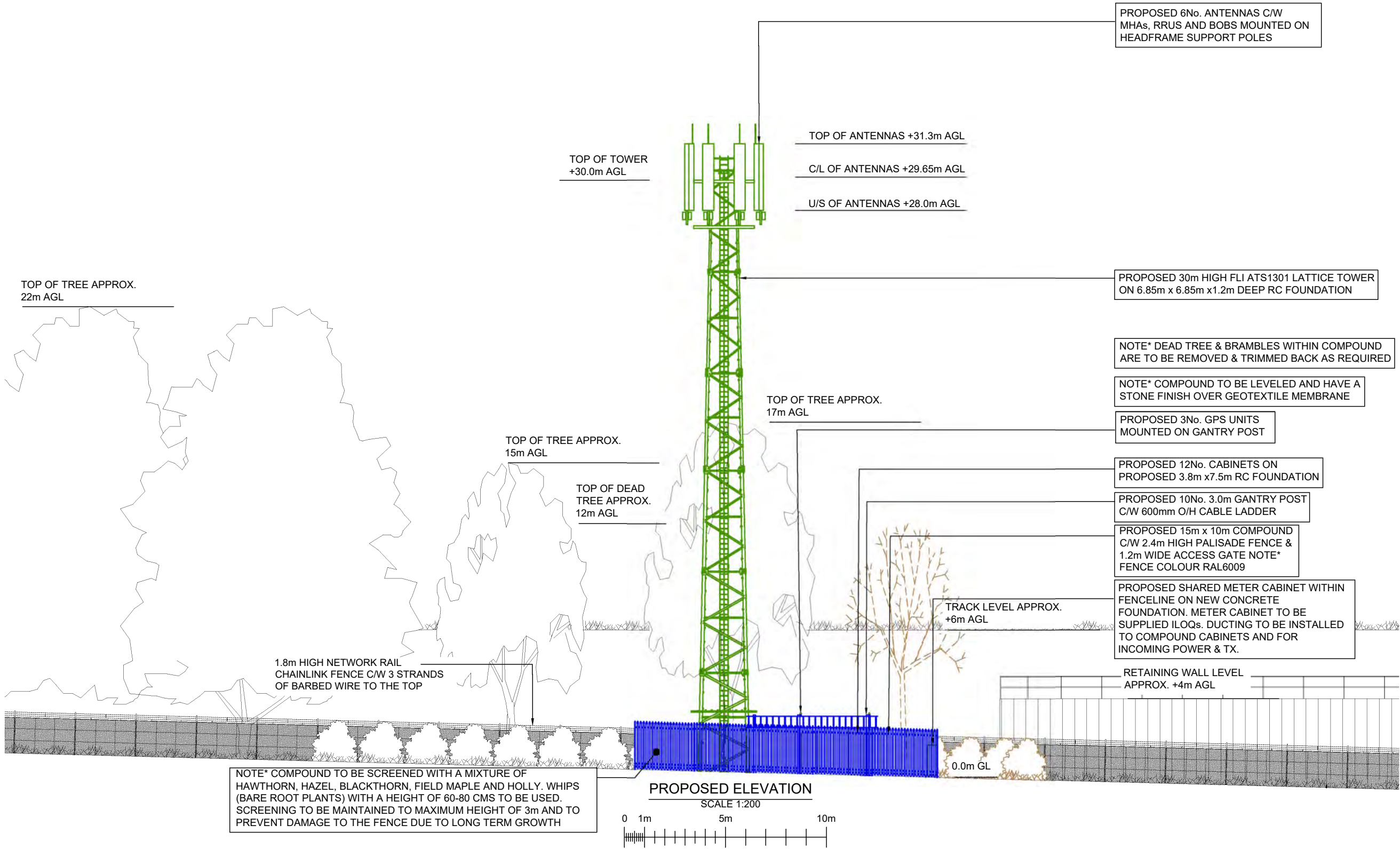
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S5-13A -10-225 -DD **D**



EE ANTENNA DETAILS																			
I.D. No.	ITEM	FREQUENCY	BEARING	MEAN HEIGHT	TYPE / SIZE	No. OF PORTS	RET/ VET	FEEDER TYPE	No. OF FEEDERS	FEEDER LENGTH	DC / FIBRE TRUNK LENGTH	BOTTOM BoB LOCATION	TOP BoB LOCATION	RRU	MHA TYPE	RRU TAILS, No. SIZE & LENGTH	HYBRID RRU JUMPER LENGTH	HYBRID CAB JUMPER LENGTH	dB LOSS
ANT 1 TBC	-	-	15° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT 2 TBC	-	-	195° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT 3 TBC	-	-	280° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-

H3G ANTENNA DETAILS																			
I.D. No.	ITEM	FREQUENCY	BEARING	MEAN HEIGHT	TYPE / SIZE	No. OF PORTS	RET/ VET	FEEDER TYPE	No. OF FEEDERS	FEEDER LENGTH	DC / FIBRE TRUNK LENGTH	BOTTOM BoB LOCATION	TOP BoB LOCATION	RRU	MHA TYPE	RRU TAILS, No. SIZE & LENGTH	HYBRID RRU JUMPER LENGTH	HYBRID CAB JUMPER LENGTH	dB LOSS
ANT 1 TBC	-	-	15° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT 2 TBC	-	-	195° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT3 TBC	-	-	280° E.T.N.	29.65m	APERTURE 3300x350x550 WEIGHT 150kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-

VMO2 ANTENNA DETAILS																			
I.D. No.	ITEM	FREQUENCY	BEARING	MEAN HEIGHT	TYPE / SIZE	No. OF PORTS	RET/ VET	FEEDER TYPE	No. OF FEEDERS	FEEDER LENGTH	DC / FIBRE TRUNK LENGTH	BOTTOM BoB LOCATION	TOP BoB LOCATION	RRU	MHA TYPE	RRU TAILS, No. SIZE & LENGTH	HYBRID RRU JUMPER LENGTH	HYBRID CAB JUMPER LENGTH	dB LOSS
ANT 1 TBC	-	-	15° E.T.N.	29.65m	APERTURE 3430x210x500 WEIGHT 95kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT 2 TBC	-	-	195° E.T.N.	29.65m	APERTURE 3430x210x500 WEIGHT 95kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
ANT3 TBC	-	-	280° E.T.N.	29.65m	APERTURE 3430x210x500 WEIGHT 95kg	TBC	TBC	-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-
	-	-						-	-	-	-	-	-	-	-	-	-	-	-

GPS DETAILS						
I.D. No.	TYPE / SIZE	MEAN HEIGHT	FEEDER LENGTH	FEEDER TYPE	No. OF FEEDERS	
GPS 1 - TBC	TBC	3.1m	TBC	TBC	TBC	
GPS 1 - TBC	TBC	3.1m	TBC	TBC	TBC	
GPS 1 - TBC	TBC	3.1m	TBC	TBC	TBC	

NOTES

NOTE* ANTENNA SPECIFICATIONS AND CONFIGS TO BE DETERMINED BY EACH OPERATORS OWN SEPARATE PROJECT



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
ISS	REVISION	DATE	DRN	APP



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Tel. 020 4526 8553

SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX
RH15 0RZ
NGR **TQ 32106 20277**
OS GRID **532106,120277**
TITLE
ANTENNA SCHEDULE
DETAILED DESIGN
BML
SCALE **NTS**
DRAWN **ST** 10/07/24
APPROVED
DRG No. **S5-13A_10-231_DD** Sheet 1 of 1 Rev **D**

SUPPORT STRUCTURE SCHEDULE

STRUCTURE ID	STATUS	EQUIPMENT DESCRIPTION/TYPE	STRUCTURE MANUFACTURER	HEIGHT AGL(M)	COLOUR (RAL COLOUR)	HEADFRAME DETAILS	FOUNDATION/ SUPPORT GRILLAGE /HOST STRUCTURE DETAILS	SUPPORT BOLT DETAILS	QUANTITY	COMMENTS
ST1	PROPOSED	FLI ATS1301	FLI	30m	Galv	1No. HEADFRAME	6.85m x 6.85m x 1.2m PAD	N/A	1	30m TOWER ON A STANDARD BASE

POWER SCHEDULE

SUPPLY STATUS	TYPE	SUPPLIER	SUPPLY TYPE	LOCATION	COMMENTS
PROPOSED	DNO	DNO - UKPN	120A 3φ {83 kVA}	G/L SMC	TO BE INSTALLED WITHIN SMC CABINET IN FENCELINE

EQUIPMENT CABINET SCHEDULE

ID No	EQUIPMENT	MANUFACTURER	DIMENSIONS (WxDxH) mm	COLOUR	LOCATION	STATUS	COMMENTS
CAB 1	PSU CABINET (x1)	TBC	770x770x2200	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 2	PSU CABINET (x1)	TBC	725x850x2100	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 3	TX CABINET (x2)	TBC	1500x600x1200	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 4	RADIO CABINET (x3)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 5	RADIO CABINET (x3)	TBC	770x770x2310	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 6	RADIO CABINET (x2)	TBC	750x600x2000	RAL 6009	PAD FOUNDATION	FUTURE	
CAB 7	SMC (x1)	TBC	1873x560x588	RAL 6009	PAD FOUNDATION	PROPOSED	

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NOTES

NOTE* CABINET
SPECIFICATIONS TO
BE DETERMINED BY
EACH OPERATORS
OWN SEPARATE
PROJECT



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A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No S5-13A
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX
RH15 0RZ

NGR TQ 32106 20277

OS GRID	532106,120277
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TITLE CABINET & STRUCTURE SCHEDULE - DETAILED DESIGN BML

SCALE	NTS
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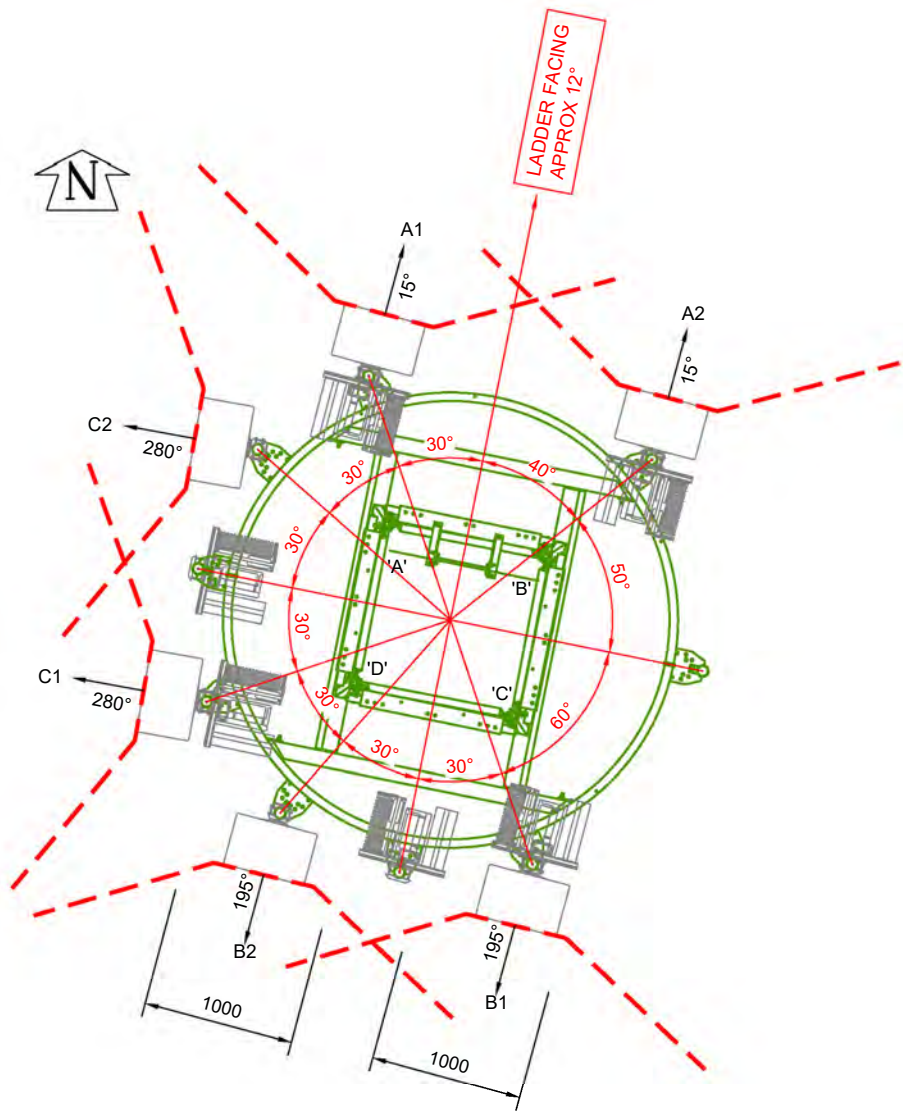
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APPROVED		
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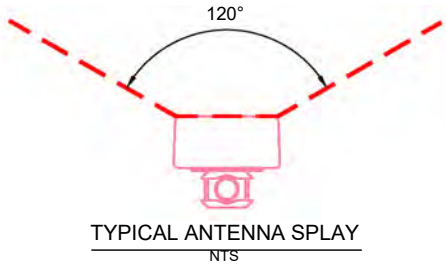
DRG No.	Sheet 1 of 1	Rev
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S5-13A_10-232_DD	D
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NOTE* HEADFRAME TO INCLUDE FULL COMPLIMENT OF SUPPORT POLES PER HEAFRAME, MIN 9No. POLES. RADIO UNITS & OTHER ANCILLARY ITEMS ARE SHOWN INDICATIVELY - EACH OPERATOR TO DETERMINE FINAL LAYOUT. ANTENNA SPACING TO BE KEPT TO A MIN 1000mm EDGE TO EDGE AS SHOWN. ANTENNA POLE SETTING OUT TO BE INSTALLED AS SHOWN TO ACHIEVE FACE ALIGNMENT. LAYOUT BASED ON 10° HOLE SPACING.



PROPOSED ANTENNA PLAN AT +29.65m AGL
SCALE 1:50



NOTES



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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**

OS GRID **532106,120277**

TITLE
**ANTENNA LAYOUT
DETAILED DESIGN
BML**

SCALE **1:200**

DRAWN **ST** **10/07/24**

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DRG No. **S5-13A_10-235_DD** Sheet **1** of **1** Rev

NOTES

CRANE SET DOWN AREA

ACCESS ROUTE

DEMISE AREA

D	COL MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No **S5-13A**

LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX

RH15 0RZ

NGR TQ 32106 20277

OS GRID 532106,120277

TITLE

LEASE PLAN

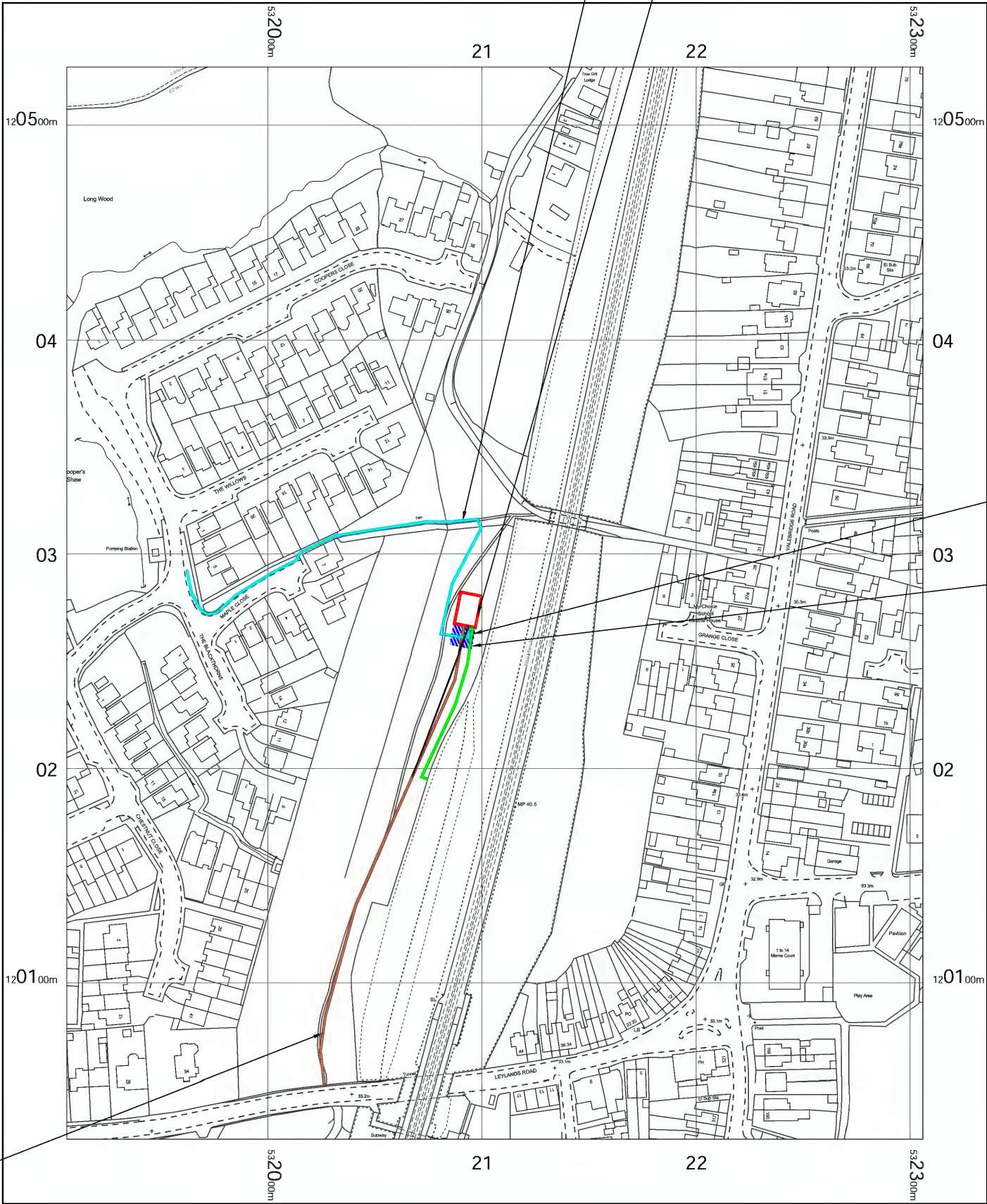
BML

SCALE	1:200
DRAWN	ST
APPROVED	10/07/24
DRG No.	Sheet 1 of 1
Rev	

S5-13A 10-236 DD **D**
A3



LOCATION PLAN
SCALE 1:50,000



LOCATION PLAN
SCALE 1:2500

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NOTES

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0000806962
O.S. LANDRANGER MAP
No. 198

-  CRANE SET DOWN AREA
-  ACCESS ROUTE
-  DEMISE AREA
-  APPROX FIBRE ROUTE
-  APPROX POWER ROUTE



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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

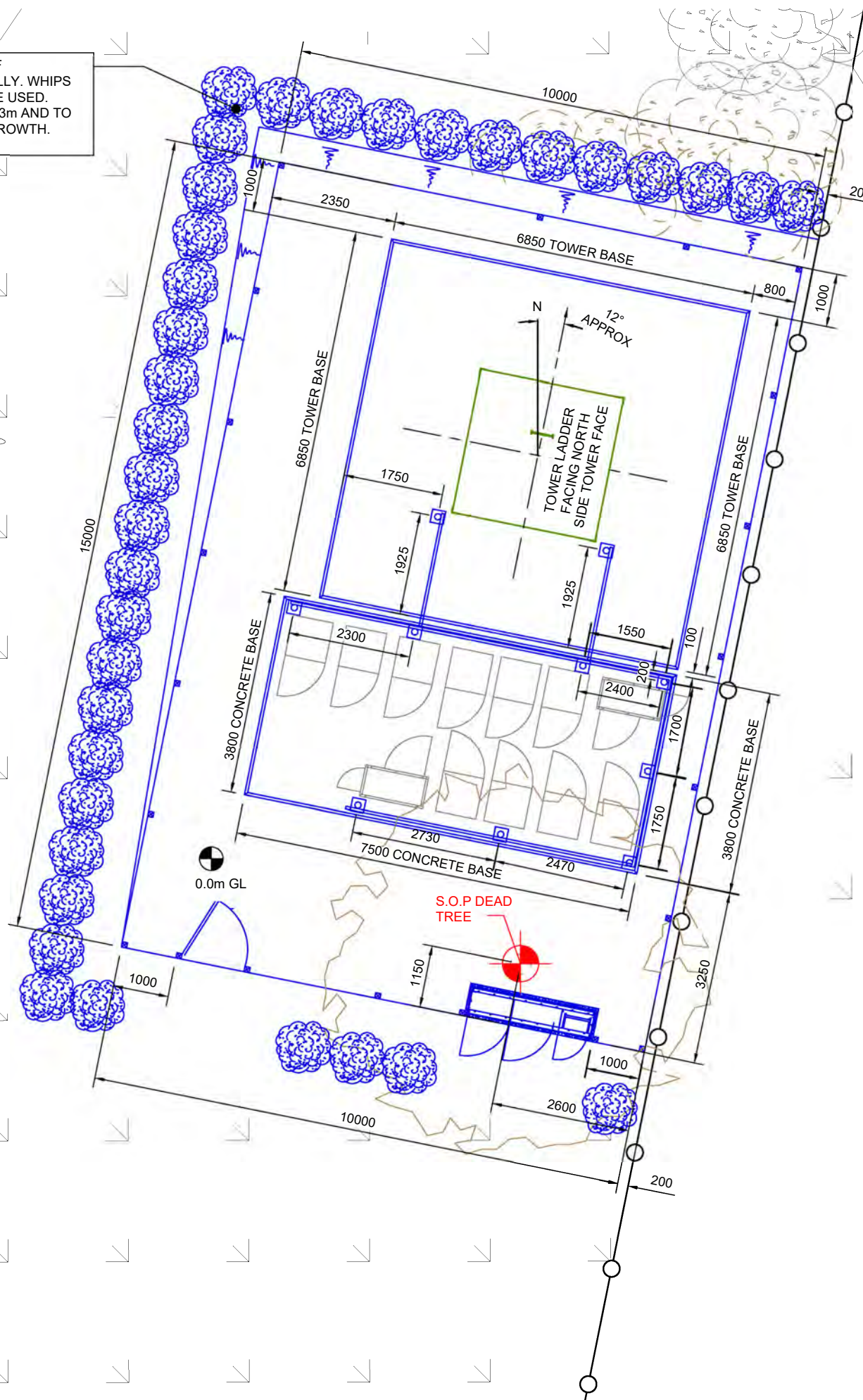
TITLE
LOCATION PLAN
BML

SCALE 1:200

DRAWN	ST	10/07/24
APPROVED		

DRG No.	Sheet 1 of 1	Rev
S5-13A -10-237 _DD		D

NOTE* COMPOUND TO BE SCREENED WITH A MIXTURE OF HAWTHORN, HAZEL, BLACKTHORN, FIELD MAPLE AND HOLLY. WHIPS (BARE ROOT PLANTS) WITH A HEIGHT OF 60-80 CMS TO BE USED. SCREENING TO BE MAINTAINED TO MAXIMUM HEIGHT OF 3m AND TO PREVENT DAMAGE TO THE FENCE DUE TO LONG TERM GROWTH.
NOTE* PLANT 1m FROM BOUNDARY FENCE.



