



**WHP TELECOMS LIMITED**

**Site Search Survey Report**

Prepared by  
[redacted] of WFS Telecom

**WHP Telecoms Limited  
401 Faraday Street  
Birchwood Park  
Warrington WA3 6GA**

**Cell Number: SG4I029**

**Cell Name: Innerleithen**



## SITE SEARCH SURVEY REPORT

CELL No.:	<b>SG41029</b>	CELL AREA NAME:	<b>Innerleithen</b>
SEARCH PARAMETERS	Preferred Nominal Location:		E331612 N633124

EXISTING TELECOMS SITES		Operator/Cell Ref	Site Type	Approx. Height	NGR E, N
	1	Arqiva	Existing mast	25m	E332500 N636800
	2	Arqiva	Existing mast	15m	E332793 N642305
	3				
	4				

PROPOSED CANDIDATE PRIORITY LISTING:				
<b>SITE INFORMATION</b>				
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Site Name:	Orchard Mains			
LPA Name:	Scottish Borders Council			
Site Address:	[redacted]			
Area:	[redacted]			
Town:	Innerleithen			
County:	Peeblesshire			
Post Code:	[redacted]			
Site Type:	Greenfield			
Site NGR:	E331170 N633660			
Coordinates:	55.591686, - 3.0936791			
AMSL:	223m			
<b>Site Accessibility:</b>				
Access Details:	All vehicle access will need to be arranged in advance with the SP. the site location is in the corner of the field next to the wall. From Innerleithen take the B709 south west through Traquair, approaching the village of Kirkhouse take the right turn to the Glen Estate. Follow the road past Orchard Mains Farm			



	for another 800m approx.. Entrance to the field is through a gate on the right hand side, there is no track to the site.		
Parking Arrangements:	There is no parking at the site, park off road on verge and proceed to site on foot.		
Access Notes:	From the gate, there is no track for approx. 200m to the second Vehicle access by 4WD or ATV only		
Site Notes:	No further comment		



<b>SITE REVIEW:</b>			
<b>Site Provider Info</b>	Option D		
Site Provider Name:	Traquair Estate [redacted]		
Site Provider Address:	[redacted]		
Site Provider Tel:	[redacted]		
Site Provider Email:	[redacted]		
Site Provider Comments:	No reply from SP at time of writing.		
SP Agent Name:	[redacted]		
SP Agent Company:	CKD Galbraith		
SP Agent Address:			
SP Agent Tel:			
SP Agent email:			
<b>Proposed Equipment:</b>			
Proposed Mast Type	Lattice tower		
Proposed Height	15m		
Proposed Mast Colour	Grey		
Proposed Cabin/Cabinets	Tbc		
Equipment Comments	Tbc		
<b>POWER:</b>			
Nearest Overhead Power Lines Identified	The nearest visible power connection leads to Orchard mais Farm approx. 800m east.		
Power Comments	TBC		
<b>TRANSMISSION:</b>			
BT Exchange in Area (SP or locals may know)?	BT Exchange, Parkside, Innerleithen EH44 6QT. Sam Knows Website indicates this is a broadband enabled area.		
Existing Mast Visibility (LOS) – Are there any third-party masts in the area which may have LOS from proposed location – LOS survey to confirm	No other existing masts were visible from ground level.		
<b>ACCESS:</b>			
Is new Permanent Access Track Required - Comments	YES – stone wheelings from road to site, approx 200m		
Proposed Access for Build Comments	As above.		



