

Sarah Valentine

From: [REDACTED]
Sent: 13 July 2025 21:43
To: planninginfo
Subject: Objection to Planning Application DM/25/1495 - Proposed 5G Mast near Rocky Lane, Haywards Heath
Attachments: 1000036312.jpg

[REDACTED]

Dear Sir or Madam,

I am writing to object to the above planning application (Ref: DM/25/1495) for the erection of a 22.5-metre 5G mast and associated infrastructure near Rocky Lane, Haywards Heath. This is for the following reasons:

1. Visual and Property Impact

My property has a focal view facing out to the South Downs - as can be seen in the attached photo taken from my living room window.

The proposed mast will be an extremely prominent and intrusive structure in the landscape at 22.5 metres tall, and will be clearly visible from my home. Particularly in the winter months, when the surrounding trees have lost their foliage, the visual impact will be even more severe.

The presence of such a large, industrial structure will be an obvious eyesore in the natural landscape and will have a direct and negative effect on the enjoyment of my property, and likely on the marketability of my property.

On my property listing on Rightmove (<https://www.rightmove.co.uk/house-prices/details/26ed7e1b-bc14-4c20-8098-7bbe51e2625d?id=media0>), the first key feature about the property is listed as 'Views towards the South Downs'. The view from the living room is also shared as the 4th of 13 photos of the flat in the Rightmove listing, and therefore is recognised as a major selling point for this property. I am very concerned a large, imposing structure would likely have a negative impact on the marketability of my home.

2. Alternative to 5G Mast Proposed by Government

There is a clear question of redundancy. If the intention of this mast is to improve mobile signal for passing trains, it is entirely unclear why it is needed at all. Keir Starmer has recently announced Project Reach - a major national infrastructure programme to eliminate signal blackspots on trains by installing ultra-fast fibre optic cables along key railway lines, proposed to be in place by 2028.

As Sir Keir stated:

"Everyone knows how annoying it is when you're on a train and your signal keeps dropping out. So we're going to install ultra-fast cables along major rail lines to get rid of those dead spots."

This government-backed programme will deliver improved train connectivity via fibre optics - without the need to erect towering, visually damaging masts. Approving this mast now would be premature and out of step with national plans.

3. Existing Infrastructure Alternatives

Cellnex (the applicant) already own and operates 4G infrastructure mounted to pylons at Clearwaters Lane, which is very close to the proposed site. Furthermore, when ICON Towers submitted an application for a mast near this location in 2023, Cellnex themselves objected to it - arguing that using pylons was a more appropriate and less visually disruptive option. That same logic applies here. The applicant's own arguments suggest that this freestanding mast is not the best option.

4. Highway Safety and New Access Road

The creation of a new access road and junction off Rocky Lane introduces an unnecessary safety hazard. Rocky Lane is already a fast and narrow route, and adding turning movements for construction and maintenance vehicles would significantly increase the risk of accidents. This is especially concerning given the proximity to residential areas and pedestrian routes.

Based on the maps I have seen, the location they are planning to put the access road is also subject to flooding from the stream that flows under (and floods over!) the road. Unless additional work is done to strengthen this part of the road and the riverbanks, it is likely to cause more flooding with additional surface water from an access road.

5. Limited Public Benefit

This development provides almost no tangible benefit to local residents. Its primary purpose is to serve a very short (approx. 900 metre) stretch of the London to Brighton railway line - coverage which trains pass through in under 30 seconds and, as stated above in point 2, may soon be redundant. Only a very small number of homes situated directly beneath the mast may receive any enhanced signal, and there is no compelling justification that this mast is essential to meet any significant connectivity need in the area.

6. Existing Coverage

Coverage maps for all four major UK mobile operators confirm that this particular stretch of railway already enjoys strong 4G or 4G+ signal. There is no compelling need for an additional mast to serve this area, especially at the cost of safety and visual impact to local residents.

7. Health and Safety Concerns

There is growing scientific concern regarding the health impacts of 5G radiation. A 2021 EU-commissioned report titled "Health Impact of 5G" concluded that radiation from 5G transmitters is "probably carcinogenic," "clearly affects male fertility," and "possibly affects female fertility." The same study found potential adverse impacts on foetal and infant development and suggested a tenfold reduction in exposure limits.

Please Consider Refusing This Application

As shared above, this mast will be intrusive, potentially redundant in the very near future and inappropriately sited. Personally, it will be an eyesore visible from my home, may negatively impact

my property value, and introduces a new road and junction that compromises local safety whilst offering little to no real benefit for residents or rail users. With national infrastructure solutions like Project Reach already planned, this application feels premature and unjustified. I therefore urge Mid Sussex District Council to refuse this application.

Yours sincerely,

[Redacted Signature]

24 Roundway, Haywards Heath, RH16 4TW

[Redacted Address Line]