

Our Ref: Land East of London Road (T19478)

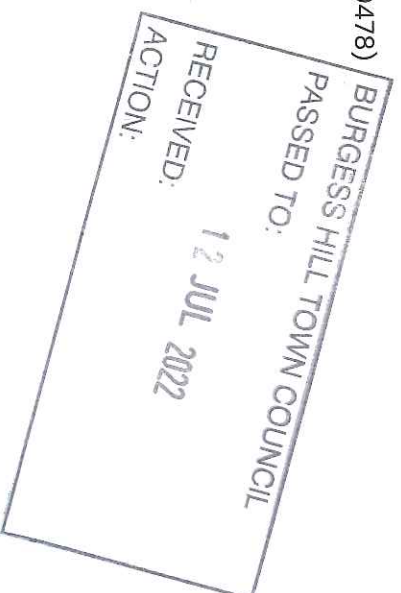
Burgess Hill Town Council
96 Church Walk
Burgess Hill
West Sussex
RH15 9AS

8th July 2022

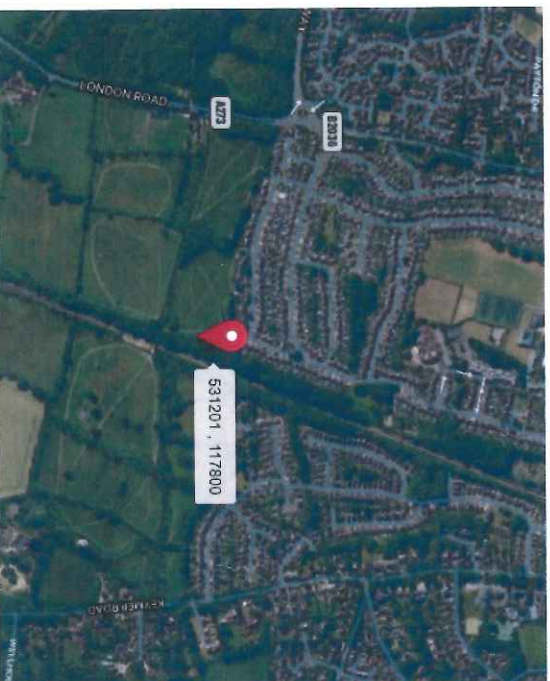
Dear Councillors,

Improving mobile connectivity along the Brighton Mainline
Cellnex Connectivity Solutions Limited
Proposed communications installation at Land to the East of London Road, Nightingale Lane,
Burgess Hill, Mid Sussex, RH15 9HR

Pegasus Group are instructed by Teligent Ltd to contact you on behalf of our client, Raisite Telecom. I am writing to you to draw your attention to a proposal by Cellnex Connectivity Solutions Limited (part of Cellnex UK) to install telecommunications apparatus at the above site and to provide contract details should you wish to enquire further about it. The site is located at National Grid Reference e: 531201 n: 117800, at the eastern end edge of Nightingale Meadows. The below map extract shows the location of the site, to the south of Burgess Hill.



BY POST



About Cellnex UK

Cellnex UK are a Shared Infrastructure Provider and they own, host and operate shared communications infrastructure across the UK. All the Mobile Network Operators utilise their sites in order to provide important mobile communications coverage to communities around the UK.

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Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (072777000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Project Background

Cellnex Connectivity Solutions Limited and Network Rail are embarking on an ambitious project to provide uninterrupted mobile and Internet coverage between London stations and Brighton. On completion of this project, passengers and line-side communities will enjoy fast, reliable 4G mobile connectivity. To enable this coverage boost along the railway route, Cellnex Connectivity Solutions Limited will need to build several new mobile communication towers or install new apparatus on existing towers/building rooftops (these new sites known as 'base stations'), such as the one proposed as part of this engagement exercise at site address.

