



**HOUGHTON REGIS TOWN COUNCIL**  
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr Tracey K McMahon** Tel: 01582 708540  
Town Clerk: **Clare Evans** E-mail: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk)

8<sup>th</sup> June 2020

**To: Members of the Planning Committee**  
**Cllrs: D Dixon-Wilkinson (Chairman)**  
**J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and Vacancy.**

(Copies to all Councillors for information)

**Notice of Meeting**

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Tuesday 16<sup>th</sup> June 2020 at 7.00pm.**

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please pre-advise the Head of Democratic Services ([louise.senior@houghtonregis.org.uk](mailto:louise.senior@houghtonregis.org.uk)) by 3pm on the day of the meeting in order for appropriate access to be arranged.

**THIS MEETING MAY BE  
FILMED/RECORDED**

**Debbie Marsh**  
**Corporate Services Manager**

**Agenda**

This meeting is being held virtually due to Covid-19. To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. Virtual Meeting Guidance can be found on the Houghton Regis Town Council website.

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

*\*This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

*Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. The use of images or recordings arising from this is not under the Council's control.*

*No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.*

---

**3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

**4. COMMITTEE ARRANGEMENTS**

Members are advised that in accordance with Minute number taken at the Council meeting held on the 18<sup>th</sup> March 2020 the following committee arrangements were agreed and will remain in place:

*Chair and Vice-Chair of Planning Committee*

The Chair and Vice-Chair of the Planning Committee will remain as follows:

Chair – Councillor D Dixon-Wilkinson

Vice-Chair – Councillor D Jones

*Committee Functions and Terms of Reference*

These will remain as previously agreed.

**Recommendation: To note the report**

**5. MINUTES**

Pages 7 - 16

To approve the Minutes of the meeting held on the 9<sup>th</sup> March 2020

**Recommendation: To approve the Minutes of the meeting held on 9<sup>th</sup> March 2020 and for these to be signed by the Chairman.**

**6. PLANNING MATTERS**

*Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.*

Pages 17 - 20

**(a) To consider the following applications:**

CB/20/01537/FULL

***Members will find attached a report from the Town Councils planning consultant***

Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm.  
Land west of Bidwell, Houghton Regis LU5 6JQ  
For: HDD Houghton Regis Retail Limited

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01537/FULL>

CB/20/01545/FULL

***Members will find attached a report from the Town Councils planning consultant***

Erection of a mixed use Local Centre comprising 22 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 5 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works.

Land West of Bidwell, Houghton Regis LU5 6JQ

For: HDD Houghton Regis Retail Limited

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01545/FULL>

CB/20/01538/FULL

***Members will find attached a report from the Town Councils planning consultant***

Erection of a 3 storey, 66 bed care home for older people with associated access, car parking and landscaping.

Land west of Bidwell, LU5 6JQ

For: LNT Care Developments

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01538/FULL>

CB/20/01675/FULL

Re-submission of planning permission CB/19/03578/Full (Rear & side extension with garden wall & gate)

8 Stubbs Close, LU5 5SN

For: Mr R Anderson

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01675/FULL>

For information the Town Council raised no objections to the previous application.

CB/20/01678/DOC

Discharge of Condition 10 to planning application

CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2 FE Primary School (D1), employment land (Use Classes B1[a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1/D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks)

Parcels 5a and 5b, Bidwell West, Houghton Regis, Bedfordshire, LU5 6JQ

CB/20/01661/DOC

Discharge of Conditions 8 and 29 against planning permission

CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom;

---

	<p>data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</p>
CB/20/01664/DOC	<p>Discharge of Condition 24 to Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre. Houghton Regis North Site 1 Land on the Northern Edge of Houghton Regis</p>
CB/20/01677/LDCP	<p>Lawful Development Certificate Proposed - Single storey rear extension 8 Stubbs Close, LU5 5SN For: Mr &amp; Mrs R Anderson <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01677/LDCP">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01677/LDCP</a></p>
CB/20/01662/DOC	<p>Discharge of Condition 26, 34 &amp; 35 To Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Houghton Regis North Site 1, Land on the Northern Edge of Houghton Regis</p>
CB/20/01651/FULL	<p>Change of use of Unit 2, Woodside Industrial Estate, for a flexible range of employment uses within Use Classes B1c, B2 and/or B8 together with external works. Unit 2, Humphrys Road, LU5 4TP For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited</p>

---

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01651/FULL>

CB/20/01652/FULL

Change of Use - For a flexible range of employment uses within Use Classes B1c 'Light Industrial', B2 'General Industrial' and/or B8 'Storage and Distribution', together with external works (recladding and replacement windows)

Unit 16, Humphrys Road, Dunstable, LU5 4TP

For: Legal and General UK Property Fund and Legal and General Assurance (Pensions Management) Limited

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/01652/FULL>

## **(b) Decision Notices**

### ***Permissions/Approvals/Consents:***

None at time of going to print.

### ***Refusals:***

CB/19/03578/FULL

Rear and side extension  
8 Stubbs Close, LU5 5SN

The proposed two storey rear extension would, because of its size, siting and unsympathetic design, dominate the existing dwelling and would not appear as a subservient addition. It would appear out of character within the street scene and would therefore result in a detrimental impact on the character and appearance of the street scene and the existing dwelling. Due to its size and bulk, the proposal is also considered to be overdevelopment of the plot and would result in a loss of sufficient usable private garden space. The proposal is therefore contrary to Sections 7.03 and 7.04.13 of the Bedfordshire Design Guide (2014), Policies H8 and BE8 of the South Bedfordshire Local Plan Review and Section 12 of the National Planning Policy Framework.

### ***Withdrawals:***

None at time of going to print.

## **7. 2020/21 BUDGET REVIEW**

Pages 21 - 22

Members will find attached a report on the Planning Committees budget for 2020/21.

**Recommendation:**           **To note the report.**

## **8. NEIGHBOURHOOD PLAN**

Pages 23 - 44

Members will find attached a SEA Screening Determination Statement and accompanying

notification letter in regard to the Houghton Regis Neighbourhood Plan.

**Recommendation:**                    **To note the information**

**9. PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT SBE011 – SUNDON ROAD, HOUGHTON REGIS, LU5 5LN**

**Pages 23 -**

Members will find attached a pre-application consultation letter and proposed plans regarding the proposed telecoms installation for members information/comment.

**Recommendation:**                    **To consider the Town Councils response**

**10. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report. Members are requested to consider whether this item needs to remain as a fixed agenda item.

**A5 M1 Link** – For information this major road project opened on the 11<sup>th</sup> May 2017. Members are advised that the long-awaited traffic audit report has been provided to Central Bedfordshire Council. In order for the road markings/traffic calming to take place Highways England still need to transfer ownership of the land to Central Bedfordshire Council. Currently, there is no predicted timescale for when this stage will be completed. Members will be advised accordingly.

**All Saints View** – No substantive update to report.

**Linmere** – No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – No substantive update to report.

**Recommendation:**                    **To note the information**

**0-0**

**Houghton Regis Town Council  
Planning Committee  
9<sup>th</sup> March 2020 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman  
J Carroll  
Y Farrell Substitute  
M S Kennedy  
S Thorne  
K Wattingham

Officers: Clare Evans Town Clerk  
Louise Senior Head of Democratic Services

Public: 2

Also present: Councillor: S Goodchild Central Bedfordshire Council

Apologies: Councillor: D Jones

**11194 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Jones (Cllr Farrell substituted).

**11195 QUESTIONS FROM THE PUBLIC**

None.

**11196 SPECIFIC DECLARATIONS OF INTEREST**

None.

**11197 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 17<sup>th</sup> February 2020 for consideration.

**Resolved To confirm the Minutes of the meeting held on 17<sup>th</sup> February 2020 and for these to be signed by the Chairman.**

Members agreed to discuss items 6 and 7 before planning matters.

**11198 PLANNING MATTERS**

**(a) The following planning applications were considered:**

*Non - Delegated*

CB/20/00478/VOC Variation to Condition 2 & 29 to planning permission CB/16/03378/REG3 (phased construction of a new Independent Living Scheme 168 apartments with support facilities etc). Vary roof covering to the main roof phase 1. Former Co-Op supermarket, High Street, LU5 5QT  
For: Vistry Partnerships

**Comments: The Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain. Members notes: This was to be a landmark building in the town centre, and the original aesthetics had been decided in conjunction with resident's opinions and preferences and as such should not be altered.**

CB/20/00492/VOC Variation of Condition 7 of planning permission CB/18/03034/FULL (change of use from office to 2 residential dwellings) Reinstatement of a door opening to replace an existing window, creating access to the ground floor flat and internal alterations  
104a High Street, LU5 5BJ  
Listed Building Grade: Ecclesiastical Two.  
For: Mr G Martuccio

**Comments: No objection subject to listed buildings consent.**

CB/20/00471/FULL Loft conversion with dormer extension to rear roof slopes and rooflights to front roof slope.  
36 Woodlands Avenue, LU5 5LJ  
For: Mr & Mrs Hewitt

**Comments: Houghton Regis Town Council had no objections, however, concerns were raised regarding the following:**

- **It is within a conservation area**
- **Not in keeping with the surrounding area**
- **Overdevelopment of the area**
- **Parking availability**

CB/20/00457/FULL First floor side and rear extension and provision of pitched roof over existing single storey flat roof to side and front  
118 Houghton Road, LU5 5AE  
For: Mr A Parciu

**Comments: Houghton Regis Town Council has no objections to this application.**



CB/20/00348/RM Resubmission: Reserved Matters: following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8, local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwellings on phase CA2 Upper Thorn Green.  
Land to West of Houghton Regis, Watling Street  
For: Abbey Developments Ltd

**Comments: Houghton Regis Town Council objects to this application as the application does not detail the nature of the revision.**

CB/20/00388/RM Reserved Matters; following outline application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 all development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access,  
Phase 1, Parcel Three Houghton Regis, North Site 1  
Houghton Regis  
For: Bellway Homes Ltd

**Comments: Houghton Regis Town Council has no objections to this application.**

CB/20/00579/VOC Variation of Condition 3 of Planning Permission CB/19/02214/FULL (Double storey side extension) to read –  
The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AD 163/FP-200 Rev/C  
I Fareham Way, LU5 5RE  
For: Mr & Mrs Michalski

**Comments: Houghton Regis Town Council has no objections to this application, however, concerns were raised over the proximity of the porch to neighbours front door.**

CB/20/00552/FULL Part single/part two storey side and rear extensions  
42 Douglas Crescent, LU5 5AT  
For: Mr J Saulle

**Comments: Houghton Regis Town Council has no objections to this application.**

CB/20/00416/REG3 Erection of fence between Puddlehill and Thomas Whitehead  
CE Academy School  
Puddlehill, Bedford Road, LU5 5DJ  
For: Central Bedfordshire Council

**Comments: Houghton Regis Town Council has no objections to this application.**

CB/20/00449/RM

Reserved Matters: following Outline Application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,510 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserved matters planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4  
For: Barratt

**Comments: Houghton Regis Town Council has no objections to this application.**

CB/20/00245/FULL

Change roof covering from profiled steel to interlocking concrete tiles, re positioning of flat entrances to Walkley Road, bricking up entrance doors of double doors in Walkley Road and changes in fenestration  
Bearings House, Units 4 and 5, 22 Queen Street, LU5 5BT  
For: Mr M Saluja

**Comments: Houghton Regis Town Council objects to this application for the following reasons:  
Not in keeping with the local area.**

CB/20/00717/DOC Discharge of Condition 4 against planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping.)  
Land adjacent to St Thomas Meeting House, Windsor Drive  
For: Central Bedfordshire Council

**Comments: Deferred pending further information.**

CB/20/00485/VOC Variation of condition 10 of planning permission CB/16/03379/LB Phased Construction of a new Independent Living Scheme for Older Persons comprising 168 apartments with support facilities, a Restaurant & Bar, Retail Units, Café, 2no Reablement Suites, the conversion and Change of Use of a Grade 2 listed building and the demolition of an existing Sheltered Housing scheme with associated parking and landscaping. Amendment sought to vary roof material.  
Former Co-Op Supermarket, High Street, LU5 5QT  
For: Vistry Partnerships

**Comments: The Town Council regrettably objects to the proposed variation. The proposed variation would not complement the existing environment and would have a detrimental effect on the aesthetic appeal of the building. The assurances made by Central Bedfordshire Council, to residents, should remain. Allowing this variation would result in a downgrade of quality, resulting in residents being let down. The original specification should remain. Members notes: This was to be a landmark building in the town centre, and the original aesthetics had been decided in conjunction with resident's opinions and preferences and as such should not be altered.**

CB/20/00674/NMA Non-material amendment to planning permission CB/19/03232/RM (Reserved Matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application 9CB/15/00297/OUT) was supported by a full Environmental Statement (ES)).  
Amendment sought to red line boundary  
Parcels 5a and 5b Bidwell West, LU5 6JQ  
For: Countryside Properties (UK) Ltd

**Comments: Houghton Regis Town Council has noted this amendment.**

CB/20/00675/VOC Variation of condition 19 of planning permission  
 CB/19/03232/RM Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES). Variation to approved plans list (condition 19) to align with amended red line (subject to separate NMA application) Substitute approved plans  
 Parcels 5a and 5b Bidwell West, LU5 6JQ  
 For: Countryside Properties (UK) Ltd

**Comments: Houghton Regis Town Council has noted this amendment.**

CB/20/00626/RM Reserved Matters: Following Outline Application  
 CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings.  
 Parcel 1, Bedford Road  
 For: Storey Property Developments (Houghton Regis) Ltd

**Comments: Houghton Regis Town Council has no objections to this application.**

**(b) The following decision notices were noted:**

***Permissions / Approvals / Consents***

***Refusals:***

CB/19/03396/FULL

Garage conversion/extension  
 42 Westminster Gardens, LU5 5RT

***Withdrawals:***

None

Representatives from the Linnere development were in attendance at the meeting and provided members with an update in relation to an impending Reserved Matters planning application for the Visitor Centre element of the site.

