



Ref: Agenda/Council-12/03/2019

7<sup>th</sup> March 2019

Dear Sir/Madam

All Members of the Town Council are hereby summoned to the **Council Meeting of Biggleswade Town Council** that will take place on **Tuesday 12<sup>th</sup> March 2019** at the **Offices of Biggleswade Town Council, Saffron Road, Biggleswade** commencing at **7.00 p.m.** to transact the under mentioned items of business.

Yours faithfully

Rob D McGregor  
Town Clerk

Distribution:      All Town Councillors    Bedfordshire Constabulary  
                         Notice Boards (2)    The Editor, Bedfordshire on Sunday  
                         Central Bedfordshire Council     County Library, Biggleswade  
                         The Editor, Biggleswade Advertiser                                        The Editor, Biggleswade Comet

## AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST**

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item.
- (b) Non-Pecuniary interests in any agenda item.

3. **TOWN MAYOR'S ANNOUNCEMENTS**
4. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the Agenda.

Each Speaker will give their name to the Chairman, prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

5. **INVITED SPEAKER**

6. **MEMBERS QUESTIONS**

7. **MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. For Members to receive the minutes of the Council Meeting held on Tuesday 26<sup>th</sup> February 2019 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. **MATTERS ARISING**

- a. Minutes of the Town Council Meeting held on Tuesday 26<sup>th</sup> February 2019.

9. **PLANNING APPLICATIONS**

- a. **CB/19/00240/FULL – 10 Maple Close, Biggleswade, SG18 0EE**  
Renewal of change of use of garage to dog grooming business.
- b. **CB/19/00294/FULL – 10 Thames Bank, Biggleswade, SG18 8NW**  
Proposed new conservatory & garage conversion.
- c. **CB/19/00396/FULL – 42 Sun Street, Biggleswade, SG18 0BP**  
Rear single storey extension following demolition of existing rear single storey building.
- d. **CB/19/00208/FULL – 3 Drove Road, Biggleswade, SG18 8HD**  
Proposed part double and part single storey rear extension.
- e. **CB/19/00477/FULL - 6 Coopers Close, Biggleswade, SG18 8LA**  
Proposed loft conversion, and single storey front and side extensions.

10. **ITEMS FOR CONSIDERATION**

- a. **CB/TCA/19/00056 - Works to Tree in a Conservation Area: Millers Court, Biggleswade, SG18 0LD**  
Works to a tree in a Conservation Area: Prune 1 Rowan tree, 1 Cherry Tree and 1 Sycamore tree. The trees are located to the front bordering the street – Chapel Fields.
- b. **Biggleswade Sports Meeting**  
Request for permission for use of the ground pavilion and toilet block 13<sup>th</sup> July 2019. (See attached)
- c. **Ivel Valley School – Consultation**  
Ivel Valley School are carrying out a preliminary consultation on increasing their capacity from 170 to 200. The consultation can be found here;  
**<https://docs.google.com/forms/d/e/1FAIpQLSfJNWXYZ-a2tRFkba7C8iqTdhOdTBHXYI3-HBnjLqwdFDAZrZA/viewform>**  
The school currently has 186 pupils on roll and in view of the shortage of places in special schools locally, the school wishes to increase their capacity.

Responses to the school's consultation are required by 26 March.

For an increase of this size (i.e. by 10% or 20 pupils), once the school has completed the preliminary consultation and gauged the level of support for the proposal, the DFE requires a statutory consultation to be undertaken.

**d. New Spring Farm – Pre-Consultation for telecommunications Upgrade**

MBNL Limited, a partnership between the mobile operators EE (UK) Ltd and Three (UK) Ltd, have identified a need to upgrade the existing telecommunication base station as part of its planned upgrade program in the local area.

To achieve this, there is need to replace existing telecommunications apparatus and install new equipment at the existing base-station, from where it can link to the wider network and contribute to more efficient services for residents and businesses.

In accordance with planning policy guidance and Best Practice Commitments, they are required to enter into pre-application discussions with regard to the proposed site upgrade, prior to a formal planning submission. A set of drawings are (attached).

They would be grateful if members could provide any comments by 14<sup>th</sup> March 2019.

**11. ITEMS FOR INFORMATION**

**a. Crime Statistics for February 2019**

To receive the crime statistics for February 2019.

**b. Notification of tree works – Conservation Area - CB/TCA/1900031**

Works to trees within a Conservation Area: Fell 1 Acacia tree (T11) and prune 1 Acacia tree (T12) as shown on the applicants sketch plan. The trees are located near the car park entrance.

**c. East West Rail – Parish and Town Council Engagement**

East West Rail Company held a briefing session at Sandy Town Council offices 28<sup>th</sup> February 2019 as part of the East West Rail project.

To receive a report from the County Officer from BATPC.

**d. Neighbourhood Plan Engagement Events – 20<sup>th</sup> and 21<sup>st</sup> March 2019**

The Neighbourhood Plan Steering Group will be holding two engagement days to seek public views on the priorities for the development of the Neighbourhood Plan. A survey is being prepared to gather feedback with responses requested by 26<sup>th</sup> March 2019.

Further information is attached to this agenda. The engagement events dates are as follows and all are welcome to attend:

Wednesday 20<sup>th</sup> March 2019, 4-8pm at the Old Court House, Saffron Road, SG18 8DL

Thursday 21<sup>st</sup> March 2019, 4-8pm at the Orchard Community Centre, Sullivan Court, SG18 8SZ

e. **Planning Application Outcomes**

Attached report of the Planning Application Outcomes as at 7<sup>th</sup> March 2019.

12. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

13. **EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

(Item 14a Request from NP group) & (Item 14b Private and Confidential letter).

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING  
HELD ON TUESDAY 26 FEBRUARY 2019  
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL,  
THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE**

**PRESENT:**

Cllr D Albone  
Cllr I Bond  
Cllr B Briars  
Cllr L Fage  
Cllr F Foster  
Cllr M Foster  
Cllr M North (Chairman)  
Cllr H Ramsay  
Cllr M Russell (Vice Chairman)  
Cllr S Patel  
Cllr D Strachan

Mr R McGregor – Town Clerk, Biggleswade Town Council  
Mr M Thorn – Deputy Town Clerk  
Mr S Newton – Town Centre Operations Manager  
Mrs J Durn – Meeting Administrator, Biggleswade Town Council  
Members of Public – 1

**B26/0201 1. APOLOGIES FOR ABSENCE**

Cllr G Fage, Cllr P Sheldon, Cllr S Watkins

**ABSENT WITHOUT APOLOGIES**

Cllr J Medlock.

**B26/0202 2. DECLARATIONS OF INTEREST**

B26/0202.1 a. Disclosable Pecuniary Interests in any agenda item - none

B26/0202.2 b. Non-pecuniary interests in any agenda item – none

**B26/0203 3. TOWN MAYOR'S ANNOUNCEMENTS**

The Mayor attended the Stotfold Civic Service on 17 February.

**B26/0204 4. PUBLIC OPEN SESSION**

There were no public comments

**B26/0205 5. INVITED SPEAKER**

There was no invited speaker

**B26/0206 6. MEMBERS QUESTIONS**

B26/0206.1 a. Cllr Briars requested an update on Windfarms.

The Minutes of Meetings are recorded on the Central Bedfordshire Council website. The Clerk will ask Cllr Watkins for an update at the next meeting.

B26/0206.2 b. Cllr Patel requested an update on the Splash Park.

This has been held back until a decision has been reached on the situation with Chambers Way.

B26/0206.3 c. Cllr Patel requested an update on the request for a lollipop person at Edward Peake School. A petition has been started. Following a meeting at CBC we understood that the Highways Officer would be investigating the possibility of a crossing at Edward Peake, and in the meantime would be recruiting for the crossing patrol officer.

Cllr Russell said that the school had been asked to produce a travel plan, and that she fully supports Cllr Patel with this request.

There is an item on the forthcoming BJC Agenda regarding crossings, and Cllr Albone will bring up this point.

**B26/0207 7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

B26/0207.1 a. Members received and approved the Minutes of the Biggleswade Town Council Meeting held on 12 February 2019.

B26/0207.2 b. Recommendations and Resolutions of the TCM:

Members received and approved the Recommendations and Resolutions of the TCM held on 19 February 2019.

**B26/0208 8. MATTERS ARISING**

From the Minutes of the Biggleswade Town Council Meeting held on 12 February 2019.

There were no matters arising.

**B26/0209 9. PLANNING APPLICATIONS**

B26/0209.1 **CB/19/00263/FULL– 43 Beech Avenue, Biggleswade SG18 0EG**  
Single storey rear extension

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. In addition, the Council is to ensure that their guidelines on the size of the proposed dwellings are complied with to eliminate detriment in respect of light and privacy of adjacent residents.

B26/0209.2

**CCB/19/00330/FULL – Unit F 1 Normandy Lane, Biggleswade  
SG18 8QB**

The installation of 2 No. digital Customer Order Displays (COD) with associated overhead canopies, an amended Play Frame specification and a new Goal Post height restrictor.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application.

**B26/02010 10.**

**ACCOUNTS**

**Financial Administration**

Members received the following Accounts:

- i. Detailed Balance Sheet to 31 January 2019
- ii. Summary of Income & Expenditure 31 January 2019
- iii. Income & Expenditure by Budget heading 31 January 2019
- iv. Current Bank Account, receipts and payments to 31 January 2019

It was **RESOLVED** to accept the Accounts as presented.

**ITEMS FOR CONSIDERATION**

**B26/02011 11.**

**Bedfordshire Fire and Rescue Service – CRMP – Consultation**

B26/02011.1 a.

This is an on-line document and Councillors' are asked to put their views across on line.

**Bedfordshire Police – Priority Setting Meeting**

B26/02012.2 b.

Cllr Strachan will attend meeting and would be pleased to receive any items to put forward.

Cllr Russell asked to include the problems of shoplifting being experienced by the market square shops by people armed with knives, and the apparent lack of interest by the police which has resulted in a lack of confidence in the police by shopkeepers.

Cllr Strachan said that the police rely on intelligence; and asked that Cllr Russell ask shopkeepers to contact him directly with any information they have, and he will pass this on to the police.

**B26/0212 12.**

**ITEMS FOR INFORMATION**

B26/0212.1 a.

**Grants 2019 – Thank you letters**

This information was **NOTED**.

B26/0212.2 b.

**A428 Black Cat to Caxton Gibbet Scheme**

This information was **NOTED**.

B26/0212.3

**Appeal by CST Homes Ltd - CB/17/05029/FULL - Site at Land at the rear of 49 & 51 Shortmead Street, Biggleswade**

Members hope that their objections were lodged and that the documentation in support of the previous objection was heard.

**B26/0213**      **13.**

**PUBLIC OPEN SESSION**

Mr Bacon: Bonds Lane is closed for a week, but it doesn't say what for. If the planning application goes ahead then they will be digging up the work that they are doing now. Is this not a complete waste of money, time and resources?

**B26/0214**      **14.**

**EXEMPT ITEMS**

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

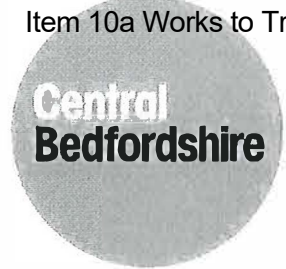
Item 15a: Recommendations and Resolutions of the Personnel Committee.