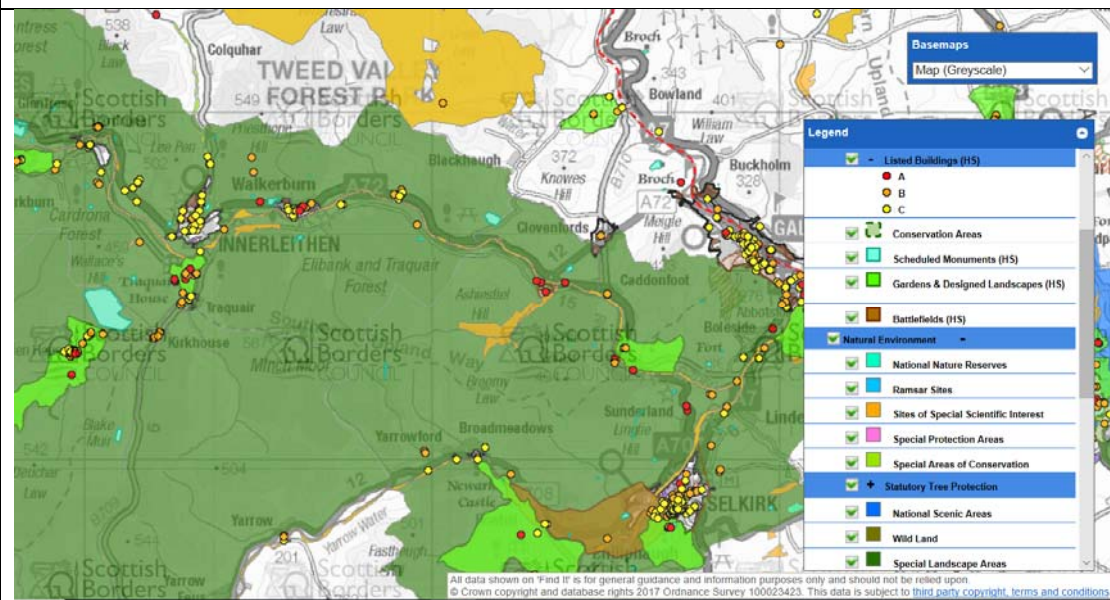
<b>ACQUISITION REVIEW</b>			
Acquisition Comments	Option ditched from previous selected Option at Kirkhosue following EE/ESN preference foe this location		
Acquisition RAG Rating – Green/Amber/Red	Green		
<b>TOURIST DATA:</b> <i>Please provide Information on any tourist data, sites of interest in the locality, caravan/camp sites, festivals, events, walks, passing ferry/cruise liner routes which may add to potential revenue for an operator at this location. Other Sources <a href="https://www.visitscotland.org/research-insights/regions">https://www.visitscotland.org/research-insights/regions</a> or <a href="https://www.visitscotland.com">https://www.visitscotland.com</a> (use search)</i>			
<p>The Elibank and Traquair Forest to the east of the proposed site options is part of the Tweed Forest Park which is heavily promoted by the Forestry Commission Scotland and the tourist industry for cycling, walking, wildlife watching etc as part of its “7 Stanes” (the 7 Treasures of the Tweed). Cycling is very popular, FCS claims in its promotional literature that the nearby Glentress Forest is “arguably the best and busiest forest and mountain biking centre in the UK”. There are five downhill trails and one long distance trail in the Elibank and Traquair Forest and there is a commercially operated pick up and drop off service. Scottish Rural Action in its response to the Scottish Affairs Committee in January 2108 arguing for funding for better connectivity claimed that the population of the Ettrick Valley area doubles in the summer months.</p>			
<b>COMMUNITY GROUPS OR BUSINESSES:</b> Innerleithen and District Community Council, Chairperson [redacted]. <a href="https://www.innerleithen.org.uk/innerleithen-and-district-community-council">https://www.innerleithen.org.uk/innerleithen-and-district-community-council</a> .			
<b>DETAILS:</b>			



<b>PLANNING:</b>			
Option	D- Kirkhouse	E- Kirkhouse East	F- The Birks
Planning Type:	GPDO	GPDO	
Planning RAG Rating	Green	Green	

**Search area comments – Planning Overview**

The Local Planning Authority is the Scottish Borders Council. The extract below is from the current Local Plan adopted in 2016 and shows the main land use designations covering the nominal location and search area. The most significant of these is the Special Landscape Area which will not impose a statutory restriction on telecoms development but it may mean the LPA will adopt more stringent measures in its assessment of any development. We anticipate the LPA will generally be supportive of development that provides new and improved coverage to rural areas in line with its own policies and the aims of the Scottish Government for improved connectivity in rural areas.