Members were advised of the development of The Farmstead which consisted of three key components; café, community hall and commercial space, within the grounds there would be play equipment.

Members were advised that the needs of the community would be determined and the style of equipment installed accordingly.

Members requested sensory and special needs equipment be included within the play area.

Members were assured that sensory elements were included in the designs that were being considered.

#### **11200 RESERVED MATTERS PRESENTATION - LINMERE**

Representatives from Barratt Homes were in attendance and presented to members their Reserved Matters proposals for one of the first phases of development within AMP1. Also, in attendance was the architect (CYMK) and Planning Consultant (ACD).

An application had been submitted to Central Bedfordshire Council.

Members were advised there would be 309 homes comprising of a mix of properties, 31 of which would be affordable. All homes would be built, in accordance with Part L of the building regulations with energy efficient boilers and lighting systems and electric charging points for vehicles.

Members raised concerns over the tree planting and whether consideration had been given to the longevity of the trees, their growth and possible long-term impact to surrounding housing. Members were assured that this had been taken into consideration and confirmed the use of suitable trees for an urban environment.

Members were advised that the Lands Trust Charity would manage the play area which would be furnished with good quality, robust equipment. Sensory equipment has been considered for inclusion within the play area.

#### **11201 PLANNING APPLICATION CB/19/04242 - LAND AT SUNDON ROAD, LOWER SUNDON, LU3 3NZ**

Members were advised that a planning application for change of use of land and development of new sports facility for the relocation of Luton Rugby Club comprising the formation of three full sized pitches (including two all-weather pitches with floodlighting), four junior pitches, two storey clubhouse (including changing rooms, fitness suite and physio rooms, spectator seating and viewing areas, dining room with kitchen and bar, stewards living accommodation and ancillary storage etc), creation of new access of Sundon Road, parking provision, landscaping and associated works, had been registered with Central Bedfordshire Council.

This proposed development was outside of the Parish however, members were informed that a letter of objection had been received by the Dunstablians Rugby Union Football Club, Bidwell Park.

Members were further advised that the Town Councils Planning Consultant was informally advised of this application who had provided the following feedback.

*HRTC may wish to comment that permitting this development might undermine the provision of sporting facilities as part of the HRN developments and the existing club at Bidwell.*

- Resolved:**
- 1. To respond to Central Bedfordshire Council to encourage Central Bedfordshire Council to look at their policy framework including the leisure strategy to ensure its conformity.**
  - 2. To respond to the club advising of the Town Council's support to the town club and of the response to Central Bedfordshire Council.**

#### **11202 NEIGHBOURHOOD PLAN**

Members were advised that the Neighbourhood Plan Steering Group at its last meeting, held on the 19<sup>th</sup> February, discussed the need to confirm with Central Bedfordshire Council whether the Neighbourhood Plan was subject to screening. If so, this could lead to a further 6-8-week delay in being able to undertake public consultation.

**Resolved:** To note the information.

#### **11203 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS**

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – For members information this major road project opened on the 11<sup>th</sup> May 2017.

**All Saints View** – No substantive update to report.

**Linnere** - No substantive update to report.

**Bidwell West** – No substantive update to report.

**Kingsland** – No substantive update to report.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – No substantive update to report.

**Resolved:** To note the information

**The Chairman declared the meeting closed at 9.07pm**

**Dated this 30<sup>th</sup> day of March 2020**

**Chairman**

DRAFT

*This page is  
intentionally left  
blank*



## Applications for the Local Centre at Bidwell West, Houghton Regis North

### Introduction

A local centre was approved in outline as part of CB/15/00297/OUT and follows the broad HRN Framework approved in 2012 with a local centre serving this part of the development. The applications seek approval for the details of what could be provided in the local centre, its appearance and layout and how it relates to the adjoining areas.



The illustration above is an extract from the approved access and movement plan under CB/15/00297/OUT.

It shows the proposed location of the local centre, east of the Main Street with a school on the opposite side

Three applications have been submitted in relation to this site:

- CB/20/01538/FULL – a scheme for a three-storey, 66-bed care home at the northern end of the site fronting Thorn Road,
- CB/20/01545/FULL – a mixed use local centre with 6 retail units (shops and food sales), a day nursery and 22 apartments (above the shops) at the southern end of the site,
- CB/20/01537/FULL – an alternative layout for the local centre, with 6 retail units (shops and food sales), a day nursery but with 52 apartments – some above the shops plus a separate block in the centre of the site,

### **Summary and Recommendations**

The proposals within the three applications cover a mix of residential and commercial proposals – a 66 bed care home, apartments, with retail and food sales units on the ground floor, set within a large parking area. Landscaping is mostly laid out around the care home site plus some limited planting within the car parking area.

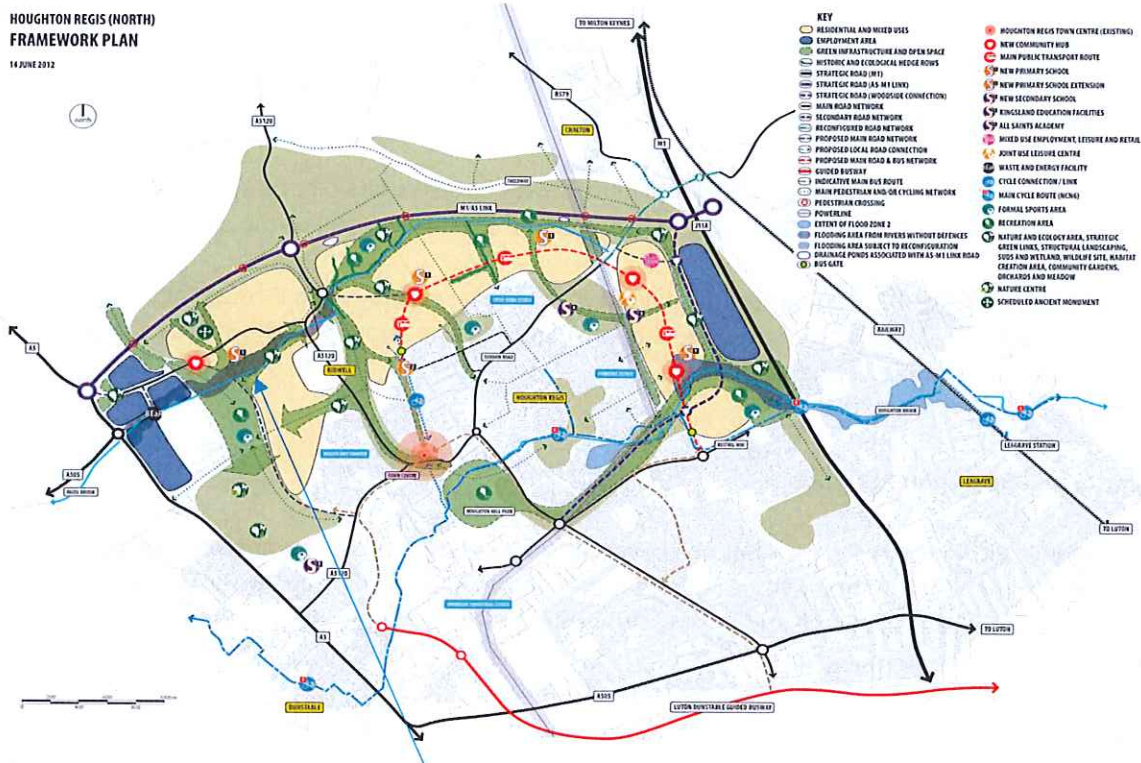
The retail and nursery units with the 66 bed care home are constant themes of the proposal, there is a major difference in the proposals for the apartments. CB/01537/Full includes a three-storey block in the centre of the site with 30 apartments – in addition to the 22 above the retail units. Within this variation there are differences in the layout of the site, notably in the car parking and access arrangements. Local centres are often key features for new communities, providing both facilities for shopping, restaurants, take-aways, and in this case nursery provision, but also as centres to

meet, get information and other services for all age groups. The inclusion of residential accommodation integrates activity and vibrancy within the centre as well as a degree of security.

The access and parking area between the shops and the care home would provide an important open space – albeit hard-surfaced, within the area, which could for instance be used for events and gatherings.

**The Town Council is recommended**

- a) to welcome the proposals for the local centre and to note the importance of the connections with the school site opposite and the proposals in the outline application for a bus stop on Main Street serving both,
- b) raise concerns over the proposals for the inclusion of the 30 apartment block within the scheme (CB/20/01537/FULL) as being over-development of the site and a dominant visual feature,
- c) the inclusion of this additional block of apartments adds to the car parking requirements creating a very ‘hard’ urban landscape of buildings facing onto an area of vehicular access and car parking, the greater density pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre.
- d) the proposals need to show how they relate to the proposed bus stop arrangements, with a safe crossing and speed reduction measures between the local centre and school,
- e) as a local centre the pedestrian / cyclist access to the area from adjoining residential areas is very poor, the main access provisions as shown encourage car use.



The proposals for the local centre are here. Although this position is slightly different from that shown on the 2012 Framework, it was approved in the 2015 outline scheme.

Description

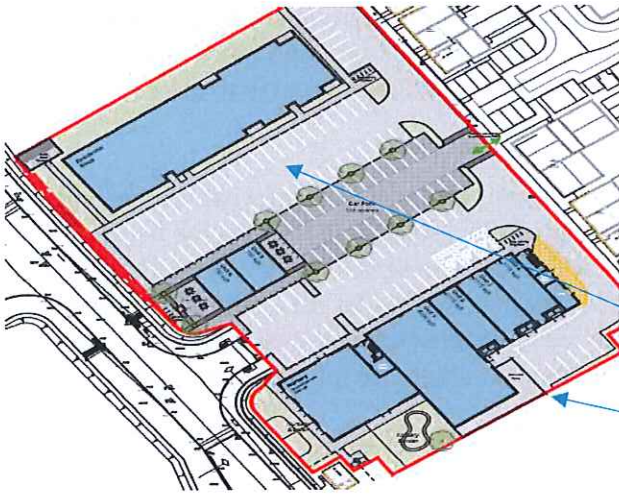
The site is rectangular in form and covers approximately 3 acres, comprising 1 acre for the care home and 2 acres for remainder of the site. To the south and west of the site are parcels of land set aside for the community centre and school, respectively, which have not yet been developed.

The site was formerly in agricultural use but the area is currently being developed, notably with housing schemes to the east and south.

The three applications need to be read together to see how they vary in the proposals for the local centre:



The 66-bed, three-storey, care home (CB/20/01538/FULL) is shown at the northern end of the site.



CB/20/01537/FULL,  
Proposes a mixed use local centre, with a day nursery (Use Class D1), 6 no. retail unit (Use Class A1/A3/A6)  
  
And 52 no. apartments either  
  
In a free-standing block and  
  
above the shops



CB/20/01545/FULL proposes 22 apartments, over the retail units

The extracts from the site plans of the three applications illustrate slight variations in the layout of parking arrangements. The small 'pavilion building' with two units are common to both the local centre applications.

The schemes all use brick with pitched roofs clad in tiles.

### Considerations

**Policy:** The site is included in the Masterplan Area for Houghton Regis North (HRN) development approved in 2012. Under the current Local Plan (2004) the site within a green belt designation, however the development approved within the HRN Masterplan proposals and the outline permission in 2015 have set the policy framework for the current applications.

The proposals in the vicinity of the site include a school, residential development within a green landscape setting.

**Design and layout:** The key points of the scheme are the three-storey massing of the main buildings – both the care home, the separate apartment block and the block at the southern end with retail ground floor and apartments above. These three-storey blocks are clad in brick with pitched roofs.

The buildings create a frame for the layout of the local centre, avoiding being too dominant in relation to the homes to the east. The alignment of the blocks creates spaces at ground level for access, parking, and landscaping.

**Scale and Density:** The greater number of apartments introduces the additional three-storey block with the associated car parking requirements, all of which pressures the ground level space reducing the opportunity for landscaping, open space, pedestrian features, public art, and other features which would add character to the local centre. The denser layout reduces this area to one dominated by carriageway and parking.

Overall the scheme is very poor in the design, layout, materials and animation of what will become an important area of open space used by the public. Apart from a small area fronting the highway, the ground level space is predominantly access and car parking with little imagination or space given to features, art and sculptures, murals or similar features which would add visual interest, character and a sense of place. The local centre will be home to many people and visited by many more and requires greater design of the public realm to avoid it being an otherwise functional car park.

Houghton Regis Town Council

Annual Budget - By Committee

Note: Amended Officer Draft Budget 2020/21

	2018/19		2019/20				2020/21		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<b>Planning and Licensing</b>									
<b>401 Growth Area</b>									
1078 Grants & Donations Received	0	5,747	0				0	0	0
Total Income	0	5,747	0				0	0	0
4059 OTHER PROFESSIONAL FEES	2,500	252	2,500				2,500	0	0
4062 Neighbourhood Plan	20,000	3,744	20,000				20,000	0	0
4992 Trs from Earmarked Reserve	-20,000	0	-20,000				-20,000	0	0
5008 Tr from EMR Comm Development	0	-12,291	0				0	0	0
5013 Tfr to EMR Neighbourhood Plan	0	0	0				0	0	0
Overhead Expenditure	2,500	-8,295	2,500				2,500	0	0
Movement to/(from) Gen Reserve	(2,500)	14,042	(2,500)				(2,500)		
Planning and Licensing - Income	0	5,747	0				0	0	0
Expenditure	2,500	-8,295	2,500				2,500	0	0
Movement to/(from) Gen Reserve	(2,500)	14,042	(2,500)				(2,500)		
Total Budget Income	1,027,170	1,028,532	950,537				1,063,174	0	0
Expenditure	1,027,170	1,367,781	957,654				1,063,174	0	0
Movement to/(from) Gen Reserve	0	(339,249)	(7,117)				0		

*This page is  
intentionally left  
blank*

Clerk to Houghton Regis Town Council  
Council Offices  
Peel Street  
Houghton Regis  
BEDS  
LU5 5EY

Your ref:

Our ref: HR/SEA/20

Date: 01/06/2020

Dear Mrs Evans

### **SEA Screening Determination of Houghton Regis Neighbourhood Plan**

In accordance with Regulation 9 of the SEA Regulations 2004, Central Bedfordshire Council, as the responsible authority, has determined on **1<sup>st</sup> June 2020** that a **strategic environmental assessment (SEA)** of the emerging Houghton Regis Neighbourhood Plan **is not required** as it is unlikely to have significant environmental effects.