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolved** to exclude the public and press by reason of the confidential nature of the business about to be transacted.



## Development Management

Central Bedfordshire Council  
Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mr Rob McGregor  
Clerk to Biggleswade Town Council  
The Old Court House  
4 Saffron Road  
Biggleswade  
Beds  
SG18 8DL

**Contact** Pat Longland  
**Direct Dial** 0300 300 4431  
**Email** [planning@centralbedfordshire.gov.uk](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 01 March 2019

Dear Mr McGregor,

**Application No:** CB/TCA/19/00056  
**Proposal:** Works to trees within a Conservation Area: Prune 1 Rowan tree, 1 Cherry tree and 1 Sycamore tree. The trees are located to the front bordering the street - Chapel Fields  
**Location:** Millers Court, Biggleswade, SG18 0AL

I have received an application to carry out work to tree(s) at the above property which is within the **Biggleswade Conservation Area**. A copy of the application is enclosed for your information.

If you wish to comment on the application, please do so in writing within 21 days of the date of this letter quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

Yours sincerely,

Pat Longland  
**Trees & Landscape Officer**



Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Trees Location**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Street Record
Address line 1	Millers Court
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Biggleswade
Postcode	SG18 0AL

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Easting (x)	518855
Northing (y)	244677
Description	<input type="text"/>

**2. Applicant Details**

Title	Mr
First name	Ian
Surname	Kazer-Roberts
Company name	<input type="text"/>
Address line 1	Street Record, Millers Court
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

## 2. Applicant Details

Town/city	Biggleswade
Country	
Postcode	SG18 0AL
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Mrs
First name	Kate
Surname	Ryan
Company name	Evoke Tree Services Ltd
Address line 1	15
Address line 2	Great Ganett
Address line 3	
Town/city	Welwyn Garden City
Country	
Postcode	AL7 3DA
Primary number	07766464061
Secondary number	
Fax number	
Email	info@evoketreeservices.co.uk

## 4. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?

Yes  No

## 5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below

## 5. Identification of Tree(s) and Description of Works

Tree species (and the number used on the sketch plan) and description of works.

Where trees are protected by a Tree Preservation Order you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in the same place.

1 x Rowan to reduce by 1.5m height & width  
1 x Cherry to reduce by 1.5m height & width and lift over path by 2.4m  
1 x Sycamore to remove lateral branches overhanging from neighbouring property

## 6. Trees - Additional Information

### For all trees

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

**Please note: If none of the proposed work involves trees covered by a TPO, please answer 'No' to the two questions below**

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall  Yes  No

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.  Yes  No

If Yes, you are required to provide for

#### Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains walls and hard surfaces) Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')?  Yes  No

## 7. Tree Ownership

Is the applicant the owner of the tree(s)?  Yes  No

## 8. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number

## 9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

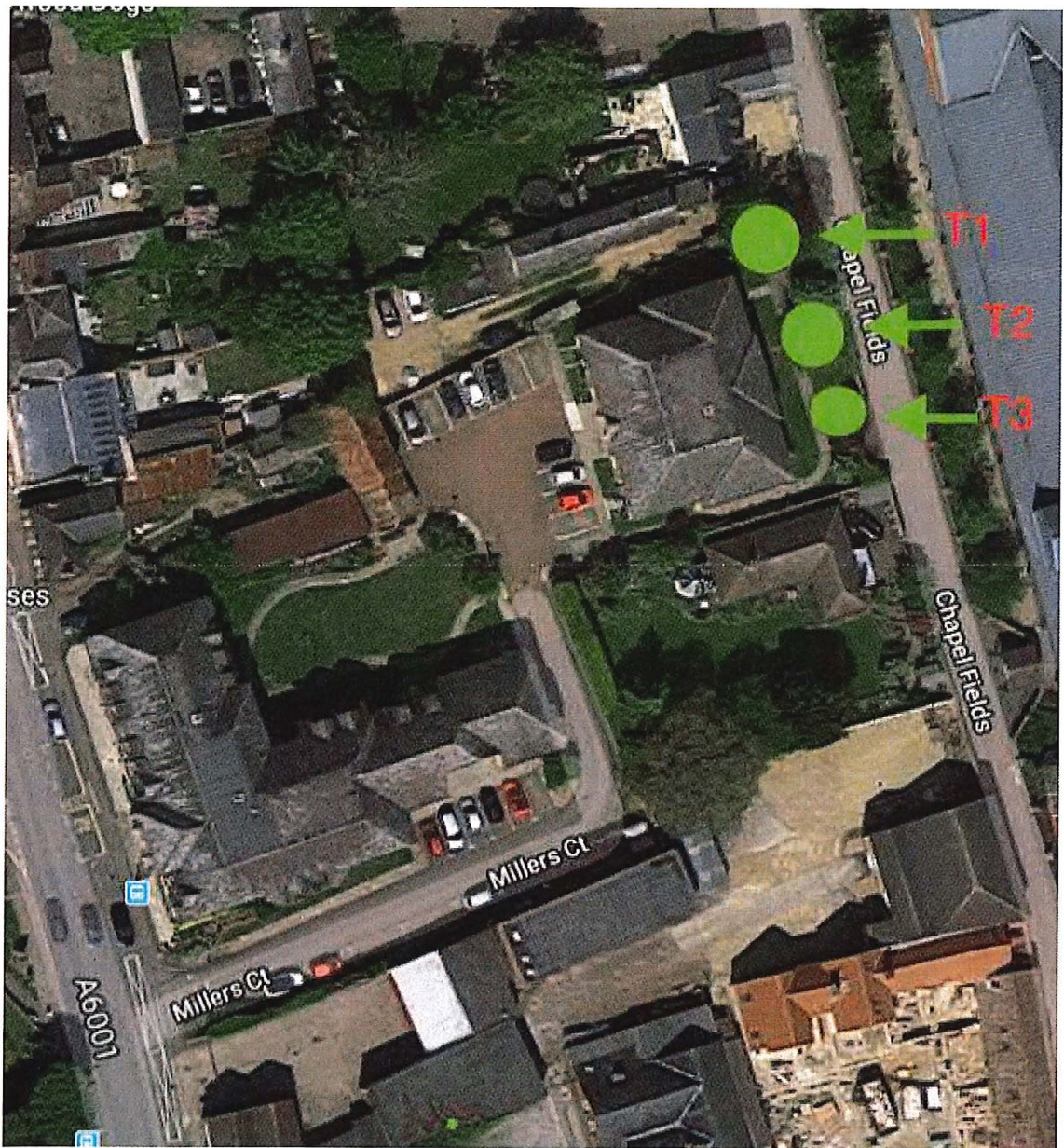
## 10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

05/02/2019





# BIGGLESWADE SPORTS MEETING

Members affiliated to their various sports Associations.

## CHAIRMAN

Graham Ball. Esq

## EVENT SECRETARY

Desmond Ball

DEAR SIR

DALESDIE  
LAWRENCE R  
BIGGLESW.  
BIRDS SG 180.  
TEL 01767 313

WE HAVE AGREED WITH THE  
CRICKET CLUB 6971 ANNUAL ATHLETIC  
GRASS TRACK MEETING AT FAIRFIELD  
GROUND BIGGLESWADE.

I AM WRITING TO THE COUNCIL FOR  
PERMISSION TO HAVE THE GROUND  
PAVILION AND THE TOILET BLOCK  
THIS SATURDAY 13TH JULY 2019  
COMMENCING AT 12.00 PM.

IF THE COUNCIL WOULD PLEASE  
TO THIS REQUEST WE WOULD BE  
MOST GRATEFUL

Yours faithfully

Dale

Alan Sec



**Our Ref:** MBNL Trial, MBE047 NEWSRING FARM

To,  
Biggleswade Town Council  
Mr Rob McGregor  
Clerk to Biggleswade Town Council  
Email: town.clerk@biggleswadetowncouncil.gov.uk

BY EMAIL

28/02/2019

Dear Sir/ Madam,

**PRE-APPLICATION CONSULTATION ON BEHALF OF MBNL LIMITED, REGARDING PROPOSED UPGRADE WORKS AT TELECOMMUNICATIONS BASE STATION: CELL REF. MBE047 NEWSRING FARM, LONDON ROAD, TOPPLERS HILL, BIGGLESWADE, BEDFORDSHIRE, SG18 9SZ  
NGR – E 521240, N 242027**

Our client MBNL Limited, a partnership between the mobile operators EE (UK) Ltd and Three (UK) Ltd, has identified a need to upgrade the existing telecommunication base station as part of its planned upgrade program in the local area.

As part of a programme of continued network improvement program, there is a specific requirement to provide the local area with additional capacity, coverage and new technology. Once implemented, the upgrade will result in an improved service for local customers.

To achieve this, there is need to replace existing telecommunications apparatus and install new equipment at the existing base-station, from where it can link to the wider network and contribute to more efficient services for local residents and businesses.

This letter therefore invites you, in accordance with planning policy guidance and Best Practice Commitments, to enter into pre-application discussions with regard to our proposed site upgrade, prior to a formal planning submission.

Several steps in the site identification process have already been undertaken. The Local Planning Authority mast register and our records of other potential sites have been reviewed, the policies in the Development Plan have been taken into account and we have examined the inter-operator site sharing database.

Please note that the telecommunication apparatus to be installed at this site is outside of permitted development rights and hence will require full planning permission from the local authority.

**Description of works**

Removal of existing lattice tower and 3 no. antennas, replacement with proposed 25m high lattice tower in new compound supporting 12 no. antennas, installation of proposed 2 no. dishes of 600mm, relocation of 1 no. 300mm and 1 no. 600mm dishes onto proposed tower, relocation of existing other operator antennas onto proposed tower, removal of existing 2 no. equipment cabinets and replacement with 10 no. equipment cabinets; plus associated ancillary works.

**Planning policy**

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**DALY INTERNATIONAL (UK) Ltd • Site Acquisition • Town Planners • Designers • Construction • Project Managers**

Theale House (Building B 1st Floor), Brunel Road, Theale, RG7 4AQ

Telephone +44 (0) 118 321 1600 • Facsimile +44 (0) 118 321 1601

• Registered In England & Wales No. 342 5239

• Registered Office: c/o Griffins, 24-32 London Road, Newbury, Berkshire, RG14 1JX





The upgrade of this existing site removes any requirement to develop a new base station in the local area. The use of existing sites, as a framework for the expansion or development of new networks, is in accordance with local and national planning policies. The base-station also adheres to the national policy's weightage on site-sharing of existing mobile base stations, by multiple operators (in this case EE and Three).

Appendix B of the Code of Best Practice (2016) echoes the national policy's emphasis on the re-development or sharing of existing telecoms sites, as a means of reducing the number of such sites to the minimum consistent with the efficient operation of the network.

Our reasoned conclusion is that the benefits of the proposal significantly and demonstrably outweigh any adverse effects. This is a conclusion supported by local and national planning policy.

### **Consultation**

A set of drawings are enclosed with this letter, showing the location of the proposed development with proposed plans and elevations. The proposed base station is designed to operate in accordance with all health and safety requirements, including the guidelines issued by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

We look forward to receiving any comments you may have about the proposals. We would be grateful if you could provide any comments within 14 days of the date of this letter. Please feel free to contact us if you would like more information.

