

Scottish 4G Infill Program - Pre-acquisition Validation

Site Requirement

Search Introduction Telecoms Planning Pre-acquisition Validation in support of Scottish Government and Scottish Futures Trust Digital Strategy to extend coverage through infill mast at:

Land at Garvald near Tanderland, East Lothian, EH41 4LN

Site Objective Site validation seeks to identify willing Landlord and Local Community support which can facilitate the deployment of 4G LTE infill coverage where this does not yet exist.

Nomination Site Option

Site Name **SFT007 – Garvald**
National Grid Reference NGR E 358153, N 670406

Traffic Light Rating (TLR)

Green

Technical Assessment

In this instance new 25m lattice mast development is located 600m west of Garvald adjacent to the Conservation area but out with it and also out with sensitive SNH (Scottish Natural Heritage) or Historic Environment Scotland's (HES) land designations with installation set against a treeline backdrop and below the crest of the hill to minimise risk of visual amenity intrusion.

Planning Assessment

The proposal is looked upon as being a minimal modern telecoms installation necessary to extend coverage reach across the target area.

Site Provider

Landowner / Titleholder Mr Niall Donaldson of Tanderlane Farm
Tenancy / Third-Party Interest N/A

Executive Summary

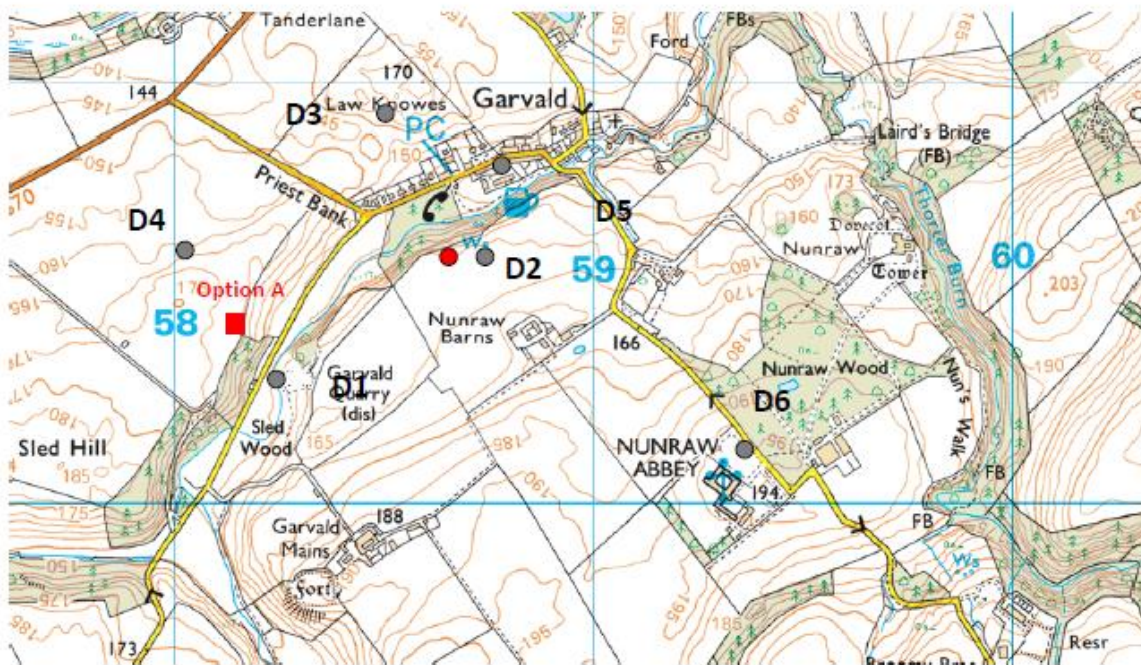
Development seeks to extend coverage over agricultural grazing at Carrine located approx. 4km north of Southend via unclassified track extending from the B842 road, within Argyll & Bute Council designation.

Nominated option NGR considers Greenfield development within the field boundary of an established arable farming area and adjacent to excellent tree screening which offers a high degree of amenity screening to support installation of 22/5m lattice mast. The site is located out with designated lands. Site access is available directly via field gate from unclassified track with power supply readily available subject to DNO (District Network Operator) application.

Whilst the site is located within close proximity to the Conservation Area, there is low or now constraint on mast development and the recommended option considered best suited to the brief at this location.

Discounted Sites map and list:-

SEARCH AREA and OFFERED SITES LOCATION MAP



Key

- Nominal = ●
- Option A= ■
- Discounted Options = ●

D1 – Garvald Quarry:- In the Conservation Area and highly visible, discounted due to visual amenity

D2 – Local Broadband proposed location, too visible for our mast and this has encountered problems and so has been discounted

D3 – Law Knowes:- In the Conservation Area and highly visible, discounted due to visual amenity

D4 – 100m’s from our proposal but on the crest of the hill, discounted as no backdrop and so judged to be too controversial from a planning perspective

D5 – Garvald Village:- There is no option within the village itself which is judged to be able to receive planning permission and so the search was pulled back to the surrounding area.

