

Our ref: P24-2528 (Saxby Bridge Lane SP)

13 August 2025

The Chief Planning Officer  
North Lincolnshire Council  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL

**SUBMISSION VIA THE PLANNING PORTAL**

Dear Sir/Madam

**Anglian Water Services Ltd**  
**Smart Water Metering Network**  
**Permitted Development - Application for Prior Approval**  
**Installation of Digital Communications Mast at Bridge Lane, Saxby, Brigg, Lincolnshire, DN20**  
**QQQ (National Grid Reference e: 498816 n: 416955)**

On behalf of Anglian Water Services Limited which is being managed by Arqiva Limited, Pegasus Group submit herewith an application for determination as to whether prior approval is required (and if so, given) for the installation of a digital communications mast at the above referenced site.

Anglian Water Services Limited appear on the Ofcom register of persons with powers under the Electronic Communications Code and are accordingly considered to be a 'electronic communications code operator.' The application is submitted in accordance with the requirements of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and seeks a determination as to whether the Authority's approval will be required for the siting and appearance of the development.

The application comprises:

1. The written description of the development:  
*"Installation of a 12m Monopole which will support 1No. Omni Antenna at a mean height of 13.45m along with ancillary equipment including 1No. Collinear Antenna, GPS Module, 1No. Cabinet and associated cabling"*
2. A site location plan drawn to scale showing the location where the apparatus will be installed (Drg. No. 325124-00-004-ML001);
3. Payment in respect of the application fee (paid via the planning portal);
4. The Developer's Notice served on the landowner together with proof of delivery; and
5. The Developer's contact details (see below).

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Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.  
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The following information is also provided to assist with your determination of the application:

1. The Authority's 1APP form for telecommunications development prior approval applications;
2. The following drawings:
  - i. Site Plan Proposed (Drg. No. 325124-01-100-MDO02 Rev.2);
  - ii. Equipment Plan Proposed (Drg. No. 325124-01-101-MDO02 Rev.2);
  - iii. Elevation Proposed (Drg. No. 325124-01-150-MDO02 Rev.2); and
3. ICNIRP Certificate.

### **Developer's Contact Details and Community Engagement**

All correspondence and queries relating the determination of this application should be submitted to the undersigned.

However, in accordance with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, any correspondence to the developers can be sent to:

Anglian Water Services Ltd, PO Box 4994, Lancing, BN11 9AL

This letter and the enclosures also provide due notification, as may be required, under the relevant conditions of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended. In particular, you are given notice of the intention to install the electronic communications apparatus described in more detail in the application documentation (including the scale drawings) and to be located as shown on the application plans.

Prior to the submission of any application an assessment is undertaken by the applicant as to the sensitivity of the surrounds to telecommunications development and that a community consultation strategy is derived from this assessment. Due to a lack of sensitive receptors within close proximity, the site forming part of an existing compound and the scale of the proposal, the Traffic Light Rating was green. As such, pre-application engagement was deemed unnecessary. However, if you do have detailed comments to make on the proposals we should be pleased to discuss these with you at an early stage in the determination of this application.

### **Overview of Anglian Water Services Ltd and the Smart Metering Project**

Anglian Water Services Ltd (hereafter referred to as simply Anglian Water) is the largest water and water recycling company in England and Wales by geographic area. They supply water and water recycling services to almost seven million people and businesses in the East of England from the Humber in the north to the River Thames in the south, including the Great Ouse and a small part of Greater London.



As might be expected with the operation of such a large infrastructure network, the requirement for monitoring live data is considerable, constant and crucial to planning for better network maintenance and operational efficiency. Across hundreds of operational and monitoring sites around the UK, Anglian Water are able to keep their network under constant review, utilising the near instant exchange of digital information to make informed and up-to date decisions on water network management. Accordingly, many Anglian Water sites will feature items used for digital communication such as transmission dishes, aerials, antenna and equipment cabinets. The role Anglian Water plays in the delivery of water utilities infrastructure and their reliance on digital communications to support this delivery is reflected by Ofcom in designating Anglian Water an Electronic Core Operator under the provisions of the Communications Act 2003, in accordance with the Electronic Code (Communications and Restrictions) Regulations 2003, as amended.