Yours sincerely,

*Aruna Venkatraman*

**Aruna Venkatraman** | AssocRTPI | Senior Planning Consultant  
DALY INTERNATIONAL

E-mail: [Aruna.Venkatraman@dalyinternational.com](mailto:Aruna.Venkatraman@dalyinternational.com)  
Telephone: 0118 321 1600/ 0118 321 1616  
Website: [www.dalyinternational.com](http://www.dalyinternational.com)

(On behalf of MBNL Limited)

NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Drawing Name:	Drawing No:	14.02.19	A													
Drawing Register	001	✓														
Site Location Plan	002	✓														
Existing Site Plan	100	✓														
Existing Site Elevation	150	✓														
Proposed Max Configuration Site Plan	215	✓														
Proposed Max Configuration Elevation	265	✓														
<b>Purpose of Issue:</b>																
Planning		✓														
General Arrangement		✓														
Detailed Design																
Construction																
As Built																
<b>Issued by:</b>																
Beacon Comms																
Daly International		✓														
Waldon Telecom																
WHP Telcoms																

Master: M001	MBNL / EE / H3G: MBNL	Project: Acquisition Trial	Purpose of Issue: Planning	Issue: A
Date: 14/02/2019	Revision / Upgrade Description: First Issue			
Drawn: KD				
Checked: PC				
Approved: JC				



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX



Site Name: **NEWSPRING FARM 188097**

Site ID: **1108190**

Address: **LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title: **001 DRAWING REGISTER**

Project: **ATAP**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID: <b>26278</b>	MBNL Cell ID: <b>MBE047</b>	3UK Cell ID: <b>SB0045</b>
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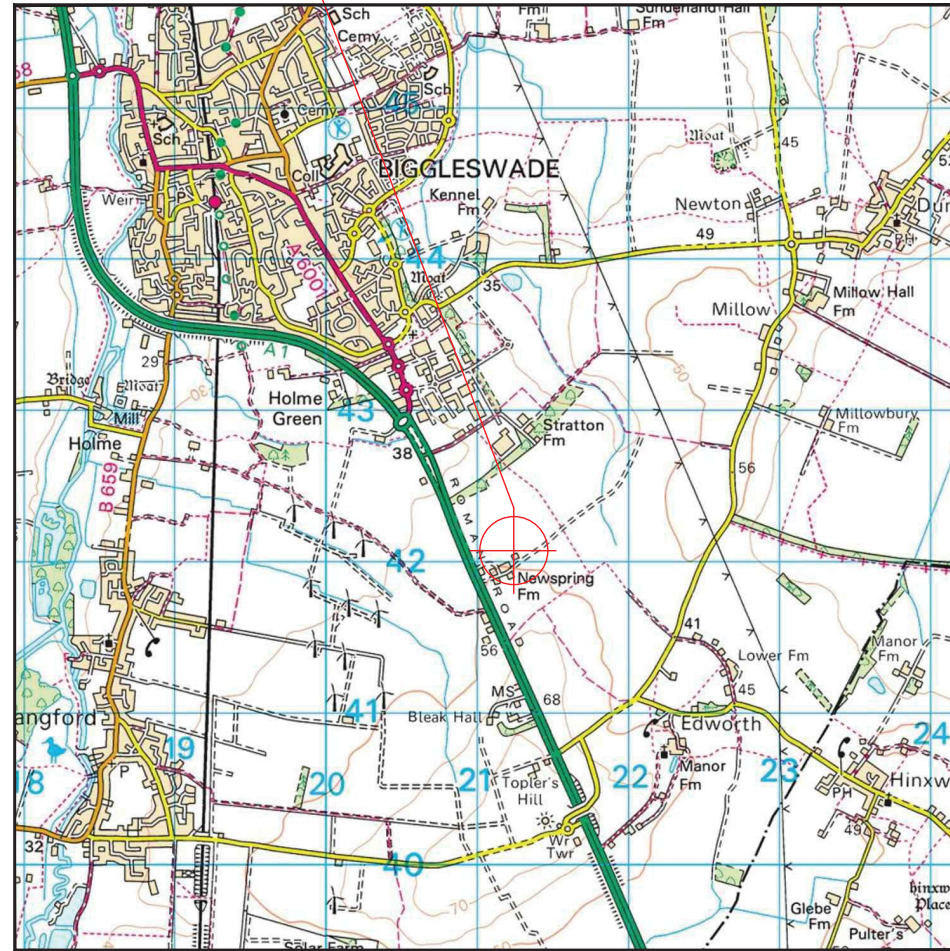
Master Drawing No: <b>1108190_MBE047_26278_SB0045_M001</b>	Issue: <b>A</b>
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100mm

50mm

10mm

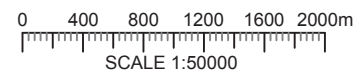
SITE LOCATION



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**SITE AREA PLAN**

SCALE 1:50,000



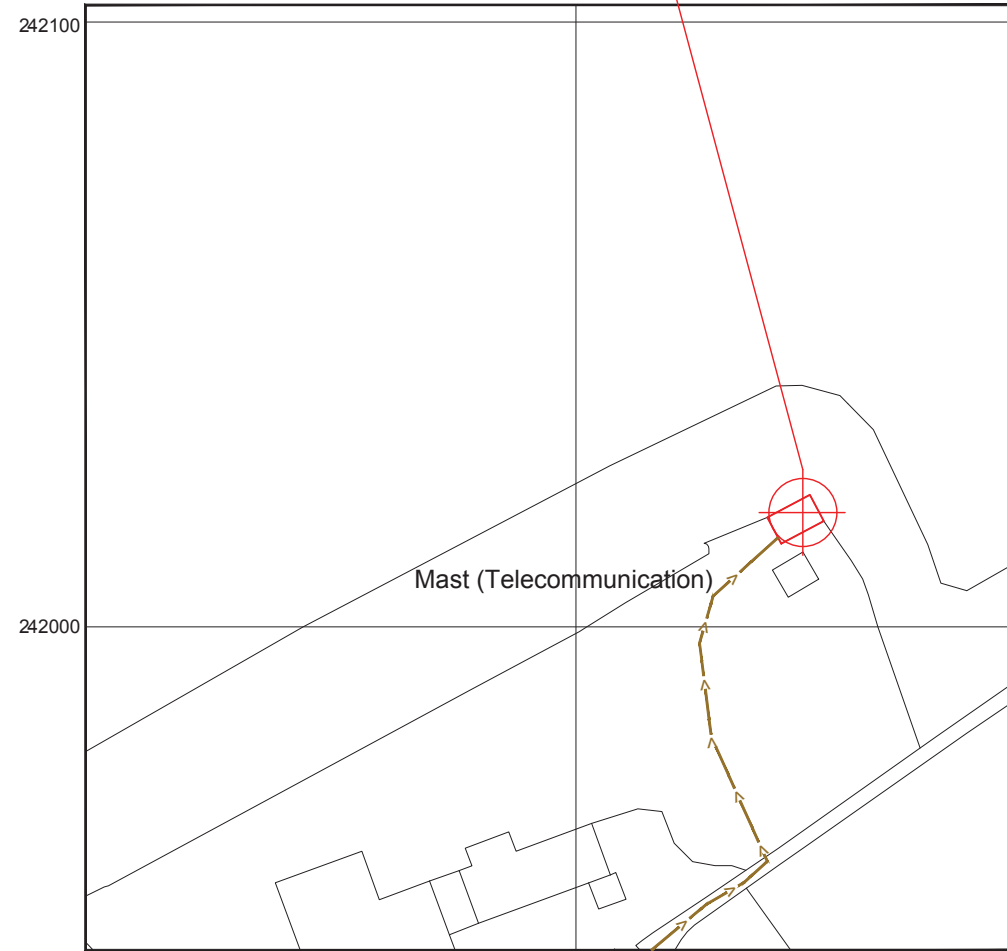
SCALE 1:50000



SITE PHOTOGRAPH



SITE LOCATION

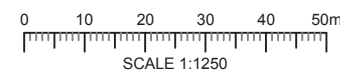


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NGR E: 521240 N: 242027

**SITE LOCATION PLAN**

SCALE 1:1250



SCALE 1:1250



GOOGLE MAPS QR CODE

GOOGLE MAP - <https://tinyurl.com/y4yjlfjz>

GOOGLE STREETVIEW - <https://tinyurl.com/y6c43kos>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:  
FOLLOW THE A1(M) NORTH PAST STEVENAGE, CONTINUE ON A1 TOWARDS BIGGLESWADE, AT FIRST ROUNDABOUT (JUNCTION WITH THE A6001) TURN AROUND AND HEAD SOUTH, THE FARM IS A SHORT DISTANCE DOWN ON THE LEFT HAND SIDE. THE SITE IS LOCATED AT THE BACK OF THE FARM.

SITE PROVIDER'S PROPERTY BOUNDARY:



ACCESS ROUTE TO SITE:



LEASE ACCESS ROUTE:



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	Acquisition Trial	Planning	A
Date:	14/02/2019	Revision / Upgrade Description:		
Drawn:	KD	First Issue		
Checked:	PC			
Approved:	JC			



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX



Site Name:  
**NEWSPRING FARM 188097**

Site ID:  
**1108190**

Address:  
**LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title:  
**002 SITE LOCATION PLAN**

Project:  
**ATAP**

Purpose of Issue:  
**GENERAL ARRANGEMENT**

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
<b>26278</b>	<b>MBE047</b>	<b>SB0045</b>

Master Drawing No:	Issue:
<b>1108190_MBE047_26278_SB0045_M001</b>	<b>A</b>

100mm  
50mm  
10mm





NOTE:  
ALL EQUIPMENT AND ANTENNAS IN ORANGE  
LAYER TO BE REMOVED

3G Antenna ID	Existing 3G Bearing
uA1	10°
uB1	120°
uC1	250°

MBNL 22.5m HIGH LATTICE TOWER ON CONCRETE BASE

TRUNKING FOR POWER CABLE ON CONCRETE BASE

VF/TEF CABLE MANAGEMENT

VF/TEF EQUIPMENT CABINET ON CONCRETE BASE

VF/TEF ELTEK OUTDOOR PSU CABINET ON CONCRETE BASE

EXISTING SAMO CABINET

1.8m HIGH CHAINLINK FENCE WITH 3 STRANDS BARBED WIRE OVER & DOUBLE SITE ACCESS GATES

EXISTING NODE B CABINET CONTAINING FLEXI MODULES, Mk2 UCU & TRANSMISSION EQUIPMENT

EXTENSION CABINET HOUSING TRANSMISSION EQUIPMENT

EXISTING METER CABINET IN COMPOUND FENCELINE C/W GENERATOR CHANGE OVER SWITCH & 3PHASE 100A SUPPLY

EXISTING SHED TYPE STRUCTURE

3No. 2600 MHAs FIXED TO REAR OF ANTENNA SUPPORT POLES

3No. MBNL 800/1800/2100/2600 ANTENNAS FIXED TO SUPPORT POLES

EXISTING HUAWEI 3900A CABINET

EXISTING 300 WIDE O/H CABLE TRAY ON GANTRY SUPPORT POLES

3No. RRHs & 1No. BOB MOUNTED ON CABLE TRAY SUPPORT POLE

VF/TEF METER CABINET IN COMPOUND FENCELINE

1No. BOB MOUNTED ON GANTRY SUPPORT POLE

ELEVATION A



EXISTING SITE PLAN

Scale 1:50



Master: M001	MBNL / EE / H3G:	Project: Acquisition Trial	Purpose of Issue: Planning	Issue: A
Date: 14/02/2019	Revision / Upgrade Description: First Issue			
Drawn: KD				
Checked: PC				
Approved: JC				



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Site Name: **NEWSPRING FARM 188097**

Site ID: **1108190**

Address: **LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title: **100 EXISTING SITE PLAN**

Project: **ATAP**

Purpose of Issue: **GENERAL ARRANGEMENT**

EE Cell ID: <b>26278</b>	MBNL Cell ID: <b>MBE047</b>	3UK Cell ID: <b>SB0045</b>
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Master Drawing No: <b>1108190_MBE047_26278_SB0045_M001</b>	Issue: <b>A</b>
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100mm

50mm

10mm

3G Antenna ID	Existing 3G Bearing
uA1	10°
uB1	120°
uC1	250°

NOTE:  
ALL EQUIPMENT AND ANTENNAS IN ORANGE LAYER TO BE REMOVED

TOP OF TOWER  
+22.5m AGL

C/L OF ANTENNAS +22.00m AGL

EXISTING 300Ø AND 600Ø DISHES FIXED TO TOWER

VF/TEF ANTENNAS

12No. 5-50 2600 FEEDERS RUN UP TOWER ON FEEDER BRACKETS

3No. 2600 MHAs FIXED TO REAR OF ANTENNA SUPPORT POLES

EXISTING 3No. ANTENNAS FIXED TO SUPPORT POLES

EXISTING 22.5m HIGH LATTICE TOWER ON CONCRETE BASE

EXISTING 300 WIDE O/H CABLE TRAY ON GANTRY SUPPORT POLES

EXISTING HUAWEI 3900A CABINET

EXISTING SAMO CABINET

1No. BOB MOUNTED ON GANTRY SUPPORT POLE (BEHIND)

3No. RRHs & 1No. BOB MOUNTED ON CABLE TRAY SUPPORT POLE (BEHIND)

1.8m HIGH CHAINLINK FENCE WITH 3 STRANDS BARBED WIRE OVER & DOUBLE SITE ACCESS GATES

EXISTING SHED TYPE STRUCTURE

GROUND LEVEL  
+00.0m

EXISTING METER CABINET IN COMPOUND FENCELINE C/W GENERATOR CHANGEOVER SWITCH & 3PHASE 100A SUPPLY

EXISTING ELEVATION A

Scale 1:100



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	Acquisition Trial	Planning	A
Date:	14/02/2019	Revision / Upgrade Description:		
Drawn:	KD	First Issue		
Checked:	PC			
Approved:	JC			



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX



Site Name:  
**NEWSPRING FARM 188097**

Site ID:  
**1108190**

Address:  
**LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title:  
**150 EXISTING ELEVATION A**

Project:  
**ATAP**

Purpose of Issue:  
**GENERAL ARRANGEMENT**

EE Cell ID: <b>26278</b>	MBNL Cell ID: <b>MBE047</b>	3UK Cell ID: <b>SB0045</b>
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Master Drawing No: <b>1108190_MBE047_26278_SB0045_M001</b>	Issue: <b>A</b>
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100mm  
50mm  
10mm





Antenna Aperture ID	Proposed 4G/5G Bearing
A1	0°
A2	0°
A3	0°
A4	0°
B1	120°
B2	120°
B3	120°
B4	120°
C1	240°
C2	240°
C3	240°
C4	240°

NOTE:  
SOLUTION IS SUBJECT  
TO SP CONSENT

VF/TEF FEEDERS TO BE RE-ROUTED ON TO NEW GANTRY SYSTEM WITH INDEPENDENT 600 WIDE CABLE LADDER

300 WIDE O/H CABLE TRAY ON GANTRY SUPPORT POLES TO REMAIN

VF/TEF CABLE MANAGEMENT

PROPOSED 8No. NEW CABINETS TO BE INSTALLED ON EXISTING CONCRETE BASE

VF/TEF EQUIPMENT CABINET ON CONCRETE BASE

PROPOSED NEW GANTRY POSTS & 600 WIDE CABLE LADDER FOR CABLE MANAGEMENT

VF/TEF ELTEK OUTDOOR PSU CABINET ON CONCRETE BASE

VF/TEF METER CABINET IN COMPOUND FENCELINE

PROPOSED 600 WIDE CABLE LADDER

1.8m HIGH CHAINLINK FENCE TOPPED WITH 3 STRANDS BARBED WIRE & DOUBLE SITE ACCESS GATES

PROPOSED 25m HIGH CF31 TOWER ON 7.7m x 7.7m CONCRETE PAD FOUNDATION

EXISTING GANTRY POST TO REMAIN

EXISTING NODE B CABINET ON CONCRETE BASE TO REMAIN

EXTENSION CABINET HOUSING TRANSMISSION EQUIPMENT TO REMAIN

EXISTING METER CABINET IN COMPOUND FENCELINE C/W GENERATOR CHANGEOVER SWITCH & 3PHASE 100A SUPPLY TO BE REUSED

PROPOSED VF/TEF 600 WIDE CABLE LADDER

EXISTING 1No. 600Ø DISH @ 330°

PROPOSED 1No. 600Ø DISH

PROPOSED 1.8m HIGH CHAINLINK FENCE TOPPED WITH 3 STRANDS BARBED WIRE

EXISTING 1No. 300Ø DISH @ 170°

EXISTING SHED TYPE STRUCTURE TO BE DEMOLISHED TO ALLOW COMPOUND EXTENSION

PROPOSED 2No. NEW SHARED CABINETS TO BE INSTALLED ON PROPOSED CONCRETE PAD FOUNDATION

PROPOSED 1No. 600Ø DISH

PROPOSED 12No. ANTENNA APERTURES AT 23.9m MEAN, BEARING 0°, 120°, 240° C/W 24No. RRU's, 12No. MHA's, 12No. RF ROUTERS & 6No. BOBS

ELEVATION A

PROPOSED MAX CONFIGURATION SITE PLAN

Scale 1:100



Master:	MBNL / EE / H3G	Project:	Acquisition Trial	Purpose of Issue:	Planning	Issue:	A
Date:	14/02/2019	Revision / Upgrade Description:					
Drawn:	KD	First Issue					
Checked:	PC						
Approved:	JC						



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX



Site Name:  
**NEWSPRING FARM 188097**

Site ID:  
**1108190**

Address:  
**LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title:  
**215 MAX CONFIGURATION SITE PLAN**

Project:  
**ATAP**

Purpose of Issue:  
**GENERAL ARRANGEMENT**

EE Cell ID: <b>26278</b>	MBNL Cell ID: <b>MBE047</b>	3UK Cell ID: <b>SB0045</b>
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Master Drawing No: <b>1108190_MBE047_26278_SB0045_M001</b>	Issue: <b>A</b>
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100mm  
50mm  
10mm

NOTE:  
SOLUTION IS SUBJECT  
TO SP CONSENT

C/L OF PROPOSED ANTENNAS  
23.90m AGL

TOP OF TOWER  
25.00m AGL

PROPOSED 12No. ANTENNA APERTURES  
AT 23.9m MEAN, BEARING 0°, 120°, 240°  
C/W 24No. RRU's, 12No. MHA's, 12No. RF  
ROUTERS & 6No. BOBS

Antenna Aperture ID	Proposed 4G/5G Bearing
A1	0°
A2	0°
A3	0°
A4	0°
B1	120°
B2	120°
B3	120°
B4	120°
C1	240°
C2	240°
C3	240°
C4	240°

PROPOSED 2No. 6000 DISHES TO BE  
INSTALLED ON PROPOSED CF31 TOWER

MBNL 3000 AND 6000 DISHES TO BE  
RELOCATED ON PROPOSED CF31 TOWER

VF/TEF ANTENNAS TO BE RELOCATED ON PROPOSED  
CF31 TOWER AT SAME HEIGHT & BEARINGS

C/L OF DISHES  
20.0m AGL

PROPOSED 25m HIGH CF31  
TOWER ON 7.7m x 7.7m  
CONCRETE PAD FOUNDATION

NEW GANTRY POSTS & 600 WIDE CABLE  
LADDER FOR PROPOSED & EXISTING FEEDERS

PROPOSED 1.8m HIGH CHAINLINK FENCE  
TOPPED WITH 3 STRANDS BARBED WIRE

EXISTING METER CABINET IN COMPOUND  
FENCELINE C/W GENERATOR CHANGEOVER  
SWITCH & 3PHASE 100A SUPPLY TO BE REUSED

EXISTING GANTRY POST TO REMAIN

EXISTING NODE B CABINET ON  
CONCRETE BASE TO REMAIN

PROPOSED 8No. NEW CABINETS  
TO BE INSTALLED ON EXISTING  
CONCRETE BASE

VF/TEF ELTEK OUTDOOR PSU  
CABINET ON CONCRETE BASE

1.8m HIGH CHAINLINK FENCE TOPPED  
WITH 3 STRANDS BARBED WIRE &  
DOUBLE SITE ACCESS GATES

EXISTING SHED TYPE STRUCTURE TO BE DEMOLISHED  
TO ALLOW COMPOUND EXTENSION

GROUND LEVEL  
+0.00m DATUM

PROPOSED MAX CONFIGURATION ELEVATION A

Scale 1:100



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	Acquisition Trial	Planning	A
Date:	14/02/2019	Revision / Upgrade Description:		
Drawn:	KD	First Issue		
Checked:	PC			
Approved:	JC			



Mobile Broadband Network Limited  
Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX



Site Name:  
**NEWSPRING FARM 188097**

Site ID:  
**1108190**

Address:  
**LONDON ROAD  
TOPPLERS HILL  
BIGGLESWADE  
BEDFORDSHIRE  
SG18 9SZ**

Title:  
**265 MAX CONFIGURATION ELEVATION**

Project:  
**ATAP**

Purpose of Issue:  
**GENERAL ARRANGEMENT**

EE Cell ID: <b>26278</b>	MBNL Cell ID: <b>MBE047</b>	3UK Cell ID: <b>SB0045</b>
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Master Drawing No: <b>1108190_MBE047_26278_SB0045_M001</b>	Issue: <b>A</b>
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100mm

50mm

10mm

# COUNCILS & CONNECTIVITY

How local government can help to build mobile Britain

September 2018







**BUILDING  
MOBILE  
BRITAIN**



92%



of UK premises have mobile services from all four operators.  
(Ofcom)

According to the *Future Connectivity Challenge Group*, the UK's leadership in **5G** could result in the opportunity to create

£173 billion

of incremental UK GDP growth over a ten-year period from **2020** to **2030**.

Mobile data use predicted to rise to

90gb per month by **2025**.

(Three UK customer prediction based on Ofcom Mobile Data Strategy, 2016)

Average monthly user data consumption

1.9gb in **2017**.

(Ofcom)

£2 billion

mobile operators **annual investment** in new network infrastructure.

(Mobile UK)

92 million

**active** mobile subscribers.

(Ofcom, Communications Market Report, 2018)

18%

the proportion of adults who live in a **mobile-only** home.

(Ofcom, Fast Facts, 2017)

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# About Building Mobile Britain

Building Mobile Britain is a campaign that supports the mobile industry's collaboration with national and local government, regulators, industry, consumers and citizens to overcome the challenges to expanding mobile networks, whilst also developing innovative services for customers.

Building Mobile Britain is run by Mobile UK, the trade association for the UK's mobile network operators – EE, O2, Three and Vodafone. The mobile network operators are determined to continually improve and to expand the UK's mobile capacity.

For further information about Building Mobile Britain visit: <http://www.buildingmobilebritain.org.uk>

For further information on the work of Mobile UK visit: <http://www.mobileuk.org/>



## About this publication

This document outlines the mobile industry's view on how local government can create an environment that is conducive to the building of mobile infrastructure. It has been written so as to be relevant to all tiers of local government – and to any body interested in local economic development. The analysis and recommendations included in the following chapters have been developed from desk research and conversations with representatives of the mobile industry and local government. Thanks go to those who took the time to help inform the content of this publication. This report was produced by Policy Points, a research organisation specialising in evidence based policy making.

# The need for mobile industry and local government collaboration

The UK's mobile connectivity is getting better and better. Indoor call coverage from all four mobile networks is now available in **92%** of UK premises; data coverage from all operators is now available in **88%** of UK premises.<sup>i</sup> This has been achieved by the mobile industry investing billions of pounds every year into network capacity, coverage and capability.

The investment in mobile infrastructure will continue and it will evolve. Just as the use of 4G mobile technology becomes widespread, the adoption and use of 5G mobile technology needs to be planned and implemented. Getting this right is important for three reasons:

- 1. Mobile connectivity is essential to the future success of the economy.** The combined value of 4G and 5G mobile connectivity is estimated to add £18.5bn to the economy by 2026.<sup>ii</sup>
- 2. Mobile connectivity is essential to creating a better society.** Digital inclusion can help people gain employment, become more financially secure and improve health and well-being.<sup>iii</sup>
- 3. Mobile connectivity is essential to fulfilling the potential of new technologies.** Innovations such as Artificial Intelligence and connected cars will change how we work, spend our leisure time and run our public services.<sup>iv</sup>

The mobile industry has been able to enhance mobile connectivity across most of the country. But there is more to be done:

- There is demand for mobile connectivity in areas where geography, logistics or economics – or a combination of all three – make it difficult.
- Mobile network capacity needs to grow to meet the demand of mobile users, who are consuming ever increasing amounts of data.

Local government has a key role in addressing these issues because the mobile industry cannot address them alone. Therefore, this report makes recommendations and offers guidance for how mobile network operators and local government can collaborate to create an environment that encourages the build of mobile infrastructure. The recommendations and guidance are presented under three themes:

- **Adopting a proactive approach** – Leadership and political will can provide impetus that improves the mobile connectivity outcomes for residents.
- **Planning for the long-term** – Because of its importance to economic outcomes, mobile connectivity needs embedding into every aspect of local government's strategic thinking.
- **Build partnerships and share best practice** – The full potential of mobile connectivity cannot be realised unless there is collaboration and exchange of ideas.

The recommendations and guidance under these themes have been designed so that they can be applied despite significant financial pressures faced by local government, e.g. Local Authority spending on planning and development services fell by more than 50% in real terms between 2011-12 and 2016-17.<sup>v</sup>

It is important to note that alongside the recommendations made in this report other improvements are required to streamline network rollout – such as reduced regulatory burdens, a consistent planning regime, and a supportive tax system. As such, while the recommendations discussed in this document will provide opportunities to improve the environment mobile operators and local government work within, they are not guarantees to enhance connectivity and coverage.



1

# ADOPT A PROACTIVE APPROACH

Local government can create the right environment to improve mobile connectivity by:

- 1. Showing leadership and political will.** Local government should see mobile connectivity as a way to improve the lives of residents and not just as a way to raise revenue. There are numerous examples of how different local organisations – combined authorities, local authorities and local enterprise partnerships (LEPs) – have promoted the economic and social benefits that flow from good mobile connectivity.
- 2. Creating local government ‘digital champions’.** This could be a Local Authority cabinet post or committee focussed on mobile connectivity, a senior role dedicated to making better use of mobile/digital technology (such as a Chief Digital Officer) or a council officer with responsibility to improve mobile connectivity. Equally, when local government is a proactive user of mobile technology it is more likely to be a proactive enabler of mobile technology.
- 3. Providing training to ensure appropriate skills and knowledge.** A key example of this is ensuring planning officers are aware of the requirements of mobile infrastructure. In the past, mobile operators have played their part by providing local planning authorities with professional development workshops on technological and other advances within telecommunications.
- 4. Lobbying to remove the barriers to mobile infrastructure deployment.** Local government can use its influence to improve the environment for investment in mobile infrastructure. For example, if a planning regulation is thought to act as a barrier to the deployment of mobile infrastructure, local government should make representations to the Ministry of Housing, Communities and Local Government.



When local government is proactive it can catalyse significant change and improvement. This has been demonstrated by metro mayors, who have set clear priorities in policy areas such as transport and housing. It has also been demonstrated by the successful campaigns run by local authorities, examples of which have addressed issues such as fly-tipping and poor public health outcomes.<sup>vi</sup>

The four recommendations above have been inspired by existing examples of local government proactivity on mobile connectivity, some of which are as follows:

- 1. Showing leadership and political will.** Some metro mayors have developed – or have started to develop – ambitious digital strategies that include mobile. Some councils – as set out in the cases studies in this document – have committed financial resources to mobile connectivity. Some LEPs have funded programmes related to mobile connectivity.
- 2. Creating local government ‘digital champions’.** Survey evidence has found that around half of councils have a cabinet member that champions digital issues.<sup>vii</sup> London has a Chief Digital Officer, and the West Midlands and Tees Valley combined authorities have stated intentions to hire one. Collaborations between local bodies – such as “Connecting Cambridgeshire” – are helping to drive a digital agenda. Norfolk County Council has a Digital Innovation and Efficiency Committee.
- 3. Providing training to ensure appropriate skills and knowledge.** Some local authorities have job roles based upon improving mobile connectivity. Others have hired staff with experience in the telecommunications industry and have lent neighbouring councils this expertise.
- 4. Lobbying to remove barriers to mobile infrastructure deployment.** The remit of the DCMS’s Barrier Busting Taskforce is to tackle the barriers to the rollout of full fibre and mobile equipment. Action has been identified as reducing the cost of street works, liberalising the planning regime and simplifying wayleave agreements. The Taskforce was only able to identify some barriers to rollout because key stakeholders made representations to them.<sup>viii</sup>

The above approaches demonstrate that is not just the most senior within a local government organisation that can be proactive in changing the environment for investment in mobile infrastructure. Indeed, previous research on the local government workforce has convincingly argued for a cultural shift towards allowing more junior members of staff to take initiative and make decisions.<sup>x</sup>

## CASE STUDY

### Cambridgeshire & Peterborough Combined Authority – Setting a clear direction

The Connecting Cambridgeshire digital programme – which has had notable success in rolling out superfast broadband – is being extended to generate further improvements to mobile, broadband and public wi-fi coverage. It is a proactive approach, which not only seeks to understand the barriers that prevent mobile connectivity from being improved, but also aims to break those barriers down.

The programme has political support from the mayor and a fully-funded and dedicated delivery team. The team is called the Enabling Digital Delivery (EDD), and it will support plans for full fibre networks, 5G mobile and improvements to mobile coverage. The intention is to improve network coverage across the whole geography of the county – including A and B roads, and rail services by 2022.

The EDD has several other responsibilities that will support it in its aims to improve mobile connectivity. These are: developing relationships with mobile network operator working across multiple public sector bodies and boundaries; and, being the point of contact to coordinate wayleaves, street works licences and planning, and making public sector assets available.

Sources<sup>x</sup>





# PLAN FOR THE LONG-TERM

Local government can create the right environment to improve mobile connectivity by:

- 1. Embedding mobile connectivity in plans for local economic development.** The development of mobile infrastructure should be included in Local Plans and all other types of local economic strategy – including those produced by LEPs. This will mean that the importance of mobile connectivity is always considered when thinking about future economic outcomes.
- 2. Auditing public sector assets as potential locations for mobile infrastructure.** Using public buildings, structures and open land to install mobile infrastructure has supported widespread improvements to connectivity. The charge for use of these assets should be set on the basis set out in the Electronic Communications Code, and not at rates that disincentivise investment. This will ensure that connectivity is valued over revenue.
- 3. Learning lessons from the rollout of broadband.** There are numerous examples – such as Connecting Devon and Somerset and Connecting Cambridgeshire – of how concerted effort has improved broadband provision in local areas. For instance, Connecting Devon and Somerset uses collaborations that involve different tiers of local government, local economic development funding and private providers to achieve its objectives. These examples can be used as a template for providing better mobile connectivity, while recognising that broadband provision benefitted from higher levels of public investment.
- 4. Utilising economic development funds.** There are examples of local authorities supporting the deployment of mobile infrastructure by tapping into funds for local economic development. For example, via the use of LEP funds or through central government funds for economic development.





Mobile connectivity is critical to the success of our economy now and in the future. Because of this, local government should embed mobile connectivity into all long-term thinking on economic development – not doing so would marginalise mobile connectivity as an essential component of economic growth. Two examples are:

- **Including mobile connectivity in Local Plans.** At present, this does not happen as a matter of course – many local plans do not make any reference to mobile connectivity and when they do can include outdated information.
- **Working with LEPs to include mobile connectivity in Strategic Economic Plans.** There is undoubtedly opportunity to do this, as many LEPs depend on their Local Authority partners for staff and expertise.<sup>xi</sup>

The substance of long-term thinking should focus upon *what* mobile connectivity needs to be delivered, *where* it can be delivered and *how* it can be delivered. Action could include:

- **Building a comprehensive understanding of local mobile connectivity.** This could help to understand *what* mobile connectivity needs to be delivered. Ofcom provides data of the indoor, outdoor and 4G coverage of the major network operators.
- **Auditing public sector assets as potential locations for mobile infrastructure.** This could help to understand *where* mobile connectivity can be delivered. For example, Norfolk County Council has publicly stated that it wants to use its assets to improve the consistency and quality of mobile voice and data coverage.<sup>xii</sup>
- **Learning lessons from how outcomes related to broadband were improved.** This could help to understand *how* mobile connectivity can be delivered. For instance, some local areas have facilitated the roll-out of broadband networks by aggregating public sector demand. This could include considering how council offices, libraries, schools, and other buildings from which local services are delivered.<sup>xiii</sup>

There are options to fund these actions outside of existing council budgets. Local economic development funds could be – and have been – used to support the build of mobile infrastructure. An understanding of the funds that are available is important if they are to be used; central government funding for local economic growth is subject to significant churn.<sup>xiv</sup>

## CASE STUDY

### Norfolk County Council – Planning for a new commercial environment

Norfolk County Council created its Digital Innovation and Efficiency Committee in the summer of 2017. The Committee's remit includes: extending access to superfast broadband across Norfolk; using technology to better deliver Council services; and, championing the ambition to improve digital and mobile connectivity by working with the government and telecoms industry.

The Committee has assessed how the new Electronic Communications Code (ECC) will affect income from telecommunications equipment on the council's property estate. It concluded that the ECC may lead to a reduction in income, but that reduced rents may open-up new sites for mobile operators to use that were not previously economically viable. The decision was to apply new rates quickly to allow operators to commit to new sites. In other words, the council prioritised connectivity over income because of the economic and community benefits it can bring.

To help understand where connectivity is needed, the Committee commissioned a survey to get a better picture of mobile voice and data coverage within the county – the survey was conducted along more than 3,400 miles of Norfolk's roads and at 30 railway stations and on mainline railways. The findings included how many call attempts were successful, where mobile 3G and/or 4G data coverage could be accessed, and how many attempts to browse the web and stream video using mobile data were successful.

The results will be used to work in partnership with mobile providers to improve coverage and tackle notspots. Not only this, but the Council has made the survey data freely available, allowing anybody to analyse mobile connectivity within their area.

Sources<sup>xv</sup>



Norfolk County Council



3

# BUILD PARTNERSHIPS AND SHARE BEST PRACTICE

Local government can create the right environment to improve mobile connectivity by:

- 1. Exploring different models of collaboration with the mobile industry.** Examples of current partnerships include regular catch-up meetings and roundtables, which support a collaborative approach between the mobile industry and local political and business leaders.
- 2. Sharing best practice and skills with other local bodies.** The sharing of best practice is already happening in new structure of local government and economic development, such as combined authorities and Midlands Connect.
- 3. Building internal links between departments – barrier busting at a local level.** Ensuring that there are strong links between economic development and planning directorates within local authorities is crucial for a joined-up approach to mobile connectivity.
- 4. Establishing “connectivity considerations” as best practice in the planning phase of new developments.** Any development – from upgrades to the road network to new housing estates – should consider connectivity requirements prior to construction beginning, not after construction is complete. At its most basic level, the planning for large-scale developments should include an impact assessment that looks at mobile coverage needs.



Local authorities developing closer relationships with other organisations has frequently been referenced as a way of working that delivers better outcomes.<sup>xvi</sup> For example, guidance on how local authorities and housing associations can work together states that, “*Partnership working is fundamental to meet and manage housing need and demand*”.<sup>xvii</sup> It should be noted that mobile operators already do a lot in partnership with public organisations, such as providing connectivity for the emergency services and providing solutions to improve the efficiency of frontline workers.<sup>xviii</sup>

As the recommendations in this section suggest, partnership to support the development of mobile connectivity can be made between very different stakeholders – from councils working with other councils, to councils working with community groups. The nature of the collaboration can vary significantly. For example, the partnership between a council and a LEP in a rural area will likely be quite far removed from the partnership between a council and a mobile operator in an urban area.

There are also ways in which partnerships are facilitated by institutions and legislation. Examples are:

- **The London Office of Data Analytics.** LODA was set up to maximise the use of data in benefiting public service delivery – it has facilitated collaboration between front-line staff tasked with finding new ways of doing things.<sup>xix</sup>
- **The ‘Duty to Cooperate’.** There is a legal duty on local planning authorities, county councils in England and public bodies, “...to engage constructively, actively and on an ongoing basis” to maximise the effectiveness of Local Plans in cross-border boundary matters.

Partnerships can aid the sharing of best practice, which promotes good ideas and leads to better outcomes. One idea for a best practice approach is to establish “connectivity considerations” in the planning phase of new developments to prevent connectivity issues from arising. This will help to head-off potential connectivity issues arising from complications such as the serving of Notices to Quit to operators – in this instance, alternative sites are often difficult to find, impacting on existing mobile coverage.

## CASE STUDY

### North Yorkshire County Council – Three key partnerships

North Yorkshire is the largest rural county in England. To help address the typical mobile connectivity issues faced by rural communities, NYCC created the role of “Programme Manager – Mobile Phone Coverage”. The creation of this role has allowed three key partnerships to be forged that will create a better environment to improve mobile connectivity:

- 1. Partnership One – new links with mobile operators.** Initially, meetings were held on a one-on-one basis with mobile operators and then collectively at a roundtable event facilitated by Mobile UK. The purpose of developing these links was to understand what the operators’ plans were for the roll-out of infrastructure, how the council can assist in this and develop a closer working relationship.
- 2. Partnership Two – understanding the approaches of planning authorities and economic strategy departments.** This helped to build an understanding of why mobile infrastructure was not going ahead. As a result, the role holder now gets asked by both mobile operators and district councils to review and assist in planning applications.
- 3. Partnership Three – accessing funding from the LEP.** The council has been granted £1m from the York, North Yorkshire and East Riding Enterprise Partnership’s Local Growth Fund. The funding will support improvements in mobile infrastructure.

The next stage of work for the council is to get a better understanding of the not-spots within the county and understand what other funding is available to facilitate the build of mobile infrastructure. An exercise is also underway to understand if business rate relief can be deployed to support the build of mobile infrastructure.




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# How do you perform? A checklist for councils to support mobile connectivity

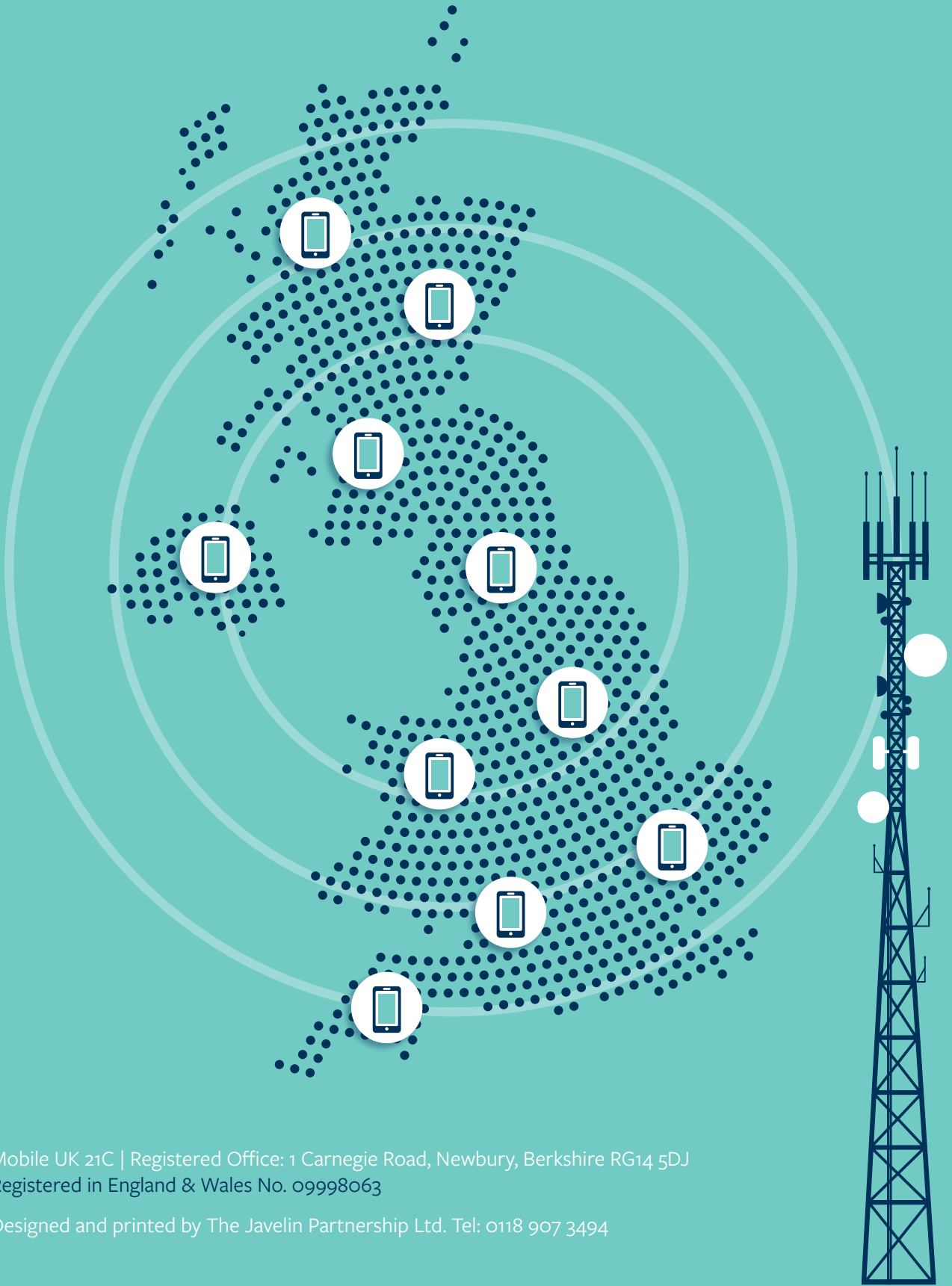
<b>ADOPT A PROACTIVE APPROACH</b> 	<b>ACTION</b>	<b>IN PLACE</b>
	Show leadership and political will.	<input type="checkbox"/>
	Create local government 'digital champions'.	<input type="checkbox"/>
	Provide training to ensure appropriate skills and knowledge.	<input type="checkbox"/>
<b>PLAN FOR THE LONG-TERM</b> 	<b>ACTION</b>	<b>IN PLACE</b>
	Embed mobile connectivity in plans for local economic development.	<input type="checkbox"/>
	Audit public sector assets as potential locations for mobile infrastructure.	<input type="checkbox"/>
	Learn lessons from the rollout of broadband.	<input type="checkbox"/>
<b>BUILD PARTNERSHIPS AND SHARE BEST PRACTICE</b> 	<b>ACTION</b>	<b>IN PLACE</b>
	Explore different models of collaboration with the mobile industry.	<input type="checkbox"/>
	Share best practice and skills with other local bodies.	<input type="checkbox"/>
	Build internal links between departments.	<input type="checkbox"/>
	Establish "connectivity considerations" as best practice in the planning phase of new developments.	<input type="checkbox"/>





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Offence	Number	% of Total	Cum %
Theft from shops and stalls	11	17.46%	17.46%
Assault without Injury - Common assault and battery	10	15.87%	33.33%
Assault occasioning actual bodily harm (ABH)	6	9.52%	42.86%
Harassment - without violence (course of conduct)	6	9.52%	52.38%
Theft from a motor vehicle	5	7.94%	60.32%
Sec 4 POA Fear or provocation of violence	3	4.76%	65.08%
Sec 4a POA Causing intentional harassment, alarm or distress	2	3.17%	68.25%
Burglary - Business And Community	2	3.17%	71.43%
Sending letters etc with intent to cause distress or anxiety	2	3.17%	74.60%
Other criminal damage, other (Under £5,000)	2	3.17%	77.78%
Having possession of a controlled drug - Class B - Cannabis	2	3.17%	80.95%
Interference with a motor vehicle	2	3.17%	84.13%
Unauthorised taking of a motor vehicle	1	1.59%	85.71%
Theft if not classified elsewhere	1	1.59%	87.30%
Having possession of a controlled drug - Class A - Other	1	1.59%	88.89%
Theft in a dwelling other than from automatic machine or meter	1	1.59%	90.48%
Burglary - Residential - Non-Dwelling	1	1.59%	92.06%
Theft of a motor vehicle	1	1.59%	93.65%
Theft or Unauthorised Taking of a Pedal Cycle	1	1.59%	95.24%
Other criminal damage to a building other than a dwelling +£5,000	1	1.59%	96.83%
Abstracting electricity	1	1.59%	98.41%
Other criminal damage to a vehicle (Under £5,000)	1	1.59%	100.00%
<b>Grand Total</b>	<b>63</b>	<b>100.00%</b>	
Offence	Number	% of Total	Cum %
Harassment - without violence (course of conduct)	7	21.88%	21.88%
Theft from shops and stalls	5	15.63%	37.50%
Assault occasioning actual bodily harm (ABH)	3	9.38%	46.88%
Supplying or offering to supply a controlled drug - Class A - Cocaine	2	6.25%	53.13%
Burglary - Residential - Dwelling	2	6.25%	59.38%
Sec 4 POA Fear or provocation of violence	2	6.25%	65.63%
Theft from a motor vehicle	1	3.13%	68.75%
Burglary - Residential - Non-Dwelling	1	3.13%	71.88%
Theft if not classified elsewhere	1	3.13%	75.00%
Theft of Mail	1	3.13%	78.13%
Theft by an Employee	1	3.13%	81.25%
Assault without Injury - Common assault and battery	1	3.13%	84.38%
Attempted - Theft from shops and stalls	1	3.13%	87.50%
Sending letters etc with intent to cause distress or anxiety	1	3.13%	90.63%
Possession of a controlled drug with intent to supply - Class B - Cannabis	1	3.13%	93.75%
Stalking involving serious alarm/distress	1	3.13%	96.88%
Sec 4a POA Causing intentional harassment, alarm or distress	1	3.13%	100.00%
<b>Grand Total</b>	<b>32</b>	<b>100.00%</b>	












Offence	Number	% of Total	Cum %
Theft from shops and stalls	5	26.32%	26.32%
Theft from a motor vehicle	3	15.79%	42.11%
Assault without Injury - Common assault and battery	2	10.53%	52.63%
Theft or Unauthorised Taking of a Pedal Cycle	1	5.26%	57.89%
Theft by an Employee	1	5.26%	63.16%
Attempted - Robbery (Personal) (Indictable)	1	5.26%	68.42%
Theft from automatic machine or meter	1	5.26%	73.68%
Harassment - without violence (course of conduct)	1	5.26%	78.95%
Theft of a motor vehicle	1	5.26%	84.21%
Racially or religiously aggravated harassment, alarm or distress	1	5.26%	89.47%
Assault occasioning actual bodily harm (ABH)	1	5.26%	94.74%
Sending letters etc with intent to cause distress or anxiety	1	5.26%	100.00%
<b>Grand Total</b>	<b>19</b>	<b>100.00%</b>	



## Biggleswade Recorded Crime for February 2019

Offence	Crime Recorded Month						Trend
	Sep-2018	Oct-2018	Nov-2018	Dec-2018	Jan-2019	Feb-2019	
Theft from shops and stalls	27	33	32	16	30	20	
Harassment - without violence (course of conduct)	3	2	6	4	4	13	
Assault without Injury - Common assault and battery	15	8	11	7	10	12	
Assault occasioning actual bodily harm (ABH)	3	9	6	11	4	10	
Theft from a motor vehicle	7	10	3	5	4	9	
Sec 4 POA Fear or provocation of violence	3	2	3	1	5	5	
Sending letters etc with intent to cause distress or anxiety	4	0	1	4	7	4	
Sec 4a POA Causing intentional harassment, alarm or distress	3	4	4	0	1	3	
Supplying or offering to supply a controlled drug - Class A - Cocaine	0	0	0	0	0	2	
Burglary - Business And Community	6	3	3	3	5	2	
Theft by an Employee	0	0	0	0	1	2	
Burglary - Residential - Dwelling	3	1	4	4	4	2	
Theft of a motor vehicle	2	1	0	0	3	2	
Interference with a motor vehicle	2	3	2	1	0	2	
Theft or Unauthorised Taking of a Pedal Cycle	4	1	1	3	1	2	
Other criminal damage, other (Under £5,000)	2	0	1	7	1	2	
Theft from automatic machine or meter	1	1	0	0	0	1	
Racially or religiously aggravated harassment, alarm or distress	0	1	0	0	0	1	
Theft if not classified elsewhere	11	6	7	5	6	1	
Having possession of a controlled drug - Class B - Cannabis	2	2	2	2	1	1	
Theft of Mail	0	0	0	0	0	1	
Burglary - Residential - Non-Dwelling	5	2	0	1	1	1	
Attempted - Theft from shops and stalls	3	1	2	0	0	1	
Stalking involving serious alarm/distress	0	0	0	0	0	1	
Theft in a dwelling other than from automatic machine or meter	0	1	0	1	1	1	
Other criminal damage to a building other than a dwelling +£5,000	0	0	0	0	0	1	
Having possession of a controlled drug - Class A - Other	0	0	0	0	0	1	
Other criminal damage to a vehicle (Under £5,000)	5	3	3	2	7	1	
Possession of a controlled drug with intent to supply - Class B - Cannabis	0	0	0	0	1	1	
Abstracting electricity	0	0	0	0	0	1	
Intimidating a juror or witness or person assisting in investigation	0	0	1	0	0	0	

Other criminal damage, other (£5,000 and over)	1	0	0	1	0	0	
Malicious Communications	0	6	0	0	0	0	
Aggravated Burglary - Business And Community	0	0	0	0	1	0	
Unauthorised taking of a motor vehicle	0	0	0	1	2	0	
Possession of a controlled drug with intent to supply - Cannabis	0	0	0	1	0	0	
Having an article with a blade or point in a public place	2	0	0	0	0	0	
Aggravated Burglary - Residential - Dwelling	0	0	0	0	1	0	
Other criminal damage to a building other than a dwelling (£5,000 and over)	0	1	0	0	0	0	
Racially or religiously aggravated common assault or beating	0	0	0	0	1	0	
Blackmail (Indictable)	0	0	0	1	0	0	
Racially or religiously aggravated Harassment without violence	0	0	0	1	0	0	
Affray	0	0	1	0	0	0	
Attempted - Robbery (Personal) (Indictable)	1	0	0	1	1	0	
Arson endangering life (Indictable)	1	1	0	0	0	0	
Receiving stolen goods	0	0	0	0	1	0	
Having possession of a controlled drug - Class A - Heroin	1	0	0	0	0	0	
Possession of offensive weapon	0	1	0	0	0	0	
Racially or religiously aggravated assault	0	1	0	0	0	0	
Robbery (Personal) (Indictable)	1	0	1	1	4	0	
Intimidating or intending to intimidate a witness	0	1	0	0	0	0	
Controlling/Coercive behaviour	0	0	0	0	3	0	
Other criminal damage to a vehicle (£5,000 and over)	0	0	2	0	2	0	
Aggravated vehicle taking	0	0	0	1	0	0	
Threats to kill	1	0	0	0	1	0	
Sec 5 POA Harassment, alarm or distress	2	1	0	2	0	0	
Wounding with intent to do grievous bodily harm (Indictable)	0	0	0	1	0	0	
Having possession of a controlled drug - Class A - Cocaine	0	0	0	1	1	0	
Harassment - Putting people in fear of violence	2	1	1	0	0	0	
Sexual	5	1	3	2	6	0	
Theft from the person of another	3	1	1	0	0	0	
Attempted - Theft from the person of another	0	0	0	1	0	0	
Harassment - which amounts to stalking	1	0	0	0	0	0	
Attempted - Theft in a dwelling	0	0	0	1	0	0	
Assault Police - Assault occasioning actual bodily harm (ABH) (S.47)	1	0	0	0	0	0	
Hold person in slavery or servitude	0	0	0	0	1	0	
Harassment etc. of a person in his home	0	1	0	0	0	0	
Attempted Burglary - Business And Community	0	1	0	1	2	0	

Assault without injury on a constable (Police Act offence)	0	2	0	0	0	0	
Making off without payment	1	1	1	1	0	0	
Threaten with a blade or sharply pointed article in a public place	0	1	0	0	0	0	
Other criminal damage to a building other than a dwelling (Under £5,000)	2	0	0	0	1	0	
Voyeurism	0	1	0	0	0	0	
Attempted Burglary - Residential - Dwelling	0	5	0	2	1	0	
Sexual	0	1	0	0	0	0	
Other criminal damage to a dwelling (£5,000 and over)	0	1	0	0	1	0	
Other criminal damage to a dwelling (Under £5,000)	3	2	3	1	5	0	
Robbery (Business) (Indictable)	0	1	0	0	1	0	
<b>Grand Total</b>	<b>139</b>	<b>126</b>	<b>105</b>	<b>98</b>	<b>133</b>	<b>106</b>	

## Development Management

**Central Bedfordshire Council**  
Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
www.centralbedfordshire.gov.uk



Mr Catchpole  
4 The Old Courthouse  
Saffron Road  
Biggleswade  
Beds  
SG18 8DL

**Contact** Pat Longland  
**Direct Dial** 0300 300 4431  
**Email** planning@centralbedfordshire.gov.uk  
**Your Ref** Catchpole  
**Date** 26 February 2019

Dear Mr Catchpole,

**Town & Country Planning Act 1990**  
**Section 211 Notice**

**NOTIFICATION OF TREE WORKS - CONSERVATION AREA**

**Application No:** CB/TCA/19/00031  
**Proposal:** Works to trees within a Conservation Area: Fell 1 Acacia tree (T11) and prune 1 Acacial tree (T12) as shown on the applicants sketch plan. The trees are located near the car park entrance.  
**Location:** Within the Car Park of 1 Chestnut Avenue, Biggleswade, SG18 0LL

I refer to your notification of 21 January 2019 concerning proposed works to a tree located in the **Biggleswade** Conservation Area.

Following an inspection on , I am of the opinion that the works undertaken should be as follows:

- 1 Carry out work detailed in the application.

Yours sincerely,

Pat Longland  
**Trees & Landscape Officer**

### East West Rail Company - Parish & Town Council Engagement

East West Rail has held 6 meetings across the area most immediately affected by the five rail route options they are consulted on. Two of these meetings were for Bedfordshire P&TCs, the first in Sandy hosted by the Town Council and the second in Bedford. 24 parishes were each invited to send two delegates to a meeting. Some Cambridgeshire parish representatives also attended the Sandy meeting.

On 28<sup>th</sup> February in Sandy the room was set up for round-table discussions. In a brief introduction it was explained that the event was a separate aspect of the consultation, EWR was seeking a rich level of feedback from P&TCs. Representatives were asked to split up and start conversations with people from other parishes regarding specific issues of concern or priority with them. Half an hour was allowed for this general discussion, and then each table reported back on questions/issues raised. Will Gallagher, Strategic Director of EWR Company then romped through four sets of questions at speed:

He agreed that certain areas would be given special protection – ancient woodlands, SSIs, RSPB. EWR would look to mitigate loss and would take measures to achieve environmental net gain.

Government had stipulated diesel trains at this point. The line would not be electrified, but new technologies were emerging and may be available by the time the line is built. There would be two tracks - one up and one down, with passing loops for freight. Initially trains would have three or four cars.

If a new station were built north of Sandy, depending on the distance involved the existing Sandy station may remain viable, or not. Route A with a station at Sandy south would be cheapest for the tax payer and fastest for passengers, but there are other implications. It would serve existing communities and would not rely on development at Bassingbourn. However, cost must be weighed up against benefit and opportunity. If the benefits of economic growth offset project costs then other routes might be preferable.

The option to approach Cambridge from the north (as proposed by CamBedRailRoad) is off the table at present, but not absolutely dead. The northerly route would serve existing communities but would not facilitate growth.

It was acknowledged that a railway should sit at the heart of a connected community with good tie-ins with roads, buses and parking. Joined up strategic thinking on major infrastructure projects is pursued through groups such as the Strategic Transport Forum and Oxford to Cambridge Arc Working Group.

Mayor Dave's views were known. Bedford Midland station would be a more expensive option than a Bedford South, although there were factors in its favour.

The line would be part-funded by developer contributions, but once the Government has made the investment decision it would see the project through even if developer contributions fell short.

Will Gallagher assured delegates that EWR aimed to be open, honest and up-front with people - to keep them informed, make clear any timetable slippage. This was only the beginning of the consultation process.

Louise Ashmore  
6.3.19

# A Neighbourhood Plan for Biggleswade



## Your views matter

Biggleswade Town Council has decided that a Neighbourhood Plan is required for Biggleswade. If approved by residents in the town it will become Planning Guidance and will shape the way that various aspects of the town develop. We would like to know more about the priorities you think should be included in the plan.

Neighbourhood plans are a way for local communities to influence planning policy within the area in which they live and work. They can be used to develop a shared vision for the neighbourhood including where new homes, shops and other facilities should be built and what they look like.

Our vision for Biggleswade is that it should be a thriving, large market town with individual shops, services and leisure offer in the town centre, retail and business parks to the south of the town and plenty of green spaces to enjoy the open air.

There are national plans for infrastructure which will have a massive impact on East Bedfordshire – the Oxford/Cambridge Expressway, East/West Rail and possible improvements to the A1. We already have the East Coast Main Line. This infrastructure will inevitably lead to further demand both for housing and for business premises in our part of the county.

The Town Council recognises this and, whilst not welcoming the prospect unreservedly, wishes to work with all the relevant organisations to plan for future growth in the parish whilst preserving and enhancing the town's character and role as a Market Town.

The Neighbourhood Plan must work with, and not contradict, Central Bedfordshire Council's Local Plan so we must take into account the housing numbers which are allocated in the Draft Plan which CBC has submitted to Government. We also realise that, although currently unallocated, the land for a further 4,500 houses has been designated by CBC as 'Future Development Land' and is likely to be allocated when the Local Plan is revised. Three thousand of those houses will be in neighbouring parishes, Sutton and Dunton, but they will have a massive impact on Biggleswade, particularly for access to the town centre, to the railway and the A1.

Neighbourhood Plans can be far-reaching but the Town Council's aim is to concentrate on those aspects of planning which are of most immediate concern and are brought up most often by local people.

Five themes have been identified to be covered in the Neighbourhood Plan for Biggleswade. Your views are important to help shape the way that the Neighbourhood Plan will develop.

1. *Town Centre*
2. *Transport & Parking*
3. *Design Guide*
4. *Green Spaces*
5. *Leisure & Recreation*

### Neighbourhood Plan Engagement Events

- Wednesday 20<sup>th</sup> March, 4-8pm at the Old Court House, 4 Saffron Road, Biggleswade SG18 8DL
- Thursday 21<sup>st</sup> March, 4-8pm at the Orchard Community Centre, Sullivan Court, Erlensee Way, Biggleswade SG18 8SZ

**This survey will be available to be completed shortly. Responses can be completed online or in paper form. The deadline for responses is 26<sup>th</sup> March 2019.**

**OUTCOME OF CBC DETERMINED PLANNING**

2018						
ADDRESS	APPLICATION NO.	COMMITTEE DATE	BTC DECISION	DESCRIPTION	CBC OUTCOME/ DATE	"CALLED IN"
Baden Powell Way, Land to the East of	18/02458/OUT	14/08/2018	14/08/18 Objection raised 21/08/18 Reconsidered - No Objection. However, a number of concerns and points were raised and need to be taken into consideration. Concerns were raised that the design is currently too intrusive and that a flood risk assessment should be undertaken.	Hybrid application seeking: Full planning permission for 240 dwellings (Use Class C3), up to 300sqm of community building (Use Classes A1, A2, A3, B1 and D1), associated access and hard and soft infrastructure including site access, internal roads, car parking, footpaths, cycleways, drainage and utilities; and Outline planning permission with all matters reserved for subsequent approval for up to 1,260 dwellings (Use Class C3), up to 2ha of commercial development (Use Classes A1, A2, A3, A4, A5, B1 a, b, c, B2 ,B8), up to 2.5ha of primary school development (Use Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2), up to 60ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycleways, drainage and utilities and the demolition of existing buildings at the site. This hybrid planning application is for EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and is supported by an Environmental Statement.	Awaiting Decision	
Baden Powell Way, Land to the East of	18/02458/OUT	27/11/2018	No Objection	Outline planning permission for the demolition of existing buildings and development of up to 1,500 dwellings (Use Class C3), up to 2ha of commercial development (Use Classes A1, A2, A3, A4, A5, B1 a,b,c B2,B8), up to 5ha of primary school development (Use Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2), up to 60ha of open space including, play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycleways, drainage and utilities. This planning application is for EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and is supported by an Environmental Statement.	Awaiting Decision	
Blunham Road, 14	18/03861/FULL	13/11/2018	No Objection	Erection of two storey side extension with single storey garage following demolition of outbuildings and garages (amendment to CB/17/01378/FULL).	Granted 01/03/2019	
Bonds Lane & Foundry Lane, Land at	18/02353/FULL	10/07/2018	Objection - BTC would like to see the derelict site developed, however proposal does not take account of parking issues ie Biggleswade does not have adequate parking to accommodate any further similar developments. There are factual errors in the application; Rose Lane car park will not be unrestricted and no parking available in public car parks for residents of this development. No sufficient public transport, the development is too dense and design not in keeping. Also serious concerns over access and egress, in particular for emergency services. Development is Key 4 in Biggleswade Town Centre Strategy and Master Plan.	Demolition of existing vacant and derelict buildings and erection of 50 residential apartments with associated vehicular access, car and cycle parking,	Awaiting Decision	

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Coltsfoot, 2A	18/04788/FULL	22/01/2019	Objection - on the grounds of highways safety due to increased traffic visiting the property in close proximity to a junction, lack of parking; and increased noise due to number of dogs.	Change of use from an office to a dog grooming salon.	Granted 04/03/2019	
Courtlands Drive, 17	18/01085/FULL	24/04/2018	No Objection	Single Storey Front Extension.	Awaiting Decision	
Fairfield Road, 70	CB/18/04404/VOC	11/12/2018	No Objection	Variation of Condition No.8 on planning application Ref: CB/18/00965/FULL dated 11/05/18 – To regularise the position of the garage as built, substitute drawing Numbers DEP.02.01 & DEP.02.09 with DEP.0201A & DEP.02.09A.	Granted 13/02/2019	
Hawthorn Close,6	18/04488/FULL	22/01/2019	Objection - on the grounds of overdevelopment.	Two storey extension to the side and rear of the Property.	Granted 01/03/2019	
Langford Road, Land West of Langford Road, Holmemills	18/00791/FULL	13/03/2018	No Objection	Erection of new 4 bed dwelling.	Awaiting Decision	
London Road, 115	CB/18/04381/VOC	11/12/2018	No Objection	Variation of Condition 10 of Planning permission CB/17/01023/FULL dated 22/06/2017 - Demolition of existing building and structures. Erection of a one to two and half storey 70-bedroom residential care home (Use Class C2) and associated access, parking and landscaping. Amended plans.	Granted 04/03/2019	
London Road, 115	CB/18/04381/VOC	08/01/2019	No Objection	Erection of a single story extension.	Granted 04/03/2019	
London Road, Land adjacent to A1 Retail Park	18/02302/FULL	10/07/2018	No Objection	Erection of three retail units (Class A1), alterations to access and servicing arrangements, provision of car parking, landscaping works and all other associated physical works.	Granted 21/12/2018	
London Road, 17	18/04664/FULL	22/01/2019	No Objection	Two Storey side extension.	Granted 25/01/2019	
Maple Close, 10	18/04626/FULL	22/01/2019	No Objection	Proposed single storey and first floor front and first floor side extensions.	Awaiting Decision	
Normandy Lane, Unit F2	18/04353/ADV	11/12/2018	Objection - Due to overbearing size of the signs.	Advertisement - Alternative Option with Digital Signage. Various Site Signage Including 5 No. Freestanding Signs, 2 No. Banner Units, 18 No. Dot Signs, 2 No. Play Land Signs And 1 No. Digital Tablet To Booth.	Awaiting Decision	
Pegasus Drive, Stratton Business Park, Biggleswade	18/02305/VOC	10/07/2018	No Objection	Variation of Condition 22 of planning permission CV/17/02166/OUT. Erection of up to 52,000 sqm of B2 and or B8 floor space with ancillary offices, together with associated car parking and landscaping.	Awaiting Decision	
Land South Of, Potton Road, Biggleswade	18/03796/ADV	13/11/2018	No Objection	Advertisement: Illuminated fascia signs, sign-written signs and post signs to new public house.	Granted 17/12/2018	
Rutherford Way, 82	18/04737/FULL	22/01/2019	Objection - on the grounds of overdevelopment.	Proposed two storey side extension & fenestration alterations.	Granted 18/02/2019	
St Andrews Street, Conservation Club	18/04583/FULL	22/01/2019	No Objection	Multiple Single storey rear extensions	Consultation Period	
St Andrews Street, Conservation Club	18/04584/LB	22/01/2019	No Objection	Listed Building: Multiple storey rear extensions.	Awaiting Decision	
Tansey End, 3	18/04707/FULL	22/01/2019	No Objection	Erection of single storey rear extension.	Granted 11/02/2019	
Thames Bank 8	18/04758/FULL	22/01/2019	No Objection	Rear Conservatory.	Granted 11/02/2019	
Ullswater Close, 2	18/04253/FULL	27/11/2018	No Objection	Singe & two storey rear extension.	Awaiting Decision	

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ADDRESS	APPLICATION NO.	COMMITTEE DATE	BTC DECISION	DESCRIPTION	CBC OUTCOME/ DATE	"CALLED IN"
Beech Avenue, 43	19/00263/FULL	26/02/2019	No Objection	Single storey rear extension.	Consultation Period	
Drove Road, 10	19/00055/FULL	12/02/2019	No Objection	Construction of ground floor extension to the side and rear of the property.	Awaiting Decision	
Eagle Farm Road, 6	19/00089/FULL	12/02/2019	No Objection	Demolish existing single-storey front extension, removal of existing bay window at the front, construction of a second storey on top of the existing garage with part two-storey rear extension extending out 5m from the rear wall.	Awaiting Decision	
Laurel View, 4	19/00152/FULL	12/02/2019	No Objection	Proposed loft conversion with rear dormer and front roof lights as well as a second floor extension.	Granted 18/02/2019	
Normandy Lane, Unit F 1	19/00330/FULL	26/02/2019	No Objection	The installation of 2 no. digital Customer Order Displays (COD) with associated overhead Canopies, an amended Play Frame specification and a new Goal Post height restrictor.	Consultation Period	
Rowletts View, 10A	19/00059/FULL	12/02/2019	No Objection	Single storey side extension between dwelling and garage.	Granted 25/02/2019	
Stratton Business Park, Pegasus Drive, Land East of (Phase 6)	19/00066/RM	22/01/2019	No Objection	Reserved matters approval is sought for the appearance, landscaping, layout and scale of 61,427 sq.m (661,201 sq.ft) Distribution Centre (B8 Use), including ancillary office space and VOSA approved vehicle maintenance unit. Following Outline Consent CB/15/3078/OUT.	Consultation Period	
Windermere Drive, 7	19/00086/FULL	12/02/2019	No Objection	Single storey rear extension and first floor side/rear extension.	Awaiting Decision	

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