COMPOUND SETTING OUT PLAN
SCALE 1:100

NOTES



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**

OS GRID **532106,120277**

TITLE
**SETTING OUT PLAN
DETAILED DESIGN
BML**

SCALE **1:100**

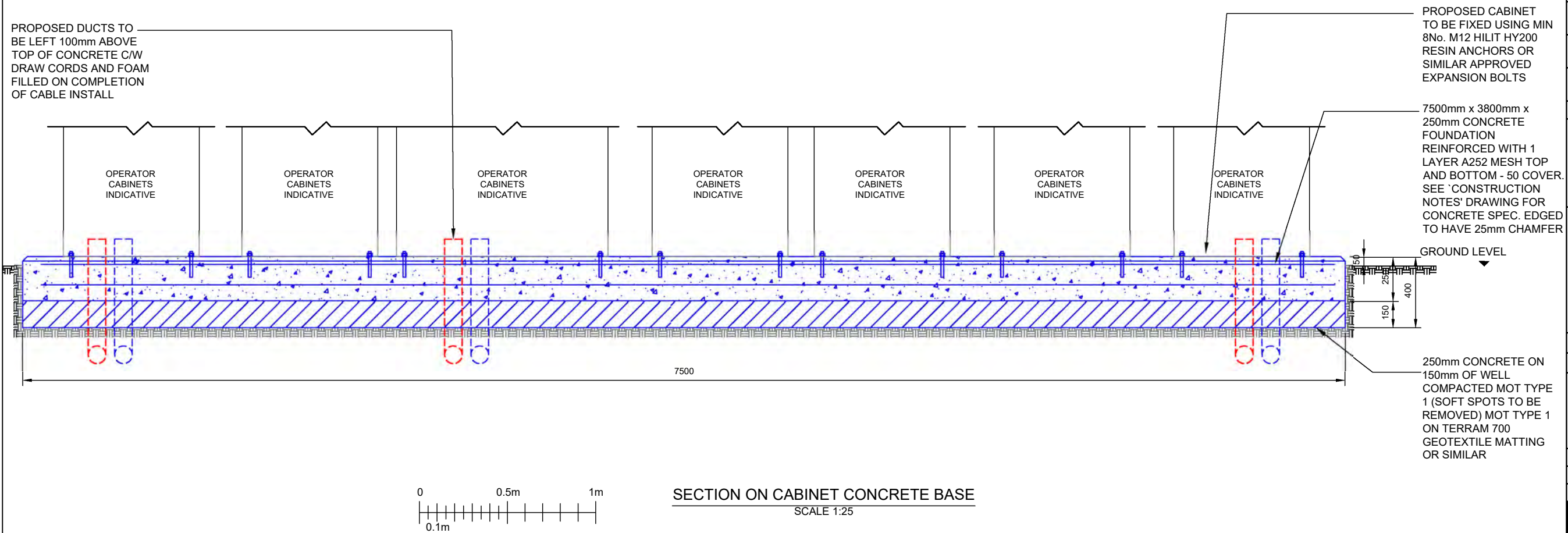
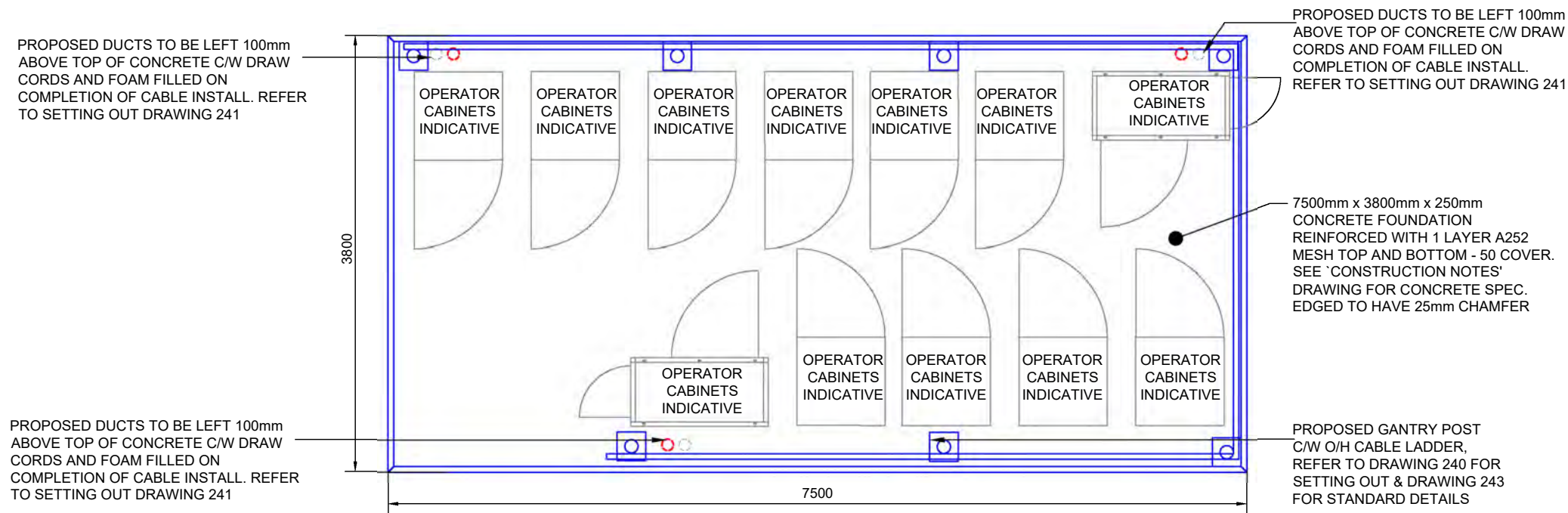
DRAWN **ST** 10/07/24

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DRG No. Sheet 1 of 1 Rev

S5-13A_10-240_DD **D**

NOTES



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**

OS GRID **532106,120277**

TITLE
**3.8m x 7.50m CONCRETE BASE
DETAIL DESIGN
BML**

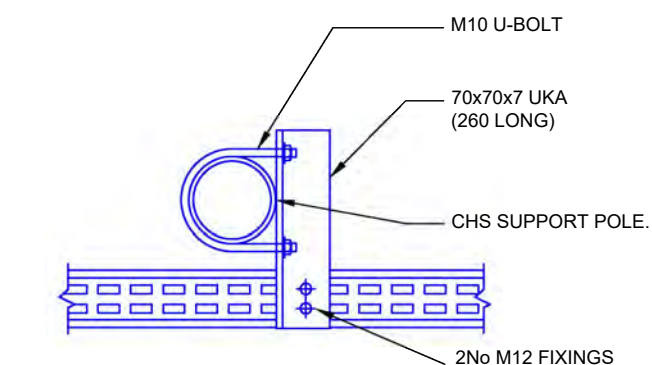
SCALE **AS SHOWN**

DRAWN **ST** 10/07/24

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DRG No. Sheet 1 of 1 Rev

S5-13A - 10-242 -DD **D**



SECTION A-A (DOUBLE CABLE LADDER)
Scale 1:10

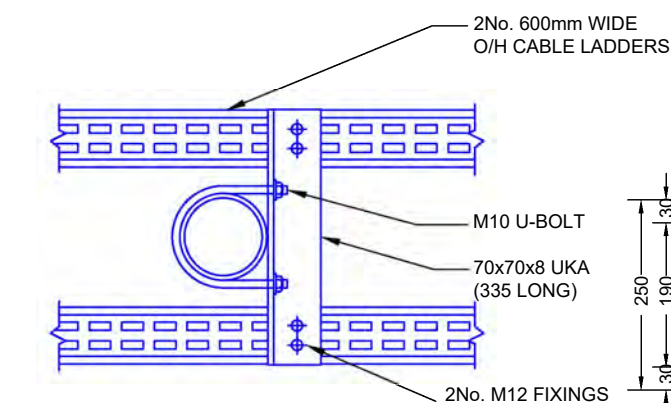


Diagram illustrating the cross-section (Section B-B) of the base plate, showing dimensions and stiffeners. The overall dimensions are 250 mm by 250 mm. The central circular hole has a diameter of 190 mm. The plate is reinforced with 4 No. 6mm THICK TRIANGULAR STIFFENERS WELDED TO CHS & BASE PLATE. The distance from the center of the hole to the outer edge is 30 mm. The distance from the center of the hole to the stiffener is 190 mm. The distance from the stiffener to the outer edge is 30 mm. The distance from the center of the hole to the stiffener is 190 mm. The distance from the stiffener to the outer edge is 30 mm. The distance from the center of the hole to the stiffener is 190 mm. The distance from the stiffener to the outer edge is 30 mm.

4No. 6mm THICK TRIANGULAR STIFFENERS WELDED TO CHS & BASE PLATE.

4No. 14Ø HOLES

SECTION B-B
SCALE 1:10

Diagram illustrating the cable support structure:

- 114.3X5.0 CHS, 3000 LONG SUPPORT POLES AT 3.0m MAX c/c
- M10 U-BOLT
- 300mm WIDE SWIFT CABLE LADDER



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No S5-13A
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

OS GRID	532106,120277
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SCALE AS SHOWN

APPROVED		

S5-13A_10-243_DD	D
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NOTES



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

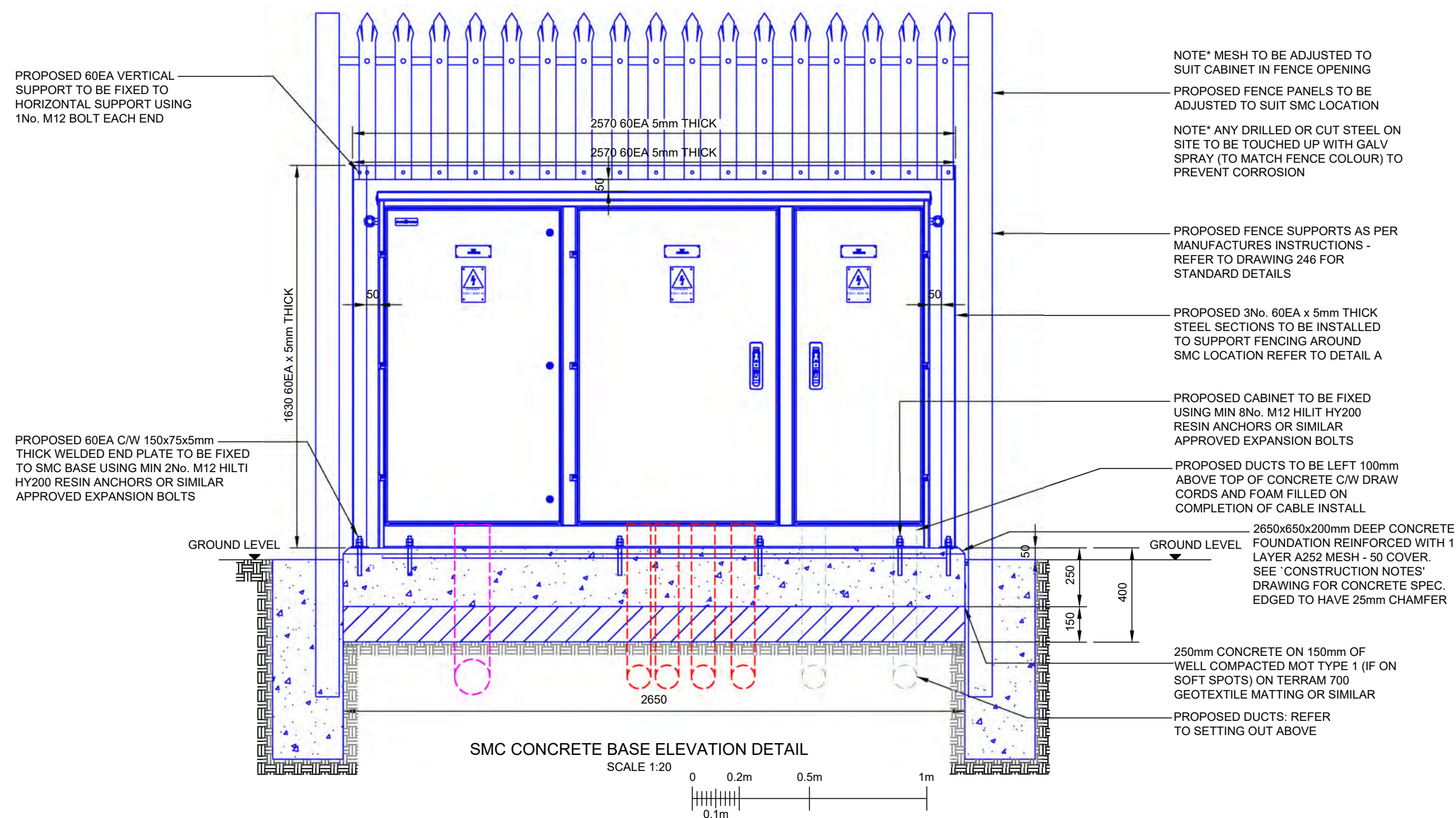
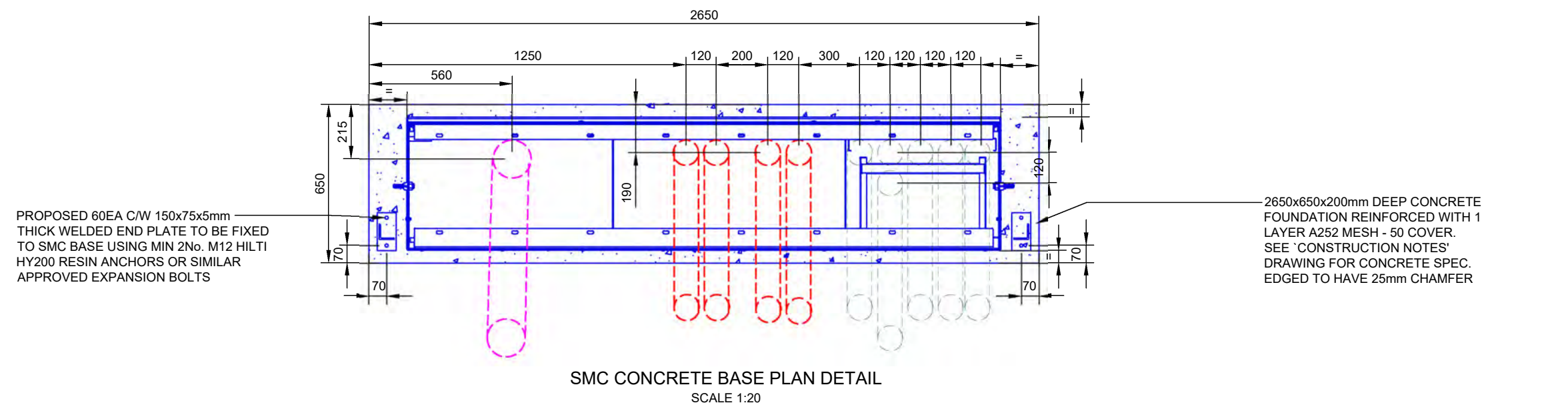
TITLE
SMC BASE DETAILS
DETAIL DESIGN
BML

SCALE **AS SHOWN**

DRAWN **ST** 10/07/24

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DRG No. **S5-13A_10-244_DD** Sheet 1 of 1 Rev **D**

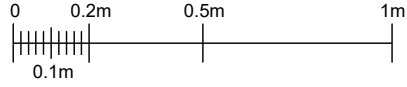


PROPOSED 60EA VERTICAL
SUPPORT TO BE FIXED TO
HORIZONTAL SUPPORT USING
1No. M12 GRADE 8.8 BOLTS

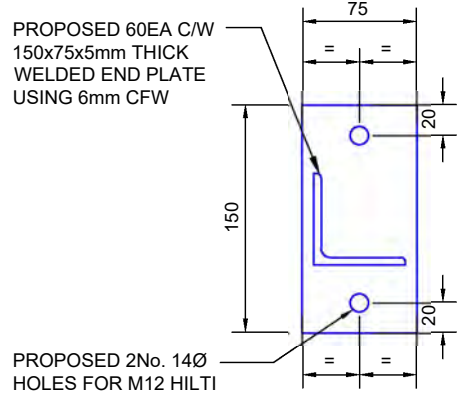
PROPOSED 60EA VERTICAL
SUPPORT 2No. REQUIRED

PROPOSED 60EA C/W 150x75x5mm THICK
WELDED END PLATE TO BE FIXED TO SMC
BASE USING MIN 2No. M12 HILTI HY200 RESIN
ANCHORS MIN 125 EMBEDMENT OR SIMILAR
APPROVED EXPANSION BOLTS

PROPOSED 60EA TO BE
DRILLED ON SITE TO SUIT
FENCE PANEL LOCATIONS



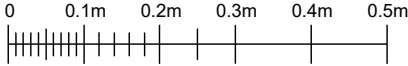
DETAIL A - SMC FENCE SUPPORT ELEVATION DETAIL
SCALE 1:20



BASE PLATE DETAIL FOR
60EA FENCE SUPPORTS
2No. REQUIRED
SCALE 1:5

PROPOSED 60EA VERTICAL
SUPPORT TO BE FIXED TO
HORIZONTAL SUPPORT USING
1No. M12 BOLT

PROPOSED 60EA C/W
150x75x5mm THICK
WELDED END PLATE TO
BE FIXED TO SMC BASE
USING MIN 2No. M12
HILTI HY200 RESIN
ANCHORS MIN 125
EMBEDMENT OR
SIMILAR APPROVED
EXPANSION BOLTS



DETAIL A - SMC FENCE SUPPORT PLAN DETAIL
SCALE 1:10

NOTES

- NOTES*
1. ALL MATERIALS TO BE MILD STEEL AND CONFORM TO RELEVANT BRITISH STANDARDS.
 2. ALL ITEMS TO BE PRE-GALVANISED TO BS EN 10346 OR HOT DIP GALVANISED TO ISO 1461
 3. ITEMS TO BE POWDER COATED TO RAL6009 GREEN, POWDER COATING TO : BS EN 13438
 4. DRILLED HOLES ON SITE TO BE TOUCHED UP WITH ANTI-CORROSION SPRAY TO MATCH STEELWORK FINISHES



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LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

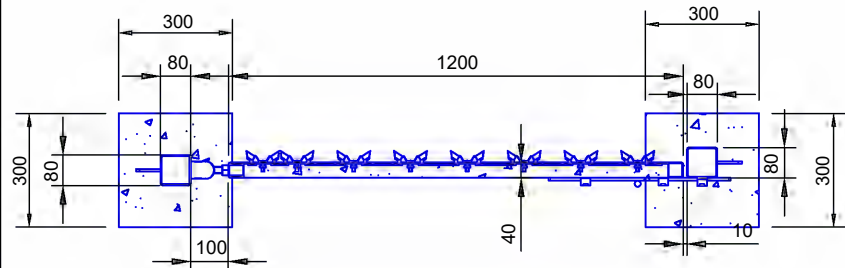
NGR **TQ 32106 20277**
OS GRID **532106,120277**

TITLE
**SMC FENCE SUPPORT DETAILS
DETAIL DESIGN
BML**

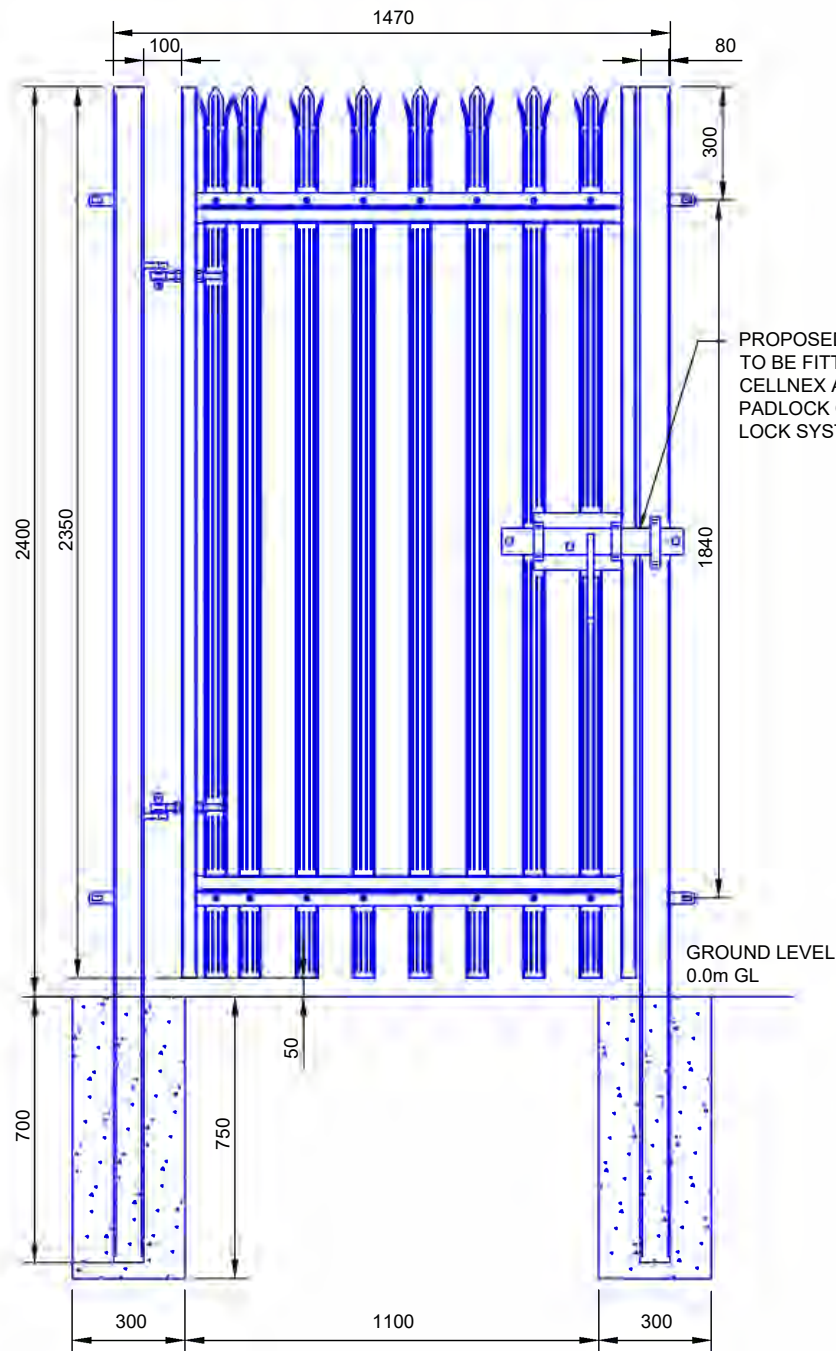
SCALE **AS SHOWN**

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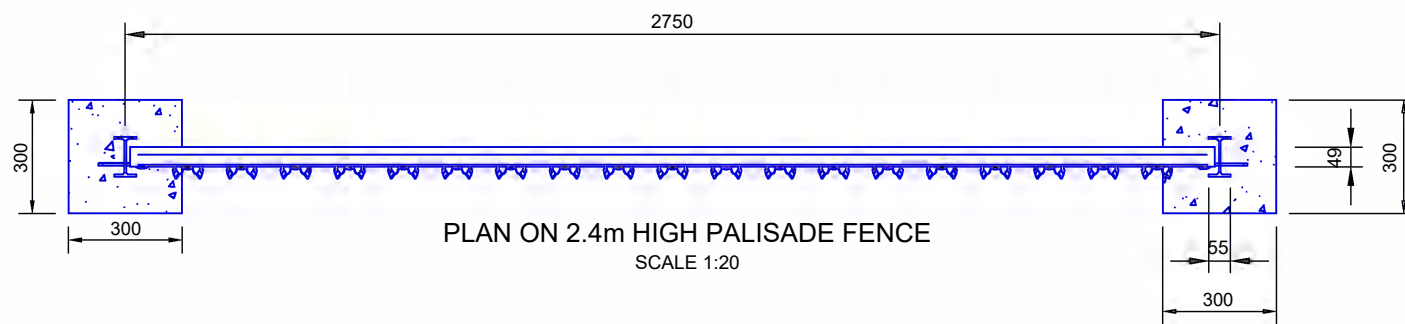
DRG No.	Sheet 1 of 1	Rev
S5-13A - 10-245 -DD		D