Smart Metering is a Government initiative to cut greenhouse gas emissions, decarbonise the economy and support the creation of new green jobs and technologies. Anglian Water are now seeking to build and develop their Smart Meter communications network and have identified the application site as an appropriate urban location to deploy the equipment. It is intended that this technology is rolled out on a national basis in the months and years to come.

Smart Meters are the next generation of water utility meters. They will offer a range of intelligent functions and provide consumers with more accurate information and bring an end to estimated billing. Consumers and Anglian Water will have a near real-time information stream on their water consumption to help them control and manager usage, save money and reduce carbon emissions. By providing these benefits it's argued that smart metering assists in achieving the goals of sustainable development which represents one of the UK Government's key priorities in the transition to Net Zero.

The Smart Meter programme, like all electronic communications networks, will need to be supported by an infrastructure of operational sites with the required antennas and other apparatus needed to provide radio coverage to the local area. As the Smart Meter network must be able to communicate with meters that are typically found in the heart of a property, for example, in an under stairs cupboard, then the sites must be developed in locations that can provide the required level of coverage.

### **The Scope of the Prior Approval Determination**

The permitted development rights conferred by Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the GPDO), exist to facilitate the establishment of modern communications apparatus and infrastructure judged by successive governments to be important to a modern economy and in attaining sustainability objectives.



The permitted development granted subject to the prior approval procedure is similar to the grant of outline planning permission, with details of precise siting and appearance being reserved. This is explained in the Code of Practice on Mobile Network Development in England, 2022<sup>1</sup>.

As a consequence, the scope of determination does not extend to whether the site selected is needed, as the development is acceptable in principle due to the rights conveyed by the GPDO. Likewise, whilst information on alternative sites may be supplied by way of background and context, the extent of control on siting is limited to the precise siting on a site and not the general location.

As the principle of development at the application site is permitted by the GPDO, the contents of this letter focus on the statutory criteria of detailed siting and appearance. In so doing, this is considered against current town and country planning guidance, including the development plan which are material considerations and with reference to the operational requirements of the operator and the attempts to accommodate the particular requirement.

Paragraph 95 onwards of the Code of Practice in England clarifies that such applications are not an application for planning permission but seek the authority's determination as to whether prior approval is required for the siting and appearance of the development. This reflects the fact that planning permission has already been granted under the GPDO, subject only to the exclusions, limitations and conditions set out therein.

Whilst as a matter of best practice supporting material is submitted, the lawful scope of determination remains confined to the detailed siting and appearance of the apparatus proposed. The permitted development rights exist to facilitate the establishment of modern communications, judged by successive governments to be important to a modern economy and in attaining sustainability objectives.

### **The Application Site**

The application site, referred to as "Saxby Bridge Lane SP", is located within an existing 1.8m high chainlink fence compound containing existing apparatus. The site occupies a transitional space at the edge of the rural settlement of Saxby, immediately adjacent to the B1204 highway, and abuts expansive agricultural fields to the west.

The immediate setting is characterised by low-density residential development to the east and south, interspersed with mature vegetation, open plots, and areas of recreational or agricultural use, providing a semi-rural context that merges village infrastructure with the surrounding farmland. The wider landscape is distinctly rural and open, defined by arable farmland, hedgerow

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boundaries, and occasional clusters of residential development. The nearest sizable settlements are Brigg to the south and Barton-upon-Humber to the north.

In terms of environmental constraints, there are no ecology, landscape or heritage constraints which affect the site. However, it's noted that the Saxby All Saints Conservation Area is situated to the east of the site, with the nearest listed building being the grade II listed Queen Victoria Monument situated c. 215m to the east of the site. No Tree Preservation Orders affect the site.

The Council's online planning records indicate no relevant planning history.

### **The Proposed Development**

The proposed development relates to the installation of a digital communications mast, being comprised of a 12m monopole which will support an Omni Antenna at a mean height of 13.45m. Ancillary equipment which is to be installed consists of 1No. GPS Module, 1No. Collinear Antenna, 1No. Cabinet and associated cabling.

The existing access point will be utilised. The mast will provide digital communication services for Anglian Water only. It will not provide conventional mobile communication connectivity to mobile network operators.

The scale, layout and design of the development has been guided by the special technical and operational factors affecting the need to digital connectivity and data transfer coverage the wider area, having regard to the need to minimise visual impact. Accordingly, the minimum height for the mast proposed will allow for the necessary provision of coverage whilst preserving local amenity.

