

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 June 2025 09:56:27 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1495

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/06/2025 9:56 AM.

Application Summary

Address:	Land Adj. To Rocky Lane Haywards Heath West Sussex
Proposal:	The installation of a 22.5 metre lattice mast, mounted with 9No. antennas, 12No. cabinets, 1No. Electrical meter cabinet located within a compound comprised of 2.4 metre high chain-link fence topped with 3 strands of barbed wire and the creation of a new access from Rocky Lane and ancillary development thereto.
Case Officer:	Hamish Evans

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Customer Details

Address: 32 Highbank Haywards Heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: Objection to Planning Application DM/25/1495 for Telecommunications Mast at Land Adjacent to Rocky Lane, Haywards Heath, West Sussex Dear Sir/Madam, I am writing as a local resident to formally object to the proposed

telecommunications mast development (Application Reference DM/25/1495) for the land adjacent to Rocky Lane, Haywards Heath, for the following reasons:

Effect on the Appearance of the Area

The proposed 22.5m mast will have a detrimental effect on the visual character of this countryside area, which is widely regarded as an attractive and natural landscape. Its presence will be conspicuous and out of place among the surrounding greenery and open spaces, adversely impacting the aesthetic value cherished by residents, visitors and even the rail users.

Quality of the Design

The design of the proposed mast does not complement or integrate with the rural environment. Its utilitarian, industrial appearance is inappropriate for this location. If development is unavoidable, a more sensitive and contextually appropriate design should be considered. I find it difficult to accept the statement by Avison Young on page 19, which claims the application "contributes positively to the public realm" and causes "little harm to the setting and character of the local environment." The artist's impression clearly suggests significant harm to the setting and environment, contradicting this assertion.

Significant Overbearing Impact and Loss of Outlook

The height and bulk of the mast will create a dominating presence that will significantly affect the outlook from neighbouring properties. This overbearing impact will reduce residents' enjoyment of private gardens and living areas, depriving them of peaceful, open countryside views.

The Avison Young report on page 9 states that trees will screen the site from Rocky Lane and the railway line; however, as noted in the following paragraph, the upper sections of the mast will be visible from these locations. This is confirmed by the artist's impression.

Economic Benefits of the Proposal

There is no clear or convincing evidence that the economic benefits of this mast outweigh the substantial harm it will cause to the local environment and residents' quality of life. Minor operational advantages do not justify the loss of landscape quality and community amenity.

The report appears contradictory: it states the mast aims to improve railway connectivity along the Brighton Main Line (page 2), yet also claims as a public benefit that it will improve local mobile coverage (Section 1.4, page 6). However, the surrounding residential areas already have full fibre connectivity and strong signal strength. Claiming a public benefit under these circumstances seems disingenuous, especially given the installation's incongruity with the area's character.

Intrusion into the Countryside

Erecting this mast represents an unwelcome intrusion into an otherwise open and undeveloped countryside, undermining the rural nature of the location. Such development sets a precedent for further encroachment, threatening the long-term preservation of this valued landscape.

Health Considerations

The application does not address potential health impacts of 4G/5G masts. This relatively new technology lacks long-term studies on health effects. Given the site's proximity to significant housing estates, potential impacts on a large number of residents should be carefully considered.

Increased Noise and Disturbance

The Avison Young report (page 10) notes that "The radio equipment housing will need to be mechanically ventilated to avoid overheating. The ventilation equipment is likely to operate only during daytime hot weather." If noise attenuation measures are necessary, we would welcome discussion of practicable solutions.

Since residents are likely to have windows open and spend time outdoors during hot weather, it is unclear why noise attenuation has not been considered from the outset.

Conclusion

For all the reasons outlined above, I urge the Council to refuse this planning application to preserve the character, amenity, and safety of our countryside and protect the stunning views southwards to the Downs.

Thank you for considering my objection.

Kind regards