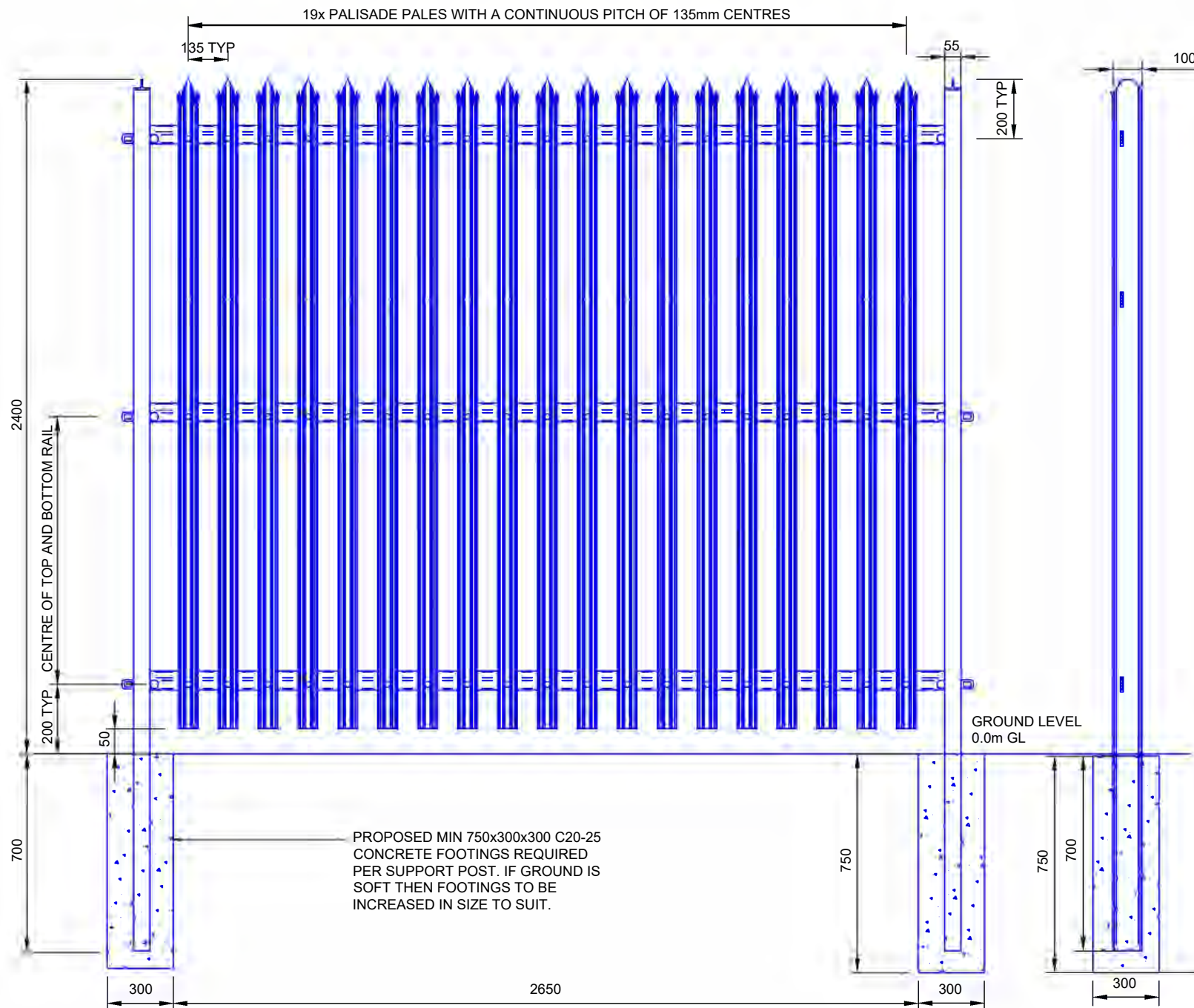
PLAN ON 2.4m HIGH 1.2m WIDE PALISADE GATE
SCALE 1:20



ELEVATION ON 2.4m HIGH 1.2m WIDE PALISADE GATE
SCALE 1:20

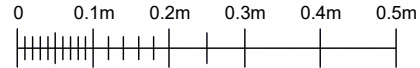


PLAN ON 2.4m HIGH PALISADE FENCE
SCALE 1:20



ELEVATION ON 2.4m HIGH PALISADE FENCE
SCALE 1:20

SIDE ELEVATION ON
2.4m HIGH PALISADE
FENCE
SCALE 1:20



NOTES

NOTES*

- FENCING TO BE SUPPLIED BY FIRST FENCE OR SIMILAR APPROVED AND FINISHED IN GREEN RAL6009 APPROX 50m FENCING & 1No. 1.2m GATE REQUIRED
- ALL MATERIALS TO BE MILD STEEL AND CONFORM TO RELEVANT BRITISH STANDARDS.
- ALL ITEMS TO BE PRE-GALVANISED TO BS EN 10346 OR HOT DIP GALVANISED TO ISO 1461
- ITEMS TO BE POWDER COATED TO RAL6009 GREEN, POWDER COATING TO : BS EN 13438
- ALL FIXINGS AND INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS



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GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

TITLE
**FENCE DETAILS
DETAIL DESIGN
BML**

SCALE **AS SHOWN**

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DRG No. **S5-13A_10-246_DD** Sheet 1 of 1 Rev **D**

NOTE
FOUNDATION DESIGNS BASED ON A MINIMUM GROUND PRESSURE OF 100kN/m², ASSUMING FOUNDATION LEVEL IS NOT SENSITIVE TO ANNUAL MOISTURE CHANGES AND THAT THE WATER TABLE IS PERMANENTLY BELOW THAT LEVEL.

1. AFTER EXCAVATING, CHECK GROUND CONDITIONS AND INFORM THE PROJECT MANAGER IMMEDIATELY OF ANY SOFT SPOTS OR ANOMALIES.
2. COVER TO ALL REINFORCEMENT TO BE MAINTAINED BY THE USE OF SUITABLE SPACER BLOCKS OR WIRE CHAIRS. ALL BARS TO BE SECURELY TIED IN THEIR CORRECT POSITION.
3. HD BOLTS/BASE GRILLAGE TO BE SUPPORTED OFF BLINDING BY ENGINEERING BLOCKS OR SIMILAR.
4. MINIMUM 50mm BLINDING CONCRETE (MIN GENT) INCREASED TO (50+25)mm FOR VERY ROUGH UNEVEN FORMATIONS. SIDES OF EXCAVATIONS SHALL BE SHUTTERED WHERE NOT SELF SUPPORTING.

EXCAVATIONS SHALL BE SITUATED WHERE NOT NEED SUPPORTING
5. BEFORE AND AFTER POURING CONCRETE CHECK HD BOLTS/BASIS GRILLAGES ARE LEVEL AND CENTRES ARE WITHIN (SEE TABLE 1 BELOW) AND ADJUST AS NEEDED.
6. EXECUTION OF THE CONCRETE WORKS I.E. WORKMANSHIP, FORMWORK, PLACING ETC SHALL BE IN ACCORDANCE WITH BS EN 13670:2009 AND THE NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR STRUCTURES.
7. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH BS EN 10080:2005. SCHEDULING, DIMENSIONING, BENDING AND CUTTING OF STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH BS 8668:2005. REBAR GRADE TO BE MINIMUM Fy = 500N/mm².
8. TOP OF PAD BASE TO BE FORMED TO A FALL OF 1:40 AND FINISHED WITH A WOOD TROWEL OR STEEL FLOAT FINISH.
9. CHAMFER VISIBLE EDGES TO 50mm.

1. MINIMUM STRENGTH C30/37
2. CONCRETE SHALL BE SUPPLIED TO RESIST XC4 EXPOSURE CLASS CONDITIONS (BS EN 1992-1-1:2004, TABLE 4.1).
3. MAX AGGREGATE SIZE TO BE 20mm
4. CONCRETE IN CONTACT WITH THE GROUND SHALL ALSO BE SUITABLE FOR AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE ACEC CLASSIFICATION OF AC-1. (EN 206-1, TABLE 2. DESIGN SULPHATE CLASS OF DS-1).
5. MINIMUM CONCRETE COVER = 75mm TOP, 75mm SIDES, AND 75mm BOTTOM.

TABLE 1

(FOR BASE GRILLAGE STUB PROJECTION
REFER TO RELEVANT BASE GRILLAGE DRAWING)



WHEN POURING CONCRETE
FORM FILLET ALONG STUB/ANGLE
OF GRILLAGE TO ALLOW
WATER RUN OFF
(50x50mm APPROX)



SEE SHEET 2 FOR TABLE 2
(REBAR SCHEDULE)

TOTAL WEIGHT	N/A	DRG No.	FLI-12135	Rev. A
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ALL WELDS TO BE CONTINUOUS	REMOVE ALL SLURF	
ENSURE ALL HARD STAMP CHARACTERIS- TICS VISIBLE AFTER GALVANISATION		
UNLESS OTHERWISE STATED: MATERIAL: GRACE S 235 JR FOR 110 DIMENSIONS: GALVANISED TO EN ISO 1461 FINISHES: MILLFINISH (M) OR WELD Joints: P20 OR LATER LATEXATION INDEX "F" TOLERANCES: CUT LENGTH = ± 0.5 mm HOLE CENTRES = ± 0.2 mm ANGULAR CUT = $\pm 0.2^\circ$ FABRICATED ASY = ± 0.3 mm P20 = ± 0.1 mm		

WHERE CONCRETE IS TO BE CAST AGAINST AN EXISTING CONCRETE SURFACE, AS IN THE CASE OF MULTI POUR BASES, SURFACE PREPARATION IS ACTIVELY WITH TO ENSURE THAT THE BONDING AGENT IS APPLIED TO A SOUND CONCRETE SURFACE. THE EXISTING CONCRETE SURFACE SHALL BE SCABBLED TO REMOVE LAITANCE AND OTHER DELETERIOUS MATERIALS. SCABBING SHALL EXPOSE THE AGGREGATE AND SOUND MATERIAL.

AN EPOXY BONDING AGENT AND MOISTURE VAPOUR BARRIER SUCH AS "ROC PRIM" OR SIMILAR IS TO BE APPLIED TO THE DRY & CLEAN SCABBLED SURFACE A MAXIMUM OF TWO HOURS BEFORE CASTING THE NEW CONCRETE.

CONCRETE SHALL NOT BE CAST AGAINST EXISTING CONCRETE WHERE THE AMBIENT TEMPERATURE IS 2 DEGREES CELSIUS AND FALLING OR LESS THAN 2 DEGREES ON A RISING THERMOMETER.

ON REMOVAL OF THE FOUNDATION FORMWORK, THE FINISHED FOUNDATION SHOULD HAVE AN ACRYLIC CONCRETE CURING MEMBRANE AND SEALER SUCH AS 'SETSEAL 6' OR SIMILAR APPLIED TO THE VERTICAL SIDES OF THE BASE. MAKE SURE THE SURFACES ARE CLEAN BY SWEEPING IT OF ALL DIRT AND DEBRIS BEFORE APPLYING.

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SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NCB	TO 32106 20277
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OS GRID	532106,120277
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TITLE	
TOWER PAD DETAILS	
DETAIL DESIGN	
BML	

SCALE AS SHOWN

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S5-13A_10-247_DD		D

A3

NOTES

BASE MODULE	FOUNDATION SIZE (X * Y * Z)	CONCRETE VOLUME (m3)	REBAR SCHEDULE											N	UNFACTORED BASE REACTIONS & DESIGN CRITERIA		
			BAR MARK	TYPE & SIZE	No. MEMBERS	No. IN EACH	TOTAL No.	BAR LENGTH (mm)	SHAPE CODE	A (mm)	B (mm)	C (mm)	D (mm)		OVERTURNING MOMENT (kNm)	HORIZONTAL SHEAR (kN)	VERTICAL LOAD (kN)
D	5.6m x 5.6m x 1.2m	37.6	1	H20	1	100	100	5250	00	5230	0	0	0	22	928	63	80
			2	H20	1	88	88	2100	21	590	1030	590	0				
			3	H20	1	12	12	1175	11	610	610	0	0				
			4	H16	1	15	15	3325	98	500	970	500	500				
E	6.25m x 6.25m x 1.2m	46.9	1	H20	1	112	112	5900	00	5880	0	0	0	25	1349	74	91
			2	H20	1	100	100	2100	21	590	1030	590	0				
			3	H20	1	12	12	1175	11	610	610	0	0				
			4	H16	1	19	19	3325	98	500	970	500	500				
F	6.85m x 6.85m x 1.2m	56.3	1	H20	1	120	120	6500	00	6480	0	0	0	27	1845	86	106
			2	H20	1	108	108	2100	21	590	1030	590	0				
			3	H20	1	12	12	1175	11	610	610	0	0				
			4	H16	1	23	23	3325	98	500	970	500	500				

DO NOT SCALE
IF IN DOUBT ASK

ALL WELDS TO BE CONTINUOUS
SEE "WELDS" TAB

REMOVE ALL BRAMP
ECCENTRIC AND BUMP

ENSURE ALL HAND STAMP CHARACTERISTICS
ARE VISIBLE AFTER GALVANIZATION

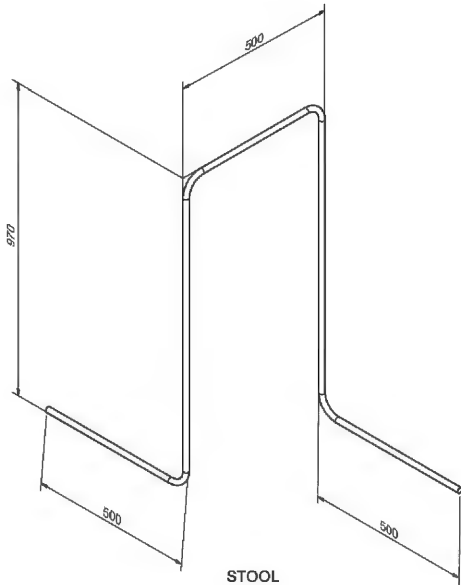
VALUES CONTINGENT ON THE
MATERIALS GRADE AS PER FULL TO FORM L&C
PROVIDED - UNLESS NOTED TO BE OTHERWISE - AND
DIMENSIONS - UNLESS NOTED TO BE OTHERWISE - AND
WELD JOINTS - AS PER L&C L&C FOR EACH MEMBER W

TOLERANCES:
CUT LENGTHS = ±3mm
ANGLE CUTS = ±0.2°
HOLE POSITION = ±3mm
HOLE DIA = ±0.1mm

FOR CEILING & EXTERIOR CLIMBABLES TO BE BUILT TO
NON-PRECASTER CONSTRUCTION TO BS EN 12068

NOTES:
SEE SHEET 1 FOR
NOTES.

TABLE 2



SUPPORT STOOL TO BE WIRE BOUND
TO TOP AND BOTTOM RE-BAR (ONE /
2.0m²)

MATERIAL = 16BAR
LENGTH = 3300 LG (APPROX.)
SHAPE CODE = 98
QUANTITY = (SEE TABLE 2)
BAR MARK = 4

SHEET 2 OF 2



DATE	05/05/2024	REVISED	NTS	DATE	05/05/2024
DESIGNED BY	JPH	CHECKED BY	BP	DESIGNED BY	QU
STANDARD PRODUCT					
N/A					
TITLE					
ATS 1301 FOUNDATION DRAWING w/ REBAR SCHEDULE					



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LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
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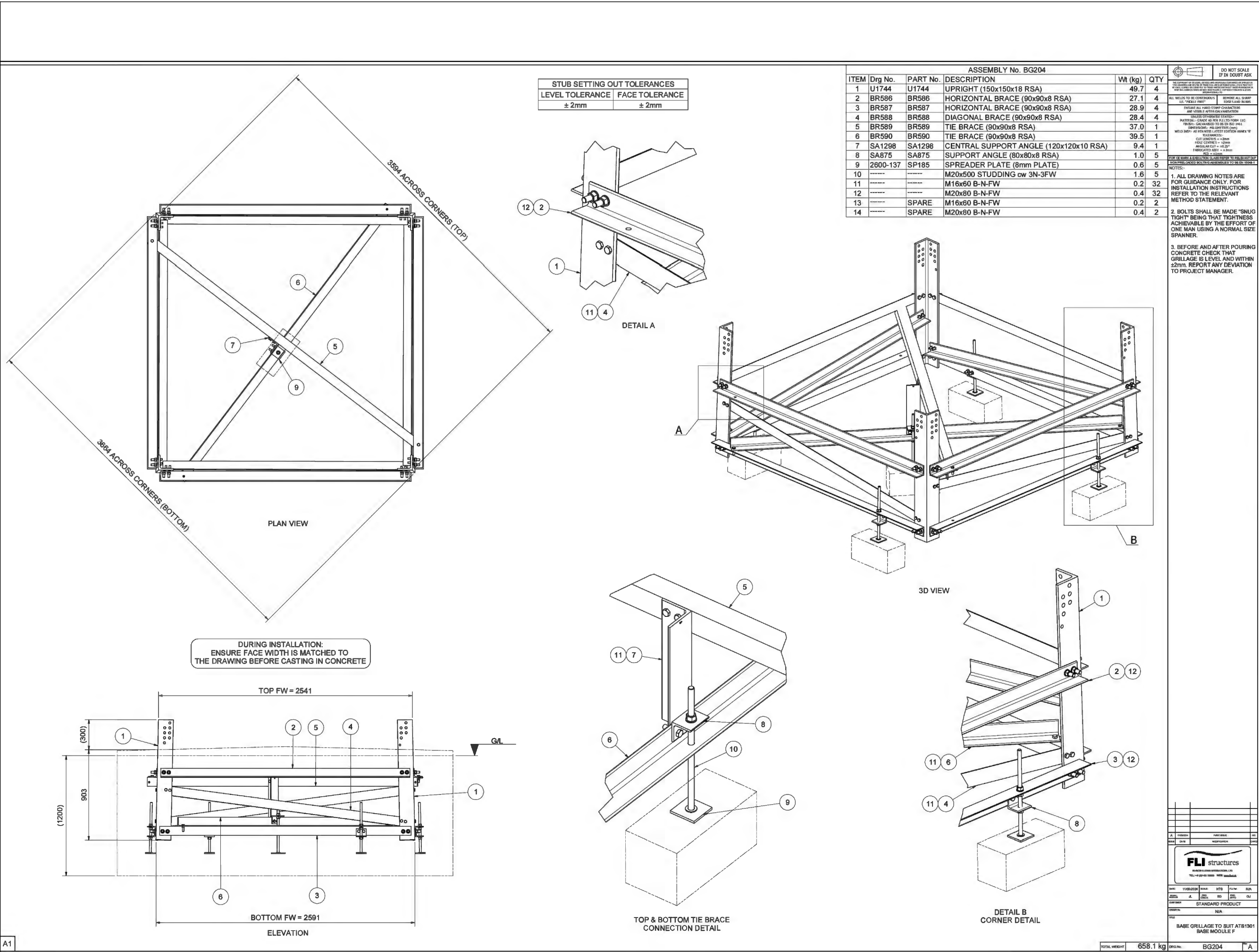
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TOWER PAD DETAILS
DETAIL DESIGN
BML

