

Our Ref: S5-13a/ Cellnex /RYS



09 December 2025

Chief Planning Officer
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Submitted by Planning Portal:

Dear Sir/Madam,

DISCHARGE OF CONDITION APPLICATION FOR PLANNING FOR 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.

**AT LAND TO THE NORTH OF LEYLAND GRANGE CLOSE, BURGESS HILL, WEST SUSSEX RH15 0RZ
NGR: E 532106/ N 120277.**

Application reference DM/25/0589

This application is to discharge the following conditions:

Condition 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.

Please refer to drawing **UKSW043960-00-018-MD004 Rev 4.**

Condition 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.

Please refer to **Construction Environmental Management Plan 25-344-DC-CEMP-11-XX-XX-R2 undertaken by DC Development Consultants November 2025.**

Condition 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);

Please refer to Biodiversity Enhancement Plan undertaken by Betts Ecology November 2025.

The attached information should provide enough details to discharge the conditions but if you require any further information please do not hesitate to contact me.

Yours faithfully,