### **Planning Policy**

The relevant national planning policy is found principally within:

- National Planning Policy Framework (NPPF) (December 2024); and
- National Planning Practice Guidance (NPPG) online.

As planning authority, you will be familiar with this framework and so in the interests of brevity, we will not rehearse it back to you in detail. However, relevant paragraphs within the NPPF are as follows:

- Paragraph 119
- Paragraph 120
- Paragraph 121
- Paragraph 123
- Paragraph 135

The relevant local policy is the North Lincolnshire Local Development Framework which was adopted in June 2011.



Policy CS6 relates to the Historic Environment and states the following:

*The council will promote the effective management of North Lincolnshire's historic assets through:*

- *Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.*
- *Preserving and enhancing the rich archaeological heritage of North Lincolnshire*
- *Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.*
- *Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.*
- *The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.*
- *All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.*

*Development proposals should provide archaeological assessments where appropriate.*

Paragraph 15.28 states that *"The continuing advancement in telecommunications and information technology will enable North Lincolnshire to be better connected within its area and to the world beyond. It will be important to support the development of infrastructure for telecommunications and information technology in the context of a co-ordinated approach and accounting for the impact on the environment and public health."*

Policy CS26 relates to Strategic Transport Infrastructure Proposals, however, Point 6 relates to Electronic and Telecommunications Technology and states the following:

*"Supporting the introduction of the latest electronic and telecommunications technology subject to consideration of any impact on the environment and public health."*

Other relevant policies include Policy CS5: Delivering Quality Design in North Lincolnshire.



## Planning Assessment

The proposal has been carefully considered in line with the relevant local planning policy for telecommunications development. The applicant has undertaken an assessment of alternative options, including mast sharing and rooftop options, and has determined that no viable opportunities exist in the local area to accommodate the required equipment. As such, a new structure is necessary to ensure coverage and operational requirements are met.

The structure is of modest scale compared to other telecommunications infrastructure and has been sensitively located at the rural edge of the built settlement, avoiding any direct intrusion into the Conservation Area itself. While visible in certain sightlines, the monopole is likely to be viewed against a backdrop of open agricultural landscape and existing rural buildings along Bridge Lane. This context helps mitigate any visual impact on the conservation area's character, which is primarily focused further within the central core of Saxby. Vegetative screening and setback from principal heritage features further reduce any adverse visual influence on the historic environment.

Furthermore, while CS6 promotes enhancement of the historic environment, it recognises that not all development within or adjacent to heritage assets can deliver enhancement; the key requirement is that the proposal must preserve the character and setting. The monopole is a necessary element of modern infrastructure and contributes to digital connectivity—an objective which can, in the longer term, support the vitality and sustainability of historic rural settlements like Saxby.

The development has been appropriately sited on the edge of the settlement, adjoining existing built form and agricultural land, thus minimising intrusion into the landscape or impact upon sensitive receptors. The monopole design is slimline and of modest height relative to traditional telecommunications structures, intended to reduce its visual impact and integrate more effectively with its rural surroundings.

As regards public health, the installation will be fully compliant with International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines.

Anglian Water will utilise existing sites that they own to deploy the proposed development as it was considered the most viable solution to avoid costs and undue delay of developing an alternative site. Based on this sequential approach, no other sites have been considered.

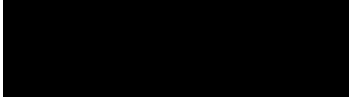
We would be willing to meet to discuss the merits of the application, or to assist with any visits of the site and surrounding area, if this is beneficial to the determination of the application. As the proposal entails the development of infrastructure necessary for the delivery of vital communications public services, we ask that you progress the determination of this application in an expeditious manner and request that you use your delegated powers if available.

Finally, your attention is drawn to the statutory 56 days period for the determination of this application of this nature upon which detailed advice is given within the Code of Practice on Mobile Network Development in England.



We trust everything is in order, but if you do require any further information or clarification, please do not hesitate to contact me using the contact details provided below.

Yours faithfully



**Archie Roberts**

**Planner**

**e-mail:**

**[Redacted]**  
(for and on behalf of Anglian Water Services Ltd)