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Sheet 2 of 3
Rev D

STANDARD 6.85m x 6.85m x1.2m FLI PAD FOUNDATION
SCALE - NTS



STANDARD FLI PAD GRILLAGE ARRANGEMENT
SCALE - NTS

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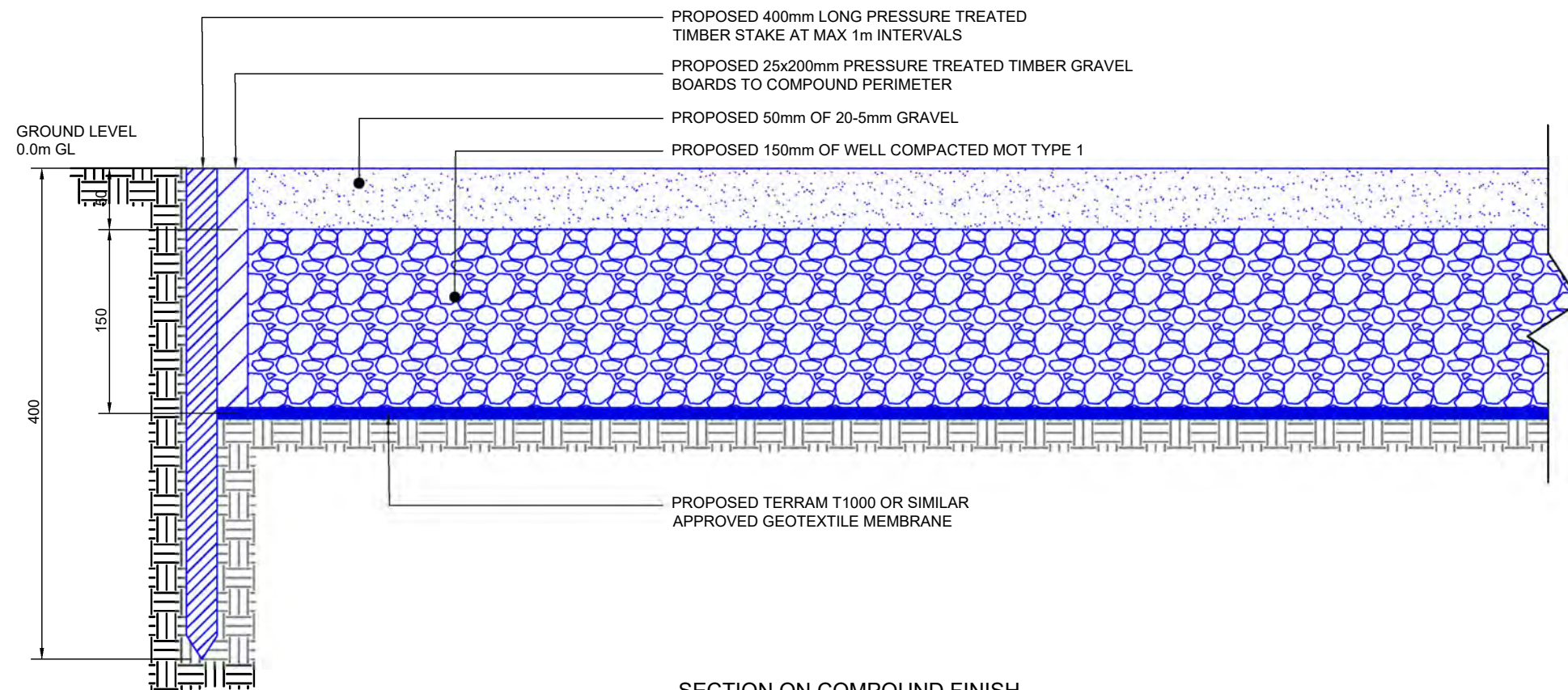
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DETAIL DESIGN
BML**

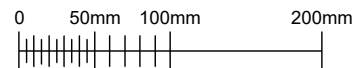
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SECTION ON COMPOUND FINISH
SCALE 1:5



NOTES



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TITLE
**COMPOUND FINISH DETAILS
DETAIL DESIGN
BML**

SCALE **AS SHOWN**

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CONSTRUCTION NOTES

1. ALL DIMENSIONS TO EXISTING STRUCTURES ARE APPROXIMATE AND THE CONTRACTOR IS TO OBTAIN ALL SITE DIMENSIONS NECESSARY TO CARRY OUT THE WORKS. THE EXACT SITE LOCATION AS SHOWN ON THESE DRAWINGS IS TO BE ADJUSTED TO SUIT ANY EXISTING UNDERGROUND SERVICES PRESENT. ALL UNDERGROUND SERVICES TO BE LOCATED & IDENTIFIED PRIOR TO COMMENCEMENT OF WORKS.
2. ALL SPECIALIST ITEMS TO BE INSTALLED BY COMPETENT PERSONS AND USED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
3. THE CONTRACTOR SHALL SUBMIT HIS PROPOSALS FOR ANY TEMPORARY SUPPORTS AND METHOD STATEMENT SHOWING THE SEQUENCE OF CONSTRUCTION OF THE WORKS TO THE EMPLOYER FOR COMMENT BEFORE COMMENCEMENT OF THE WORKS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS.
5. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN & ADJACENT TO THE WORKS.
6. ALL STEELWORK FABRICATION AND ERECTION SHALL COMPLY WITH THE "NATIONAL STEELWORK SPECIFICATION".
7. BOLTS TO BE GRADE 8.8 TO BS4190. MINIMUM SIZE M16 UNLESS STATED OTHERWISE. ALL BOLTS SHALL BE SPUN GALVANISED FINISH IN ACCORDANCE WITH BS EN 1461.
8. ALL WELDS TO BE 6mm FULL PROFILE FILLET WELD U.N.O.
9. NON-PRE-TENSIONED BOLT SHALL BE SUPPLIED COMPLETE WITH MINIMUM OF ONE STANDARD NUT, ONE FLAT WASHER AND ONE SPRING WASHER
10. PRE-TENSIONED BOLTS SHALL BE SUPPLIED WITH ONE FLAT WASHER, ONE STANDARD NUT AND ONE LOCKING NUT. LOCKING NUTS SHALL BE WHOLE OR HALF NUTS OF THE SAME GRADE AS THE PRIMARY NUT. PAL NUTS OR EQUIVALENT TYPE SHALL NOT BE USED.
11. ALL STEELWORK TO BE GRIT BLASTED TO SA 2.5, PICKLED AND HOT DIP GALVANISED (100 MICRONS NO.MINAL THICKNESS) ALL IN ACCORDANCE WITH BS729.
12. ALL STEEL PRODUCTS MANUFACTURED TO HARMONISED BS EN STANDARDS SHALL BE SUPPLIED COMPLETE WITH CE MARKING AS FOLLOWS:

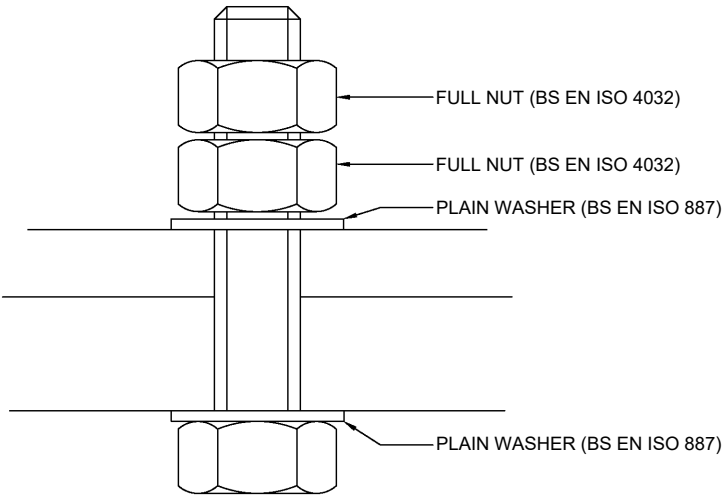
• STEEL SECTIONS TO BS EN 10025-1

• HOT FINISHED HOLLOW SECTIONS TO BS EN 10210-1

• COLD FORMED HOLLOW SECTIONS TO BS EN 10219-1

• FABRICATED SECTIONS TO BS EN 1090-1
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING FOR THE ACCURACY OF ALL SITE DIMENSIONS AND THE CORRECT SETTING OUT OF WORK ON SITE.
14. STANDARD GALVANISING TO BS ENISO 1461:2009
15. ALL STEELWORKS AND WELDS TO BE EXECUTION CLASS 2
16. ALL STEELWORK TO BE GRADE S275J0 UNLESS OTHERWISE STATED
17. HOT FINISHED HOLLOW SECTIONS TO BE OF GRADE S355

17. A TORQUE SETTING OF 40N.m SHOULD BE APPLIED TO EACH M12, GRADE 8.8 U, N, AND V BOLTS AND ALSO STUDDED RODS USED TO CONNECT ANTENNA AND DISH MOUNTING STEELWORK UNLESS DETAILED OTHERWISE. THIS TORQUE SETTING DOES NOT OVERRIDE MANUFACTURER TORQUE SPECIFICATION SUPPLIED FOR BESPOKE AND OFF-THE-SHELF ANTENNA AND DISH MOUNTING STEELWORK.



NOTE:
BOLT ARRANGEMENT FOR ALL CONNECTIONS SUBJECT TO TENSION AND SHEAR, INCLUDING U-BOLTS AND N-BOLTS

STANDARD STEEL WEIGHT	
Description (Size and Thickness)	Weight - kg/m (In order of Thickness)
PFC100x50	10.2
PFC125x65	14.8
PFC150x75	17.9
PFC150x90	23.9
EA90x90 - 12, 10, 8, 7	15.9, 13.4, 10.9, 9.6
EA100x100 - 15, 12, 10, 8	21.9, 17.8, 15.0, 12.2
EA120x120 - 15, 12, 10, 8	26.6, 21.6, 18.2, 14.7
CHS60.3 - 5.0, 6.3	6.82, 8.39
CHS76.1 - 5.0, 6.3	8.77, 10.8
CHS88.9 - 5.0, 6.3, 8.0, 10.0	10.3, 12.8, 16.0, 19.5
CHS114.3 - 5.0, 6.3, 8.0, 10.0	13.5, 16.8, 21.0, 25.7
CHS139.7 - 5.0, 6.3, 8.0, 10.0	16.6, 20.7, 26.0, 32.0
CHS168.3 - 5.0, 6.3, 8.0, 10.0	22.5, 25.2, 31.6, 39.0

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BURGRESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

TITLE
DETAILED DESIGN NOTES
DETAILED DESIGN
BML

SCALE **NTS**

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NGR TQ 32106 20277

OS GRID 532106,120277

TITLE
AC ELECTRICAL
DETAILED DESIGN
BML

SCALE NTS

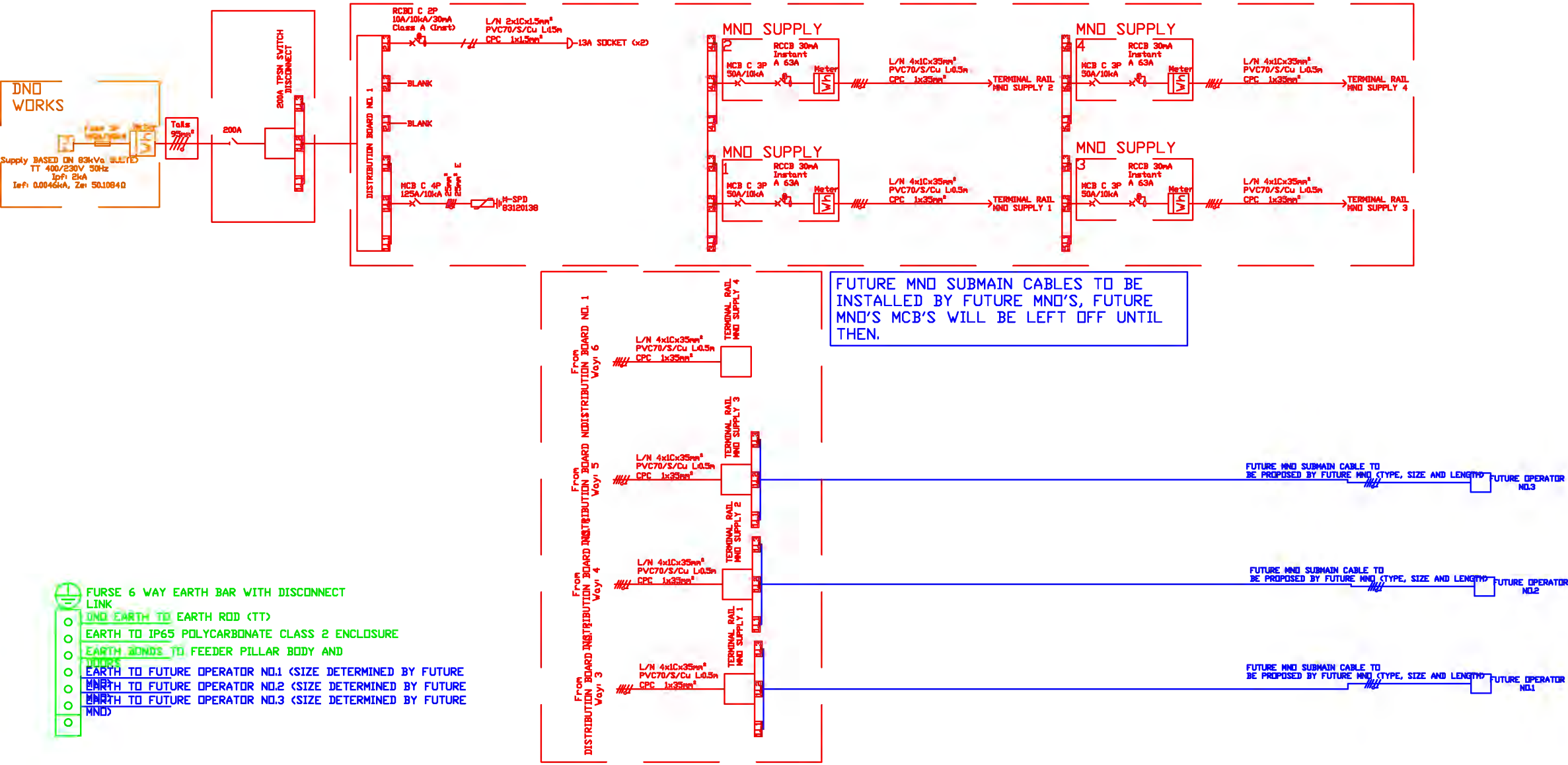
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DRG No. Sheet 1 of 1 Rev

S5-13A -10-260 -DD D

SP221023H BESPOKE
PILLAR



- FURSE 6 WAY EARTH BAR WITH DISCONNECT LINK
- MND EARTH TO EARTH ROD (TT)
- EARTH TO IP65 POLYCARBONATE CLASS 2 ENCLOSURE
- EARTH BONDS TO FEEDER PILLAR BODY AND
- UPPER
- EARTH TO FUTURE OPERATOR NO.1 (SIZE DETERMINED BY FUTURE
- MNDH TO FUTURE OPERATOR NO.2 (SIZE DETERMINED BY FUTURE
- MNDH TO FUTURE OPERATOR NO.3 (SIZE DETERMINED BY FUTURE
- MND)

PROPOSED KIT/CIRCUIT (FIT OUT AS STANDARD FOR SP221023H)
MND WORKS
EARTHING
FUTURE MND WORKS

GENERAL

1. THE WORK SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND THE GENERAL ARQIVA MATERIALS AND WORKMANSHIP SPECIFICATION FOR ELECTRICAL WORKS ON ARQIVA SITES. WHERE AMBIGUITY ARISES THE DRAWINGS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE EXACT POSITION OF ALL EQUIPMENT ON SITE BEFORE FINAL CONNECTIONS ARE MADE. ANY ANOMALIES SHALL BE DRAWN TO THE ATTENTION OF THE ARCC SITE SUPERVISOR.
3. THE ELECTRICAL INSTALLATION SHALL COMPLY IN FULL WITH BS 7671, 2008 (REQUIREMENTS FOR ELECTRICAL INSTALLATIONS).
4. THE WORK COVERED BY THE DRAWINGS SHALL INCLUDE THE COMPLETE PURCHASE, MANUFACTURE, DELIVERY TO SITE, INSTALLATION, SETTING TO WORK, TESTING AND COMMISSIONING OF THE FOLLOWING ITEMS AND SERVICES:-

A) SUB-MAIN CABLES

B) CONNECTION OF EQUIPMENT CABINETS, ANTENNA SUPPORT STEELWORK, CABIN STEELWORK AND CABLE TRAYS TO THE LIGHTNING PROTECTION SYSTEM.

C) FIRE ALARMS

D) SAFETY LIGHTING

E) EMERGENCY GENERATOR AND CHANGEOVER FACILITY

F) CABLE TRAYS

G) BUILDERSWORK IN CONNECTION WITH THE ABOVE ELEMENTS

H) PREPARATION AND SUPPLY OF AS INSTALLED DRAWINGS, TEST CERTIFICATES AND MAINTENANCE MANUALS FOR THE ABOVE WORK ELEMENTS
5. ALL FIXING BOLTS TO GALVANISED TRAY/AND LADDERS SHALL BE GALVANISED OR STAINLESS STEEL WITH MUSHROOM HEAD.
6. SUB-MAIN CABLES TO BE LABELLED EVERY 5M AS FOLLOWS:-

SUB-MAIN TO DISTRIBUTION CABINET - "ARQIVA SUB-MAIN - 230V"

SUB-MAIN FROM DISTRIBUTION CABINET TO OPERATORS CABINET - "SPECIFIC OPERATOR SUB-MAIN - 230V"
7. ARQIVA ELECTRICAL EQUIPMENT IS TO BE CLEARLY MARKED USING LABELS MANUFACTURED FROM WHITE TRAFFOLYTE, WORDING TO BE BLACK LETTERING ON A WHITE BACKGROUND AND OF ADEQUATE SIZE FOR THE LETTERING REQUIRED.
8. DANGER/VOLTAGE LABELS TO BE BLACK LETTERING/SYMBOLS ON A YELLOW BACKGROUND
9. ALL LABELS ARE TO BE FIXED USING SCREWS. CHROME, BRASS OR STAINLESS STEEL FOR EXTERNAL USE
10. THE CONTRACTOR HAS THE RESPONSIBILITY TO ENSURE ALL EQUIPMENT STATED ON ELECTRICAL DRAWINGS IS SUPPLIED.

BUILDERSWORK

1. THE CONTRACTOR SHALL ALLOW FOR THE FORMATION AND MAKING GOOD OF ALL HOLES, INCLUDING EXISTING FINISHES TO THE ARCC SITE SUPERVISORS SATISFACTION.
2. ALL CABLES THAT PENETRATE COMPARTMENT ELEMENTS TO BE FULLY FIRE STOPPED
3. ALL BUILDERSWORK SHALL BE CARRIED OUT TO MEET THE REQUIREMENTS OF THE INSTALLATION AS PER THE ELECTRICAL AND STRUCTURAL DRAWINGS. DEVIATIONS TO BE CONFIRMED WITH ARQIVA FROM ARCC SITE SUPERVISOR.
4. CARE TO BE TAKEN NOT TO DAMAGE ANY EXISTING SERVICES WHEN EXCAVATING WORKS ARE CARRIED OUT.

LIGHTNING PROTECTION & EARTHING

1. ALL LIGHTNING PROTECTION EARTH TAPES ABOVE GROUND TO BE 25 X 3mm THICK BARE ALUMINIUM WITH BI-METALLIC CONNECTORS FITTED AT ALUMINIUM/ COPPER INTERFACES. BELOW GROUND 25 X 3mm BARE COPPER INSTALLED AT A DEPTH OF 600mm. ALL CONNECTIONS TO DISSIMILAR METALS SHALL BE CARRIED OUT USING PROPRIETY BI-METALLIC BONDING CLAMPS. AT BONDING POSITIONS WHERE EQUIPMENT HAS NOT BEEN INSTALLED A 600mm TAIL SHALL BE LEFT FOR THIS.
2. THE CONTRACTOR IS TO ENSURE THAT THE LIGHTNING PROTECTION SYSTEM, WHERE DIRECTLY AFFECTING THE CORRECT OPERATION OF THE ARQIVA INSTALLATION, IS IN A GOOD STATE OF REPAIR WITH CONDUCTOR TAPES CORRECTLY AND ADEQUATELY SECURED. ALL ADDITIONAL EXTRANEOUS METALWORK FORMING PART OF THE ARQIVA INSTALLATION AT ROOF LEVEL, INCLUDING CABLE TRAY, SHALL BE CROSS-BONDED TO THE LIGHTNING PROTECTION SYSTEM.
3. ALL EARTH BOND CONNECTIONS ARE TO BE PROTECTED BY DENSO TAPE.
4. THE CONTRACTOR IS TO PROVIDE AND INSTALL A TEST LINK FOR ALL DOWN CONDUCTORS IF NOT EXISTING.
5. THE CONTRACTOR SHALL ARRANGE FOR THE WORKS TO BE CARRIED OUT AND TESTED BY SPECIALIST IN ACCORDANCE WITH BS EN 62305 AND BS 7430 AND ON COMPLETION OF THE WORKS SUBMIT A SATISFACTORY TEST CERTIFICATE TO THE BUILD MANAGER.
6. THE CONTRACTOR IS TO ENSURE THAT A MAIN EQUIPOTENTIAL BONDING CONDUCTOR IS INSTALLED AT THE NEAREST POINT BETWEEN THE ARQIVA ELECTRICAL INTAKE EARTH AND THE EXISTING BUILDING LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH BS 7671.
7. ALL EARTH TAPES, BARS, RODS AND PLATES SHALL BE INDIVIDUALLY LABELLED WITH THEIR DESTINATIONS. CRITCHLEY LABELS (OR OTHER SIMILAR TYPE AND QUALITY) SHOULD BE USED TO MARK THE DESTINATIONS OF EARTH TAPES OR CABLES CONNECTED TO AN EARTH BAR. CRITCHLEY TYPE 'E', 'K' OR 'UNILABEL' SHOULD BE USED WITH LETTERS APPROXIMATELY 5mm HIGH. THESE LABEL TYPES ARE SUITABLE FOR FIXING TO LARGE DIAMETER CABLES. BLACK LETTERS ON A WHITE BACKGROUND ARE REQUIRED.

BRITISH STANDARDS TO BE COMPLIED WITH

ELECTRICAL INSTALLATION

LIGHTNING PROTECTION

EARTHING

FIRE ALARMS

EMERGENCY LIGHTING

BS 7671 : 2018

BS EN 62305 : 2011

BS 7430 : 2011 + A1 2015

BS 5839-1 : 2017

BS 5266-1 : 1999

NOTES



D	COL.MOD.UK.0005487 HEADFAME REVISED	29/04/25	ST	CR
C	COL.MOD.UK.0005487 ACCESS ROUTE CHANGED	14/01/25	ST	CIR
B	COL.MOD.UK.0005487 FENCE CHANGED	13/12/24	ST	CIR
A	COL.MOD.UK.0005487 DD	22/11/24	ST	CR
ISS	REVISION	DATE	DRN	APP



CELLNEX UK

R+, 4TH FLOOR, 2 BLAGRAVE STREET, READING, RG1 1AZ

Tel. 020 4526 8553

SITE No

S5-13A

LAND TO THE NORTH OF LEYLAND

GRANGE CLOSE

WORLD'S END

BURGESS HILL

WEST SUSSEX

RH15 0RZ

NGR

TQ 32106 20277

OS GRID

532106,120277

TITLE

ELECTRICAL NOTES

DETAILED DESIGN

BML

SCALE

NTS

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DRG No.

Sheet 1 of 1

Rev

S5-13A_10-261_DD

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KEY	
PROPOSED EARTH PIT	
LIGHTNING PROTECTION TAPE CONNECTION POINTS	
PROPOSED LIGHTNING PROTECTION TAPE DESIGN	
PROPOSED 900x900 EARTH MAT	

NOTE* LP LAYOUT
INDICATIVE EXACT LAYOUT
TO BE DETERMINED ON SITE

NOTE* APPROX 60m BARE COPPER
BELOW GROUND AND 38m PVC SHEATHED
ABOVE GROUND LP REQUIRED

PROPOSED SUPPLEMENTARY 900x900mm
COPPER EARTH MAT TO BE BURIED
BELOW PAD AND CONNECTED TO TOWER
BASE RE BAR & COMPOUND LP RING

PROPOSED TOWER BASE RE BAR TO BE
CONNECTED TO COMPOUND LP RING

PROPOSED TOWER LEGS TO
BE CONNECTED TO LP
SYSTEM MIN 4 CONNECTIONS

PROPOSED GANTRY POSTS TO
BE CONNECTED TO LP SYSTEM

PROPOSED FUTURE CABINETS TO
BE CONNECTED TO LP SYSTEM

PROPOSED LP RING EARTH
PIT TO BE INSTALLED

PROPOSED FENCE TO BE CONNECTED
TO LP SYSTEM MIN EACH SIDE OF
COMPOUND TO BE CONNECTED

PROPOSED LP RING

PROPOSED GATE TO BE
CONNECTED TO LP SYSTEM

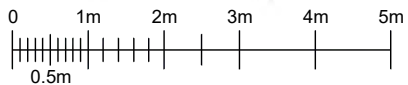
PROPOSED SUPPLEMENTARY 900x900mm
COPPER EARTH MAT TO BE BURIED
BELOW PAD AND CONNECTED TO TOWER
BASE RE BAR & COMPOUND LP RING

PROPOSED GANTRY POSTS TO
BE CONNECTED TO LP SYSTEM

PROPOSED FUTURE CABINETS TO
BE CONNECTED TO LP SYSTEM

PROPOSED SMC TO BE
CONNECTED TO LP SYSTEM

PROPOSED TT EARTH
PIT TO BE INSTALLED



LP PLAN
SCALE 1:100



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NOTES

NOTES*

- LP TO BE IN ACCORDANCE WITH BS EN 62305
1. UNDERGROUND EARTH TAPE TO BE 25x3mm BARE COPPER TAPE COMPLETE WITH EARTH RODS AND TEST POINTS.
 2. ABOVE GROUND EARTH TAPE TO BE 25x3mm PVC SHEATHED ALUMINUM CONNECTED USING BIMETALLIC CONNECTORS
 3. RESISTANCE TO BE LESS THAN 10ohms
 4. ALL OPERATOR CABINETS AND ANY EXTRANEOUS STEELWORK TO BE CONNECTED TO LP SYSTEM
 5. MIN 3 CONNECTIONS TO BE MADE TO THE FENCE & BOTH GATE POST TO BE CONNECTED. GATE TO BE CONNECTED USING BRAIDED COPPER CONNECTION
 6. ALL STEELWORK TO BE TESTED FOR ELECTRICAL CONTINUITY



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Tel. 020 4526 8553

SITE No **S5-13A**
LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGESS HILL
WEST SUSSEX
RH15 0RZ

NGR **TQ 32106 20277**
OS GRID **532106,120277**

TITLE
**LIGHTNING PROTECTION DETAILS
DETAILED DESIGN
BML**

SCALE **1:100**

DRAWN	ST	10/07/24
APPROVED		

DRG No.	Sheet 1 of 1	Rev
S5-13A - 10-270 -DD		D

ELECTRICAL, LIGHTNING PROTECTION AND EARTHING NOTES

1. ALL ELECTRICAL WORKS INCLUDING AC DISTRIBUTION IN FULL, DC DISTRIBUTION IN FULL, LPS / EARTHING & BONDING INSTALLATIONS, PSU, BATTERY INSTALLATIONS AND AUXILIARY ELECTRICAL WORKS SHALL COMPLY WITH:

BS 7671 – REQUIREMENT FOR ELECTRICAL INSTALLATIONS (AS AMENDED)

- IET GUIDANCE NOTES IN SUPPORT OF BS7671: 2018 EDITION.
- IET ON SITE GUIDE IN SUPPORT OF BS7671: 2018 EDITION
- ELECTRICITY AT WORK REGULATIONS 1989
- HEALTH AND SAFETY AT WORK ACT 1974
- ELECTRICITY SUPPLY, QUALITY AND CONTINUITY REGULATIONS 2002
- BS 5266: EMERGENCY LIGHTING
- BS 5839: FIRE DETECTION AND FIRE ALARM SYSTEMS FOR BUILDINGS
- BS 6701: TELECOMMUNICATIONS EQUIPMENT AND TELECOMMUNICATIONS CABLING. SPEC FOR INSTALL OPERATION & MAINTENANCE.
- BS 7430:2011: CODE OF PRACTICE FOR EARTHING
- BS EN 50310: TELECOMMUNICATIONS BONDING NETWORKS FOR BUILDINGS AND OTHER STRUCTURES.
- BS EN 62305-3:2011: PROTECTION AGAINST LIGHTNING PARTS 1 – 4
- ALL OTHER RELEVANT BRITISH STANDARDS
- CDM REGULATIONS
- LOCAL AUTHORITY REQUIREMENTS
- BUILDING REGULATIONS (AS APPLICABLE)
- HSR25 – MEMORANDUM OF GUIDANCE ON THE ELECTRICITY AT WORK REGULATIONS 1989
- GS38 – ELECTRICAL TEST EQUIPMENT FOR USE BY ELECTRICIANS
- HSG85 – ELECTRICITY AT WORK. SAFE WORKING PRACTICES
- HSG107 – MAINTAINING PORTABLE ELECTRICAL EQUIPMENT
- INDG139 – USING ELECTRIC STORAGE BATTERIES SAFELY
- INDG231 – ELECTRICAL SAFETY AND YOU. A BRIEF GUIDE
- INDG354 – SAFETY IN ELECTRICAL TESTING AT WORK
- ELECTRICAL SAFETY FIRST. ELECTRICAL BEST PRACTICE

2. ALL EARTHING AND BONDING WORKS SHALL COMPLY WITH BS 7430:2011

3. ALL LIGHTNING PROTECTION INSTALLATION SHALL BE SUPPLIED, INSTALLED, TESTED, COMMISSIONED IN ACCORDANCE WITH BS EN 62305-3:2011

WHERE AN EXISTING OR PART EXISTING LIGHTNING PROTECTION SYSTEM IS ADOPTED FOR PURPOSES, THE SPECIALIST CONTRACTOR SHALL VERIFY ITS SUITABILITY PRIOR TO ADOPTION IN ADVANCE OF ANY SUBSEQUENT CONNECTION OR ADDITION.

VERIFICATION OF LIGHTNING PROTECTION INSTALLATION SHALL BE ACHIEVED BY A COMBINATION OF EXISTING TEST CERTIFICATION, VALID TO WITHIN 1 YEAR AND VISUAL INSPECTION. WHERE EXISTING TEST CERTIFICATION IS NOT AVAILABLE OR HAS EXCEEDED THE DUE EXPIRY DATE THEN THE SPECIALIST CONTRACTOR SHALL ARRANGE TO INSPECT AND RE-TEST THE SYSTEM IN LINE WITH BS EN 62305-3:2011.

4. INSITU LIGHTNING PROTECTION SYSTEMS SHALL ONLY BE UPGRADED ON FORMAL APPROVAL FROM THE DESIGN ENGINEER. DISCONNECTION OR MODIFICATION OF ANY EXISTING LIGHTNING PROTECTION SYSTEM, INCLUDING PART DISCONNECTION FOR TEST PURPOSES, SHALL ONLY BE UNDERTAKEN WITH THE WRITTEN APPROVAL OF THE SITE PROVIDER AND / OR HIS NOMINATED SPECIALIST CONTRACTOR, THE DESIGN ENGINEER AND ANY OTHER 3RD PARTIES (INCLUDING OPERATORS) WHERE DISCONNECTION OR ALTERATION MAY ADVERSELY AFFECT NORMAL SAFE OPERATION OF EQUIPMENT AS CONNECTED

LIGHTNING PROTECTION CONNECTION
TO BE CARRIED OUT BY AN APPROVED
CONTRACTOR

NOTES



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Tel. 020 4526 8553

SITE No S5-13A

LAND TO THE NORTH OF LEYLAND
GRANGE CLOSE
WORLD'S END
BURGRESS HILL
WEST SUSSEX
RH15 0RZ

NGR TQ 32106 20277

OS GRID 532106,120277

TITLE
DC ELECTRICAL
DETAILED DESIGN
BML

SCALE NTS

DRAWN ST 10/07/24

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DRG No. Sheet 1 of 1 Rev

S5-13A_10-271_DD

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Job Title
Land North of Leylands Rd

Location
Burgess Hill

Client
Circet

- Key
- Approximate site boundary
 - Approximate dropped kerb extents
 - Vehicle Body
 - Wheel path
 - Body path
 - Center line

Vehicle modeled:

Large Truck

Width	: 2.55
Track	: 2.55
Lock to Lock Time	: 6.00 s
Steering Angle	: 37.75 deg

Rev	Date	Description
A	17/11/25	Information

Drawing Status	
Information	

Drawing Title	
Swept Path Analysis Largest Regularly Anticipated Vehicle	

Project Code	341	Scale	1:250
Date Drawn	17/11/25	Drawn By	TM
Reviewed By	CH	Original Size	A3

Drawing Number	347-SPA-001	Rev	A
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Job Title
Land North of Leylands Rd

Location
Burgess Hill

Client
Circet

- Key**
- Approximate site boundary
 - Approximate dropped kerb extents
 - Vehicle Body
 - Wheel path
 - Body path
 - Center line

Vehicle modeled:

11.35

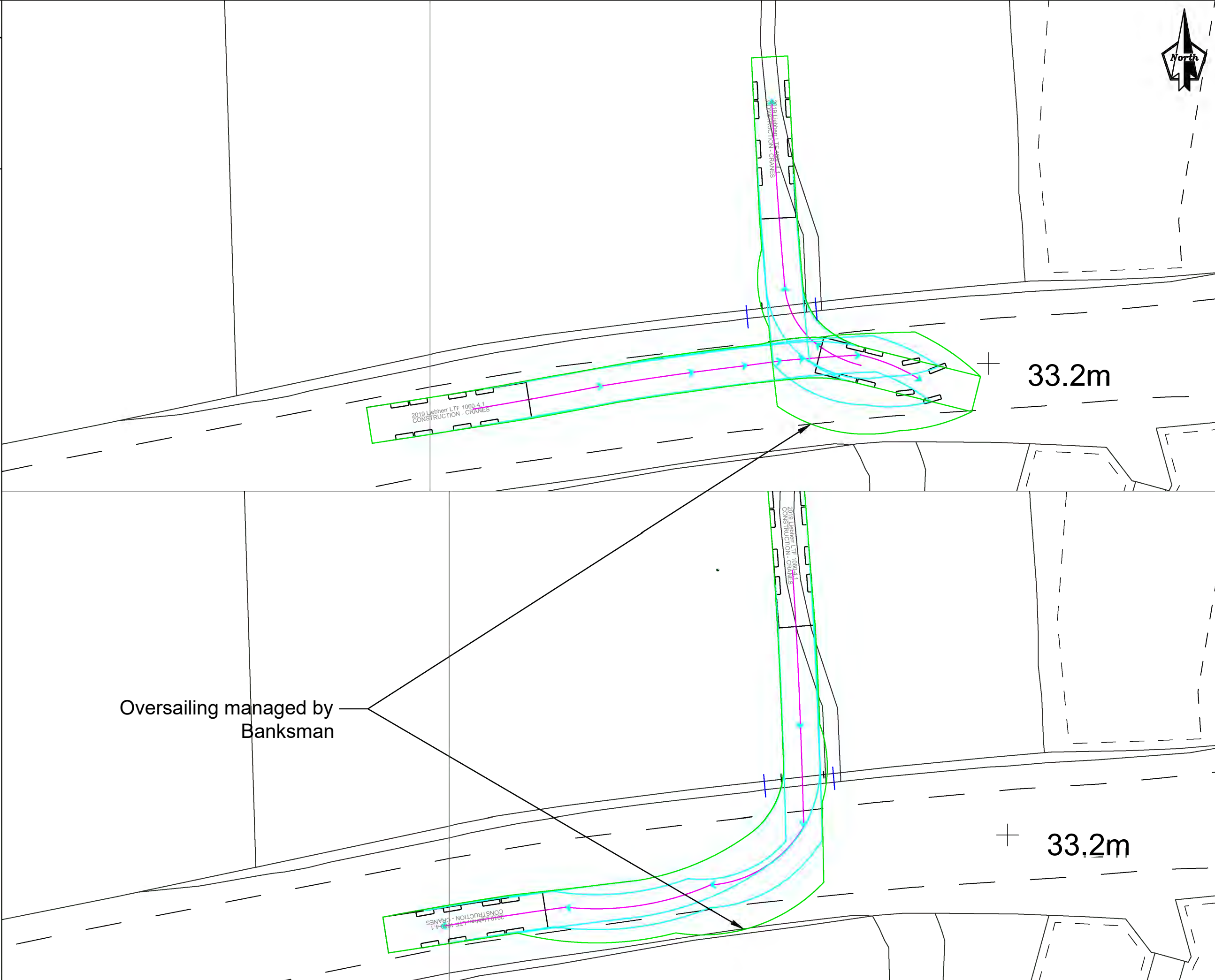
2019 Liebherr LTF 1060-4.1

	Meters
Width	: 2.55
Track	: 2.55
Lock to Lock Time	: 6.00 s
Steering Angle	: 37.40 deg

Rev	Date	Description
A	17/11/25	Information

Drawing Status		Information	
Drawing Title		Swept Path Analysis Irregular Crane Access and Egress	
Project Code	347	Scale	1:250
		Date Drawn	17/11/25
		Drawn By	TM
		Reviewed By	CH
		Original Size	A3

Drawing Number		Rev
347-SPA-002		A







Job Title

Land N of Leylands Rd

Location

Mid Sussex

Client

Circet Wireless Ltd.

Key

 Temporary trackway across the site for construction traffic, to be installed using interlocking plastic track mats.

 Replacement temporary pedestrian route to be installed using pedestrian temporary plastic mats.

 Proposed site compound area for welfare, site buildings, operative and visitor parking.

 New mast and compound area.

 Approximate crane location.

 Area occupied and heras fenced off for construction and storage of plant and materials during construction.

 Unloading and turning area for HGVs and construction vehicles. 26m l x 15m w.

 Construction area parking (north) and overflow parking/delivery holding area (south).

Notes

Trackway and pedestrian path have been placed to avoid root protection areas.

Trackway to be installed at 3m width, to be heras fenced to delineate from the public realm.

Pedestrian footpath to be maintained at a minimum of 1m width.

Banksmen to be present at all time during vehicle access and egress, and within the unloading and turning area.

Operatives walking from the compound to the works area to have a segregated walkway separate from the trackway.

Vehicle speed limits of 5mph to be enforced on trackway.

Rev	Date	Description
B	26/11/25	Information

Drawing Status

Information

Drawing Title

Access Logistics

Project Code	334	Scale	1: 1000
		Date Drawn	14/11/25
		Drawn By	TM
		Reviewed By	CH
		Original Size	A3

Drawing Number

25-334-ACC-LOG-XX-XX-001

Rev

B



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APPENDIX C – Waste Documentation



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Driving Sustainable Development

**APPENDIX C1 – Controlled Duty of Care Waste Transfer
Note (Inert and/ or Non-Hazardous Wastes)**

Duty of care: waste transfer note

Keep this page and copy it for future use. Please write as clearly as possible.

Section A – Description of waste

A1 Description of the waste being transferred

List of Waste Regulations code(s)

A2 How is the waste contained?

Loose ☐ Sacks ☐ Skip ☐ Drum ☐

Other ☐ _____

A3 How much waste? For example, number of sacks, weight

Section B – Current holder of the waste – Transferor

By signing in Section D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011 Yes ☐

B1 Full name

Company name and address

Postcode _____ SIC code (2007) _____

B2 Name of your unitary authority or council

B3 Are you:

The producer of the waste? ☐

The importer of the waste? ☐

The local authority? ☐

The holder of an environmental permit? ☐

Permit number _____

Issued by _____

Registered waste exemption? ☐

Details, including registration number

A registered waste carrier, broker or dealer? ☐

Registration number _____

Details (are you a carrier, broker or dealer?)

Section C – Person collecting the waste – Transferee

C1 Full name

Company name and address

Postcode _____

C2 Are you:

The local authority? ☐

C3 Are you:

The holder of an environmental permit? ☐

Permit number _____

Issued by _____

Registered waste exemption? ☐

Details, including registration number

A registered waste carrier, broker or dealer? ☐

Registration number _____

Details (are you a carrier, broker or dealer?)

Section D – The transfer

D1 Address of transfer or collection point

Postcode _____

Date of transfer (DD/MM/YYYY) _____

D2 Broker or dealer who arranged this transfer (if applicable)

Postcode _____

Registration number _____

Time(s) _____

Transferor's signature

Transferee's signature

Name _____

Name _____

Representing _____

Representing _____



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APPENDIX C2 – Hazardous Waste Consignment Note

The Hazardous Waste Regulations 2005: Consignment Note


PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

- 1 Consignment note code: /
- 2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
- 3 The waste will be taken to (name, address and postcode):
- 4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

 If continuation sheet used, tick here ☐

- 1 The process giving rise to the waste(s) was: 2 SIC (2007) for the process giving rise to the waste: /
- 3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART C Carrier's certificate
PART D Consignor's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here.)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

 /

- 1 Carrier name:
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

- 2 Carrier registration no./reason for exemption:

- 3 Vehicle registration no. (or mode of transport, if not road):

Signature

 Date Time

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

- 1 Consignor name:
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature

 Date Time
PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

- 1 I received this waste at the address given in A3 on: Date Time

- 2 Vehicle registration no. (or mode of transport if not road):

Name:

- 3 Where waste is rejected please provide details:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

I certify that waste permit/exempt waste operation number:

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature

 Date Time

The Hazardous Waste Regulations 2005: Consignment Note

CARRIERS'S COPY Continuation sheet of Continuation sheet for consignment note code: **PART B Description of the waste**

3 WASTE DETAILS (for all waste types collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			

The information given below is to be completed for each EWC identified above

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART E Consignee's certificate (all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)



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APPENDIX D – Arboricultural Report



**Tree Survey and Arboricultural Impact Assessment
In Accordance with BS 5837:2012**

Project No: 11420	Land to the North of Leyland - S5_13A, World's End, Burgess Hill, West Sussex, RH15 0RZ		
Client:		Circet UK Wireless	
Date of Report:	20/02/2025	Revision:	A

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre
Fornham All Saints, Bury St Edmunds, Suffolk IP28 6JY

Telephone: 01284 765391 Email: info@treesurveys.co.uk
www.treesurveys.co.uk

Summary

In this circumstance it is intended to erect a telecommunications mast with associated temporary site access. The arboricultural related implications of the proposal are summarised in Tables 1 and 2 below and detailed where necessary within the report.

All trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings within this report are complied with in full.

Table 1 - Construction and ongoing constraints from an arboricultural perspective (subject to necessary tree surgery being completed):

Potential Design/ Build Constraints	Arboricultural Impact?	Comments/Solution
Construction Access	Yes	Temporary load bearing surface to be installed, as per item 4.1
Demolition	No	No demolition proposed, as per item 4.2.
New Structures	No	Telecommunications mast to be erected outside of RPA of retained trees, as per item 4.3
Compound	No	Compound and crane set down area to be located outside of RPA of retained trees, as per item 4.4
Services	Yes	Services to be located outside of RPA of retained trees wherever possible, as per item 4.5
Protective Measures	Yes	Protective barriers to be installed, as per item 4.6

NB: No surgery is required to facilitate this proposal.

Given the above, there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed construction.



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- 1.0 Introduction**
- 2.0 The Site**
- 3.0 Tree Survey**
- 4.0 Arboricultural Impact Assessment
(Additional or Specific Comments)**
- 5.0 Limitations & Qualifications**
- 6.0 References**
- 7.0 Appendices**



1.0 Introduction

1.1 Purpose

1.1.1 As part of the United Kingdom planning process, applicants are required to supply Local Planning Authorities (LPA) with a detailed evaluation of how their proposals will impact trees. The nationally recognised procedure for doing this is laid out in *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*. In summary, this must include the following information as a minimum:

- A Tree Survey and Tree Constraints Plan
- An Arboricultural Impact Assessment of sufficient detail to confirm the feasibility of the design from a tree perspective
- A scaled Tree Retention and Removal drawing showing retained trees and their root protection area on the proposed layout

1.1.2 This report has been prepared to ensure that this information is provided to the LPA in a straightforward and clear way so that they can make an informed decision about how (if at all) trees are affected.

1.1.3 When planning permission is granted it is typically the case that the LPA will require specific conditions to be fulfilled. This means that a subsequent detailed Arboricultural Method Statement and Tree Protection Plan may be required. This will be detailed on the LPA's decision notice.

1.2 Scope

1.2.1 In accordance with the above, Circet UK Wireless have commissioned Hayden's Arboricultural Consultants to prepare a Tree Survey and Constraints Plan, Arboricultural Impact Assessment and scaled Tree Retention and Removal drawing for the existing trees at Land to the North of Leyland - S5_13A, World's End, Burgess Hill, West Sussex, RH15 0RZ.

1.2.2 Unless stated within the survey, all trees were inspected from ground level with no climbing inspections undertaken. As such, the findings are of a preliminary nature. It is not always possible to access every tree and therefore some measurements may have to be estimated.

1.2.3 The trees were inspected on the basis of "*Visual Tree Assessment*" (Mattheck & Breloer - 1994) and "*Common Sense Risk Management of Trees*" National Tree Safety Group guidance – 2011.

1.2.4 Whilst this is an arboricultural report, comments relating to non arboricultural matters are given, such as built structures and soil data. Any opinion thus expressed should be viewed as provisional and confirmation from an appropriately qualified professional sought. Such points are clearly identified within the body of the report.

1.3 Documentation

1.3.1 The following documentation was provided prior to the commencement of the production of this report:

- Email of instruction from Sophie Reeves dated 12/12/2024
- Proposed site layout – drawing no. S5-13A_MD & S5-13A_ML



2.0 The Site

2.1 Overview

- 2.1.1 The site is Land to the North of Leyland - S5_13A, World's End, Burgess Hill, West Sussex, RH15 0RZ.

2.2 Soils

- 2.2.1 The soil type commonly associated with this site are slowly permeable and seasonally wet, slightly acid but base-rich loams and clays. They are of moderate fertility and mainly support seasonally wet pastures and woodlands type habitats. This soil type constitutes approximately 19.9% the total English land mass.
- 2.2.2 The data given was obtained from a desktop study which provides indications of likely soil types. By definition, this information is not comprehensive and therefore any decisions taken with regards the management, usage or construction on site should be based on a detailed soil analysis.
- 2.2.3 Further to item 2.2.2, this report provides no information on soil plasticity. It may be necessary for practitioners in other disciplines (e.g. engineers considering foundation design) to obtain this data as required.