<b>Option G</b>	Orchard Mains
<b>Planning Designations</b>	The site is reasonably remote from any sensitive uses and there are no restrictive land designations in the local plan although the surrounding area has been designated as a Special Landscape Area. This is not a statutory restriction on planning for telecoms sites, but the LPA may apply a more stringent assessment of the merits of an application.
<b>Visual Impact</b>	Low - The site is in a highly elevated location and there is no screening or concealment. However it is fairly distant from the nearest settlements and main road and is unlikely to have any significant visual impact..
<b>Planning Assessment</b>	The LPA accept the GPDO application for the previous site reference at Kirkhouse without any comment although that site does benefit from being well concealed



	by adjacent trees which this Option does not. However it is reasonably distant from the nearest settlements and the main road and we consider that its visual impact will be low. The LPA may be concerned about possible proliferation of masts in the area therefor we recommend that if this option is pursued by WHP then the planning application contains an undertaking that the existing GPDO permission at Kirkhouse will be surrendered if permission is granted.

Discounted Options & Reasons	<p><b>Discounted Options:</b></p> <ol style="list-style-type: none"> <li>1- Existing mast, Arqiva Innerleithen – does not provide coverage of target areas</li> <li>2- Existing Mast, Airwave, Colquhar – would provide coverage of only a few of the target points.</li> <li>3- Plora Rig, Elibank and Traquair Forest, Innerleithen E334855 N634700. This is the original nominal point and is located on top of the highest hill in the area. There is no power connection available within a reasonable distance.</li> <li>4- Fernath Hill, The Glen Estate, Innerleithen, E330777 N633364. Site would provide coverage of only some of the target points in the Glen House Estate and is discounted in favour of option D.</li> <li>5- The Ley, Leithen Road, Innerleithen E333224 N639764 Site would provide coverage of only some of the target points north of Innerleithen and is discounted in favour of option D.</li> <li>6- Glen House, Glen Estate E329981 N633498 – Site is close to Glen House in middle of wide-open pasture, only limited screening provided by adjacent trees. Unlikely to be accepted by the estate owner or the planning authority as this is a designed garden landscape, discounted on amenity grounds.</li> <li>7- Dod Hill/Newhall Forest – too low lying to provide coverage of target points in the Glen Estate, discounted on technical grounds.</li> </ol>
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**OVERVIEW**

The project is designed to provide coverage to settlements and houses which do not benefit from mobile phone coverage provided by the current service operators. Accordingly, the site selection process is driven by the radio planning analysis which aims to maximise the number of targets being reached. In this instance these are few and scattered over a very wide area and apart from the original Nominal Infill Site Location (D3) we can identify no other single location which would provide coverage to all or even most of the target points. This is due to the widely dispersed target points and the topography of the area. In this report we have provided information on the re-designated nominated cell centre and alternative sites which would provide coverage of the target points.

The target points are in the countryside around the village of Kirkhouse, the B709 and the Glen House Estate in the Scottish Borders. The landscape is characterised by rolling hillsides and deep glens which account for the lack of coverage of the target points from the existing base stations in the town.

**Option G-**

Height Available: 15m

Estimated Rent: [redacted] per annum- assuming New Code Agreement

Planning: GPDO

TLR: Green

REC supply – nearest line approx. 800m from site

PANS – None taken

**Option G** – Will provide good coverage of target points in Kirkhouse and B709 and into the Glen House Estate and more closely meets EE/ESN requirements for coverage.

**Recommendation:** The preferred site is Option G.

CONSULTANT	PRINT NAME	SIGNATURE	REPORT DATE
WFS Telecom	[redacted]		1 <sup>st</sup> October 2019





SEARCH AREA and OFFERED SITES LOCATION MAP

Key

- Nominal = ●
- Option D= ■
- Option E= ■
- Option F= ■
- Option G = ■
- Discounted Options = ●
- Target points = □