As part of this SEA screening, Habitat Regulations screening was undertaken because plans that are likely to have significant impact on European Sites require a Strategic Environmental Assessment in addition to an Appropriate Assessment (Habitat Regulation Assessment). This screening concluded that the Houghton Regis NP is unlikely to have significant impact on European sites and therefore the **Houghton Regis NP does not require a full HRA to be undertaken.**

In making this determination, the Council has had regard to Schedule 1 of the Regulations and has carried out consultation with the statutory consultation bodies. An assessment against Schedule 1 of the Regulations and comments made by the consultation bodies are set out in the attached SEA Screening Determination Statement.

The above determination was made based on information provided by the Houghton Regis Town Council on the content of the emerging Plan, in this instance: the draft Houghton Regis Neighbourhood Plan submitted to the Council on 13<sup>th</sup> April 2020.

Should the content of the Final Submission Plan be revised and/or there is a material change in the environmental characteristics in the locality (e.g. any new or any changes to nature conservation designations), then the screening

**Central Bedfordshire Council**  
Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ

**Telephone** 0300 300 3000  
**Email** [customers@centralbedfordshire.gov.uk](mailto:customers@centralbedfordshire.gov.uk)  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

process will have to be reviewed and determination reconsidered to take account of the changes.

This may result in changes to the above determination. It is Houghton Regis Town Council's responsibility to inform Central Bedfordshire Council about any changes before the final submission of their Neighbourhood Plan.

A copy of the statement will be available in due course for inspection at the Council website at:

[https://www.centralbedfordshire.gov.uk/info/45/planning\\_policy/473/neighbourhood\\_planning/3](https://www.centralbedfordshire.gov.uk/info/45/planning_policy/473/neighbourhood_planning/3)

It will also be available on request at: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.

Yours sincerely

**Tom Price**

Neighbourhood Involvement Officer

**Direct telephone** 0300 300 6784

**Email** [tom.price@centralbedfordshire.gov.uk](mailto:tom.price@centralbedfordshire.gov.uk)

CC:

Environment Agency

Historic England

Natural England

**Central Bedfordshire Council**

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ

**Telephone** 0300 300 3000

**Email** [customers@centralbedfordshire.gov.uk](mailto:customers@centralbedfordshire.gov.uk)  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

24





**Strategic Environmental Assessment  
Screening Determination Statement**

**Houghton Regis Neighbourhood Plan  
2020 – 2035**

June 2020

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

## Contents

Contents	2
Executive Summary	3
1. Introduction	4
2. Legislative Background	5
3. Screening Assessment Process	6
4. Summary of Neighbourhood Plan	8
5. Assessment (Part 1)	10
6. Assessment (Part 2)	12
7. Screening Outcome	14
Appendix 1: Consultation Responses	15

## Executive Summary

This statement sets out the reasons for the Council's determination that the Houghton Regis Neighbourhood Plan proposal is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment. In addition, this statement determines that the Houghton Regis Neighbourhood Plan is unlikely to result in significant effects on any European sites and consequently the plan does not require Habitat Regulation Assessment.

This determination statement is intended to support Houghton Regis Town Council in demonstrating that the Houghton Regis Neighbourhood Plan proposal is compatible with certain European Union obligations as required by the basic conditions, namely:

- Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment; and
- Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

This determination has been made on 1<sup>st</sup> June 2020. Within 28 days of this determination, the Council will publish a statement, setting out its decision. Central Bedfordshire Council will publicise this determination statement in accordance with regulatory requirements. A copy of the statement will be available for inspection at the Council website at:

[https://www.centralbedfordshire.gov.uk/info/45/planning\\_policy/473/neighbourhood\\_planning/3](https://www.centralbedfordshire.gov.uk/info/45/planning_policy/473/neighbourhood_planning/3)

It will also be available on request at: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.

If you require any further information, then please contact Tom Price by email at [tom.price@centralbedfordshire.gov.uk](mailto:tom.price@centralbedfordshire.gov.uk).

## 1. Introduction

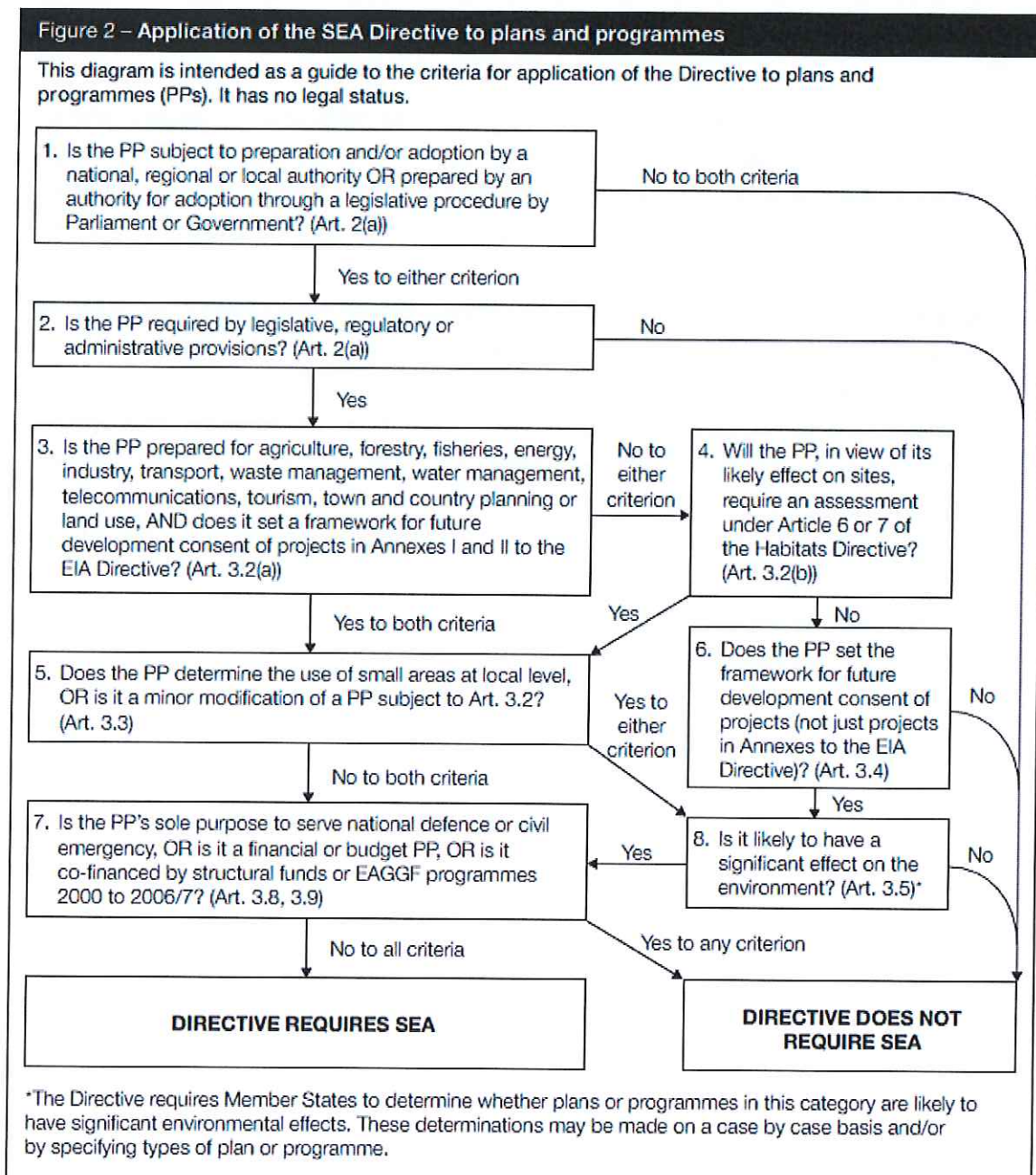
- 1.1 Houghton Regis Town Council have requested a Strategic Environmental Assessment (SEA) screening opinion of their Neighbourhood Plan (NP). Central Bedfordshire Council is legally required to determine whether the Houghton Regis NP will require SEA.
- 1.2 This document is a final Screening Determination Statement which is being issued to Houghton Regis Town Council and the statutory bodies.
- 1.3 The Council undertook a screening exercise to determine whether or not the content of the Houghton Regis NP requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. These require an SEA to be undertaken for:
  - 1.3.1 Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
  - 1.3.2 Plans which have been determined to require an assessment under the Habitats Directive.
- 1.4 Following the screening process, the Council determined that the Houghton Regis NP is unlikely to result in significant effects on the environment. The Council consulted the findings with the statutory consultation bodies: Historic England, Natural England and Environment Agency.
- 1.5 Section 2 of this report outlines the regulations that set the need for this screening exercise. Process and criteria of the assessment are set out in Section 3.
- 1.6 A summary of the Houghton Regis NP is provided in Section 4.
- 1.7 The screening assessment of the likely significant environmental effects of the NP is set out in Sections 5 & 6 and the justification for the determination that the Houghton Regis NP does not require a full SEA with further recommendations is provided in Section 7.

## 2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessment legislation is the European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans & Programmes Regulations 2004, or SEA Regulations. Detailed guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 The Planning & Compulsory Purchase Act 2004 requires that a Sustainability Appraisal (SA) is prepared for spatial plans. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 The Government has stated that SAs are not needed for NPs, but it must be demonstrated how the NP contributes to achievement of sustainable development in the area.
- 2.4 The Localism Act 2011 requires NPs to not breach and be otherwise compatible with EU and Human Rights obligations. Ambitious and complex NPs may trigger the EU Strategic Environmental Assessment Directive and Habitat Directive and may need to undertake SEA and Appropriate Assessment depending on the scale and the impact of the plan proposals.
- 2.5 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 refers to the Habitat Directive. The Directive requires that any plan or project likely to have a significant effect on European sites must be subject to an appropriate assessment. Paragraphs 2-5 of Schedule 2 amend the Conservation of Habitats and Species Regulations 2010 so that its provisions apply to Neighbourhood Development Orders (NDOs) and NPs. The Regulations state that NPs are not likely to have significant effects on a site designated at European level for its biodiversity, however, this needs to be ascertained through Habitat Regulations Assessment's screening process.
- 2.6 This report focuses on screening for both HRA and SEA and the criteria for establishing whether a full assessment is needed.

### 3. Screening Assessment Process

- 3.1 The screening opinion assessment is undertaken in two parts: the first part will assess whether the plan falls into a category of plans requiring SEA; and the second part of the assessment will consider whether the NP is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 The Government guidance 'A Practical Guide to the Strategic Environmental Assessment Directive' sets out the following approach to be taken in determining whether SEA is required, see flowchart below.



Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

3.3 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard to:

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)

2. Characteristics of the effects and of the area likely to be affected, having regard to:

- the probability, duration, frequency and reversibility of the effects
- the cumulative nature of the effects
- the transboundary nature of the effects
- the risks to human health or the environment (e.g. due to accidents)
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage
  - exceeded environmental quality standards or limit values
  - intensive land-use
  - the effects on areas or landscapes which have a recognised national, Community or international protection status

Source: Annex II of SEA Directive 2001/42/EC

## 4. Summary of Neighbourhood Plan

- 4.1 Houghton Regis NP covers the administrative boundary of Houghton Regis Town Council. Houghton Regis is a small town with a historic core in the south of Central Bedfordshire and includes the hamlets of Bidwell, Thorn and Sewell. The town sits between the M1, A5 and A505 main roads, is partly inset from the Green Belt and falls just north of the Chilterns AONB, sitting adjacent to the towns of Dunstable and Luton and approximately 7 miles east of Leighton Buzzard.
- 4.2 Houghton Regis is home to one Conservation Area, three Scheduled Ancient Monuments and several County Wildlife Sites. The town is mostly a mix of residential, commercial and retail uses and has two housing allocations in the emerging Central Bedfordshire Local Plan, plus a large strategic urban extension to the north of the town.
- 4.3 The draft Houghton Regis NP covers a number of land use and environmental issues that relate to the town. These are addressed through a number of policies to guide development in the Parish. The policies cover the following areas:
- Business & Employment
  - Town Centre & Local Centres
  - Education & Training
  - Open Space, Recreation & Community Facilities
  - Housing & Development
  - Heritage
  - Access & Connectivity
- 4.4 Business & Employment policies aim to: protect employment sites from change of use, support the provision of educational uses and meet the aims of the Houghton Regis Masterplan.
- 4.5 Town Centre & Local Centres policies aim to: resist changes of use, support existing uses, assist in the delivery of an updated Masterplan for the town and town centre, support new uses in areas of the town and protect local centres.
- 4.6 Education & Training policies aim to: retain existing facilities and support the provision of new, innovative education and training facilities.
- 4.7 Open Space, Recreation & Community Facilities policies aim to: protect the Green Belt and open spaces, support the provision of a boundary trail around the parish, protect existing/support new play areas and recreation sites, support the provision of additional indoor community facilities and protect natural features and nature reserves.
- 4.8 Housing & Development policies aim to: ensure the right mix of housing, support the redevelopment of brownfield sites and small-scale residential development and ensure adequate affordable housing is delivered.



Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

- 4.9 Heritage policies aim to: protect local heritage and features of historical and architectural interest.
- 4.10 Access & Connectivity policies aim to: ensure development proposals demonstrate sustainable development in relation to movement to services and facilities, improve rights of way through the parish specifically the boundary trail, support the extension of the busway service and improve car parking provision.