To provide a brief of the London-Brighton Mainline project, in 2017, as part of the Speed Up Britain initiative, the UK government set out its vision to future proof rail connectivity and improve on board mobile coverage for passengers. In 2021, this vision became real when Network Rail and Cellnex Connectivity Solutions Limited announced a partnership to provide continuous connectivity along the London to Brighton Mainline route. Some more information can be found at the below link:

<https://www.networkrailmediacentre.co.uk/news/passengers-and-people-who-live-by-the-railway-will-soon-be-able-to-enjoy-uninterrupted-internet-and-mobile-phone-reception-on-the-brighton-mainline>

Summary

Whilst the primary focus of the project is to deliver seamless 4G connectivity to passengers using the Brighton Main Line, the nature of radio signal propagation means that there will also be an important secondary benefit of providing improved coverage to homes and businesses near the railway line. In urban areas, this may result in improvements where coverage is poor or there are capacity problems with the MNOs networks. In more rural areas, the base stations may provide improved coverage to hamlets, individual homes, and people who routinely work away from the office or home, such as farmers, carers, and first responders.

Improving mobile connectivity for rail passengers will therefore deliver various socio-economic benefits. These include improved productivity for people who wish to work while travelling and expect a fully 'connected' experience, to others who may just wish to stay in touch with friends and relatives during their journeys, or people who value that seamless mobile connectivity will provide safety and confidence in case of an emergency or incident, e.g. by enabling them to communicate with someone or the emergency services.

Public Safety

We understand that residents and users of the surrounding public rights of way network may have reservations about this proposal in relation with health concerns. There are strict guidelines and regulations on how mobile communication sites must operate. All mobile communication

sites must comply with guidelines set by the International Commission on Non-Ionising Radiation Protection (ICNIRP).

These ICNIRP guidelines are based on decades of published research. The guidelines are accepted by the UK government on the Advice of the UK Health Security Agency (formerly Public Health England) as well as by the EU and the World Health Organisation, as the appropriate safeguard for people of all ages and all states of health.

All mobile communication sites incorporate public exclusion zones to ensure strict compliance with ICNIRP guidelines. Together with operational requirements, this can require apparatus to be located at specific positions and heights, as reflected in the proposed development at this site.

Where planning permission or approval of the local planning authority is required, we will demonstrate compliance with ICNIRP as part of our submission.

More information can be found at the below links:

<https://www.icnirp.org/en/ft-faq/index.html>

Mobile phone base stations: radio waves and health – GOV.UK (www.gov.uk)

Infrastructure required

As mentioned before, to get a fully enabled network and connectivity along the rail route at the above location, new infrastructure needs to be built to support that.

At the proposed site, the work will consist of:

“Erection of 25m lattice telecommunications mast painted green set within new compound area together with equipment cabinets and ancillary development thereto.”

Planning Requirement

The installation as currently proposed requires prior approval of the local planning authority and we are preparing to make an application to the local planning authority, Mid Sussex District Council. It is possible that in due course the authority may consult with you about it.

Where necessary we will also notify the Local Planning Authority as applicable to procedural requirements within the planning legislation and / or The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 as amended.

We would be grateful if you could consider this letter and the accompanying information about the proposals and let us know your views no later than 10 days from the date of this letter, if you have any. Any comments received from you within this period will be considered by us and will be summarised within our application to the local planning authority.



Should you require any additional information then please do not hesitate to contact me directly, my contact details are given below.

Yours faithfully,

Richard Morison

Associate Planner

e-mail: richard.morison@pegasusgroup.co.uk

Telephone: 01454 625945

(for and on behalf of Cellnex Connectivity Solutions)

Encs. Drawings

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- NOTES**
- UNDERGROUND SERVICES**
 UNDERGROUND SERVICES ARE INDICATIVE ONLY. POSITIONS SHOULD BE CONFIRMED ON SITE PRIOR TO ANY DEVELOPMENT
- DRAINAGE -----
 - DUCTS -----
 - FEEDERS -----
 - FENCE PLAN -----
 - GAS -----
 - LIGHTNING PROTECTION - EARTHING -----
 - POWER -----
 - SERVICES UNKNOWN -----
 - TELECOMS -----
 - WATER -----