2.3 Statutory Tree Protection

- 2.3.1 Information on any Local Planning Authority or Forestry Commission controlled statutory tree protection (Tree Preservation Orders, Conservation Areas and Felling Licenses etc) is recorded on the attached drawing no. 11420-D-AIA Rev A.
- 2.3.2 Further details regarding any existing Statutory Tree Protection is recorded at Appendix B.

3.0 Tree Survey

- 3.1 The tree survey was carried out on 03/02/2025 in accordance with *BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"*, the relevant qualitative and quantitative tree data was recorded in order to assess the condition of the existing trees and their constraints upon the proposed development.
- 3.2 An accurate topographical survey was not available at the time of inspection. Therefore, the position of each tree shown on the attached drawing no. 11420-D-AIA Rev A has been fixed by use of a hand-held GPS surveying unit. Given this, the position of the trees must be considered indicative, although drawing no. 11420-D-AIA Rev A provides a fair representation of the trees distributed across the site.
- 3.3 In order to provide a systematic, consistent and transparent evaluation of the trees included within this survey, they have been assessed and categorised in accordance with the method detailed in item 4.3 of *BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations"*. For further information, please see the attached Explanatory Notes.



- 3.4 The detailed assessment of each tree and its work requirements with priorities are listed in the attached Schedule of Trees.
- 3.5 In accordance with item 4.2.4 (c) of BS5837:2012, the items inspected and detailed within this report have been selected for inclusion due to the likely influence of any proposed development on the trees, rather than strictly adhering to the curtilage of the site. However, it must be understood that there may be trees beyond the site and not included in this survey which may exert an influence on the development. Where works for cultural, health and safety, quality of life or development purposes have been recommended on trees outside the ownership of the site, these can only progress with the agreement of the owner except where it involves portions of the trees overhanging the boundary.

4.0 Arboricultural Impact Assessment (Additional or Specific Comments)

4.1 Construction Access

- 4.1.1 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.
- 4.1.2 In this instance it is proposed to install trackway (i.e. Ground-Guards or similar), as shown on the attached drawing no. 11420-D-AIA Rev A.

4.2 Demolition

- 4.2.1 There is no demolition associated with this proposal.

4.3 New Structures

- 4.3.1 Construction of the telecommunication mast's foundations do not encroach RPA of any trees to be retained, as shown on the attached drawing no. 11420-D-AIA Rev A. From an arboricultural perspective, no specialised construction or foundation techniques will therefore be required to protect tree roots. However, dependent on the soil type, species and topography, trees may have an influence on the soil beyond their calculated RPA. Given the proximity of the proposed construction to the trees to be retained, it is recommended that a Structural Engineer is consulted to assess the implications of the tree retention on the required foundation design.

4.4 Compound

- 4.4.1 The site provides adequate internal space to locate a construction compound outside the RPA of any trees that are to be retained.
- 4.4.2 The proposed crane set down area is located outside the RPA of any trees that are to be retained, as shown on the attached drawing no. 11420-D-AIA Rev A.



4.5 **Services**

- 4.5.1 Wherever possible, all underground service runs will be placed outside the RPA of the retained trees on or adjacent to the site. Where it is not possible to do this, any infringement must be agreed with the LPA and addressed by hand digging or trenchless technology.

4.6 **Protective Measures**

- 4.6.1 Protective fencing will be erected at the locations shown on the attached drawing no. 11420-D-AIA Rev A prior to the commencement of construction.



5.0 Limitations & Qualifications

Tree inspection reports are subject to the following limitations and qualifications.

General exclusions

Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Hayden's Arboricultural Consultants Limited will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection subject to the recommendations specified within being adhered to. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised timescales irrespective of any development proposals.

Tree surgery works may also be proposed as part of this survey to mitigate any identified problems that may be caused by trees in close proximity to the proposed development. To this end, should these recommendations be overruled, this survey stands as the opinion of Hayden's Arboricultural Consultants Limited and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the LPA, cannot be the responsibility of this practice.

Moreover, if any additional alterations to the property or soil levels are carried out and/or further tree works undertaken other than specified within the report, it will become invalid and a new tree inspection required.

It will be appreciated, and deemed to be accepted by the client and their insurers, that the formulation of the recommendations for the management of trees will be guided by the following:

1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations - tree safety, good arboricultural practice (tree work) and aesthetics.

The client and their insurers are deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where sources are limited by time constraints or the client, this may lead to an incomplete quantification of the risk.

Signed:



February 2025

For and on Behalf of Hayden's Arboricultural Consultants Limited



6.0 References

British Standards Institute. (2010). *Recommendations for Tree Work BS3998:2010* BSI, London.

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012* BSI, London.

Mattheck & Breloer, H. (1994). *Research for Amenity Trees No.4: The Body Language of Trees*, HMSO, London.

Ministry of Housing, Communities & Local Government. (2014). *Tree Preservation Orders and trees in conservation areas*. London: Ministry of Housing, Communities & Local Government.

NHBC Standards (2007) *Chapter 4.2 'Building Near Trees'*. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

Forestry Commission (2007). *Tree Felling – Getting Permission*. Country Services Division, Forestry Commission, Edinburgh.

Lonsdale, D. (1999). *Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management*, HMSO, London.

National Tree Safety Group (2011). *Common Sense Risk Management of Trees*. Forestry Commission.



7.0 Appendices

Appendix	A	Species List & Tree Problems
Appendix	B	Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response
Appendix	C	Schedule of Trees
Appendix	D	Schedule of Works - Irrespective of Development
Appendix	E	Explanatory Notes
Appendix	F	Advisory Information & Sample Specifications
	1.	BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care
	2.	European Protected Species and Woodland Operations Checklist (v.4)
	3.	BS 5837:2012 Figure 2 - Default specification for protective barrier
	4.	BS 5837:2012 Figure 3 - Examples of above-ground stabilising systems
Appendix	G	Drawing no. 11420-D-AIA Rev A



Appendix A - Species List & Tree Problems

Species List:

Ash	<i>Fraxinus sp</i>
Birch	<i>Betula sp</i>
Cherry	<i>Prunus sp</i>
Cherry Laurel	<i>Prunus sp</i>
Hawthorn	<i>Crataegus sp</i>
Hazel	<i>Corylus sp</i>
Hornbeam	<i>Carpinus sp</i>
Horse Chestnut	<i>Aesculus sp</i>
Oak	<i>Quercus sp</i>
Norway Maple	<i>Acer sp</i>
Sycamore	<i>Acer sp</i>
Willow	<i>Salix sp</i>



Tree Problems:

This gives a brief description of the problems identified in the attached Tree Survey.

Name: Deadwood	
Symptoms/damage type and cause:	This relates to dead branches in the crown of the tree. In most cases, this is caused by the natural ageing process of the tree or shading due to its close proximity to neighbouring trees. However, in some situations, it may be related to fungal, bacterial or viral infection.
Consequence:	Depending upon the location and mass of dead wood removal of the affected tissue may be necessary to prevent harm to persons or property as the wood will become unstable as it decays and in some circumstances is likely to fall from the tree with little or no warning.
Control:	Detailed monitoring should be undertaken on those trees showing signs of excessive deadwood production to identify the underlying cause.
Species affected:	Most tree species.
Images:	 

Name: <i>Hedera helix</i> (Ivy)	
Symptoms/damage type and cause:	Ivy may grow to varying degrees on all areas of a tree from the base to the upper crown. It is possible that in doing so it will out-compete the host tree for available light thereby suppressing the host.
Consequence:	This is generally only harmful to the tree on already unhealthy specimens which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy can also mask potentially dangerous faults on a tree.
Control:	Ivy should only be removed if absolutely necessary because it provides abundant cover to wildlife and then by severing twice close to the ground and removing a length of stem thereby causing the gradual dying away of the aerial parts of the plant providing extended benefit to wildlife whilst relieving the pressure on the tree.
Species affected:	Most trees can be affected.
Images:	 



Appendix B - Statutory Tree Protection Advice & Tree Preservation Order Enquiry/Response

Statutory Tree Protection Advice

Tree Preservation Order(s)

The LPA have deemed it appropriate to provide statutory protection to trees neighbouring this site through the serving of Tree Preservation Orders (TPO), ref no. BH/04/TPO/74 and TP/13/0005. The effect of this on anyone wishing to undertake work on preserved trees is to require them to obtain written permission from the LPA prior to actioning any tree works. The purpose of this process is to try to ensure that the works are appropriate, proportionate and in keeping with the long-term aims of the TPO. However, given that trees are living organisms and the locality within which they are set is liable to change, it is often the case that LPA decisions relating to TPO applications require regular review to reflect the current situation rather than the historical perspective of the original date of protection.

There are certain circumstances where written permission from the LPA may not be necessary before undertaking works. These include:

- Making a tree safe if it is an imminent threat to people or property.
- Removing deadwood or a dead tree.

Anyone wishing to undertake work as an exemption to the written permission process **are required** to provide the LPA with 5 days' notice prior to attending to a tree which they deem as being dead or dangerous, unless such works are required in an emergency. It is the tree owner's responsibility to provide proof that the tree was indeed dead or dangerous should this exception be challenged; hence, it is advisable always to request an inspection by the LPA prior to carrying out such operations. Furthermore, even in the event of an emergency situation, there is still a duty to notify the LPA that work has been completed including supplying an explanation of the necessity. Failure to comply with the requirements of TPO legislation can lead to a maximum fine of up to £20,000 per tree in the Magistrates Court. Fines in the Crown Court are unlimited.

This information was sourced using the LPA's Online Mapping System (as instructed by them) and to our best knowledge was current and accurate at the time the information was accessed. We would advise it prudent that before any tree work commences, this is checked directly with the LPA to confirm that their online mapping system is definitive.

If **detailed planning permission** is granted and as part of the relevant approval works (felling or surgery) to trees protected by a TPO are agreed as acceptable by the LPA, no **additional** written permission to proceed will be required provided that:

- (i) the planning permission remains live
- (ii) the works are in strict accordance with the specification of the extant planning permission
- (iii) the works are being completed solely to implement the detailed planning permission



Felling Licence

All trees within the United Kingdom are protected under the Forestry Acts. In All trees within the United Kingdom maybe subject to protections under the Forestry Acts (principally the Forestry Act 1967). In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling Licence from the Forestry Commission. There are exemptions however and these are as follows:

A Felling Licence is not required in the following instances:

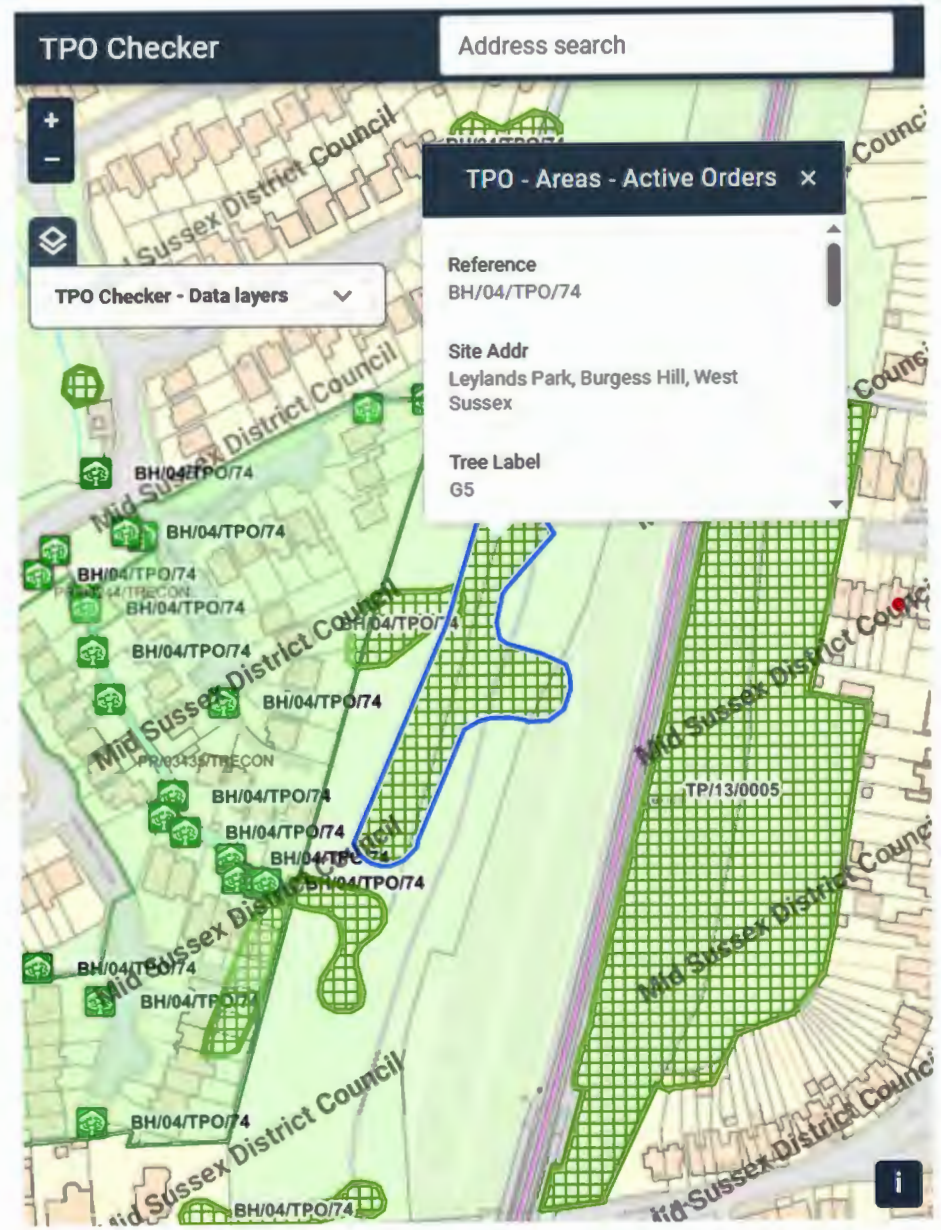
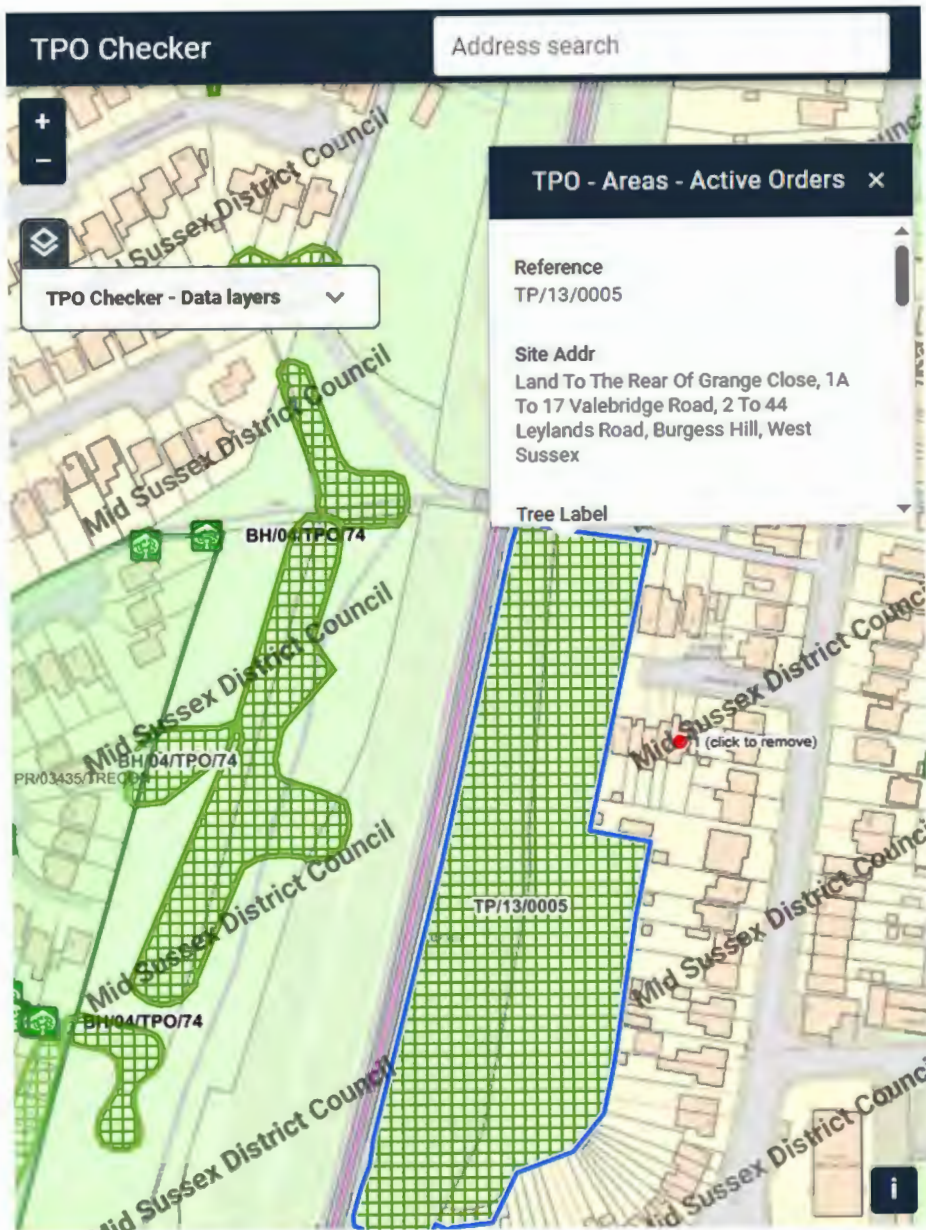
- To fell trees in a garden, an orchard, a churchyard or a designated open space (Commons Act 1899 and Section 9 of the Forestry Act 1967).
- To carry out surgery operations such as pruning, reduction, dead wooding or pollarding.
- To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than 2 cubic metres in a calendar quarter may be sold).
- To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.
- To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.
- To fell trees to prevent danger or abate a legal nuisance.
- To fell trees in compliance with any obligation imposed by or under an Act of Parliament.
- To fell trees at the request of an electricity operator, because the trees are or will be in such proximity to installed or about to be installed electric line or electrical plant in accordance with paragraph 9(1)(a) or (b) of Schedule 4 to the Electricity Act 1989.

Substantial fines exist for not complying with the requirements of a Felling Licence.



Tree Preservation Order / Conservation Area Online Mapping Extract





Appendix C

Schedule of Trees

SCHEDULE OF TREES (AIA)

Land to the North of Leyland -S5_13A, World's End, Burgess Hill, West Sussex

Surveyed By: Nick Hayden Date: 03/02/2025

Managed By: Nick Hayden

TreeNo	Species	DBH Min Dist	Height Crown Base Lowest Branch	Visual Age	Crown Spread Water Demand Ground Cover	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
On site		RPA (m ²)	Aspect	SULE							
A001	Ash, Horse Chestnut, Norway Maple	400	11	High	N4, E4, S4, W4	Many stems densely clad in Ivy. Linear belt of Horse Chestnut pollards adjacent to highway. Landowner advised to remove Ivy and inspect Chestnut pollards adjacent to road.	C2	Landowner advised to remove Ivy and inspect Chestnut pollards adjacent to road.	2		
		4.8	2.1-4m	EM	Moderate						
No		72.4		10+ years	Water, Bare earth, Grass, Tarmac						
A002	Ash, Hawthorn, Hazel, Oak, Sycamore, Willow	750	20	High	N6, E6, S6, W6	Located behind security fencing. Trees located on a steep bank that rises to the adjacent railway. Many trees densely clad in Ivy. Ash Dieback throughout. Failed trees on bankside. Category B landscape feature but assessed individually many of the trees would be ascribed a C classification. Ownership unclear.	B2	No work required.	4		
		9	0-2m	EM	High						
No		254.5		20+ years	Ivy						
A003	Cherry, Hornbeam, Oak, Hawthorn, Hazel	1100	22	High	N9, E9, S9, W9	Linear tree belt predominantly comprised of Oak. Old field / hedgerow boundary trees. Detailed survey not undertaken as TOPO survey not provided. However, as to be expected with mature hedgerow trees, there is evidence of various defects. These include large stem / branch wounds and cavities, storm damaged branches, tearout wounds, deadwood, woodpecker / nesting holes and dead stems. Public footpath to east of tree belt. Landowner advised to regularly inspect trees.	B2	Landowner advised to ensure tree belt is under regular / cyclical inspection routine.	3		
		13.2	0-2m	M	High						
No		547.4		20+ years	Dense undergrowth, Grass						
A004	Cherry Laurel, Hazel, Oak Species, Willow Species, Birch Species	800	17	Moderate	N7, E7, S7, W7	Located behind security fencing. Trees located on a steep bank that rises to the adjacent railway. Majority of trees densely clad in Ivy. Retained dead pollard. Failed trees. Category B landscape feature but assessed individually most of the trees would be ascribed a C classification. Ownership unclear.	B2	No work required.	4		
		9.6	2.1-4m	M	High						
No		289.5		20+ years	Light undergrowth, Ivy						

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T001	Oak	1100	19		High	N10.5, E10, S9, W8	Located adjacent to highway. Detailed inspection of base impeded by dense bramble. However, remnants of decaying fruiting body observed between buttress roots on south west aspect. Landowner advised to undertake secondary investigations given proximity to highway, results of which will determine final B.S. category and any necessary works.	U	Landowner advised to undertake secondary investigations.	2		
		13.2	2.1-4m		M	High						
No		547.4			<10 years	Dense undergrowth, Tarmac, Grass						
T002	Hawthorn	370	10		Moderate	N3.5, E4, S5, W3.5	Multi-stemmed from ground level. Single stem blackthorn and Oak intertwined in crown. Crown dimensions includes all stems. Ivy clad. Deadwood. Nest in upper central crown. Failed Willow behind fencing to east overhanging footpath.	C2	No work required.	4		
		4.44	2.1-4m		EM	High						
Yes		61.9			10+ years	Grass, Tarmac						
T003	Willow	290	7.5		Moderate	N2.5, E5, S5, W2	Poor form and condition. Companion tree to north recently felled. Notable basal cavity on south aspect and stem decay evident up to circa. 1m above ground level (agl). Decaying branches. Split, hung up branches. Branches resting on powerline to south. Limited SULE.	U	No work required.	4		
		3.48	0-2m		EM	High						
Yes		38			<10 years	Grass, Tarmac						
T004	Oak	860	18.5		High	N10, E9, S10, W8	No evidence of any fungal fruiting bodies around base or on lower stem. Tapping lower stem with a sounding hammer did not reveal the presence of notable decay. Multi-stemmed from circa. 6.5m agl, unions appear stable. Moderate deadwood. Powerlines beneath crown south aspect.	B2	No work required.	4		
		10.32	4.1-6m		M	High						
Yes		334.6			20+ years	Grass, Tarmac						

Appendix D

Schedule of Works – Irrespective of Development

SCHEDULE OF WORK IRRESPECTIVE OF DEVELOPMENT

Land to the North of Leyland -S5_13A, World's End, Burgess Hill, West
Sussex

Surveyed By: Nick Hayden
Surveyed: 03/02/2025
Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
A001	Ash, Horse Chestnut, Norway Maple	Landowner advised to remove Ivy and inspect Chestnut pollards adjacent to road.	2
T001	Oak	Landowner advised to undertake secondary investigations.	2
A003	Cherry, Hornbeam, Oak, Hawthorn, Hazel	Landowner advised to ensure tree belt is under regular / cyclical inspection routine.	3

Appendix E

Explanatory Notes

Explanatory Notes

Categories

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BWS 5837:2012, table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing. Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation. Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.

Age

Recorded as one of seven categories:

Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.

S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height.

E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.

M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.

O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V Veteran. A tree considered a 'survivor' having endured injury, disease and/or decay, developing important habitat features such as decay, trunk hollowing, deadwood, fungal fruiting bodies (plus others) not solely as a consequence of time. Veteran trees are afforded additional protection within the planning system where they may be influenced by change.

A Ancient. A tree that has the features of a Veteran tree but has also surpassed the typical lifespan for its species. These trees may differ in appearance from a Veteran tree, such as having a thick/wide trunk and a small crown. Ancient trees are usually considered to have exceptional cultural significance. Ancient trees are afforded additional protection within the planning system where they may be influenced by change.

Safe Useful Life Expectancy (SULE)

Relates to the prospective life expectancy of the tree and is given as 4 categories:

1 = 40 years+;

2 = 20 years+;

3 = 10 years+;

4 = less than 10 years.

Crown Spread

Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.

Minimum Distance

This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).

RPA

This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority". The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority's tree officer.

Water Demand

This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".

Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Works Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the “Problems/comments” category.
Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.

BS 5837:2012 Terms and Definitions

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Veteran/Ancient Tree Buffer

A diagrammatic representation of the additional protection measures afforded to Veteran and Ancient Trees by the imposing of a geographical 'buffer' space between the Veteran/Ancient Trees and any potential activity such as construction, that may affect the trees. The buffer zones are calculated as follows:

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

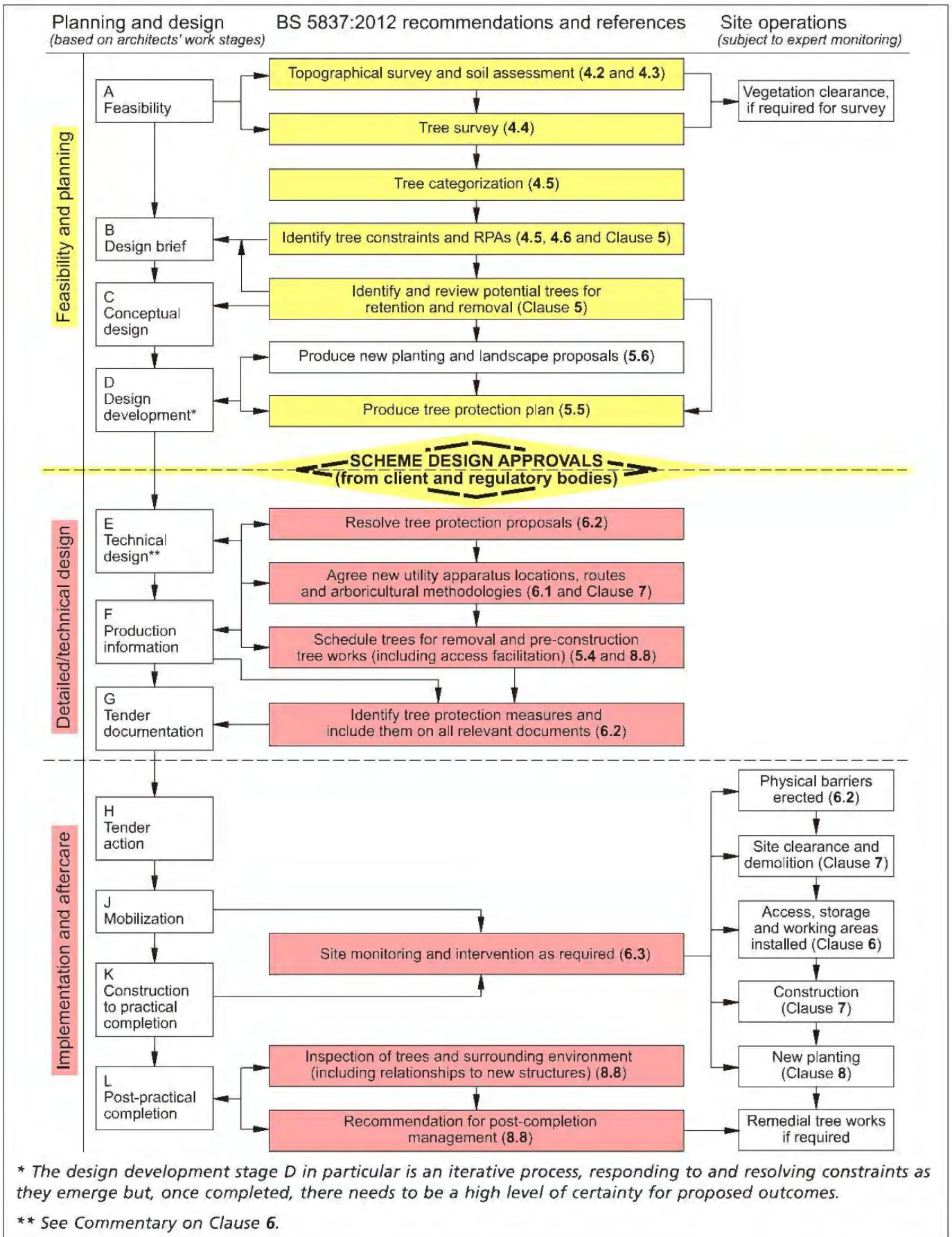
Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

Source: Natural England; The Forestry Commission; The UK Government Dept. for The Environment.

Appendix F

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

- 1** Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply.
See distribution maps in the Good Practice Guidance for each species –

- ☐ Dormice
☐ Otters
☐ Great crested newts
☐ Sand lizards
☐ Smooth snakes

YES

NO

- 2** Does your wood contain any of the following habitats? Tick any that apply.

- ☐ Old trees with holes and crevices which might be used by bats
☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces
☐ Rivers on which otters might be found
☐ Ponds which might be occupied by great crested newts
☐ Open areas on heathy soils

YES

NO

- 3** Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply.

Indicate which sources of information you have checked:

- ☐ National Biodiversity Network (www.nbn.org.uk)
☐ Local Biological Records Centre
☐ Local Wildlife Trust
☐ Other

Specify Other:

YES

NO

- 4** Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply.

- ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts)
☐ Sightings (or echo-location)
☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood)
☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used)

Details:

YES

NO

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Notes

- 5** Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so?
Details: Use reverse of form to expand as required:

YES

NO

A licence is not required but continue to sections 6 and 7 below

You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)

- 6** Whether or not a licence is required...
Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply.

- ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan)
☐ Shown to operators and/or their supervisor
☐ Marked with paint or hazard tape
☐ Shown on the site plan

Other means:

YES

NO

You may commit an offence if you do not tell your operators about the protected species in your wood.

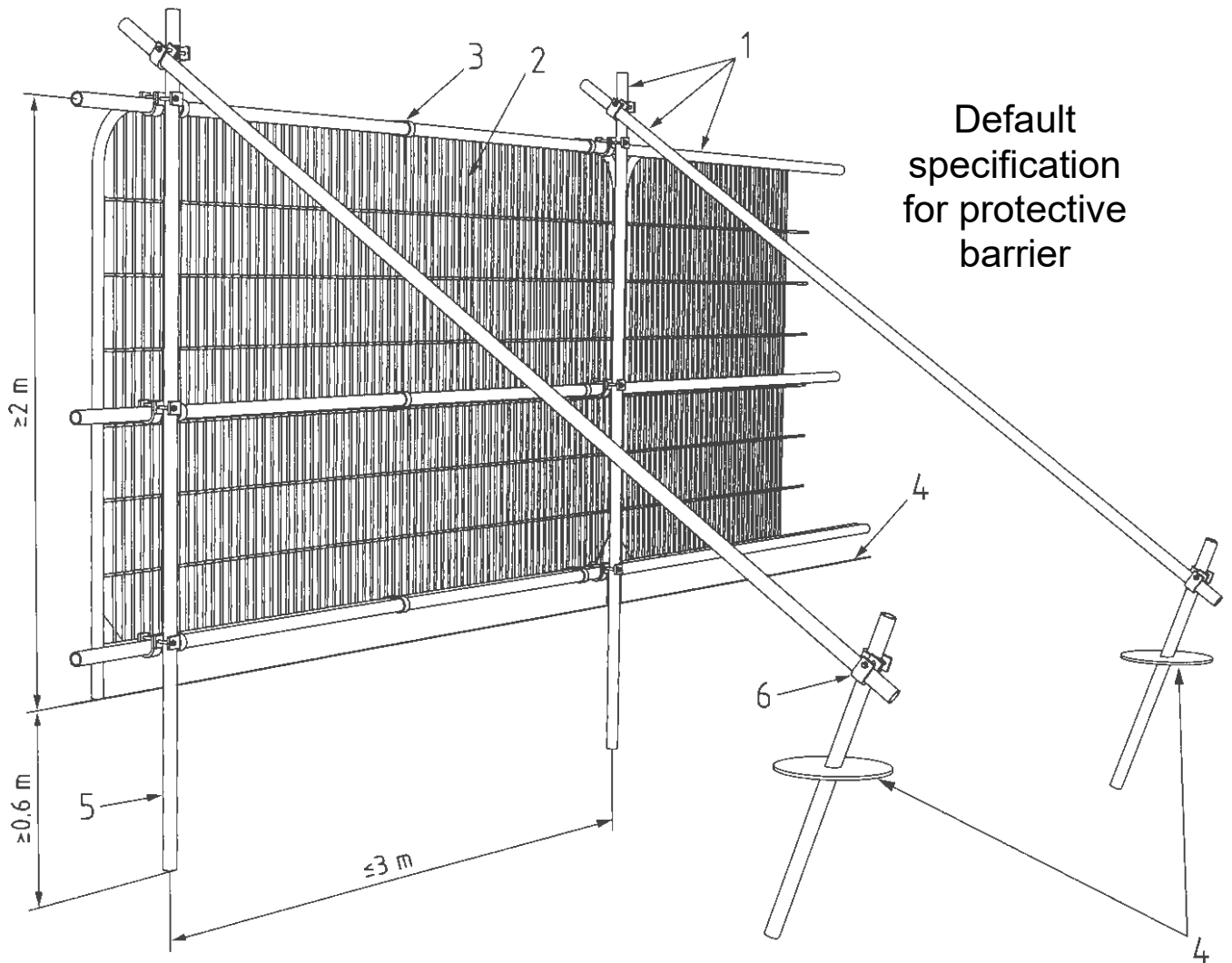
- 7** Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations?
Details:

YES

NO

You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.

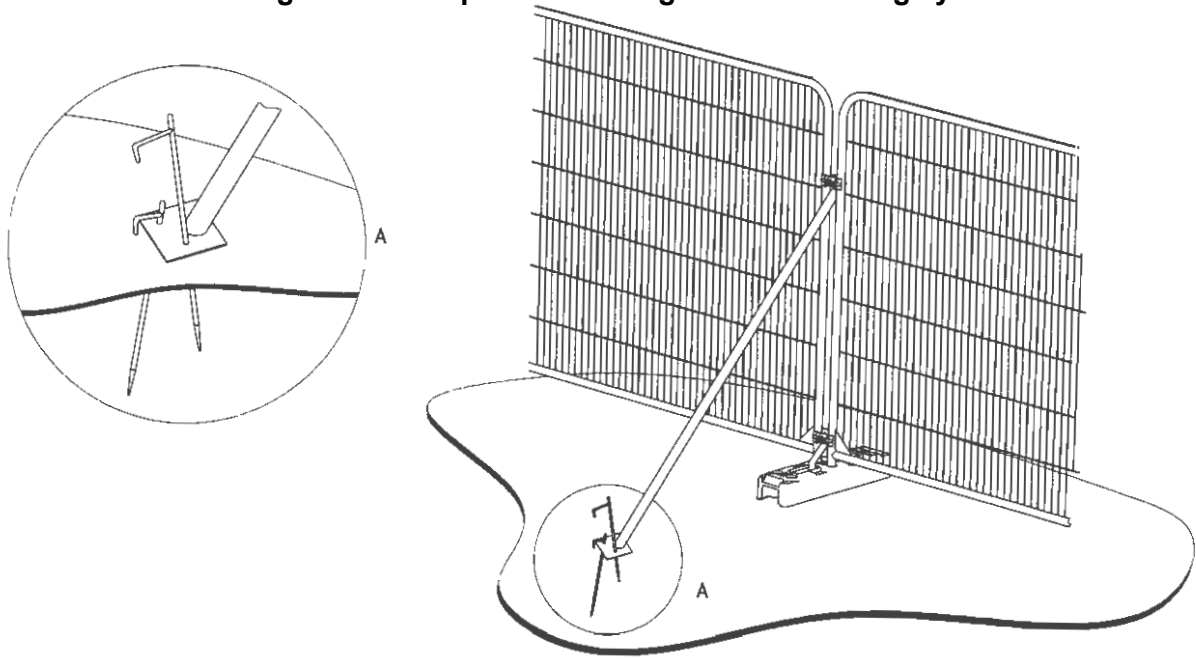
3. BS 5837:2012 Figure 2: Default specification for protective barrier



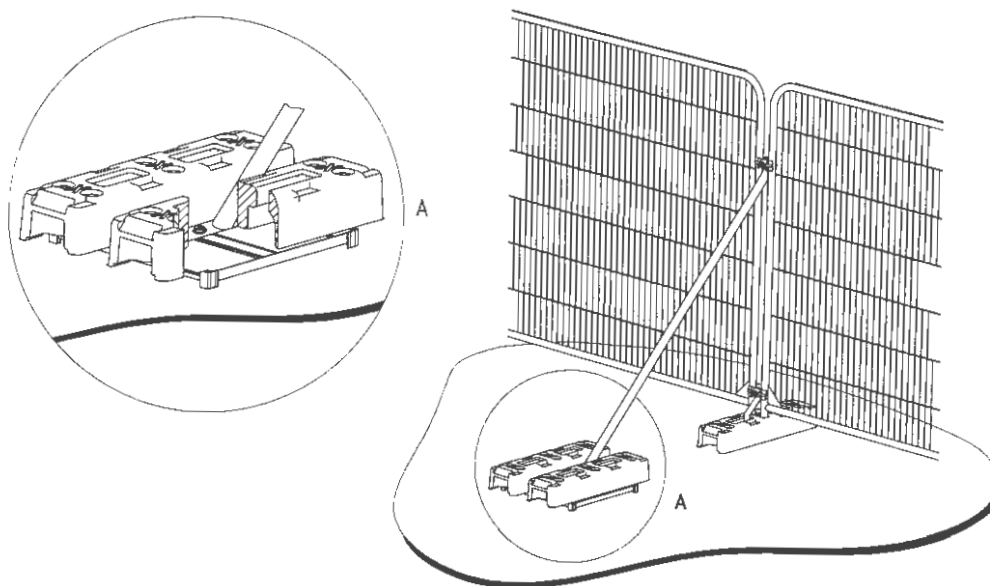
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

4. BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix G

Haydens Drawing

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



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Driving Sustainable Development

APPENDIX E – Ecology Report

PRELIMINARY ECOLOGICAL APPRAISAL (PEA) WITH PUBLIC RECORDS SEARCH

LAND NORTH OF LEYLAND GRANGE CLOSE
WORLDS END BURGESS HILL RH15 ORZ.

RESULT INDICATOR OF THIS SURVEY

- **RED.** Do not proceed. Without major modification this project will have significant adverse ecological & biodiversity impacts. It will not be sustainable or compliant with current legislation and approved planning policy. Discussion is required with the Planning Authority.
- **AMBER.** Caution. The proposals as conceived would have substantial negative impacts and cannot achieve “No Net Loss to Biodiversity” and “Biodiversity Net Gain” outcomes unless changes are made to avoid, mitigate/restore or, as a last resort, compensate for the ecological impacts, and introduce habitat and species enhancements. With such changes and subject to pre-application agreement with the Planning Authority, the project is considered likely to be feasible, however.
- **GREEN.** On present information, the proposals are expected to have no or only minor adverse impacts on ecology & biodiversity, and some net gains. In terms of ecology, the project can proceed providing all the recommendations are met, enforced and monitored.

DECEMBER 2024
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N.B. Information on legally protected, rare or vulnerable species may appear in ecological reports. In such cases it is recommended that appropriate caution be used when circulating copies.

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Preliminary Ecological Appraisal

PRELIMINARY ECOLOGICAL APPRAISAL	
Surveyor	Sean McMinn.
Confirm site risk assessment completed	Yes.
Site address	Land North of Leyland Grange Close, Worlds End, Burgess Hill, RH15 0RZ.
Project proposed if known	Construction of new communication mast.
Boundary as specified by client	YES.
Central OS Grid Ref.	TQ 32113 20297
Survey date	16 th of December 2024.

REPORT CONTROL	
General Report Information	
Date report issued	January 2025
Contract manager	Natalie Loben

Report Version Control

Version	Date	Author	Description
1.0	09 January 2025	Sean McMinn	Draft created
1.0	25 February 2025	N Loben	Document finalised
2.0	18 June 2025	E Jessop	Clarification on bat requirements

Whilst all due and reasonable care is taken in the preparation of reports, Betts accept no responsibility whatsoever for any consequences of the release of this report to third parties. Clients are reminded that all work carried out by Betts is subject to our Terms of Trading which may be viewed at any time on our web site at www.bettsecology.com or can be provided on request. Please also be aware that laws, regulations and good practice guidance are constantly changing. We are not always made aware of such changes, and you must verify any related text to such matters in this report.

REPORT TITLES – AN EXPLANATORY NOTE.

PEA of a site is exactly that: an examination of a defined area that includes a walk-over to provide a reliable basic reference for clients. The terminology for reports varies between practitioners. Please note that the old Phase 1 habitat codes are replaced by the newer UK Habitat Classification (UKHab) and “Phase 1” is being phased out as a report title.

For more extensive or ecologically complex sites, please be aware that an EcIA - Ecological Impact Assessment and/or other more detailed examinations may be required, and please remember that, in any case, all basic surveys may identify matters that require more thorough investigation. PEAs may not be sufficient for a formal Planning Application.

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INTRODUCTION

As almost all ecological surveys relate to a planning application, it is useful to consider our work in this context. British Standard 42020: 2013 *Biodiversity. Code of practice for planning and development* is helpful in this respect as it makes recommendations in the five typical stages of a planning application:

- Stage 1 (pre-application) – biodiversity in project design, the mitigation hierarchy (avoidance, adequate mitigation, or as last resort compensation), the impacts with constraints and opportunities, proportionality, surveys and reports;
- Stage 2 (validation, registration) – ensuring submitted information is sufficient;
- Stage 3 (decision making) – consultation, further information if needed, resolving issues;
- Stage 4 (determination) – setting deliverable Conditions, obligations if not covered by Conditions, additional consents that may be needed;
- Stage 5 (implementation) – protecting wildlife/biodiversity during construction, long term management and monitoring.

Please also remember that Biodiversity Net Gain (BNG) is now mandatory for most development projects (see main text below indicating if this is a mandatory BNG project).

We are often only contacted after a project has been designed, which can be costly and problematic if biodiversity has not been sufficiently considered, especially since BNG is now mandatory in many cases. We always ask clients to contact us at the very earliest stage of a project, preferably when options for alternative sites are available. This can save significant costs and delays. We can and do assist with all five stages. The PEA is primarily confined to Stages 1 and 2 but, subject to any more detailed investigations that may be required, we can provide text suitable for incorporation as Conditions where relevant and we can offer assistance in negotiating, writing and discharging them. When appropriate, as is commonly the case to ensure the overarching aim of No Net Loss but rather Net Gains to Biodiversity, we can take full responsibility for all long-term ecological management and monitoring as an exclusive service through our Estates division.

WORK NEEDED FOR COMPLIANCE AS REVEALED BY THE SURVEY

REQUIRED FURTHER WORK (PROTECTED SPECIES & HABITATS)	
Is further work needed to eliminate doubt regarding presence of notable/protected habitats or notable, protected or invasive species, or impacts on ecosystem services?	YES
<u>Work required if "yes":</u>	<u>Reason</u>
Undertake site clearance outside the bird nesting season (usually taken as February to September inclusive in this part of Britain). If this is unavoidable, pre-clearance inspection by a suitably experienced ornithologist will be required to identify whether any nests are present, and ensure appropriate action is taken.	Compliance with the law regarding nesting birds and Wildlife & Countryside Act 1982 as amended.
To avoid the risk of infringement of regulations, conduct a pre-clearance search of all areas of the site using suitably qualified ecological scientists under a Betts Method Statement or one formally pre-agreed by us immediately prior to site stripping to move any vulnerable taxa to safety or allow other necessary precautions to be taken prior to the commencement of development activity.	Prevention of cruelty, maintaining best practice.
If there are any steep-sided excavations created during construction, please ensure they are covered overnight or provided with ramps to prevent any vulnerable animals becoming trapped. Re-fill such excavations as soon as feasible. Also, take care 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/ <i>etc.</i>	Prevention of cruelty, maintaining best practice.
Avoid unnecessary negative impacts of new lighting at night, e.g. on bats, invertebrates, plants, night sky. Minimise the hours when lighting is used, avoid "spillage" by using directional down-lighting, reduce brightness of necessary illumination and keep light from shining on bat roost entries, mammal holes, <i>etc.</i> There are tracts of broad-leaved woodland bordering the east boundary of the site that will benefit from a specifically designed lighting scheme to reduce any potential negative impacts on these adjacent areas.	Reducing ecological impact and compliance with National Planning Policy Framework.
Generally, retain habitats and features of manifest ecological interest and wildlife value such as nectar and fruit bearing plants (seeking further advice from us if uncertain) within the development proposals. Create new wildlife habitats appropriate to the site's context, e.g. through the use of vertical loggeries or other log piles (using felled trees), "wild" corners and native planting, bee banks, ponds, <i>etc.</i> ; install one bird box, one bat box and one invertebrate box (on new/existing buildings) of mixed designs and incorporate these into the project's landscape design scheme. (We can provide specific recommendations for models and siting on request, but they must be of good quality and durable.) Bat and bird boxes must be inspected annually and replaced when needed (usually after ten years or when full in the case	Best practice and compliance with government policy on biodiversity protection and enhancement.

Preliminary Ecological Appraisal

REQUIRED FURTHER WORK (PROTECTED SPECIES & HABITATS)	
of invertebrate boxes). Permeability for hedgehogs commuting through the landscape should be incorporated within the development. It is recommended that a Habitat Enhancement Plan (HEP) is created across the whole site to ensure best practice and compliance with government policy on biodiversity protection and enhancement.	

REQUIRED FURTHER WORK FOR GENERAL REGULATORY & GOOD PRACTICE COMPLIANCE	
Is further work recommended to observe ecological best practice and/or planning policy as recognised by the various statutory authorities at local, regional, national or international levels as may be applicable (click to enter the specific policies' references if required here)?	YES
<u>Work required if "yes":</u>	<u>Reason</u>
Use native planting (preferably of local origin and reflecting local botany) wherever feasible in all landscaping. Where exotic species are planted, always avoid invasive species and choose those with wildlife value such as for nectar or shelter. (A list of species can be provided by us if needed.)	Biodiversity enhancement and helping to assure Biodiversity Net Gain and no net loss.
Embody Green Infrastructure protocols in landscaping and ensure ecological linkage out from and into the site. (Please ask us if you require further details.) Please ensure we are provided with the proposed landscape planting plan to verify compliance with Green Infrastructure, Pollinator Policy and Biodiversity Net Gain.	Ecological connectivity and continuing biodiversity protection/enhancement.
Always retain mature trees and established native hedgerows on site and at the periphery by designing around them. Protect trees in line with BS5837 and do not remove ivy, mistletoe, standing dead wood, snags or rot unless there is a clear and material safety risk or presence of a serious pathogen. (Ask for advice on pathogens from a qualified silvicultural ecologist if in doubt.)	Tree and biodiversity protection; BS5837: 2012 <i>Trees in relation to design, demolition and construction</i> .
Except on high-value grassland, heath or wetland, plant as many native trees as possible. Ask us for advice.	To combat climate change by capturing CO ₂ .
Ensure that the establishment, sufficient provision, on-going maintenance and monitoring of all biodiversity and ecological elements of the site or associated Green Infrastructure design, "green space" and any wetland and riparian areas associated with sustainable drainage are applied through a permanent and monitored Management Plan for Biodiversity (MPB). Make certain the MPB is written, approved and implemented before site work begins so that impacts on ecological receptors are avoided/ mitigated/ compensated as appropriate.	Essential to ensure delivery and ongoing verification of biodiversity standards (BS42020, National Planning Policy Framework, etc.).

Preliminary Ecological Appraisal

REQUIRED FURTHER WORK FOR GENERAL REGULATORY & GOOD PRACTICE COMPLIANCE	
Ensure that the "carbon footprint" and measures to combat climate change (see also tree planting above) in all aspects of the project and its future operation are compliant with current best practice. This should include taking appropriate steps to avoid or reduce the use of fossil fuels, minimising ground disturbance to conserve soil biology/ecology, employing scientifically sound carbon offset/CO₂ sequestration and instating renewable energy technologies. Ensure the measures agreed are quantified, independently verified and monitored.	To follow government and international policy on climate change and soils conservation.

Please note that Betts have reservations about using Biodiversity Metrics alone for calculating BNG and no responsibility is accepted for the use or results of any such metric in isolation. Clients must please be aware of the limitations of the metrics' use and procedures, and that results of metrics usage may be misleading or lack relevance to the circumstances of the project and site ecology. These include the problems of the metric using habitats as a proxy for biodiversity, oversimplification of ecology and ecology's tendency to be counterintuitive. Care is particularly required where the metrics outcome is segregated from, or conflicts with, site survey and fieldwork results and our recommendations.

RESULTS – WHAT WE FOUND

Objectives

The objectives of this commission were to:

1. To conduct a Preliminary Ecological Appraisal of the site; and identify notable factors/features;
2. To prepare a 'Phase 1' Habitat Map with Target Notes to recognised standards;
3. To produce a written summary of results and provide appropriate recommendations for mitigation, biodiversity protection/ enhancement, *etc.*
4. To undertake a Public Records Search from local data repositories.

Methods and Limitations

The site was examined using appropriate methods generally following the current guidance from the Chartered Institute of Ecology and Environmental Management¹ and the UK Habitat Classification², with further reference to British Standards such as 42020³ and 8683⁴ as appropriate or practicable.

It should be noted that, whilst the investigation of the site was appropriately intensive within the intended framework of the commission, and we feel it is unlikely that significant matters have been overlooked, a single visit will inevitably miss species not apparent on the date of survey by reason of seasonality, mobility, habits or chance. The month of December is outside the optimal survey period for many taxa of nature conservation interest in this part of the United Kingdom

It should always be recalled that wildlife surveys of the kind required for planning and development, or similar project purposes are seldom granted sufficient time or resources to examine non-vascular plants, invertebrates or fungi in great detail, yet these are the fundamental elements of ecosystems that provide the niches and habitats for larger fauna to exploit. Fungal mycelia in soil and associated with roots and decaying organic material are of exceptional importance in healthy ecosystem function, biological sustainability, biodiversity and as a carbon sink. It should always be borne in mind that land-use change, ground disturbance and intensive agriculture/forestry will usually have a significant adverse effect on fungal communities. This should be considered when appraising any project and

¹ The Chartered Institute of Ecology and Environmental Management guidelines which are regularly updated, and we use our best endeavours to observe.

² The UK Habitat Classification and User Manual, see <https://ukhab.org/>.

³ British Standards Institute (2013). *British Standard 42020: 2013 Biodiversity. Code of practice for planning and development*. British Standards Institute, London, UK.

⁴ British Standards Institute (2021) *British Standard 8683 Process for designing and implementing Biodiversity Net Gain* British Standards Institute, London, UK.

appropriate avoidance/mitigation prescribed. In an ideal world, all surveys would include results of full sampling of vascular and non-vascular plants, micro- and macro-invertebrates and mycological status at individual, population and community levels. As that involves skills, time and expense well beyond what is available, we ask readers of our general survey reports to understand that we do consider the larger species we record in their wider ecosystem context and take into account the impacts of proposals at an ecosystem level when prescribing avoidance, mitigation, enhancement and/or compensation.

Habitats Plan⁵



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Results Table

ITEM	OBSERVATIONS
Habitats & Vegetation (NB. Please be aware that several designated habitat types and many plants enjoy legal protection in Britain.)	
General description	The proposed communications tower is located at the northern edge of the town of Burgess Hill and set in a semi-rural landscape of residential properties, farmland, woodland and hedgerow. The site is bordered on the east by a railway line, and modified grassland with scattered trees to the north south and west. The development site is very small (15mx 10m) and is mostly of modified/maintained grassland and bramble <i>Rubus fruticosus</i>.
Target Note (TN) 1	Area of bramble scrub that provides nesting bird habitat.
Target Note 2	Dead tree with minimal potential for roosting bats. Scheduled for removal.
Target Note 3	Dead tree with some potential for roosting bats. Not scheduled for removal.
Target Note 4	Pathway running along the site from north to south.
Statutory designations (on/near)	The public records search revealed one site of Special Scientific Interest (SSSI), Ditchling Common, within the search area and one Local Nature Reserve (LNR) Bedelands Farm. The search also revealed the following section 41 habitats within the search area: reedbed, traditional orchard, deciduous woodland, ancient woodland and ghyll woodland.
Non-statutory designations (on/near)	The public records search also revealed the following Local Wildlife Sites (LWS) of Non-Statutory Importance within 2km of the site: L57 - St Georges Retreat, Mo7- Burgess Hill Railway Lands, M16- Great Wood and Copyhold Hanger, M20- Bedelands and M48- Keymer tile works, which is a Local Geological Site (LGS).
Notable hedgerows, woodland or scrub	None within the site boundary. There is a relatively small area of scrub but not considered notable in this context.
Ecologically notable trees (e.g. veteran, wildlife significant) ⁶	There are three dead trees within the overall site area, but only one of these is within the development site itself. This tree is considered to have low potential for roosting bats as there is minimal loose bark, holes or other potential bat roosting features
Ponds/water courses	There are no ponds or watercourses on site. The nearest water bodies are >300-400m from the proposed development site.
Notable communities	None.

⁶ Please note that we do not check TPO status as this is a landscape/amenity planning classification.

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Notable vascular plants	None.
Notable bryophytes/algae	None.
Notable lichens	None.
Notable fungi	None.
Other notable habitats/vegetation	None specifically on site.
Features that should be retained	Trees and scrub where possible.
<u>Mammals</u> (NB. Several species and their habitats have very strict protection in law.)	
Badger	No evidence of badger activity was recorded within the area surveyed. It is considered likely they occur in the wider area.
Otter	No suitable habitat on site for this species.
Other mustelids	None recorded.
Bats	There are two dead trees within the wider site area that have some potential to support roosting bats in holes and split bark. The public records search revealed eight species of bat within the 2km search area. There is one dead tree within the development area which does not display potential to support roosting bats.
Water vole	No suitable habitat for this species on site.
Common or hazel dormouse	Very limited suitable habitat on site (confined to patch of bramble) therefore considered unlikely.
Deer	None recorded.
Hedgehog	May occur on site and in adjacent habitats of grassland and gardens. There are public records of hedgehogs within the 2km search area (for full results see table in Public Records Search Results section below).
Shrews	No suitable habitat on site.
Others	None.

Preliminary Ecological Appraisal

ITEM	OBSERVATIONS
Birds (NB. With the exception of derogated pest or very common species (check current list as it changes), the Wildlife and Countryside Act (1981 and amendments) gives protection to all wild birds in Britain from killing, injuring or taking as well as taking, damaging or destroying nests in use or being built, and taking or destroying eggs. Many species are also protected by international statutes to which Britain is a signatory. ⁷)	
Red list	No red list species recorded during the survey.
Amber list	None.
Active nests	None recorded. Survey took place outside of nesting bird season.
Other	Numerous Ring-necked parakeets in the local areas and flying over the site.
Comments on ornithology	N/A.
Herpetofauna (NB. The barred grass snake, slow-worm, viviparous (common) lizard and adder (viper) are all protected from intentional killing or injury under Schedule 5, Section 9(1), of the Wildlife and Countryside Act as amended/reinforced by the CROW Act 2000. They are also protected under Schedule 5, Section 9(5) which prohibits selling, offering for sale, possessing or transporting for the purpose of sale, or advertising for sale, any live or dead animal, or any part of, or anything derived from the species. Other rarer species and their habitats have stricter protection.)	
Adder	No suitable habitat for this species on site. There are public records within the 2km search area.
Barred grass snake	No suitable habitat for this species on site. There are public records within the 2km search area.
Slow-worm	No suitable habitat for this species on site. There are public records within the 2km search area.
Common lizard	No suitable habitat for this species on site. May occur along the adjacent railway embankment. There are public records within the 2km search area.
Rarer reptiles	Not found in this area.
Great crested newt	There are no ponds or watercourses within the survey area and the terrestrial habitat is particularly poor foraging habitat for this species.
Natterjack toad	Not found in this area.
Other amphibia	None.
Fish (NB. Various levels of legal protection.)	

⁷ Please also see www.rspb.org.uk/wildlife/birdguide/status_explained.aspx and www.bto.org/sites/default/files/u38/downloads/home-news/2011-11/SUKB%202011%20final.pdf for red and amber lists etc., and explanations.

Preliminary Ecological Appraisal

Macro-invertebrates

Historically, macro-invertebrates have received relatively sparse attention in habitat surveys. Recent alarming declines in insect and other invertebrate populations coupled with the realisation of the great ecological importance of these taxa mean more detailed appraisal is required⁸. Several species enjoy legal protection.

Ref.	Habitat	Designations A-E (list all) if habitat present on site
1	Decaying wood (all types, standing and lying, snags, sap runs, brash, debris, etc.)	B (present)
2	Rotational management (may be planned or incidental; for nature conservation or other reasons)	C (absent)
3	Nectar/pollen resources (estimate from site's botany)	C (Poor)
4	Wet & mesic substrata (riparian, marsh, fen, bog, mud, flushes, springs, seasonally inundated, etc.)	E (absent)
5	Open water (rivers, lakes, streams, ponds, ditches, etc.)	E (absent)
6	Habitat mosaics and patchworks (include those on brownfield/formerly developed sites)	C (absent)
7	Still air with insolation (suntraps and still-air microclimates in open situations)	C (absent)
8	Still humid air (humid still-air microclimates in sheltered and shaded situations)	C (absent)
9	Connectivity/corridors (ecological connectivity between the site and external habitats - see also note below about adjacent habitats)	B (present)
10	Ecoclimes (graded transition between two or more broad habitats)	B (absent)
11	Bare Earth (unshaded bare/sparsely vegetated well-drained substratum, irrespective of soil type)	E (absent)
Are there any examples of A, B or C adjacent to the survey site or near enough that they will require protection during and after development?		No

ITEM	OBSERVATIONS
Significant fishery	None.
Bullhead	None.
Shad	None.
Lampreys	None.
Salmonids	None.
Other notable fish	None.

⁸ Adapted from Dobson, J. & Fairclough, J. (2021). Rapid Assessments of the Potential Value of Invertebrate Habitats. *In Practice*, 112, pp 44-48.

Preliminary Ecological Appraisal

<u>Species</u>	
Crayfish	None.
Roman snail	None.
Other molluscs	None.
Lesser silver water-beetle	None.
Stag beetle	None.
Other notable beetles	None.
Butterflies/moths	None recorded on the day of survey (out of season).
Bees, wasps, flies, <i>etc.</i>	None recorded on the day of survey.
Dragonflies/damselflies	None recorded on the day of survey.
Other notable entomological spp or groups	None.
Notable invertebrate habitat	None.
Overall assessment for macro-invertebrates	Poor on site.

Invasive alien species (IAS)⁹ and pathogens (There are an increasing number of these being listed by authorities. More and more are becoming subject to regulatory control that carries significant sanctions.)	
IAS (plants) (Wildlife & Countryside Act Article14, Schedule 9.)	None.
Weeds Act natives (common ragwort, creeping and spear thistles, curled and broad-leaved docks)	Spear thistle .

⁹ Sometimes referred to as “non-native species”.

Preliminary Ecological Appraisal

Other exotic plants that may cause problems.	None.
Invasive animals (signal crayfish, killer shrimp, oak processionary moth, harlequin ladybird, zebra mussel, grey squirrel, etc.)	None.
<i>Phytophthora ramorum</i> and other serious plant diseases/pathogens (ash dieback, sudden oak death, etc.)	None.
<u>Policy</u> ¹⁰	
Are there any known conflicts with local planning biodiversity policy (if so, please describe)?	None anticipated.
Are there any known conflicts with national planning biodiversity policy (if so, please describe)?	None anticipated.
Are there any known conflicts with international biodiversity policy (if so, please describe)?	None anticipated.

ECOSYSTEM SERVICES	YES/NO	COMMENT/ACTION REQUIRED IF "YES"
Has the survey revealed, in the context of the proposed project, any likely significant adverse impacts on Ecosystem Services?	No	

¹⁰ It is important that projects incorporate relevant elements of Green Infrastructure Planning (please see www.naturalengland.org.uk/ourwork/planningdevelopment/greeninfrastructure/default.aspx)

"Green Infrastructure (GI) is a strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens."

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GEOLOGICAL CONSERVATION (Geodiversity is a material planning consideration)	YES/NO	ACTION REQUIRED IF "YES"
Are there any features of geological importance on the development site?	No.	
Are there any features of geological importance adjacent to the development site or that might be affected by the development (during or post construction)?	No.	Keymer Tile works, a Local Geological Site, is 100m north at the nearest point. The proposed communications mast development is unlikely to have any negative impacts on this site.
Are there any significant negative impacts predicted on soils e.g. erosion (especially light or organic (peaty) soils), compaction, contamination, loss of good agricultural soil, waterlogging, etc.	No.	

MANDATORY BIODIVERSITY NET GAIN

The client informed Betts that the scheme falls under a GPDO application therefore a BNG survey report/calculations are not required.

PUBLIC RECORDS SEARCH RESULTS

The Public Records Search provided by Sussex Biodiversity Centre Record Centre (SxBRC) for a radius of 2km from the centre of the proposed development site on land north of Leyland Grange Close, Burgess Hill, RH15 0RZ.

PUBLIC RECORDS SEARCH		
Source	Data/Response	Betts comment
<u>SxBRC</u>	The public records search revealed one site of Special Scientific Interest (SSSI), Ditchling Common, within the search area and one Local Nature Reserve (LNR) Bedelands Farm. The search revealed the following Section 41 habitats within the search area: reedbed, traditional orchard, deciduous woodland, ancient woodland and ghyll	The development proposal is unlikely to have a negative impact on these areas.

PUBLIC RECORDS SEARCH		
Source	Data/Response	Betts comment
	woodland. The public records search also revealed the following Local Wildlife Sites (LWS) of Non-Statutory Importance within 2km of the site: L57 - St Georges Retreat, Mo7- Burgess Hill Railway Lands, M16- Great Wood and Copyhold Hanger, M20- Bedelands and M48- Keymer tile works, which is a Local Geological Site (LGS)	
<u>SxBRC</u>	The public records search revealed eight specifically identified species of bat within the 2km search area, Noctule, Serotine, Common and Soprano Pipistrelle, Whiskered/Brandt's, Natterers, Daubentons and Brown Long-eared bats. The most recent records are from 2023 of Common Pipistrelle.	There are dead trees within the wider site boundary, but only one in the proposed compound area that is to be removed. Some of these trees which are not scheduled for removal exhibited potential bat roosting features such as loose bark and holes within limbs or trunks, but the tree that will be removed had minimal potential for roosting bats. There is moderate to good bat foraging to the north, and along the corridor of the railway line.
<u>SxBRC</u>	The public records search revealed 47 records of Hazel Dormouse within the search area, the most recent from October 2023.	The habitat on the proposed development site is sub-optimal for this species being dominated by modified/maintained grassland with a small patch of bramble scrub.
<u>SxBRC</u>	The public records search revealed 83 records of West European Hedgehog within the 2km search radius. The most recent in November 2023.	There is sub-optimal habitat on site for this species within the modified grassland and bramble scrub habitat.
<u>SxBRC</u>	There are eleven records of Common Lizard the most recent in 2020, 47 records of Slow Worm the most recent in 2016, four records of Adder, the most recent in 2002 and 31 records of Grass Snake the most recent in 2023 within a 2km radius.	The habitats on site are maintained /modified grassland that is generally poor for all these species. There is some suitable adjacent habitat (offsite) along the railway embankment that may support Common Lizards.
<u>SxBRC</u>	The public records search revealed records of Common Toad, Common Frog, Smooth, Palmate and Great Crested Newt within the 2km search area	There are no aquatic habitats on site. The maintained /modified grassland is sub-optimal terrestrial habitat for both amphibians and reptiles.

The full Public Records Search from Sussex Biodiversity Records Centre is available on request.

CONCLUDING REMARKS

Providing the requirements noted herein are fully implemented and followed through, subject to the results of the necessary further work relating to protected species (see report content for details) and satisfactory execution of specified avoidance, enhancements, mitigation and/or compensation, there are no obvious ecological counter indications to the proposed project at this stage. Indeed, the recommended ecological protection and enhancements may be expected to deliver planning & biodiversity gains, assuring there is No Net Loss to Biodiversity and no unacceptable adverse impact on Ecosystem Services.

It is essential that the ecological recommendations of this report are securely incorporated as formal Conditions within any planning consent the Local Authority is minded to grant, and that their implementation and ongoing care are verified and monitored.

Notes

Please note that there is complex and strict legislation protecting many species and habitats. Full details are available on the web sites of Defra and the various statutory authorities, some of which now have direct powers of enforcement. If you are in any doubt about the status of species or habitats on your site, please be sure to contact us before undertaking any site work. You should also make sure that you are aware of, and have allowed for, all national and local planning policies relating to wildlife and nature conservation before proceeding.

PHOTOGRAPHS

All photographs were taken on the 16th of December 2024

View south over site of grassland



Bramble scrub



Dead tree with bat roosting potential



View north over site



Dead tree within compound area



Dead tree within wider site area



IMPORTANT

Please be aware that, because the natural environment is dynamic, ecological reports generally have a limited period of currency. Many statutory authorities now regard one year as the maximum time that should elapse before a report will need to be updated: occasionally it may be longer, but it may also be less. Where a statutory wildlife licence is to be applied for, a walk-over of the site should be carried out **within three months** of an application being submitted to check that the habitats have not changed significantly since the survey was carried out.

Betts is a scientific practice. Any information relating to legal matters in this report is provided in good faith but does not purport in any way to give any advice on or interpretation of the law whatsoever. Professional legal advice should always be sought. Any designs, specifications, advice, suggestions, or comments written or verbal relating to construction or supervision of building-related work of any kind are provided for consideration only and under no circumstances are to be interpreted as provision of design, management or supervision *sensu* Construction (Design and Management) Regulations or similar regulations in force.

CAPABILITY and QUALITY ASSURANCE

Founded in 1985 to provide high quality professional services to meet an increasing market demand in applied environmental sciences, the Practice stems from the original Betts family business which was established in 1760 for the refining and recycling of high value industrial wastes and mineral ores. Betts thus offer an unusual blend of technological and practical expertise in a range of environmental disciplines, allied particularly to the biological conservation legislation and biodiversity policies of recent years. Contracts undertaken cover a wide spectrum of projects at local, national and international levels in the construction, extractive, agricultural, leisure, energy and general industrial sectors. Scientific staff belong to appropriate professional institutes by whose codes of practice they abide. Due consideration of the British Standards on Biodiversity is included in relevant work and applied where appropriate.

Sean McMinn

Sean McMinn has been working as a professional Ornithologist and Ecologist for over thirty years both in the UK and overseas and was a consultant Wildlife Inspector for Defra's Global Wildlife Division for 17 years. He has a particularly diverse knowledge of British Fauna and Flora. Sean has been a regular contributor to various magazines, journals and periodicals throughout this period and is a regular advisor on conservation and legislative issues for both government and non-government organizations. Sean is also a holder of several protected species' licences that includes bats, great crested newts and several Schedule 1 bird species.

NB. Please again be aware that site surveys inevitably miss species not apparent on the date of visit(s) by reason of seasonality, mobility, habits or chance. Results are indicative and given in good faith, but they are not a guarantee of presence or absence of any particular taxa.

Please note that this report is a Preliminary Ecological Appraisal of factors and features that may be significant for regulatory compliance and biodiversity policies relating to change of use or other disturbance. Such reports may not, on their own, contain sufficient information for a planning application and may require furthermore detailed study to assure compliance.

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