## 5. Assessment (Part 1)

5.1 The first part of the assessment is to establish the need for the SEA. The table below shows the assessment determining whether the Houghton Regis NP falls into a category of plans requiring SEA.

Stage	Y/N	Reasons
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government? [Art. 2(a)]	Y	The preparation and adoption of the NP is allowed under the Town & Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan will be prepared by Houghton Regis Town Council (as the 'relevant body') and will be 'made' by the Central Bedfordshire Council as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendums) Regulations 2012 <b>GO TO STAGE 2</b>
2. Is the NP required by legislative, regulatory or administrative provisions? [Art. 2(a)]	Y	Whilst the NP is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if 'made', form part of Local Plan for the unitary area. It is therefore important that the screening process considers whether it is likely to have a significant effect on environment and hence whether SEA is required under the Directive <b>GO TO STAGE 3</b>
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set framework for future development consent of projects in Annexes I and II to the EIA Directive? [Art. 3.2(b)]	Y	The NP is being prepared for town and country planning and land use. The plan supports certain types of development, including small-scale housing sites and re-use of brownfield land, within the parish, but does not allocate any sites and does not set a framework for future development consent for projects in Annexes I and II to the EIA Directive <b>GO TO STAGE 4</b>
4. Will the NP, in view of its likely effect on sites, require assessment under Article 6 or 7 of the Habitats Directive? [Art. 3.2 (b)]	N	The plan supports certain types of development within the parish but does not allocate any sites. There is one Natura 2000 site within close proximity of the parish boundary, this is the Chiltern Beechwoods site, 8km away. Annex I of this report looked at the effects on these sites and concluded that there is no need for Appropriate Assessment <b>GO TO STAGE 5</b>

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

Stage	Y/N	Reasons
5. Does the NP determine the use of small areas at local level OR is it a minor modification of a PP subject to Art. 3.2? [Art.3.3]	N/A	<b>NOT APPLICABLE</b>
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? [Art. 3.4]	Y	The NP will set the framework for future development of projects not included in Annexes I and II to the EIA Directive <b>GO TO STAGE 8</b>
7. Is the NP's sole purpose to serve national defence or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? [Art. 3.8 & 3.9]	N/A	<b>NOT APPLICABLE</b>
8. Is the NP likely to have a significant effect on the environment? [Art. 3.5]	N	See Assessment Part 2: Likely significant effects on the environment <b>DIRECTIVE DOES NOT REQUIRE SEA</b>

## 6. Assessment (Part 2)

- 6.1 The next step in the screening assessment is to establish whether the Houghton Regis NP is likely to have a significant effect on the environment. The criteria for determining the likely significance of effects are drawn from Annex II of the SEA Directive 2001/42/EC.

Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
<b>1a.</b> The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The NP will contribute to the framework for considering future development consents of projects: it sets out policies to guide future development, but it does not allocate sites for development. The Plan and its policies sit within a wider framework of the NPPF (2018), the South Bedfordshire Local Plan (2004) and the emerging CBC Local Plan (2018). The Plan's policies must be compliant with policies within the above documents. This NP sets a framework for development that is localised in nature and has limited resource implications	N
<b>1b.</b> The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NP will be in conformity with the NPPF. The policies within the NP are in general conformity with the Council's strategic policies and complement the adopted and emerging Local Plan's policies. The NP is unlikely to significantly influence other plans and programmes	N
<b>1c.</b> The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The NP includes policies to protect heritage assets and their character and setting, protect the Green Belt, promote sustainable travel practices, improve rights of way and protect open spaces. All potential development will need to comply with Central Bedfordshire Council planning policies and be in conformity with NPPF. Given the scope of the NP, it is considered that the Plan integrates environmental considerations and promotes sustainable development	N
<b>1d.</b> Environmental problems relevant to the plan	The NP includes policies to protect heritage assets and their character and setting, protect the Green Belt, promote sustainable travel practices, improve rights of way and protect open spaces. . The Plan is not allocating sites for residential or commercial development, and therefore the Plan is unlikely to result in significant environmental effects	N

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan


Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
<b>1e.</b> The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection or renewable energy generation)	The NP sits within the wider framework of the National Planning Policy Framework (2018), the South Bedfordshire Local Plan (2004) and the emerging CBC Local Plan (2018), and is not directly relevant to the implementation of European legislation	N
<b>2a.</b> Probability, duration, frequency and reversibility of the effects	The NP may have short-term effects resulting from activity associated with improvements to local infrastructure, but they are likely to be localised in their nature and not significantly negative for environmental factors	N
<b>2b.</b> The cumulative nature of the effects	The impacts of the NP are likely to be very localised and unlikely to contribute significantly to impacts of other Plans in the hierarchy	N
<b>2c.</b> The trans-boundary nature of the effects	Given the localised nature of the Neighbourhood Plan there are not expected to be any significant trans-boundary effects	N
<b>2d.</b> The risk to human health or environment (e.g. due to accidents)	The NP is unlikely to pose significant risks to human health or the environment	N
<b>2e.</b> The effects on areas or landscapes which have a recognised national, Community or international protection status	The parish is partly washed over by Green Belt, with the urban areas inset. The town also sits just south of the Chilterns AONB. As the NP does not allocate sites for development and only provides a framework to guide proposals and these designations provide a high level of protection, it is considered the effects would be minimal	N
<b>2f.</b> The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected)	The NP covers the area of Houghton Regis parish and it is unlikely to have impacts beyond its boundaries	N
<b>2g.</b> The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>• Special natural characteristics or cultural heritage</li> <li>• Exceeded environmental quality standards</li> <li>• Intensive land use</li> </ul>	<p>Within the Parish there are several natural and cultural heritage designations and the NP policies are looking to protect and enhance them. However, impacts of the Plan are unlikely to have significant effects</p> <p>The NP is not expected to exceed environmental quality standards or limit values</p> <p>The NP does not propose development likely to result in intensive land use</p>	N

## 7. Screening Outcome

- 7.1 The screening assessment undertaken in Sections 5 & 6 concludes that, it is unlikely there will be any significant environmental effects arising from the Houghton Regis NP. **As such, Houghton Regis NP does not require a full SEA to be undertaken.**
- 7.2 The Council consulted on its findings with three statutory consultation bodies: Historic England, Natural England and Environment Agency. The consultation period was from 20<sup>th</sup> April to 19<sup>th</sup> May 2020. The consultation email stated that if a response was not received it would be assumed that the consultee agrees with the Council's findings and conclusions.
- 7.3 The Council received a response from each statutory consultee, noting that they agreed with the Council findings that the Houghton Regis NP does not require a full SEA to be undertaken. The received consultation responses can be found in Appendix 1.
- 7.4 Following the screening process and consultation, the Council determines that **Houghton Regis NP does not require a full SEA to be undertaken.**
- 7.5 As part of this screening, Habitat Regulations screening was undertaken because plans that are likely to have significant impact on European sites require a Strategic Environmental Assessment in addition to an Appropriate Assessment (Habitat Regulation Assessment). This screening concluded that the Houghton Regis NP is unlikely to have significant impact on European sites and therefore the **Houghton Regis NP does not require a full HRA to be undertaken.**
- 7.6 Although SEA is not required, Houghton Regis Town Council may wish to consider voluntarily undertaking a Sustainability Appraisal (SA) that covers all three aspects of sustainable development: environmental, social and economic. The advantage of undertaking an SA is that it can assess the impact of the NP on the environmental, social and economic factors and therefore demonstrate to an examiner how sustainable development has been considered in the preparation of the Plan and that the Plan as prepared is the most sustainable compared with any reasonable alternatives.

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

## Appendix 1: Consultation Responses

 Tue 19/05/2020 17:19  
James, Edward <Edward.James@HistoricEngland.org.uk>  
RE: Houghton Regis Neighbourhood Plan

To Tom Price  
Cc Clerk to Houghton Regis Town Council (2); Goodman, Thomas  
You replied to this message on 26/05/2020 16:33.

Dear Tom,

Thank you for inviting Historic England to comment on the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Houghton Regis Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, either via email or the number below, if you have any queries.

Kind regards,  
Edward  
-----  
Edward James MA BA ACIFA  
Historic Places Adviser - East of England  
Historic England

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

BN Wed 23/04/2020 07:19  
Benn, Neville <neville.benn@environment-agency.gov.uk>  
RE: Houghton Regis Neighbourhood Plan

To: Tom Price  
Follow up. Completed on 01 June 2020.

Hi Tom  
We agree with the conclusions reached.  
Kind regards

**Neville Benn**  
Senior Planning Advisor  
Sustainable Places  
East Anglia Area (West)

Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE  
Internal: 51906  
External: 0203 0251906  
[neville.benn@environment-agency.gov.uk](mailto:neville.benn@environment-agency.gov.uk)

**CORONAVIRUS**  
PROTECT YOURSELF & OTHERS

For the latest guidance:   
- INTRANET.EA.GOV  
- NHS.UK/coronavirus  
- GOV.UK/coronavirus

HO



Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

Date: 23 April 2020  
Our ref: 314930  
Your ref: Houghton Regis Neighbourhood Plan



Tom Price  
Central Bedfordshire Council  
Priory House  
tom.price@centralbedfordshire.gov.uk

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Tom

**Houghton Regis Neighbourhood Plan**

Thank you for your consultation on the above dated 20 April 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

**Strategic Environmental Assessment (SEA) Screening**

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

**Habitats Regulations Assessment (HRA) Screening**

Natural England agrees with the report's conclusions that the Houghton Regis Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Ben Jones

Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park or Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types and Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>5</sup> website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)<sup>6</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

**Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.**

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Strategic Environmental Assessment Screening Determination Statement for Houghton Regis Neighbourhood Plan

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here<sup>9</sup>](#)), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here<sup>11</sup>](#)) or protected species. To help you do this, Natural England has produced advice [here<sup>12</sup>](#) to help understand the impact of particular developments on protected species.

### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

Strategic Environmental Assessment Screening Determination Statement  
for Houghton Regis Neighbourhood Plan

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)<sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

---

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



## Allaying health concerns regarding 5G and exposure to radio waves

An IET guide for local planning authorities regarding 5G masts and small cells

[theiet.org/5g-health](https://theiet.org/5g-health)

# Introduction



The UK has an ambitious programme<sup>2</sup> to become a world leader in 5G; the fifth generation of mobile technology. The aim of this document is to give local planners a better understanding of what 5G is – and isn't – as this affects both future coverage and concerns that have been expressed about exposure to radio waves. The document is intended to be a brief overview and references for further reading are provided at the bottom of each page.

## What is 5G?

5G is the next transformational technology that will provide the underlying wireless infrastructure to cope with relentless rise in data consumption and support many new applications<sup>3</sup>. This includes everything from connected cars and virtual and augmented reality through to the foundations for emerging smart city and Internet of Things (IoT) technologies.

## Features of 5G

### Faster download speeds

It's expected that 5G will provide speeds of between 1GBps and 10GBps; much faster than today's 4G networks. This would mean a full HD movie could be downloaded in 10 seconds, as opposed to 10 minutes today.

### Lower latency

5G has been designed to have significantly lower latency, meaning very little lag, or buffering. This could enable mobile applications that simply aren't possible today, such as multiplayer gaming, factory automation and other tasks that demand quick responses.

### Greater capacity

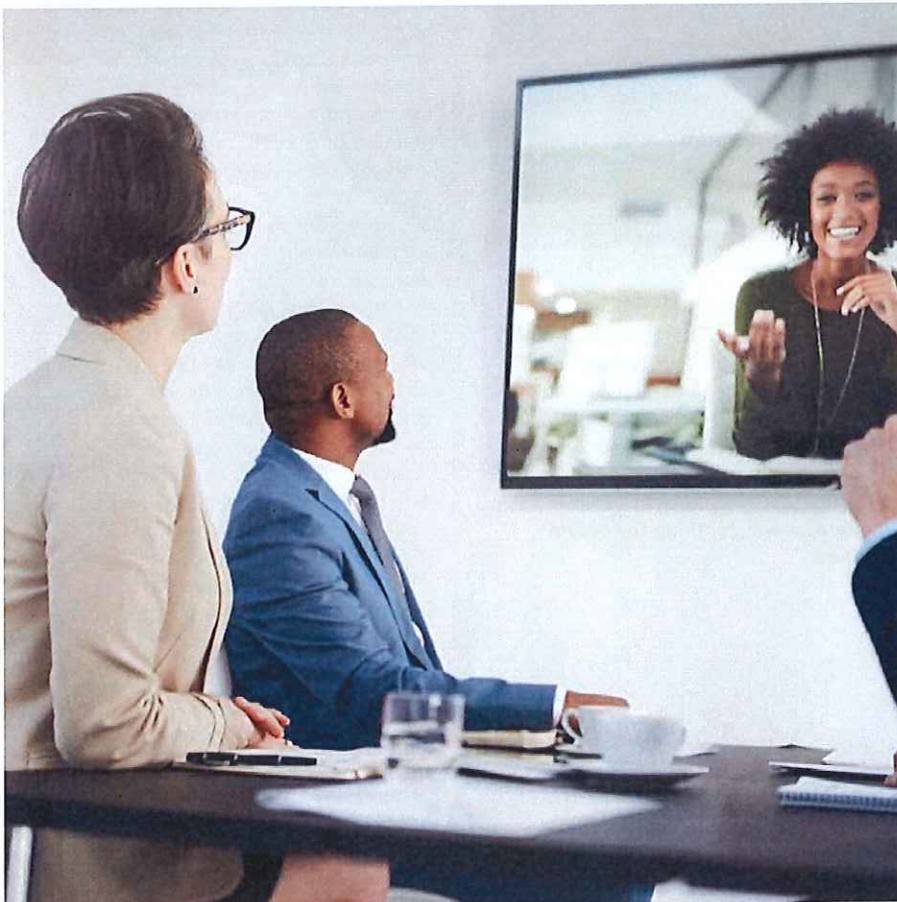
5G will also have vastly greater capacity, allowing networks to better cope with not only the rapidly increasing data demands of customers today, but also the growth of high-demand applications being planned in the future.