- ACCESS ARRANGEMENTS**
- KEYS-**
- ARQVA GATE KEY 
 - B KEY 
 - C KEY 
 - LEGGIE KEY 

SURVEY REQUIRED TO CONFIRM ACCESS KEYS FOR REMAINING ROOMS AND SITE ENTRANCE

CELL No.		S5_16a	
PROJ No			
PROJ No			
PROJ No			
PROJ No			
B	PROJ No TOWER AMENDED	30/09/22	JM JM
A	PROJ No PLANNING		JM
ISS	REVISION	DATE	DRN APP

cellnex
driving telecom connectivity

CELLNEX UK
 Rr, 4TH FLOOR, 2 BLAGRAVE STREET, READING, RG1 1AZ
 Tel: 020 4528 8553

SITE No **S5_16**
 LAND TO THE EAST OF LONDON ROAD
 NIGHTINGALE LANE
 MEADOWS NATURE CONSERVATION SITE
 SUNSET LANE, BURGESS HILL
 MID SUSSEX
 RH15 9HR

NGR 531201 117800

OS GRID

TITLE
 SITE PLAN
 EXISTING

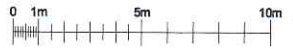
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DRAWN JM 28/04/22

APPROVED

DRG No. Sheet 1 of 1 Rev

S5_16-00-000-MD001 .B



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- UNDERGROUND SERVICES**
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- DRAINAGE**
 DUCTS: - - - - -
 FEEDERS: - - - - -
 FENCE PLAN: - - - - -
 G/S: - - - - -
 LIGHTNING PROTECTION - EARTHINGS: - - - - -
- POWER**
 SERVICES UNKNOWN: - - - - -
 TELECOMS: - - - - -
 WATER: - - - - -

- ACCESS ARRANGEMENTS**
- KEYS:
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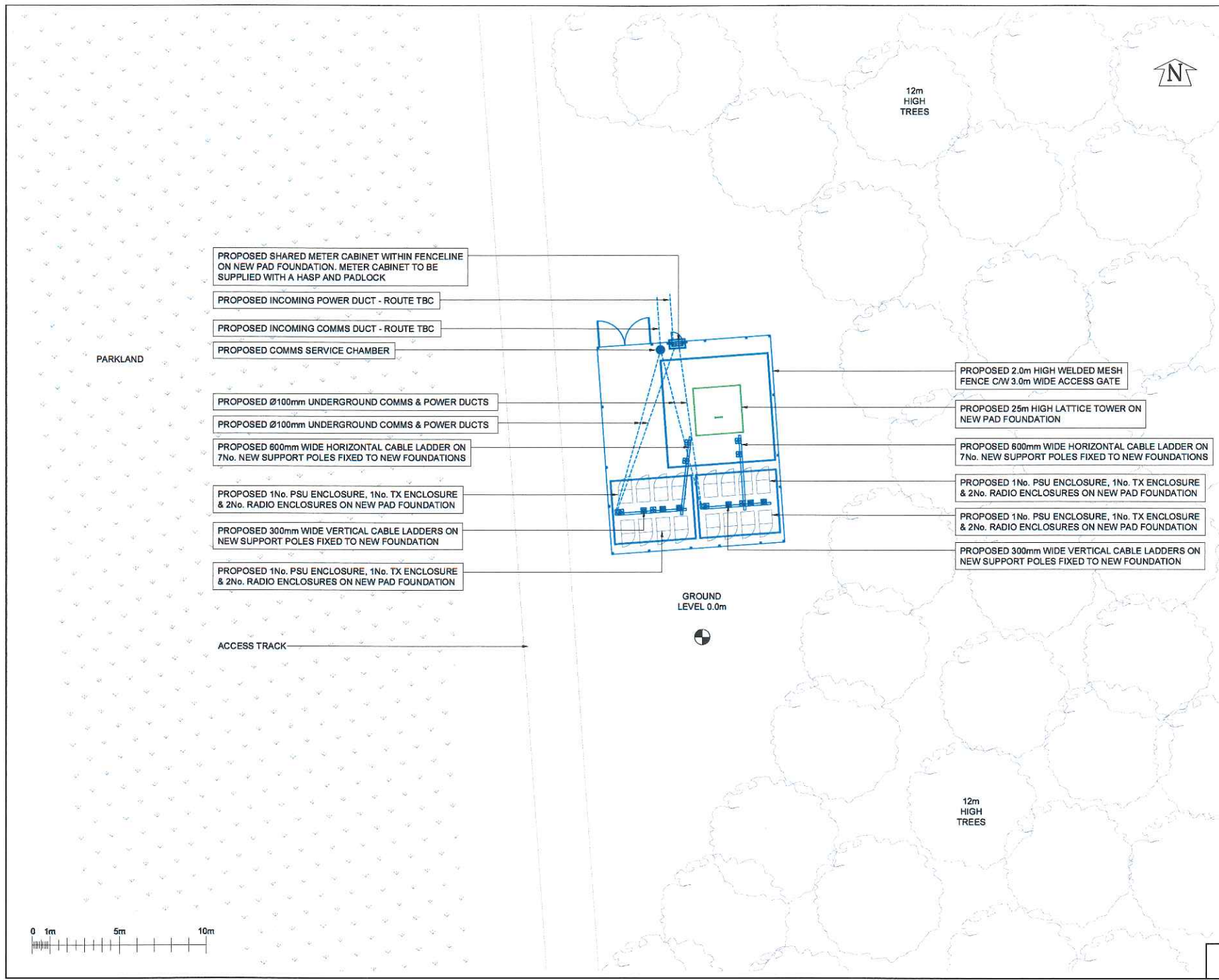


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OS GRID
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 SITE PLAN
 PROPOSED

SCALE 1:200
 DRAWN JM 28/04/22
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DRG No. Sheet 1 of 1 Rev
 S5_16-00-001-MD001 .B



PROPOSED SHARED METER CABINET WITHIN FENCELINE ON NEW PAD FOUNDATION. METER CABINET TO BE SUPPLIED WITH A HASP AND PADLOCK

PROPOSED INCOMING POWER DUCT - ROUTE TBC

PROPOSED INCOMING COMMS DUCT - ROUTE TBC

PROPOSED COMMS SERVICE CHAMBER

PROPOSED Ø100mm UNDERGROUND COMMS & POWER DUCTS

PROPOSED Ø100mm UNDERGROUND COMMS & POWER DUCTS

PROPOSED 600mm WIDE HORIZONTAL CABLE LADDER ON 7No. NEW SUPPORT POLES FIXED TO NEW FOUNDATIONS

PROPOSED 1No. PSU ENCLOSURE, 1No. TX ENCLOSURE & 2No. RADIO ENCLOSURES ON NEW PAD FOUNDATION

PROPOSED 300mm WIDE VERTICAL CABLE LADDERS ON NEW SUPPORT POLES FIXED TO NEW FOUNDATION

PROPOSED 1No. PSU ENCLOSURE, 1No. TX ENCLOSURE & 2No. RADIO ENCLOSURES ON NEW PAD FOUNDATION

PROPOSED 2.0m HIGH WELDED MESH FENCE C/W 3.0m WIDE ACCESS GATE

PROPOSED 25m HIGH LATTICE TOWER ON NEW PAD FOUNDATION

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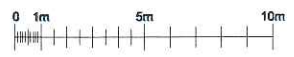
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PROPOSED 300mm WIDE VERTICAL CABLE LADDERS ON NEW SUPPORT POLES FIXED TO NEW FOUNDATION