D6 – Nunraw Abbey several proposals in and around the Abbey have been put forward previously. There are 2 listed monuments here and it is judged as too controversial to put a mast here.

Figure 1 - Site Location (1:25,000):

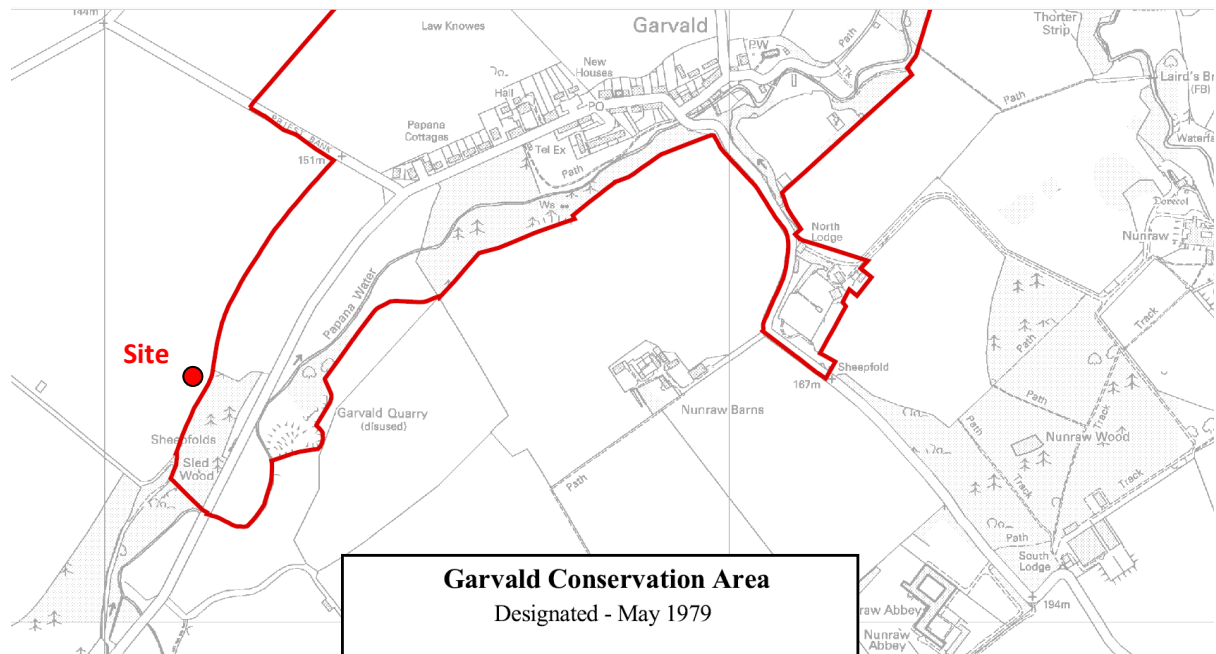


Figure 2 - No SNH designated sites identified at nominal location. (Courtesy of SNH)