<sup>2</sup> Department for Culture Media & Sport "Next Generation Mobile Technologies: A 5G strategy for the UK" [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/597421/07.03.17\\_5G\\_strategy\\_-\\_for\\_publication.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/597421/07.03.17_5G_strategy_-_for_publication.pdf)

<sup>3</sup> Ofcom "Enabling 5G in the UK" [https://www.ofcom.org.uk/\\_\\_data/assets/pdf\\_file/0022/111883/enabling-5g-uk.pdf](https://www.ofcom.org.uk/__data/assets/pdf_file/0022/111883/enabling-5g-uk.pdf)

## Key observations

- 1 Operators will continue to design and build sites to be rigorously compliant with the International Commission on Non-Ionizing Radiation Protection (ICNIRP). The commission's guidelines cover all frequencies used for 5G.
- 2 The use of small 5G base stations in towns and cities will reduce exposure of radio waves to individual smartphone users.
- 3 The most widely deployed 5G spectrum band in public places will be 3.6GHz.
- 4 A new generation of 5G antenna called massive MIMO will not be 'massive'.
- 5 A good 5G fibre based local broadband infrastructure will be important to local communities over the coming decades.<sup>1</sup>



<sup>1</sup> Future Telecommunications Infrastructure Review, DCMS, 23 July 2018 see <https://www.gov.uk/government/publications/future-telecoms-infrastructure-review>

# EMF exposure guidelines developed by the International Commission on Non-Ionizing Radiation Protection (ICNIRP)



Mobile operators in the UK design and build their masts, rooftop antennas and other installations to be compliant with exposure guidelines developed by the ICNIRP<sup>4</sup>.

These guidelines are prepared following a comprehensive assessment of all the peer-reviewed scientific literature, including thermal and non-thermal effects. The guidelines are based on evaluations of biological effects that have been established to have health consequences. The World Health Organisation (WHO) recommends that countries adopt the ICNIRP guidelines<sup>5</sup>.

As part of the process for obtaining planning consent for new 5G sites and upgrades, each operator will continue to confirm compliance with ICNIRP guidelines<sup>6</sup>.

## Exposure levels due to 5G small cell networks

Small cells, also known as micro-cells or pico-cells, are smaller antenna systems designed to work over a very short range, such as a hundred metres. They can be deployed in high usage urban areas, in conjunction with large cells on normal masts, to ease network congestion<sup>7</sup>. Some people have expressed a concern that a large number of 5G cells may increase a person's exposure to radio waves.

However, the particular feature of cellular radio is that every time a new base station or cell is added, the distance the signal has to travel is shorter. Therefore, under the laws of physics, the power needed is reduced, leading to a decline in the smartphone power level required to connect to a base station. For many people, their smartphone will be by far the nearest source of radio wave energy to their bodies. As a result, more 5G cells will lead to a reduction in the overall radio wave signal strength an individual smartphone user is exposed to<sup>8</sup>.

<sup>4</sup> See <https://www.icnirp.org/en/frequencies/high-frequency/index.html>

<sup>5</sup> World Health Organisation Standards and Guidelines <https://www.who.int/peh-emf/standards/en/>

<sup>6</sup> See <https://www.ofcom.org.uk/manage-your-licence/radiocommunication-licences/mobile-wireless-broadband/exposure-electro-magnetic-fields>

<sup>7</sup> See <https://www.smallcellforum.org/what-is-a-small-cell/>

<sup>8</sup> "Public exposure to radiofrequency electromagnetic fields in everyday microenvironments: An updated systematic review for Europe" September 2019 <https://www.sciencedirect.com/science/article/pii/S0013935119303068> and "Impact of 5G technology on human exposure" Dr. Fryderyk Lewicki ITU-T SG5, Chairman of WP1 Orange Polska, Poland Expert Meeting: Electromagnetic Field Level and 5G Roll-out November 2017 <https://www.itu.int/en/ITU-D/Regional-Presence/Europe/Documents/Events/2017/EMF/Fryderyk.pdf>



# The most widely used 5G band in the UK will be 3.6GHz

The UK and Europe will use three bands for 5G<sup>9</sup>. These are termed the 5G pioneer bands and each has a different purpose.



**700MHz**

This band is to secure pervasive national coverage. It's likely to be deployed from the traditional tall mobile phone masts.



**3.6GHz (3.4-3.8GHz)**

The 3.6GHz band sits between the current WiFi bands at 2.4GHz and 5GHz that are already widely deployed in smartphones, homes and offices. 3.6GHz is the 'sweet spot' for achieving the best capacity over the largest areas for the lowest cost, and has wide international support. The mass deployment of small low power base stations in towns and cities will most likely use this band as the cost of covering wider areas is much lower than at 26GHz<sup>10</sup>.



**26GHz**

Sometimes referred to as millimetre or mmWave, 26GHz will be used to provide very high capacity in the limited number of locations of exceptionally high traffic density and applications, such as industry 4.0 (very advanced manufacturing). It will also be used in the relatively few locations where the 3.4-3.8GHz band maxes out. Total coverage by mobile operators at this frequency could be as small as 3% of the UK land area<sup>11</sup>.

## The 5G massive MIMO antenna

The name given to a new kind of 5G antenna – Massive MIMO (multiple input, multiple output) – has provoked some unnecessary concerns.

Although the name would imply something large in scale, in reality the antenna elements of a massive MIMO system are actually tiny. An antenna helps direct the radio energy along a specific path, known as beam forming, rather than spraying it in all directions.

For the past 20 years mobile operators have typically used three or four sectored antennae, so as not to waste radio energy in directions where it's not needed. The 5G massive MIMO antenna makes the transmission more efficient, with the equivalent of 40 sectors, each delivering the same power to a user standing at the edge of coverage but wasting less energy to achieve this<sup>12</sup>.



<sup>9</sup> European Commission Radio Spectrum Policy Group's "Strategic Roadmap towards 5G in Europe" [https://rspg-spectrum.eu/wp-content/uploads/2013/05/RPSG16-032-Opinion\\_5G.pdf](https://rspg-spectrum.eu/wp-content/uploads/2013/05/RPSG16-032-Opinion_5G.pdf) and IET "5G Networks for Policy Makers" report <https://www.theiet.org/media/1166/5g-report.pdf>

<sup>10</sup> Ofcom "Enabling 5G in the UK" March 2018 paragraph 1.13 [https://www.ofcom.org.uk/\\_\\_data/assets/pdf\\_file/0022/111883/enabling-5g-uk.pdf](https://www.ofcom.org.uk/__data/assets/pdf_file/0022/111883/enabling-5g-uk.pdf)

<sup>11</sup> techUK "UK SPF publish principles for the release of 26 GHz 5G pioneer band" <https://www.techuk.org/insights/reports/item/15915-uk-spf-publish-principles-for-the-release-of-26-ghz-5g-pioneer-band>

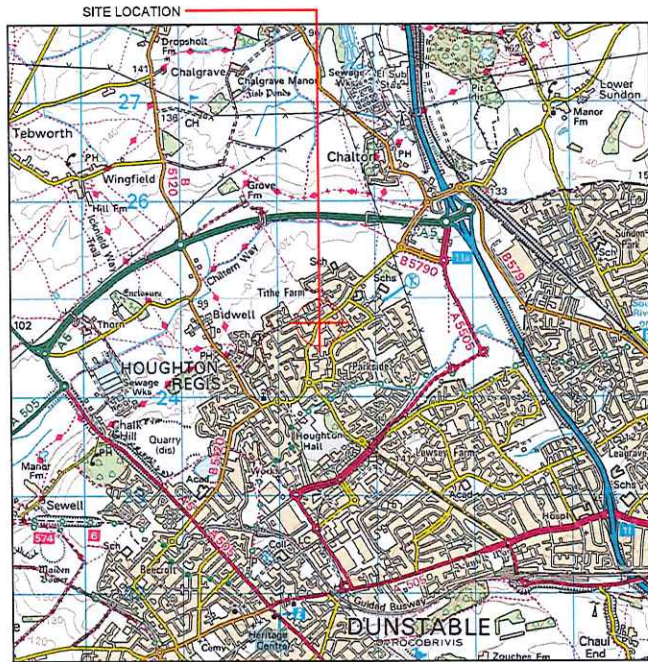
<sup>12</sup> IEEE Spectrum "5G Bytes: Massive MIMO Explained" <https://spectrum.ieee.org/video/telecom/wireless/5g-bytes-massive-mimo-explained>

## Conclusion

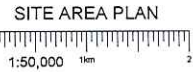


This document has aimed to set out the reality around concerns regarding radio wave exposure, mobile coverage and 5G.

Small 5G base stations in our towns and cities will allow improved network coverage. They will reduce radio wave exposure to individual smartphone users and improve local 5G capacity for all manner of useful bandwidth-hungry applications. And a good 5G fibre base local broadband infrastructure will be important to local communities over the coming decades in view of the ever-increasing amounts of data being consumed by the general public.



Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office  
All rights reserved. © Crown Copyright licence no. TBC

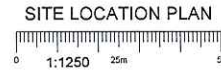


SITE PHOTOGRAPH



Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office  
All rights reserved. © Crown Copyright licence no. TBC

NGR E: 502442 N: 224737



GOOGLE MAPS QR CODE

GOOGLE MAPS - [Hyperlink to map of the site](#)

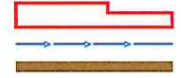
GOOGLE STREETVIEW - [Hyperlink to streetview of the site](#)

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:  
HEADING NORTH ON THE M1, EXIT AT J11A AND TAKE THE FIRST EXIT OFF THE ROUNDABOUT ONTO WOODSIDE LINK/MS505. AT THE NEXT ROUNDABOUT TAKE THE 4TH EXIT AND CONTINUE FOR 0.3 MILES. AT THE NEXT ROUNDABOUT TAKE THE FIRST EXIT ONTO SUNDON ROAD, GO THROUGH 2 ROUNDABOUTS AND SITE WILL BE ON THE LEFT HAND SIDE. (DIFFICULT TO SEE DUE TO OVERGROWTH ON VERGE)

Site Provider's Property Boundary:  
Access Route To Site:  
Access Route:



Model	M001	Client	MBNL	Project	T&A	Process of Issue	Planning	Issue	A
Date	20.05.2020	Author	M. Williams	Issue	First Issue				
Checked	A. Johnson								
Released	A. Johnson								



Hutchison 3G UK Limited  
Sixth Floor, 20 Courthouse Road  
Hertfordshire AL10 9BY  
Tel: 01462 955100  
Fax: 01462 955101

Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 9BY  
Tel: 01707 315000  
Fax: 01707 315001

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

Design Consultant & Principal Contractor:



Site Name: SUNDON ROAD

Site ID: 741419

Address: SUNDON ROAD  
HOUGHTON REGIS  
DUNSTABLE  
BEDFORDSHIRE  
LU5 5LN

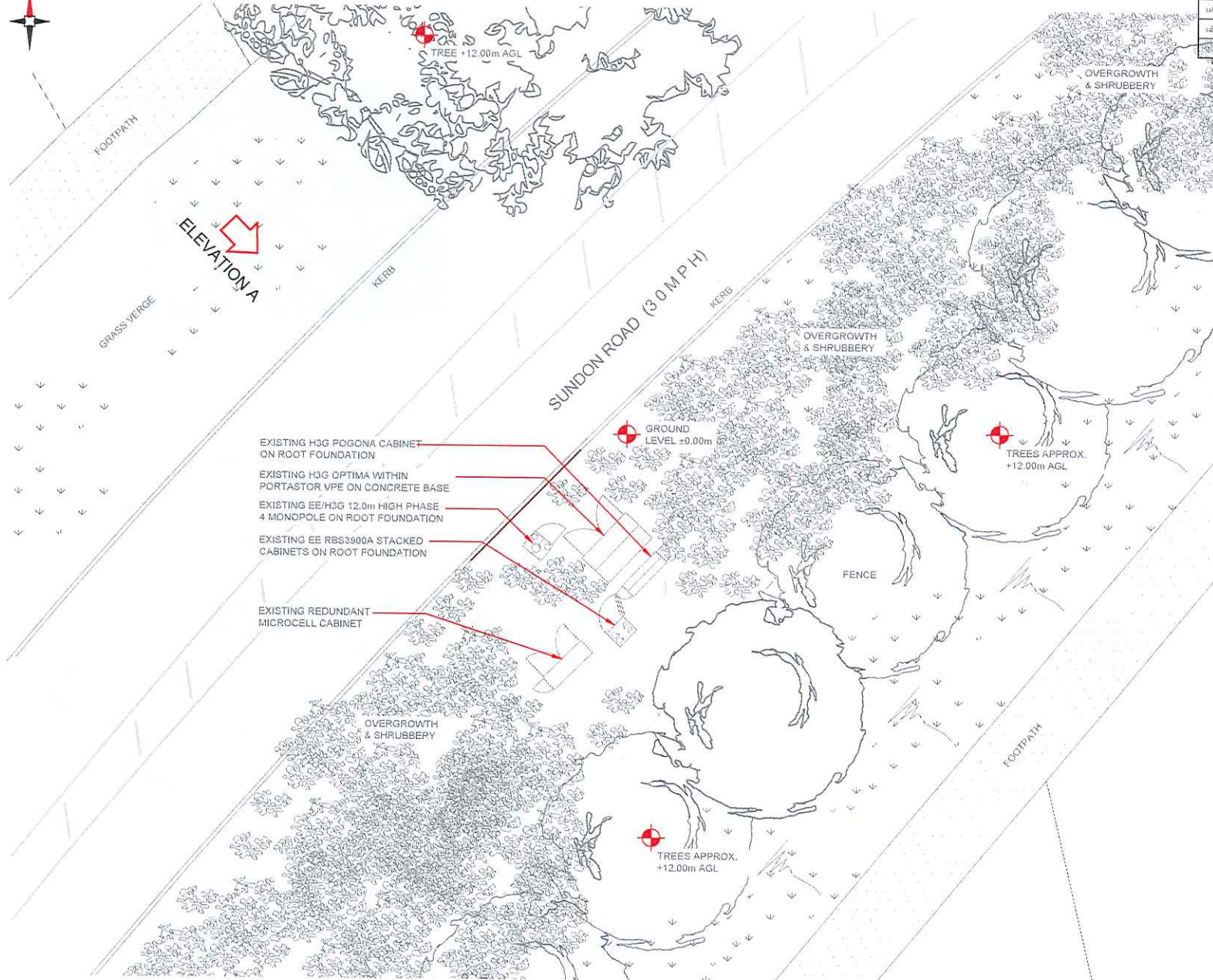
Title: 002 SITE LOCATION PLAN

Project: H3G UNILATERAL S.W.

Purpose of Issue: PLANNING

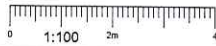
EE Call ID	71042	MBNL Call ID	SBE011	3UK Call ID	LU0244
------------	-------	--------------	--------	-------------	--------

Master Drawing No:	741419_SBE011_71042_LU0244_M001	Issue:	A
--------------------	---------------------------------	--------	---



- EXISTING H3G POGONA CABINET ON ROOT FOUNDATION
- EXISTING H3G OPTIMA WITHIN PORTASTOR VPE ON CONCRETE BASE
- EXISTING EE/H3G 12.0m HIGH PHASE 4 MONOPOLE ON ROOT FOUNDATION
- EXISTING EE RBS3900A STACKED CABINETS ON ROOT FOUNDATION
- EXISTING REDUNDANT MICROCELL CABINET

EXISTING SITE PLAN



22 x 22	4.00m
10A1	30'
10B	150'
10C	270'

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

Version	M001	MBNL	T&A	Planning	A
Date	20.05.2020				
Author	M. Williams				
Checker	A. Dobson				
Approver	A. Dobson				

Hutchison 3G UK Limited  
100 Broadband Network Limited  
5th Floor, Thames Tower, Station Road, Reading, RG1 1LX

Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 5BW  
Tel: 01707 315000  
Fax: 01707 319001

**MBNL** Mobile Broadband Network Limited  
5th Floor, Thames Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

Unit E, Madison Place, Northampton Road,  
Manchester, M40 5AG  
Tel: 0161 785 4500 Fax: 0161 785 4501  
Web: www.clarke-telecom.com

Site Name: **SUNDON ROAD**

Site ID: **741419**

Address: **SUNDON ROAD  
HOUGHTON REGIS  
DUNSTABLE  
BEDFORDSHIRE  
LU5 5LN**

Title: **100 EXISTING SITE PLAN**

Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

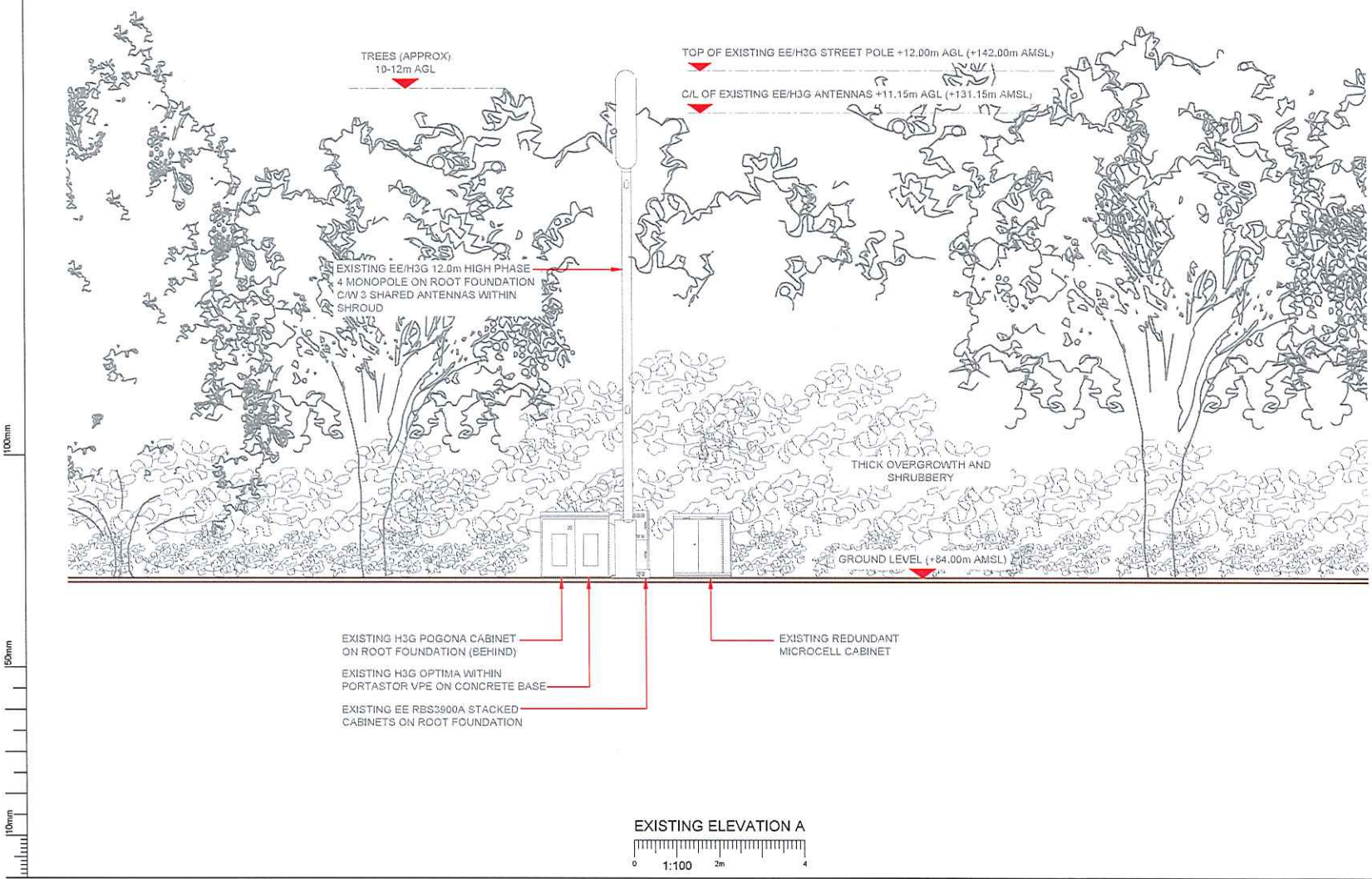
EE Cell ID: <b>71042</b>	MBNL Cell ID: <b>SBE011</b>	3UK Cell ID: <b>LU0244</b>
-----------------------------	--------------------------------	-------------------------------

Master Drawing No: **741419\_SBE011\_71042\_LU0244\_M001** Issue: **A**

100mm  
50mm  
10mm

22	0.000	0.000
uA1	30'	
uB1	150'	
uC1	270'	

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



Module	MBNL 3G UK Ltd	Product	T&A	Category	Planning	Area	A	
Issue	20.05.2020	Revision 1: 20th May 2020						
Created	M. Williams	First Issue						
Checked	A. Dobson							
Approved	A. Dobson							



Hutchison 3G UK Limited  
Unit 10, 11, 12, 13, 14, 15  
The Quadrant, 100  
Fleet Street, London EC4A 3DF  
Tel: 020 785 4500  
Fax: 020 785 4501



Hatfield Business Park  
Hatfield  
Hertfordshire  
AL10 9BW  
Tel: 01707 315500  
Fax: 01707 316001

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

Design Consultant & Principal Contractor:



Unit E, Madison Place, Northampton Road,  
Manchester, M40 5AG  
Tel: 0161 785 4500 Fax: 0161 785 4501  
Web: www.clarke-telecom.com

Site Name: **SUNDON ROAD**

Site ID: **741419**

Address: **SUNDON ROAD  
HOUGHTON REGIS  
DUNSTABLE  
BEDFORDSHIRE  
LU5 5LN**

Title: **150 EXISTING ELEVATION A**

Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

EE Call ID	MBNL Call ID	3UK Call ID
71042	SBE011	LU0244

Master Drawing No.	Issue
741419_SBE011_71042_LU0244_M001	A



ELEVATION A

TREE +12.00m AGL

SUNDON ROAD (3.0 M P H)

GROUND LEVEL +0.00m

TREES APPROX. +12.00m AGL

EXISTING H3G POGONA CABINET ON ROOT FOUNDATION TO REMAIN  
 EXISTING H3G OPTIMA WITHIN PORTASTOR VPE ON CONCRETE BASE TO REMAIN  
 EXISTING EE/H3G 12.0m HIGH PHASE 4 STREETPOLE ON ROOT FOUNDATION AND WRAPAROUND CABINET TO BE REMOVED AND GROUND MADE GOOD

EXISTING EE RBS3900A STACKED CABINETS ON ROOT FOUNDATION TO REMAIN

PROPOSED H3G BATSMAN CABINET TO BE INSTALLED ON NEW ROOT FOUNDATION  
 EXISTING REDUNDANT MICROCELL CABINET

PROPOSED EE/H3G WRAP-AROUND CABINET BUILT AROUND BASE OF PROPOSED STREET POLE

PROPOSED 18.0m HIGH EE/H3G PHASE 8 STREET POLE ON NEW ROOT FOUNDATION

PROPOSED H3G BOWLER EQUIPMENT CABINET TO BE INSTALLED ON ROOT FOUNDATION

PROPOSED H3G HUAWEI APMS930 EQUIPMENT CABINET TO BE INSTALLED ON ROOT FOUNDATION

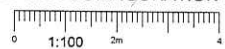
FENCE

FOOTPATH

OVERGROWTH & SHRUBBERY

TREES APPROX. +12.00m AGL

PROPOSED MAX CONFIGURATION SITE PLAN



Antenna Aperture ID	Proposed AGSC Bearing	Operator Shared/EE/AG
A1	30°	H3G
A2	30°	H3G/EE
B1	150°	H3G
B2	150°	H3G/EE
C1	270°	H3G
C2	270°	H3G/EE

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

Model	Mobile Operator	Project	Planning Phase	Phase
M001	MBNL	T&A	Planning	A

Date: 20.05.2020  
 Drawn: M. Williams  
 Checked: A. Dobson  
 Approved: A. Dobson

Multiplay 3G UK Limited  
 Clarendon, 20th Floor  
 100 Broad Street  
 Birmingham, B1 4JG  
 Tel: 0121 762 6000  
 Fax: 0121 762 6111  
 +30 Base Station Information line  
 0443 804302  
 Available between 08:00 and 18:00

Hatfield Business Park  
 Hatfield  
 Hertfordshire  
 AL10 9BW  
 Tel: 01757 310000  
 Fax: 01757 319001

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

Design Consultant & Principal Contractor:

Unit E, Madison Place, Northampton Road,  
 Manchester, M40 5AG  
 Tel: 0161 785 4500 Fax: 0161 785 4501  
 Web: www.clarke-telecom.com

Site Name: SUNDON ROAD

Site ID: 741419

Address: SUNDON ROAD  
 HOUGHTON REGIS  
 DUNSTABLE  
 BEDFORDSHIRE  
 LU5 5LN

Title: 215 MAX CONFIGURATION SITE PLAN

Project: H3G UNILATERAL S.W.

Purpose of Issue: PLANNING

EE Cell ID	MBNL Cell ID	3UK Cell ID
71042	SBE011	LU0244

Master Drawing No: 741419\_SBE011\_71042\_LU0244\_M001 Issue: A

NOTE:  
 EXISTING SITE IS OVERGROWN WITH THICK SHRUBBERY/WEEDES. OVERGROWTH TO BE CLEARED AROUND SITE PRIOR TO CONSTRUCTION

Antenna Aperture ID	Proposed H3G Bearing	Operator Shared/ EE/H3G
A1	30°	H3G
A2	30°	H3G/EE
B1	150°	H3G
B2	150°	H3G/EE
C1	270°	H3G
C2	270°	H3G/EE

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

Order	Media / Cell / Type	Project	Operational Status	Issue
M001	MBNL	T&A	Planning	A
Date	20 Dec 2020	By whom / To whom / Issue by		
Drawn	M. Williams	First Issue		
Checked	A. Dobson			
Approved	A. Dobson			

**MBNL** Mobile Broadband Network Limited  
Sixth Floor, Thomas Tower, Station Road, Reading, RG1 1LX

Design Consultant & Principal Contractor:

Unit E, Madison Place, Northampton Road, Manchester, M40 5AG  
Tel: 0161 785 4500 Fax: 0161 785 4501  
Web: www.clarke-telecom.com

Site Name: **SUNDON ROAD**

Site ID: **741419**

Address: **SUNDON ROAD  
HOUGHTON REGIS  
DUNSTABLE  
BEDFORDSHIRE  
LU5 5LN**

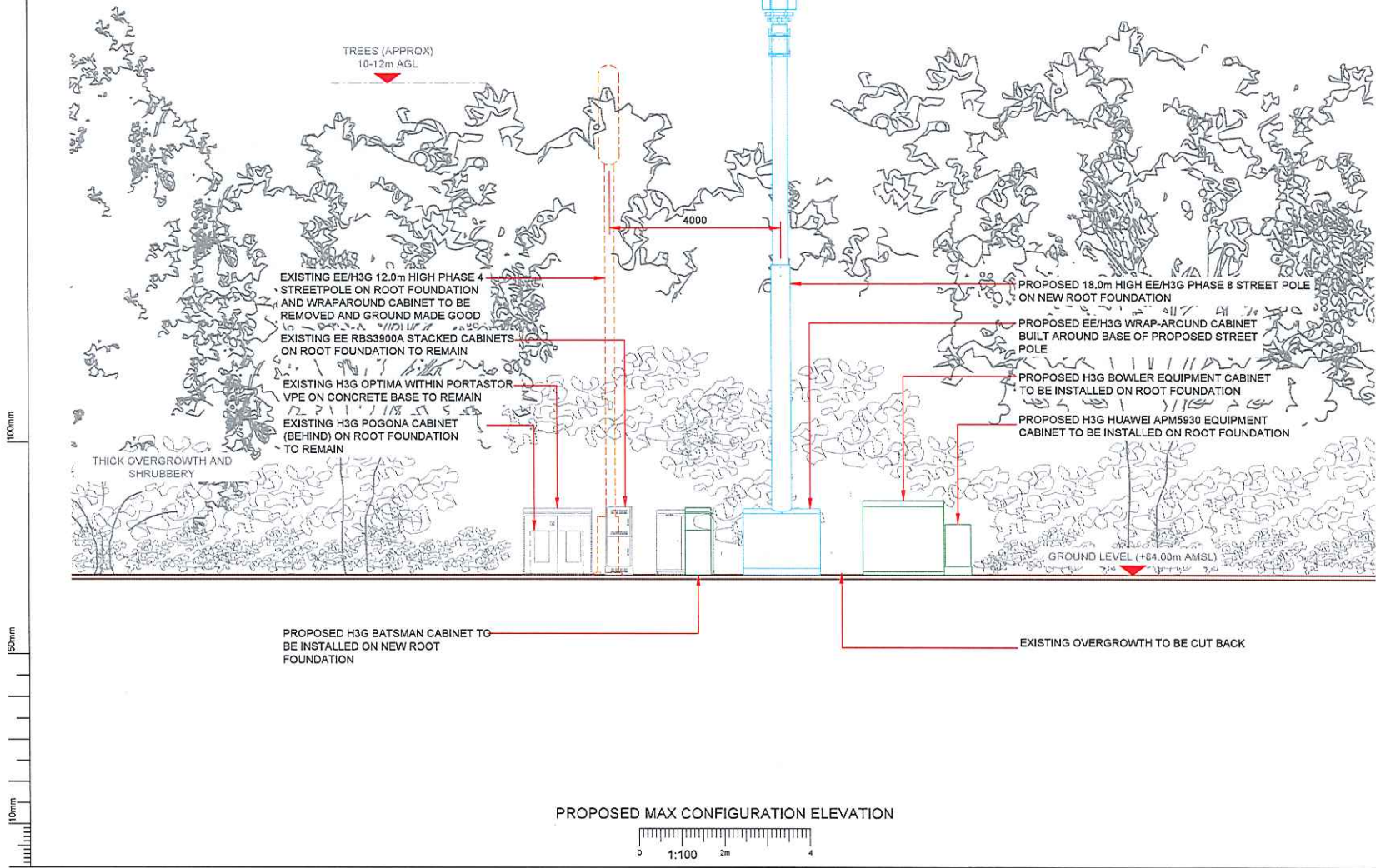
Title: **265 MAX CONFIGURATION ELEVATION**

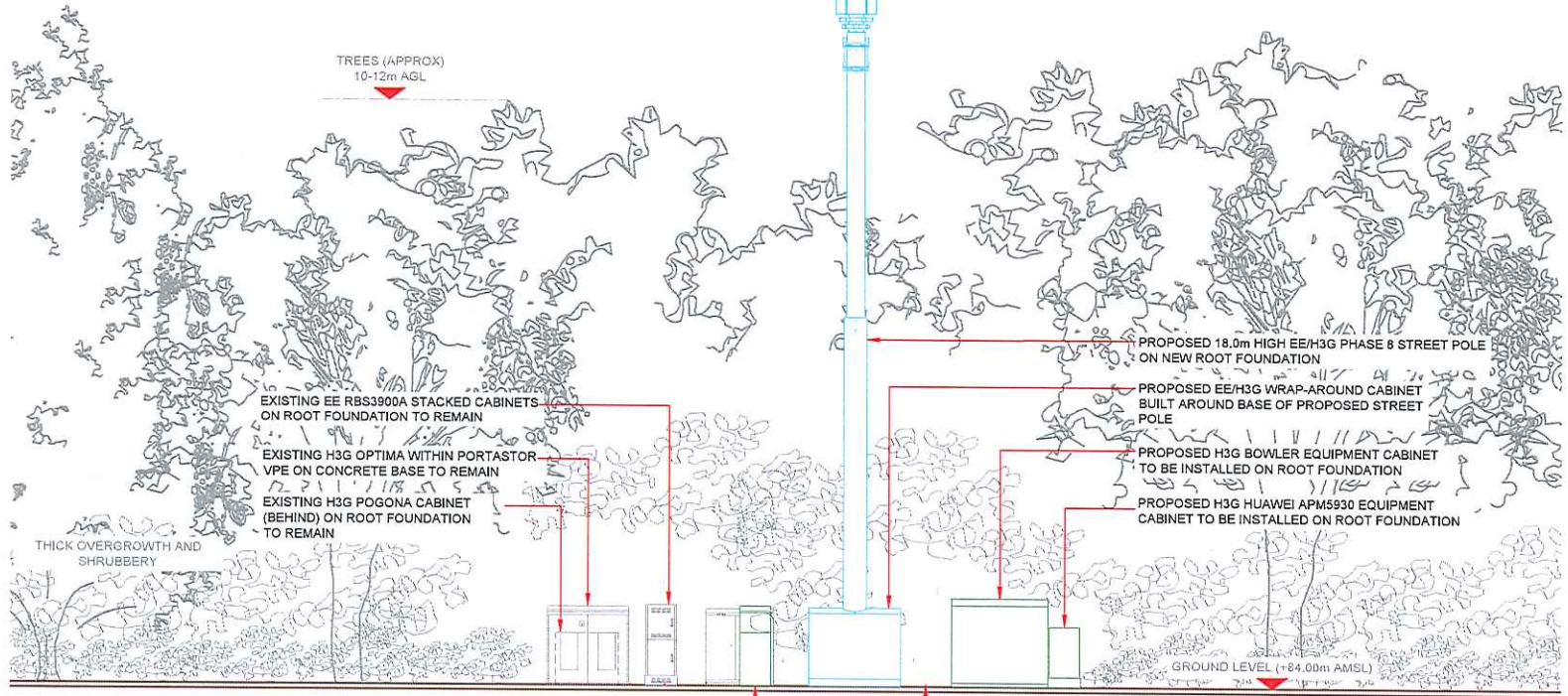
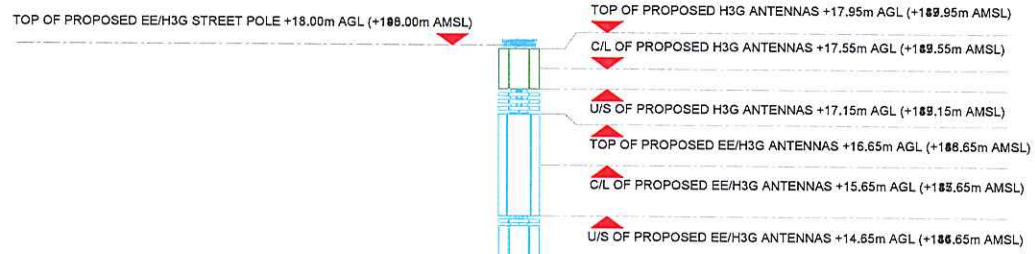
Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

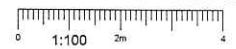
EE Cell ID: <b>71042</b>	MBNL Cell ID: <b>SBE011</b>	3UK Cell ID: <b>LU0244</b>
-----------------------------	--------------------------------	-------------------------------

Master Drawing No: **741419\_SBE011\_71042\_LU0244\_M001** Issue: **A**





PROPOSED MAX CONFIGURATION ELEVATION (PLANNING)



Antenna Aperture ID	Proposed H3G Bearing	Operator Shared/ EE/H3G
A1	30°	H3G
A2	30°	H3G/EE
B1	150°	H3G
B2	150°	H3G/EE
C1	270°	H3G
C2	270°	H3G/EE

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

Project	Client	Phase	Version	Date
M001	MBNL	T&A	Planning	A

Hutchison 3G UK Limited  
 Hutchison 3G UK Ltd  
 1st Floor, 100 Broad Street  
 Birmingham, B1 2JN  
 Tel: 0121 634 2000  
 Fax: 0121 634 2001  
 www.hutchison-3g.co.uk  
 Hutchison 3G UK Limited is a member of the Hutchison Group

Hatfield Business Park  
 Hatfield  
 Hertfordshire  
 AL10 8BW  
 Tel: 01707 315000  
 Fax: 01707 316001

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

Design Consultant & Principal Contractor:

Unit 5, Madison Place, Northampton Road,  
 Manchester, M40 5AG  
 Tel: 0161 785 4500 Fax: 0161 785 4501  
 Web: www.clarke-telecom.com

Site Name: **SUNDON ROAD**

Site ID: **741419**

Address: **SUNDON ROAD  
HOUGHTON REGIS  
DUNSTABLE  
BEDFORDSHIRE  
LU5 5LN**

Title: **265 MAX CONFIGURATION ELEVATION  
(PLANNING)**

Project: **H3G UNILATERAL S.W.**

Purpose of Issue: **PLANNING**

EE Cell ID: <b>71042</b>	MBNL Cell ID: <b>SBE011</b>	3UK Cell ID: <b>LU0244</b>
-----------------------------	--------------------------------	-------------------------------

Master Drawing No: **741419\_SBE011\_71042\_LU0244\_M001** Issue: **A**





Clarke Telecom Limited  
Unit E, Madison Place, T: +44 (0) 161 785 4500  
Northampton Road, Manchester,  
M40 5AG, UK F: +44 (0) 161 785 4501  
www.clarke-telecom.com

Our ref: SBE011

Town Clerk  
Houghton Regis Town Council  
Council Offices  
Peel Street  
Houghton Regis  
Bedfordshire  
LU5 5EY

Email: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk) Via Email

28 May 2020

Dear Town Clerk,

**PRE-APPLICATION CONSULTATION – RADIO BASE STATION INSTALLATION AT SBE011 – SUNDON ROAD, HOUGHTON REGIS, DUNSTABLE, BEDFORDSHIRE, LU5 5LN NGR E: 502442 N: 224737**

Clarke Telecom Ltd act on behalf of the mobile telecommunications operator MBNL. MBNL undertakes the management and network deployment of telecommunications sites on behalf of both EE (UK) Ltd and Hutchison 3G UK Limited. The proposal is for a new Hutchison 3G UK Limited column, in order to provide the latest 4G and new 5G technologies to the Dunstable area.

The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, MBNL are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of MBNL's continued network improvement program, there is a specific requirement for a new mast at the Sundon Road to ensure that the latest high quality 2G, 3G and 4G service provision continues to be provided in the Dunstable area. The proposed new column will also ensure that new 5G coverage can also be provided at this location. This ensures that coverage and capacity requirements are maintained.

The proposed new mast has been sited and designed in order to provide 5G coverage and to support the existing mobile network. At present it is paramount that digital connectivity is supported and maintained throughout the country. In particular the current massive shift in user demand from city centres and places of work to residential areas and suburbs requires an improvement in coverage and capacity throughout the whole network. The current proposal therefore provides such additional capacity to the network whilst still promoting the improved 5G technology.

The proposed development is within the limits set out in Part 16 for permitted development with Prior Approval. The location enables the whole of the surrounding area to benefit from improved 5G network coverage and has been designed to be future proof, thus enabling other technologies to be deployed depending upon the demand required. As the shift in demand is expected for the foreseeable future and that as central government considers digital communications to be a critical national infrastructure, we intend to support customers and local residents by ensuring as little disruption as possible. The existing site will therefore be retained so that all existing users may benefit at this difficult time. In addition, EE

will become the Emergency Services Network Provider and in order to dedicate the 4G network for that use, the intention is to support all users during the current climate and to maintain all current services **without the removal of any existing equipment.**

Mobile telecoms networks are now ubiquitous throughout the UK. It is an expectation that an individual can connect and use their mobile phone whenever and wherever they are. With the advent of new technology, under the banner of 5G, further advances are proposed and Central Government has seen the telecoms industry, and in particular 5G, to be at the forefront of economic development.

This new column will enable 5G coverage to be provided to this area of Dunstable. The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage.

As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

5G service provision will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, the 'Internet of Things'. This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The base station will also meet the extra demands on the network in this area as more people use internet enabled handheld devices.

The preferred MBNL option is as follows:

**SBE011 – SUNDON ROAD, HOUGHTON REGIS, DUNSTABLE, BEDFORDSHIRE, LU5 5LN NGR E: 502442 N: 224737**

The proposal relates to the installation of a new 18m monopole supporting 6 no. antennas with a wrap around equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto.

The proposed height at 18m is essential in order to ensure the latest 4G and new 5G technologies are provided in and around this area of Dunstable. These latest technologies operate at higher frequency bands than older technologies such as 2G and 3G. The higher the frequency band the greater the radio signal is naturally weakened. This means that the effects of clutter are even more significant than for the provision of older technologies. As a result, a higher column is normally required to maintain the same coverage footprint. The latest 4G technology and new 5G service provision carry higher capacity and



Clarke Telecom Limited  
Unit E, Madison Place,  
Northampton Road, Manchester,  
M40 5AG, UK  
[www.clarke-telecom.com](http://www.clarke-telecom.com)

T: +44 (0) 161 785 4500  
F: +44 (0) 161 785 4501

data speeds to the user, this leads to such antennas having to be positioned at a higher height than more standard antennae and in turn a taller antenna height for 5G service provision.

The new column is located where there is an existing established radio base station. There are no other more suitable locations within the immediate area for the operator to locate their equipment, which would have less impact on the visual amenity of the area, due to the residential nature of the immediate area. As such this is sequentially the most preferable site for the operator to install the new column and associated equipment cabinets.

The proposal for this MBNL site has been designed within International Commission on Non-Ionising Radiation Protection (ICNIRP) public exposure guidelines. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

For your information pre-consultation letters and a set of plans have been sent to the other local ward councillors for Tithe Ward, the Clerk to Houghton Regis Town Council and the local MP Andrew Selous.

We look forward to receiving your response within 14 days of the date of this letter.

Yours sincerely

*J. Hafiz*

**Jamaal Hafiz**

Town Planner

Clarke Telecom

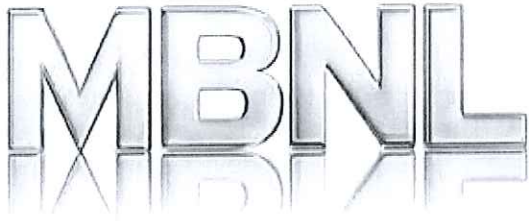
Tel: +44 (0)161 785 4500

Fax: +44 (0)161 785 4501

Email: [jamaal.hafiz@clarke-telecom.com](mailto:jamaal.hafiz@clarke-telecom.com)

(For MBNL on behalf of Hutchison 3G UK Limited)

*This page is  
intentionally left  
blank*



# 5G and Future Technology – Delivering the UK’s Telecoms Future

## Streetworks Monopoles in support of 5G

### Setting the scene

Mobile connectivity is becoming ubiquitous and the expectation is that it should be available throughout the country. From the first generation of analogue phones to modern 4G enabled smart phones, people have embraced the benefits provided by increased connectivity and the applications that smart phones can control. As digital systems and mobile telephony develop it has become apparent that the mere requirement to make a telephone call is secondary to the overall advantages and opportunities that modern smart phones and increased data speeds can offer.

***“We will build a Britain that lives on the digital frontier, with full-fibre broadband, new 5G networks and smart technologies”***

**BEIS Industrial Strategy – Building a Britain fit for the Future 2017**

It is anticipated that the next generation of smart phones will be only a small part of wider mobile connectivity. The first generation provided voice calls, the second generation allowed basic data such as texting and the third generation offered internet access and the development of apps. Since then the smart phone has developed further and the fourth generation has brought video and much faster data speeds allowing the integration of the smart phone into wider use.

***“Securing the mobile networks necessary to put the UK at the forefront of this emerging technology will be critical to the growth of our economy”.***

**‘Connected Future’ National Infrastructure Commission 2016**

The next generation of mobile telephony is 5G and it brings a revolutionary approach to managing spectrum and greatly increasing data speeds. The advantages this presents range from near-instant downloads of HD films to connected cars, smart medical devices and smart cities.

***“5G has the potential to dramatically transform the way we go about our daily lives, and we want the citizens of the UK to be amongst the first to experience all the opportunities and benefits this new technology will bring....”***

***Margot James, the government minister for digital.***

***“5G is about more than mobile phone consumers having a fast and reliable connection anywhere in the country. It’s a vital piece of technology that can be used to improve the productivity and growth of our industrial sectors. That’s why we’re excited to develop new trials in areas such as manufacturing and logistics that can really benefit from 5G”.***

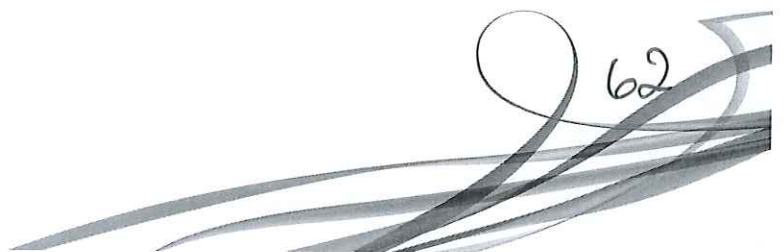
***Digital Secretary Jeremy Wright June 2019***

5G also integrates the previous generations of mobile telephony through either utilising the existing radio spectrum and/or combining the advantages of previous generations and using multiple platforms to manage coverage and capacity. It is estimated that 5G will directly contribute to an additional £7 Billion a year to the UK economy in just six years from roll-out. Although 5G will undoubtedly bring new opportunities and huge benefits to society, we cannot escape from the requirement that new structures, antennas and ancillary equipment will be needed. But to do so the network needs to be surveyed, designed and planning approval obtained. It has been acknowledged by Government that we must ensure that we have the infrastructure in place to deliver 5G across our major centres and transport networks.

## The Next Generation

The growth of digital connectivity over the last few decades has transformed all aspects of life within the UK. It has provided the opportunity to work differently, to socialise and interact differently, to bring the world closer and to offer new commercial opportunities. The internet and mobile connectivity rely upon the deployment of new fibre networks. Utilising these fibre networks allows each mobile base station to link back into the wider core network, however, the requirements in the future are for ubiquitous coverage and this will mean the more complex, more remote locations throughout the country will need further new installations. In addition, 5G offers download speeds far in excess of what can be achieved today, even by fixed line broadband. Such increased speeds and low latency provides the potential for far greater economic and social opportunities.

Examples of this new world that will emerge from ubiquitous 5G coverage involves such things as connected and autonomous vehicles, traffic management, smart manufacturing with heterogenous autonomous machines, direct machine to machine communication, advanced medical devices, automated agriculture, far greater security provision, more stable and reliable connectivity and advances in further application development with uses not yet identified. All of the above provides an insight into the future development of connectivity in our modern world and also provides a further insight into the expected minimum eight-fold increase in data usage by each mobile operator over the next 5-6 years.



## Current Legislative Environment

The existing 4G network rollout has been relatively rapid. However, it was apparent that there were certain restrictions and complications, particularly within the Planning regime, that hindered a more effective rollout. Telecoms Planning is governed by secondary legislation set by central government and the Devolved Authorities and much work has been made to lessen the adverse effects of previous generations of legislation. In England, Part 16 of the General Permitted Development Order (2016 SI No. 1040) was revised in November 2016 and increased permitted development rights for Electronic Communications Code System Operators. In Scotland the relevant legislation is Class 67 of the General Permitted Development Order (In order to benefit from the potential that 5G offers, these regulations will need to be relaxed further and altered to address the particular requirements of the new infrastructure proposed). In Wales it is Part 24 of the GPDO (2019 No. 330 W. 80) which was recently revised in 2019. This approach is supported in National Planning Policy:

***“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”.***

**National Planning Policy Framework July 2018**

Consultation is ongoing with the relevant government departments in order that a better understanding of the requirements is being presented and understood, however, it is imperative that the UK prepares itself in order to enable this new technology and to lessen the burden of over complex regulations. Reducing barriers to network deployment should therefore be considered a strategic necessity given the potential for 5G to help digitise wider areas of the economy. Mobile telephony is seen as a critical aspect of the future of our country and the Government directly supports the increase and expansion of services and new technology:

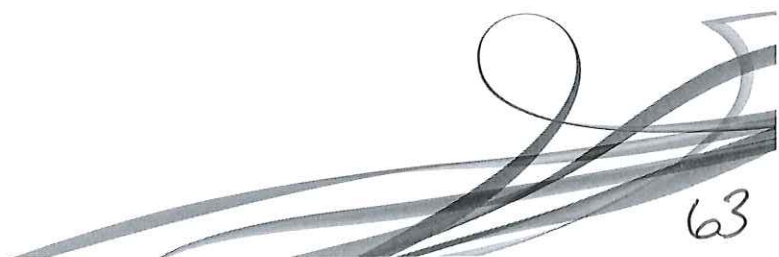
***“Getting 5G deployment right will be critical in a future where connectivity is becoming integral to almost all parts of the economy, and the UK will put its future growth and competitiveness at risk if it falls behind”.***

**‘Connected Future’ National Infrastructure Commission 2016**

## New Equipment

The initial rollout of equipment will be concentrated on a macro level, that being the upgrading of main hub sites but also coupled with new standalone sites. The potential for Small Cells will evolve as the technology is taken up. 5G has to be deployed smoothly and effectively and as such many existing rooftops, streetworks monopoles and stand-alone greenfield towers will need to be upgraded and redeveloped to accommodate the new equipment and antennas.

In addition to upgrading existing rooftop sites we will need to deploy new standalone streetworks installations. At present the mobile networks comprise multiple buildings, structures and installations in order to provide the necessary coverage to customers. With the advent of 5G and the need to provide



ubiquitous coverage the need is for an installation wherever there is demand and thus where population density is highest. As the nature of our built environment has developed there are certain areas of the country with a large demand for mobile connectivity but with limited available buildings or structures to site such equipment. Examples of such locations are residential housing estates, transport routes, commercial retail centres etc. Such locations have an acute demand for connectivity, but the antennas and equipment have to be located within the vicinity so that a signal can be easily broadcast from the base station to the mobile device and vice versa.

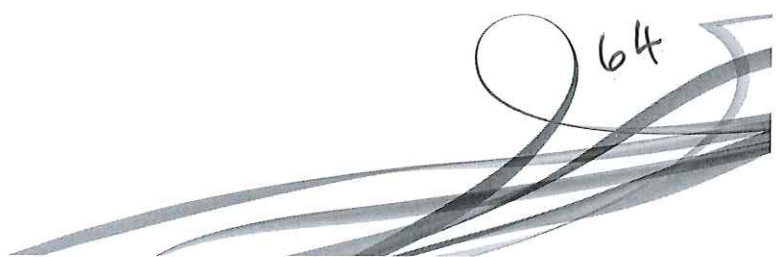
At present we are embarking upon a process to upgrade our existing streetworks monopole installations. These sites are predominantly located on Highways land close to population densities and have been sited with consideration of a sequential approach to site acquisition. With 5G the design of the installations has to change. We are now deploying 2G/3G/4G and the now the new 5G antennas in order to provide the best possible mobile experience for all our customers.

The design of the new monopoles has to accommodate the additional equipment but requires a separation between antenna systems so as not to create interference. The addition of a further generation of antennas has meant that the monopoles need to be taller, predominantly 20m. In conjunction with the height increase we have still managed to maintain a slim and regular monopole design without a bulky headframe. The intention is to represent the existing installation but to bring the benefits of 5G connectivity to the surrounding area.

It is also anticipated that at times two new monopoles will be required. The reasons for this are to manage the increased demands in data and also so that each of the Mobile Operators – EE and Three – can optimise the best use of the spectrum available to them. Wherever possible we will design and locate equipment so that it presents the least visually obtrusive feature within the landscape and consultation with the Local Planning Authority will be undertaken so that there is an understanding of the technical challenges and design proposals made.

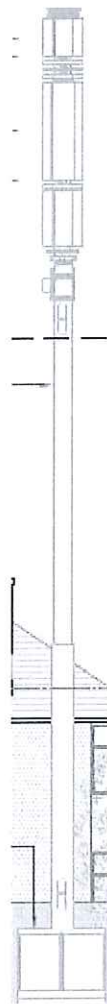
5G operates across multiple spectrums and therefore requires additional antennas and new equipment cabinets. The signals that are broadcast are more prone to the shadowing effect of adjacent buildings or structures, and also the effect of tree canopies reducing the broadcast range and effectiveness of the antennas. Consequently, the height of the 5G antennas needs to be sited to avoid such obstacles and this in part dictates the height of the new streetworks monopoles. All new proposals will be set out in associated drawings and the broadcast levels will also be within agreed ICNIRP (International Commission for Non-Ionising Radiation Protection) guidelines.

The higher frequencies that 5G will use can provide more bandwidth and thus greater capacity but the signal will not travel as far as those of previous generations. The implications to the built environment will be that more infrastructure is needed with a significant increase in capital required. In order to meet future demands for connectivity the new installations will have to be designed to optimise the network and thus provide a public benefit in addition to the existing telecoms generations and frequencies used. Additional installations are anticipated in high demand areas such as city centres and residential housing estates in order to meet the ever-increasing levels of demand and capacity.





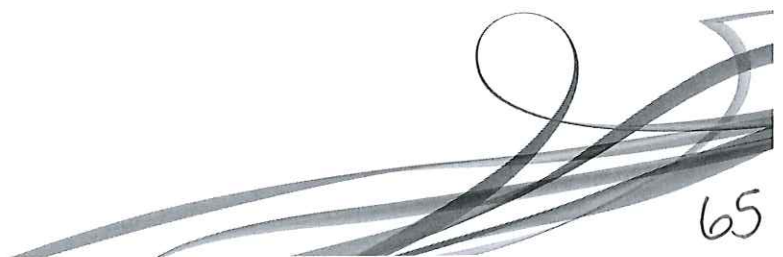
Note typical design and size of proposed streetworks monopoles



In order for the UK to benefit from the huge potential of 5G Local Planning Authorities will have to weigh the Public Benefits of such connectivity with the requirements to direct and manage the built environment. Central Government understands that this may present concerns with the various design solutions proposed but it is important that all Local Planning Authorities understand the technical needs of 5G and better understand the wider advantages of such new technology. This is further emphasised within the National Infrastructure Commission's report in 2016, where National Digital Strategy will be directed through the Economy and Industrial Strategy Cabinet Committee in order to:

***“Support and challenge local government in their plans to enable the delivery of digital infrastructure; both in terms of ensuring that these plans help the UK to meet its national objectives, and that local authorities develop consistent approaches to support the deployment of mobile infrastructure across the country”.***

**‘Connected Future’, National Infrastructure Commission 2016**



## Outcomes

Central Government has expressed a support for new telecoms installations and the deployment of new technology. It is seen as essential for the country to develop and exploit the advantages of such new technology to the direct benefit of the public and the economy as a whole. It is seen that Local Government is key to the effective deployment of new technology and the upgrading of existing technology. Support and understanding from Local Government is needed to process Planning Applications, to offer the use of publicly owned assets to locate new equipment and to liaise with Mobile Network Operators in creating the infrastructure required. This is supported by the encouragement the National Infrastructure Commission has indicated in their Connected Future report 2016:

***“Local government should actively facilitate the deployment of mobile telecoms infrastructure”.***

**Connected Future, National Infrastructure Commission 2016**

It is suggested that Local Government will directly benefit from new and improved connectivity which will directly improve the local economy, social interaction, improved services, higher productivity and the reduction of social exclusion. The introduction of new infrastructure is required for all of the reasons above but also to prepare the UK for wider and greater advances benefiting from ubiquitous coverage and improved connectivity.