GROUND LEVEL 0.0m



ACCESS TRACK



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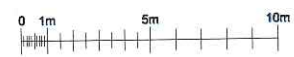
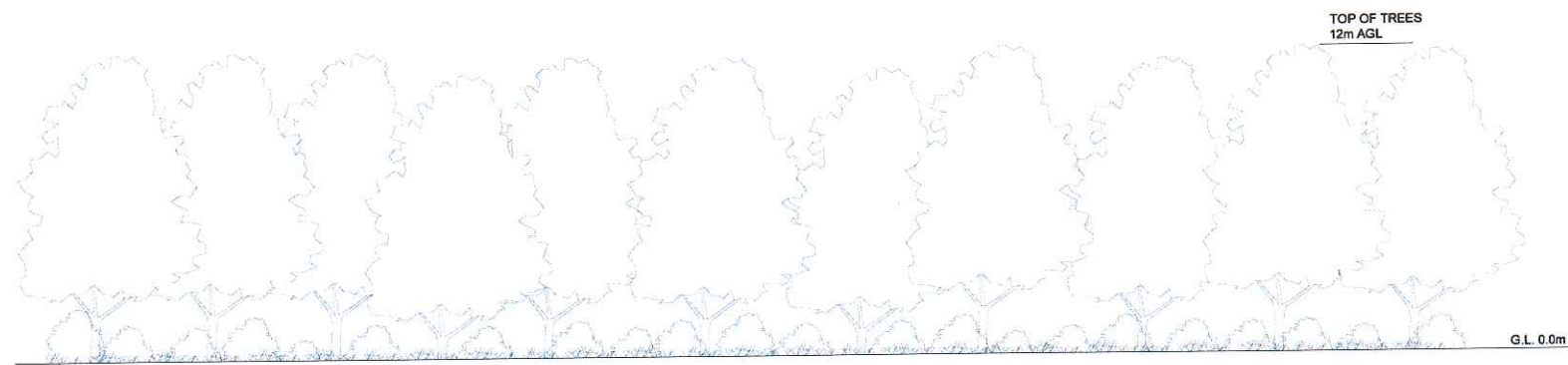
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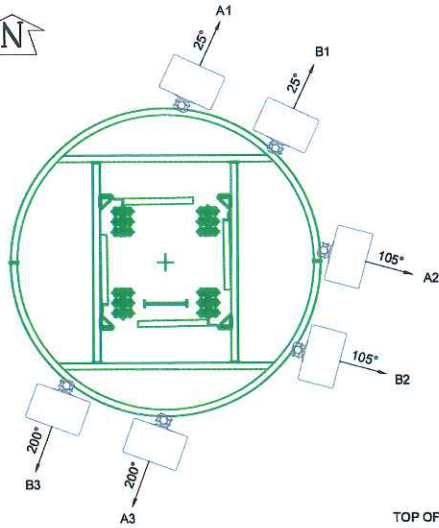
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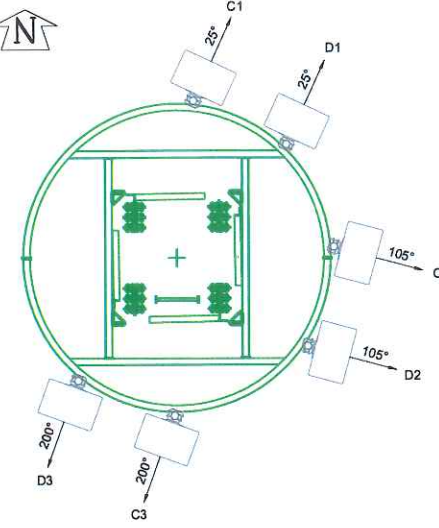
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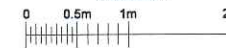
PROPOSED ANTENNA PLAN AT +25.0m AGL

SCALE 1:50



PROPOSED ANTENNA PLAN AT +20.0m AGL

SCALE 1:50



TOP OF STRUCTURE
25m AGL

25m AGL

20m AGL

TOP OF TREES
12m AGL

G.L. 0.0m

PROPOSED 3No. ANTENNAS & MHAs MOUNTED ON HEADFRAME SUPPORT POLES

PROPOSED 3No. ANTENNAS & MHAs MOUNTED ON HEADFRAME SUPPORT POLES

PROPOSED RRU's & BOBs FIXED TO HEADFRAME SUPPORT POLES

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PROPOSED 300mm WIDE VERTICAL CABLE LADDERS ON NEW SUPPORT POLES FIXED TO NEW FOUNDATION

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PROPOSED SHARED METER CABINET WITHIN FENCELINE ON NEW PAD FOUNDATION. METER CABINET TO BE SUPPLIED WITH A HASP AND PADLOCK

EQUIPMENT CABINET SCHEDULE

ID No	EQUIPMENT	MANUFACTURER	DIMENSIONS (WxDxH) mm	COLOUR	LOCATION	STATUS	COMMENTS
CAB 1	PSU CABINET (x4)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 2	TX CABINET (x4)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 3	RADIO CABINET (x4)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	
CAB 4	RADIO CABINET (x4)	TBC	770x770x2100	RAL 6009	PAD FOUNDATION	PROPOSED	

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TITLE
WEST ELEVATION
PROPOSED

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28/04/22

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