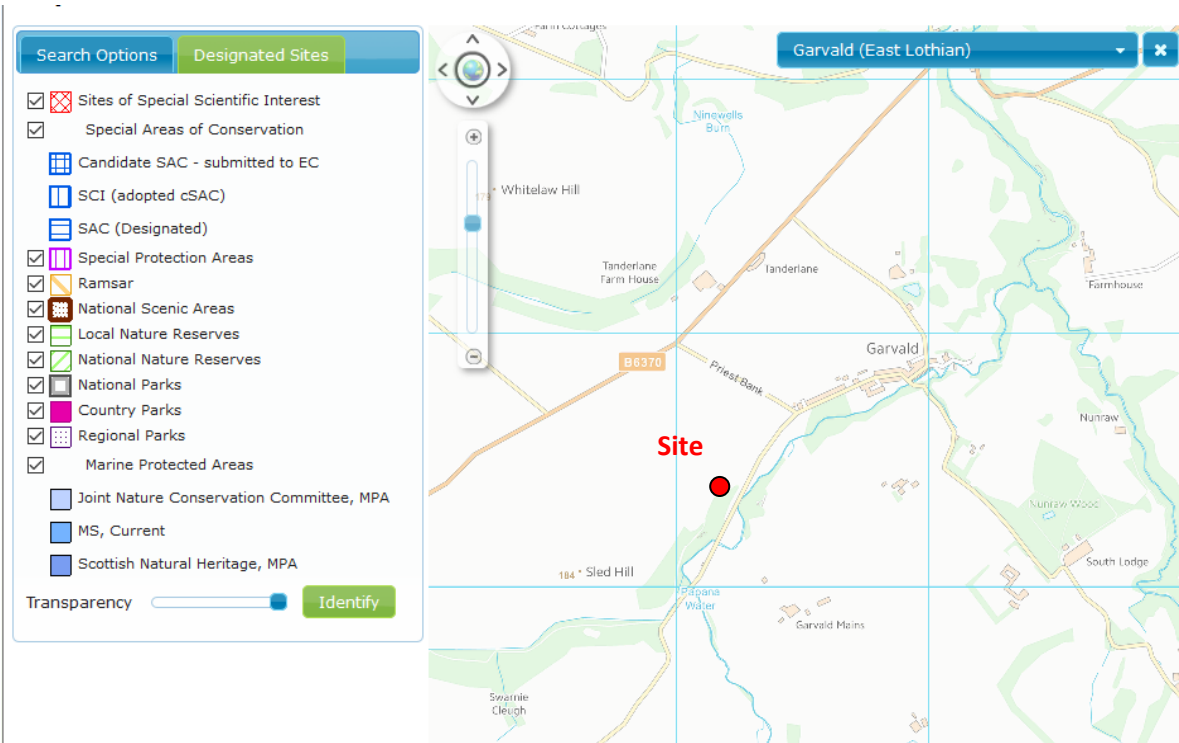


Figure 3 - Site Coverage:

800MHz coverage prediction at 20m. Approx.

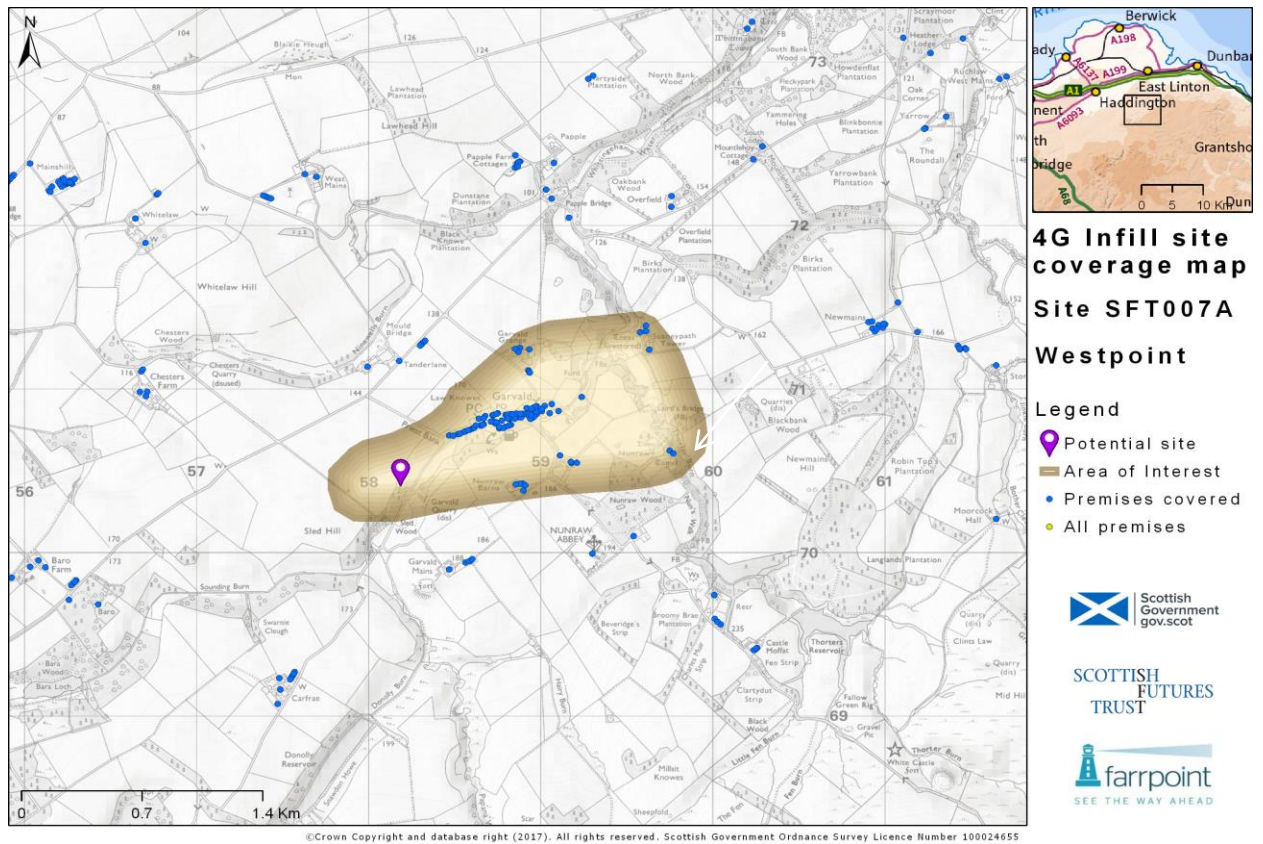


Figure 4 - Site Location and access

Site Location



Site Access

Access from unclassified road:



