

Item No 03:-

21/01309/FUL

**Telecommunications Mast
Salperton
Hazleton
Gloucestershire**

Item No 03:-

Installation of 30m communications mast, antennas and associated development for the emergency services at Telecommunications Mast Salperton Hazleton Gloucestershire

Full Application 21/01309/FUL	
Applicant:	EE Ltd
Agent:	Gillan Consulting
Case Officer:	David Ditchett
Ward Member(s):	Councillor Robin Hughes
Committee Date:	11th August 2021
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Installation of Mobile Communications Apparatus
- (b) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty (AONB)
- (c) Impact to Trees and Biodiversity
- (d) Other Matters

Reasons for Referral:

This application is referred to Planning and Licensing Committee in accordance with the Council's Scheme of Delegation which requires planning applications for new mobile telecommunications masts to be determined by Committee.

1. Site Description:

The application site is an area of agricultural land on elevated land approximately 0.6km to the north of Salperton. The field in which the site sits is approximately 12 hectares in size and broadly rectangular. The main road which runs through Salperton runs along the western boundary of the field, with hedges and a copse of trees between the field and the road (the copse of trees are not protected by individual or group Tree Preservation Orders). The mast is proposed to be installed to the east of these trees.

An area of woodland forms the southern boundary, a small wall runs along the eastern and northern boundaries, the eastern boundary also contains some sporadic trees and scrub. To the north of the copse is a small-scale quarry.

The site is located within the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

20/04110/TELEC: Telecommunications mast, antennas and ground-based apparatus. Withdrawn 07.01.2021

3. Planning Policies:

TNPPF The National Planning Policy Framework
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN7 Trees, Hedgerows & Woodlands
EN8 Bio & Geo: Features Habitats & Species
INF4 Highway Safety
INF7 Green Infrastructure
INF9 Telecommunications Infrastructure

4. Observations of Consultees:

Tree Officer: No objection. Conditions recommended

Landscape Officer: No objection. Conditions recommended

5. View of Town/Parish Council:

None received

6. Other Representations:

None received

7. Applicant's Supporting Information:

Declaration of Conformity Public RF Exposure Guidelines
Biodiversity Survey and Report
Landscape and Visual Impact Assessment
Planning Statement
Home Office - Emergency Services Network (ESN) - Information Note

8. Officer's Assessment:

Proposed Development and Background

The applicant seeks full planning permission for the installation of a 30m communications mast, antennas and associated development for the emergency services.

The proposal is for a 30m tall lattice mast with a width at ground level of 2.5m and 1.5m at the highest point. The mast would have 3 no. antennas and 2 no. transmission disks, along with an equipment cabinet, generator, satellite dish and 1.8m high security fencing at ground level. Access would be obtained via the existing field gate entrance with a 3m wide access track.

This application follows an earlier prior approval application that was withdrawn (20/04110/TELEC). The previous mast was 20m in height; however, a mast of 30m in height was required owing to the height of the nearby trees. As a mast of 30m in height would exceed the 20m height limit (on article 2(3) land) set out in Schedule 2 Part 16 Class A of The Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended), a full planning application is required.

(a) Installation of Mobile Communications Apparatus

The proposed development seeks to provide improved coverage in the local area. The applicant's supporting information states *'The application has been brought forward as part of the Home Office program for the renewal of the emergency services network (ESN) - moving from the current Airwave service (which cannot provide data services), to a 4G service provided by EE. A commercial 4G service will also be provided by the proposal benefitting local residents, business, and visitors to the area'*.

The installation of new telecommunications apparatus is covered by the following Local Plan policy:

Policy INF9 Telecommunications Infrastructure

1. Telecommunications infrastructure development that is likely to have an adverse impact upon the environment (including heritage assets, biodiversity, local amenity, landscape and its setting) will not be permitted unless:

- a. There is no alternative location which would be less detrimental; and*
- b. There is no possible technological alternative, having regard to reasonable operational considerations, which would lead to a less adverse impact.*

2. Where an installation becomes redundant for telecommunication purposes, the infrastructure and all associated apparatus and structures shall be removed by the developer or operator, and the site reinstated in accordance with proposals approved at the application stage.

3. Proposals for new allocations should include the provision of telecommunications infrastructure with sufficient flexibility to support the fastest available data transfer speed at the time.

Paragraph 11.9.1 of the Local Plan states that *'significant parts of the District experience low broadband speed and poor telecommunication signals. Improvements to the telecommunications infrastructure can address this problem and thereby help combat social exclusion of residents, improve access to services (including emergency services) and reduce the need to travel'..*

Paragraph 11.9.1 goes on to state that *'an improved communications network also contributes to the local economy by providing people with a choice as to how and where they can operate their business, facilitating home working and potentially attracting new employment opportunities'*.

In terms of national guidance, paragraph 114 of the National Planning Policy Framework (NPPF) states that *'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'*.

It is evident therefore that the Local Plan and national guidance are supportive in-principle of the provision of improved communications infrastructure.

There is a specific requirement for the equipment in this location to provide improved network coverage in Salperton. This is illustrated by the coverage map included within the planning statement; the existing coverage is sparse and, in some areas none. The proposed works are required as part of the Home Office program to replace the existing airwave service with a service

that meets the public safety requirements for functionality, coverage, availability and security. The planning statement also notes that a commercial 4G service will be provided.

The supporting information explains that five other sites were explored in the local area; however, these sites were discounted owing to their respective impacts on heritage assets and the landscape. The submitted information states that the proposed site is the most suitable for the development, and to ensure its impacts are mitigated.

The proposed development is located approximately 335m from the nearest dwelling. It is therefore considered to be of sufficient distance from residential properties to avoid having an adverse impact on residential amenity. In addition, the mast is not located in close proximity to any designated heritage assets (Salperton Conservation Area is approximately 440m to the south).

It is acknowledged that the site is currently undeveloped (although a small redundant quarry is to the north of the site). However, the supporting information states that this site is the most suitable to ensure the mast can function at optimum levels, and has the least impact on its surroundings, and officers concur with this conclusion. A condition can also be attached which secures the removal of the mast and associated equipment within 6 months of the cessation of its use.

It is considered that the proposed development accords with the aspirations of Local Plan Policy INF9 and guidance in the NPPF. The impact of the proposal on the character and appearance of the area will be addressed in the following section.

(b) Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

The following Local Plan policies are considered relevant to the proposal:

Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. 'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'

2. 'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'

Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. 'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'

2. 'Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'

In terms of national policy, Paragraph 174 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

Paragraph 176 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*'.

The site is situated to the north of Salperton, in the Cotswolds AONB. The site itself is located adjacent to the eastern edge of a broadleaved woodland copse, within an area of rough grassland, surrounded by agricultural land. The woodland copse is located on an elevated plateau with land sloping down around it. The site is accessed through a field gate to the north-west off a road between Salperton and the A346. To the north of the copse is a small-scale quarry.

A Landscape and Visual Impact Assessment (LVIA, dated February 2021) was submitted in support of the proposal. The LVIA identifies that the visual envelope includes views from the A436, the minor road towards Salperton, the public access route to the north of the dismantled railway, the Gloucestershire Way footpath, and Hazleton Bridleway 1.

It is considered that the woodland copse would help to assimilate the mast into the landscape and where the top of the mast can be seen from the aforementioned views, it would be at some distance where it would likely to be missed by a casual observer. At worst the visual effect is identified to be minor adverse, from a short section of the public access route, the visual effect experienced from all the other views is identified to be negligible. In terms of landscape character, the LVIA identifies that there is a potential minor adverse effect on the immediate surroundings, namely the contribution of the woodland copse and the relative tranquillity for users of the public access to the south east of the site. However, it is considered that the residual effect would be negligible.

The site has an agricultural character and reads as part of the wider AONB rural landscape. The change of use and the introduction of a mast and associated paraphernalia would have a suburbanising effect. However, the mast is sensitively located, adjacent to a mature woodland copse. While there is a level of harm, the harm is limited and further mitigation can be secured by condition. When considering that the proposal is to improve the coverage for the emergency services (with some commercial benefits possible), and the significant weight that this public benefit would attract in favour of the proposal. The minor harm to the AONB found is outweighed by the significant public benefits of the proposal.

The proposal is considered to accord with Local Plan Policies EN4 and EN5 and guidance in paragraphs 174 and 176 of the NPPF.

(c) Impact to Trees and Biodiversity

Local Plan Policy EN7 (Trees, Hedgerows and Woodlands) states:

Where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance:

- a. trees of high landscape, amenity, ecological or historical value;*
- b. veteran trees;*
- c. hedgerows of high landscape, amenity, ecological or historical value; and/or*
- d. woodland of high landscape, amenity, ecological or historical value.*

2. Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.

Policy EN8 of the Local Plan states that 'development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.'

A Preliminary Ecological Appraisal Survey was submitted to support the application which found that 'there are no ecological constraints to this project. No further surveys are required but precautionary measures are given to manage what is an acceptably low risk of harm to reptiles and nesting birds'. The Council has no reason to disagree with these findings.

The precautionary measures are included in section 4.2 of the survey and these will be secured by condition. Enhancements are also included in section 4.2 of the survey. However, these include the creation of a pond and the plating of fruit trees (amongst a number of other enhancements). In light of the scale of the development and the condition tests set out in paragraph 56 of the NPPF, these enhancements are not considered to be reasonable, as such will not be secured by condition. However, a landscape scheme will be secured by condition, and the planting secured through this will ensure some biodiversity net gain as a result of the development.

The proposed mast and access are unlikely to have a significant impact on the group of trees, but an arboricultural report is required to show how the nearby trees will be protected during construction in accordance with the guidance in BS5837. This will be secured by condition.

(d) Other Matters

The proposed development will utilise an existing site access onto the highway. It will not result in a material increase in traffic using the existing access or the local highway network. The proposal is not considered to have an adverse impact on highway safety having regard to Local Plan Policy INF4.

The proposed development does not result in the creation of residential or retail floorspace and is not therefore liable for the Community Infrastructure Levy.

9. Conclusion:

The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be implemented in strict accordance with the following approved plans: ESN 40040/100; ESN40040/101; ESN40040/102; and ESN40040/104A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Within 6 months of the cessation of the use of the site and apparatus for mobile communications purposes, the mast, compound and all associated telecommunications equipment and apparatus shall be permanently removed from the site.

Reason: In order to preserve the rural character and appearance of the Cotswolds Area of Outstanding Natural Beauty in accordance with Local Plan Policies EN4 and EN5. There is no justification for the mast and associated equipment to remain on site following the cessation of its use having regard to Local Plan Policy INF9.

4. Prior to the commencement of the development hereby approved, a simple Tree Protection Strategy shall be submitted to and approved in writing by the Local Planning Authority setting out how the copse of trees to the west of the development site as shown on drawing ESN40040/101 shall be retained and protected during construction.

Reason: In light of the above details not being submitted at determination stage for consideration and approval, this condition, which has been agreed with the applicant, is necessary to safeguard the retained trees in accordance with Cotswold District Local Plan Policy EN7.

5. The development shall be completed in accordance with the recommendations (but not the enhancements) in Section 4.2 of the Preliminary Ecological Appraisal Survey dated 23/11/2020 prepared by Arbtech Consulting Ltd, as submitted with the application. All the recommendations shall be implemented in full according to the timescales laid out in the recommendations.

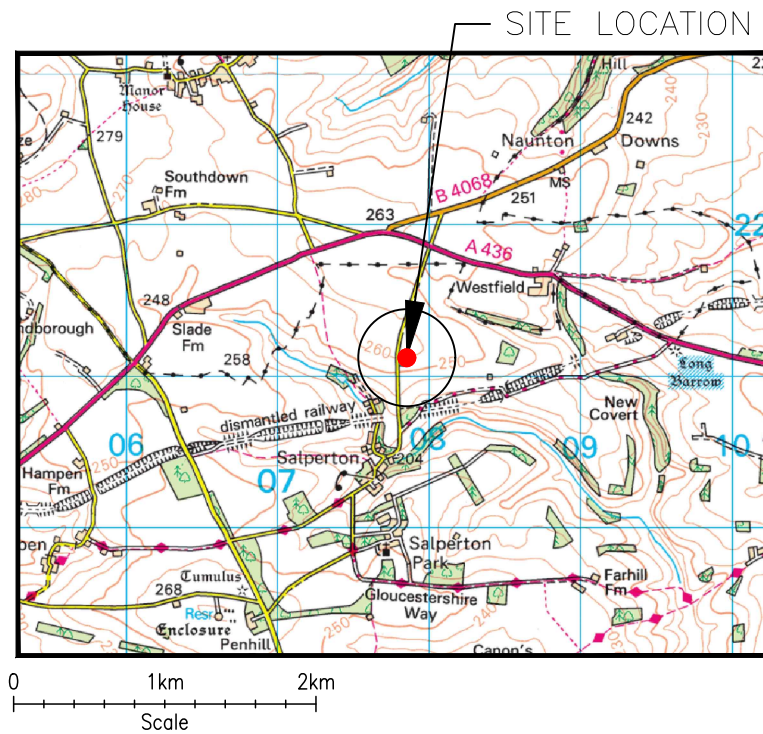
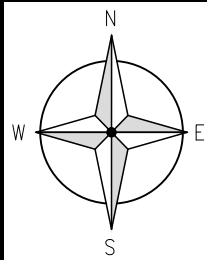
Reason: To ensure that bats, birds and amphibians are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EN8 of the Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

6. Prior to the first use of the development hereby approved, a landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show details of all new planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences, gates and hard surface materials to be used throughout the proposed development.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

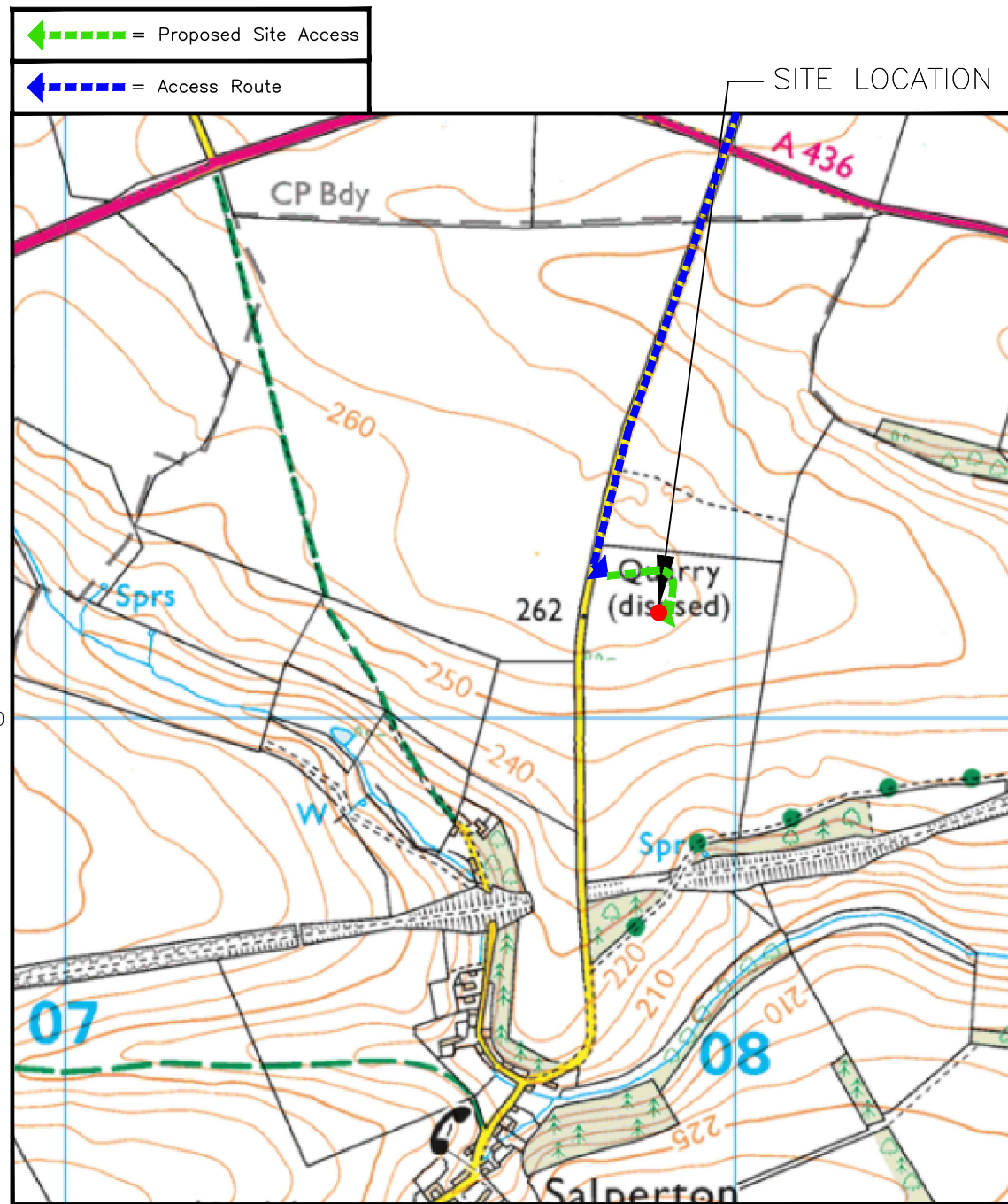
Any trees or plants shown on the approved landscaping scheme to be planted or retained that die, are removed, are damaged or become diseased, or grassed areas that become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings and to enable the planting to begin to become established at the earliest stage practical in accordance with Cotswold District Local Plan Policies EN2, EN4, EN5, EN7, EN8 and INF7; and the National Planning Policy Framework.



SITE LOCATION
(Scale 1:50000)

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DETAILED SITE LOCATION
(Scale 1:10000)

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ORIGINAL SCALE AT A3 - 1:10000 ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 407832 N: 221120

CONCESSION REQUIRED | NO

DIRECTIONS TO SITE:
FROM SALPERTON, HEAD NORTHEAST FOR 0.6 MILE.
YOUR DESTINATION WILL BE ON LEFT.

D	Comments Revision	CS	JS	11.03.21
C	Comments Revision	CS	JS	11.01.21
B	Issued for Approval	WK	JS	01.10.20
A	Issued for Approval	WK	JS	22.09.20
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
HAZLETON	-

Cell ID No		
ESN No	Temp. Cell ID No	SITE ID No
ESN40040	70219	1591346

Site Address / Contact Details	
SALPERTON PARK ESTATE SALPERTON CHELTENHAM GLOUCESTERSHIRE GL54 4EE	

Drawing Title: SITE LOCATION MAPS

Purpose of issue: PLANNING

Drawing Number: ESN40040/100

Surveyed By: DAEL	Original Sheet Size: A3	Issue: D
Drawn: WK	Date: 11.03.21	Checked: JS
Date: 11.03.21	Checked: JS	Date: 11.03.21

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 407832 N: 221120

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
FROM SALPERTON, HEAD NORTHEAST FOR 0.6 MILE.
YOUR DESTINATION WILL BE ON LEFT.

D	Comments	Revision	CS	JS	11.03.21	
C	Comments	Revision	CS	JS	11.01.21	
B	Issued for	Approval	WK	JS	01.10.20	
A	Issued for	Approval	WK	JS	22.09.20	
REV	MODIFICATION			BY	CH	DATE



Cell Name	Opt.
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Cell ID No		
ESN No	Temp. Cell ID No	SITE ID No
ESN40040	70219	1591346

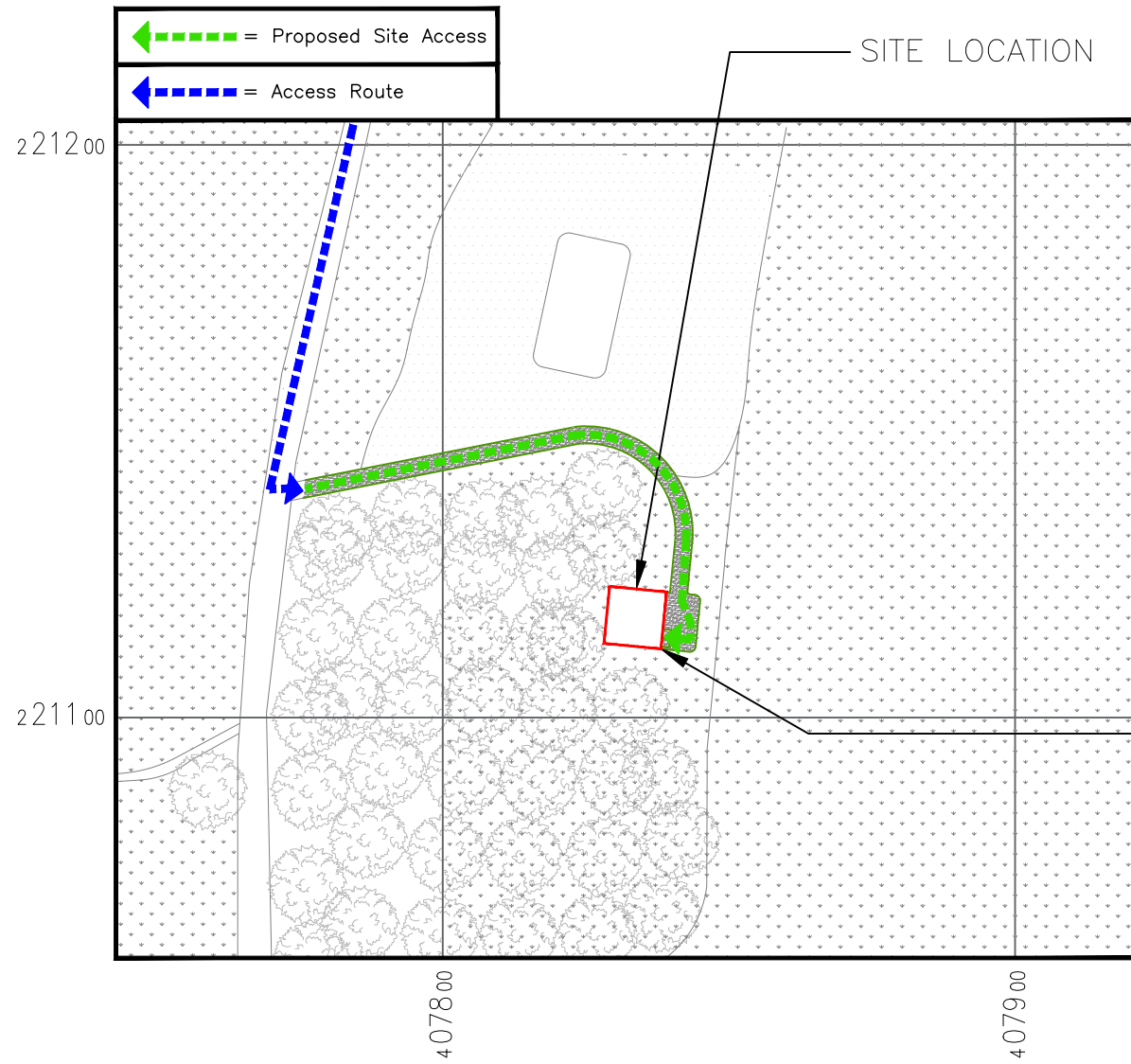
Site Address / Contact Details
SALPERTON PARK ESTATE
SALPERTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 4EE

Drawing Title: LEASE DEMISE LAYOUT

Purpose of issue: PLANNING

Drawing Number: ESN40040/101

Surveyed By: DAEL	Date: 11.03.21	Checked: JS	Date: 11.03.21	Issue: D
Original Sheet Size: A3				

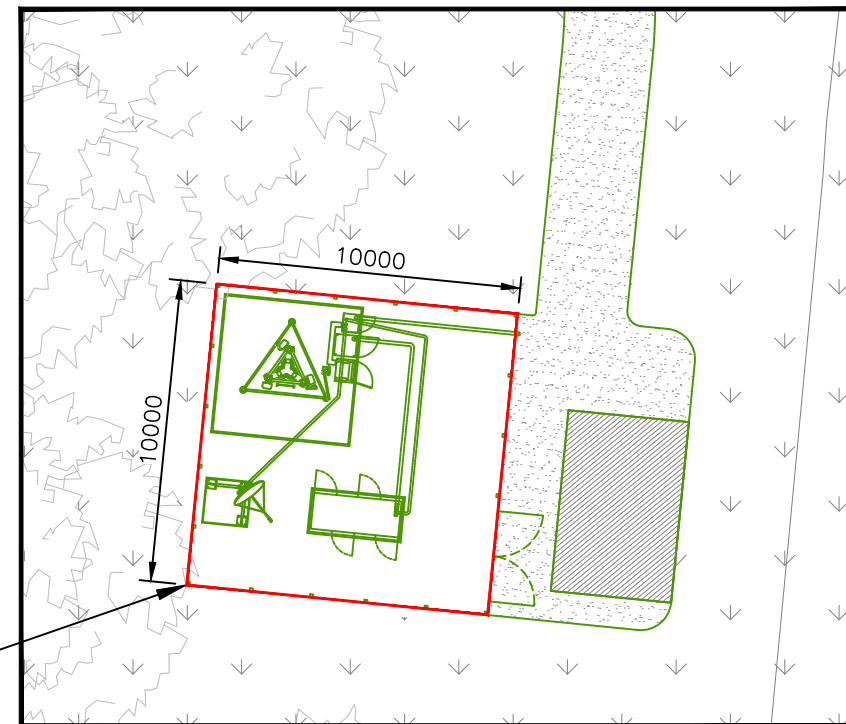


DETAILED SITE LOCATION

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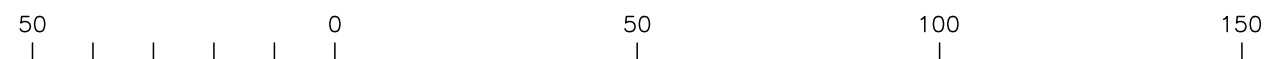
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PROPOSED 100m² SITE DEMISE



LEASE DEMISE PLAN

(Scale 1:250)



ORIGINAL SCALE AT A3 - 1:1250

ALL DIMENSIONS IN METRES

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CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
FROM SALPERTON, HEAD NORTHEAST FOR 0.6 MILE.
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C	Comments Revision	CS	JS	11.01.21
B	Issued for Approval	WK	JS	01.10.20
A	Issued for Approval	VVK	JS	22.09.20
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
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Cell ID No		
ESN No	Temp. Cell ID No	SITE ID No
ESN40040	70219	1591346

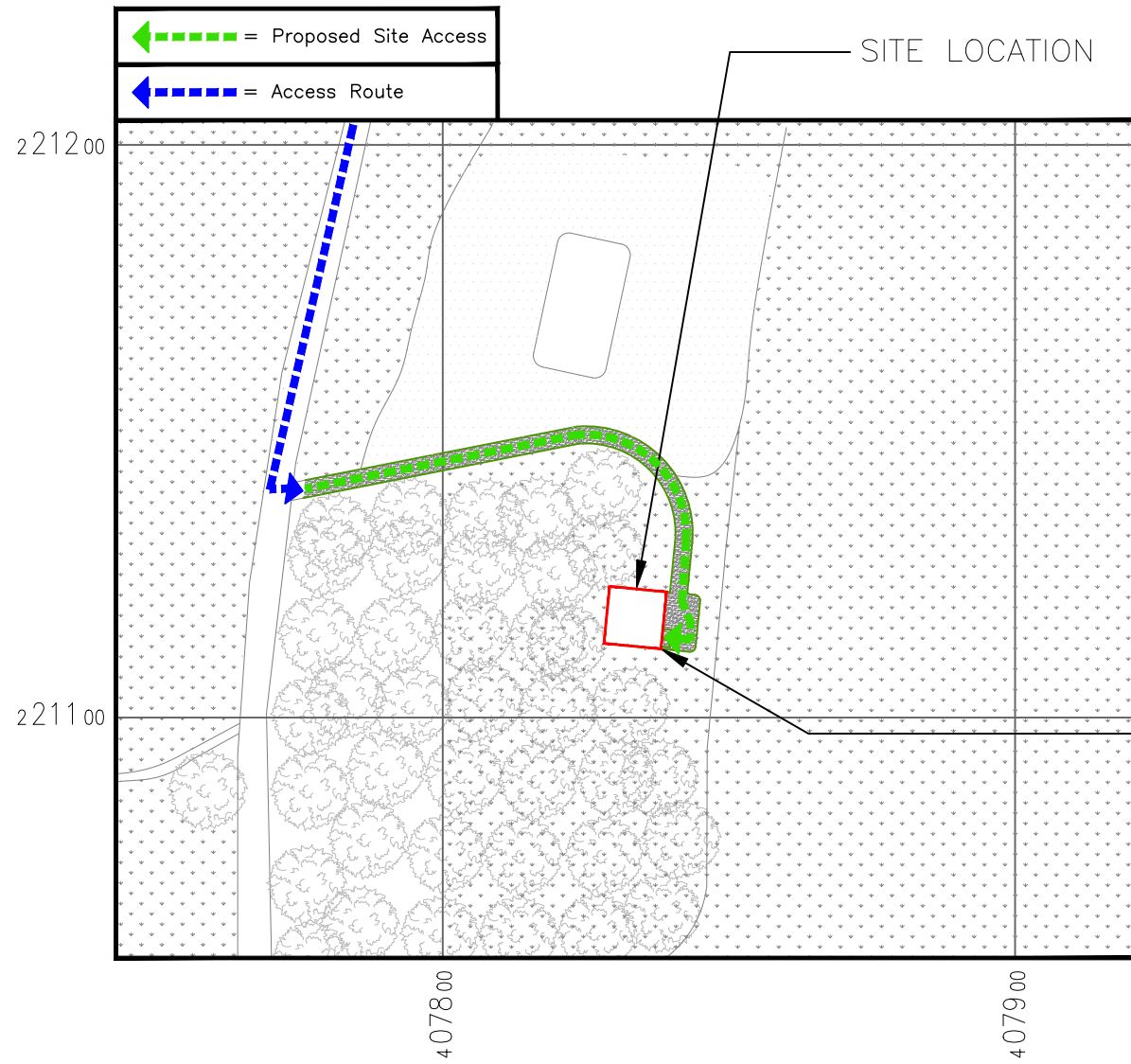
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SALPERTON PARK ESTATE
SALPERTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 4EE

Drawing Title: LEASE DEMISE LAYOUT

Purpose of issue: PLANNING

Drawing Number: ESN40040/101

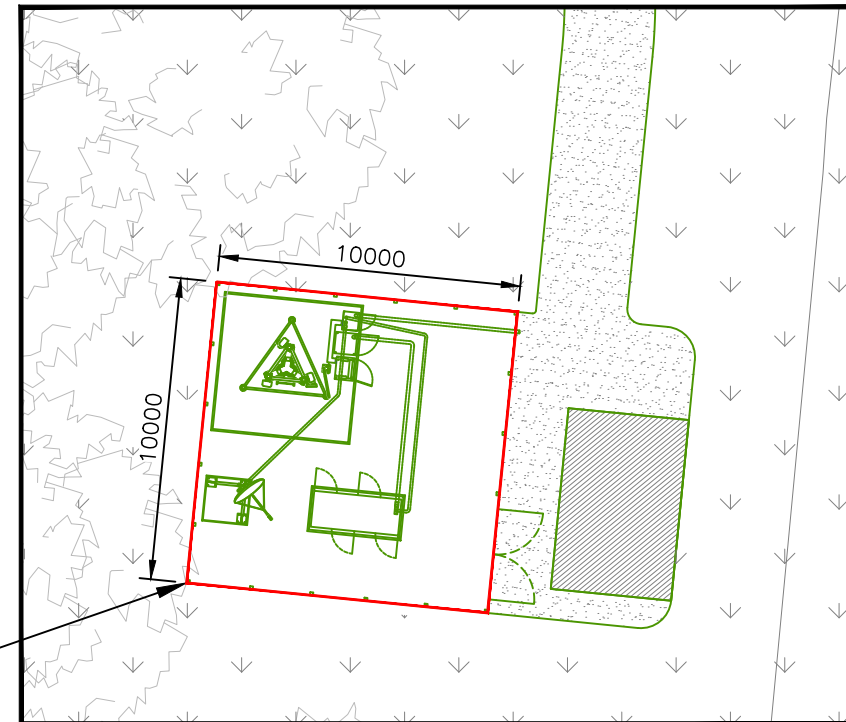
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DETAILED SITE LOCATION

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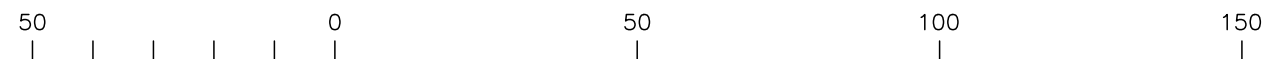
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LEASE DEMISE PLAN

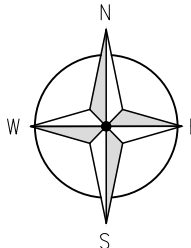
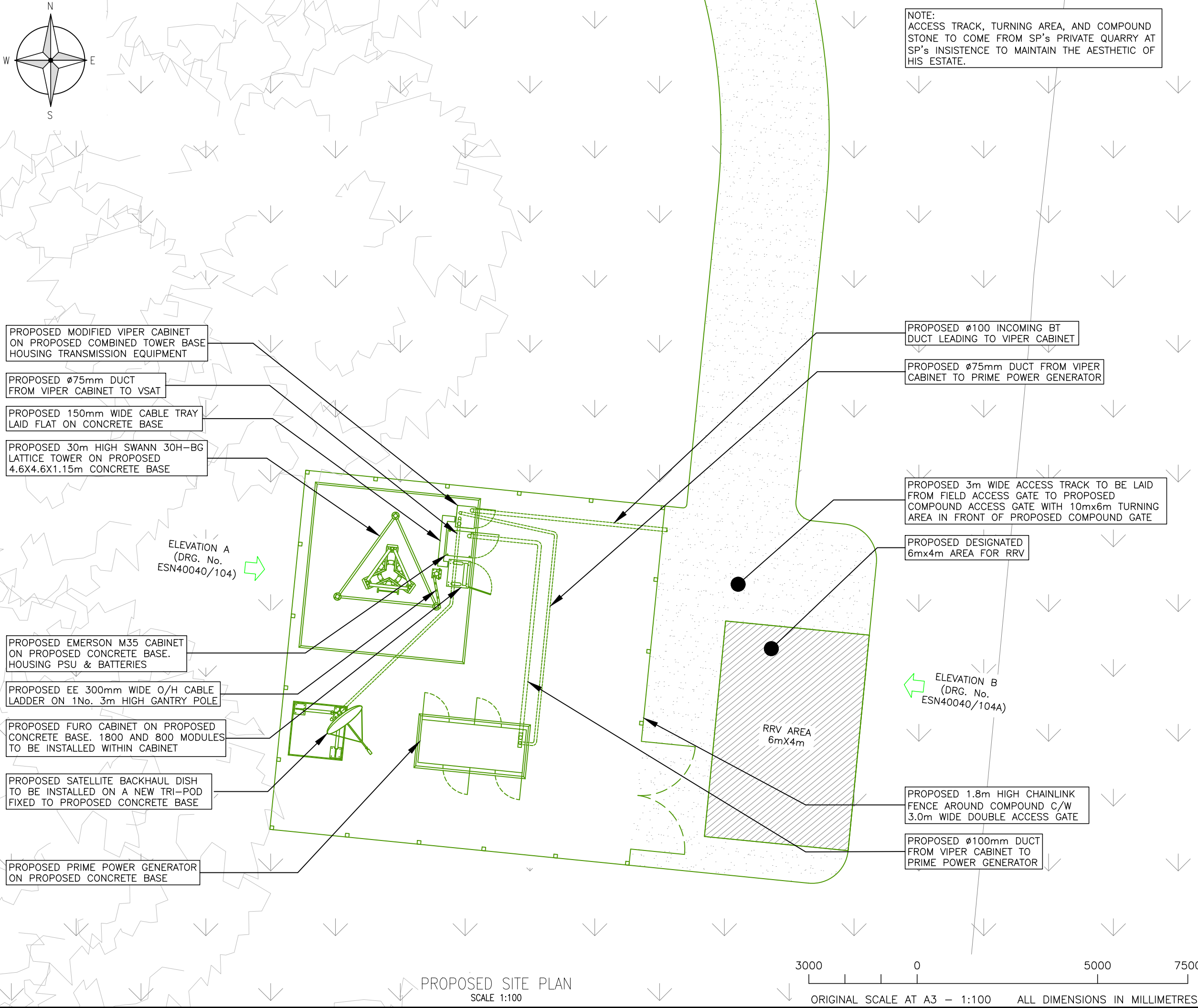
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PROPOSED 100m² SITE DEMISE



ORIGINAL SCALE AT A3 - 1:1250

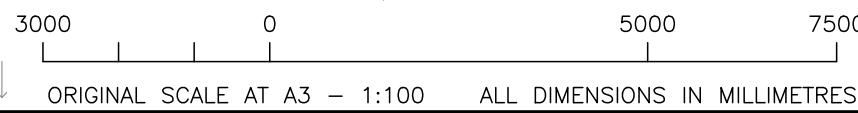
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ELEVATION A
(DRG. No. ESN40040/104)

ELEVATION B
(DRG. No. ESN40040/104A)

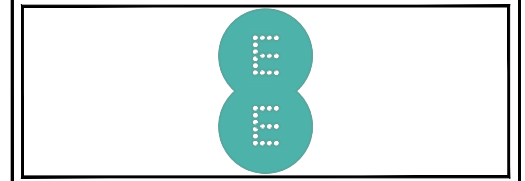
PROPOSED SITE PLAN
SCALE 1:100



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 407832	N: 221120
CONCESSION REQUIRED	NO	

REV	MODIFICATION	BY	CH	DATE
D	Comments Revision	CS	JS	11.03.21
C	Comments Revision	CS	JS	11.01.21
B	Issued for Approval	WK	JS	01.10.20
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Cell Name		Opt.
HAZLETON		-
Cell ID No		
ESN No	Temp. Cell ID No	SITE ID No
ESN40040	70219	1591346

Site Address / Contact Details
SALPERTON PARK ESTATE
SALPERTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 4EE

Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			
Drawing Number: ESN40040/102			
Surveyed By: DAEL	Original Sheet Size: A3		Issue: D
Drawn: WK	Date: 11.03.21	Checked: JS	Date: 11.03.21

NOTE:
ACCESS TRACK, TURNING AREA, AND COMPOUND
STONE TO COME FROM SP'S PRIVATE QUARRY AT
SP'S INSISTENCE TO MAINTAIN THE AESTHETIC OF
HIS ESTATE.

C/L OF PROPOSED ANTENNAS +28.75m AGL

BOTTOM OF PROPOSED ANTENNAS +27.5m AGL

TOP OF PROPOSED TOWER/ANTENNAS +30.0m AGL

C/L OF PROPOSED DISH +26.5m AGL

PROPOSED 3No. COMMSCOPE CV65CSX-M
ANTENNAS, 3No. 1800 MHA'S & 3No. 800
MHA'S TO BE MOUNTED ON HEADFRAME

PROPOSED 2No. Ø300mm EE DISHES
TO BE MOUNTED ON TOWER LEG

PROPOSED 30m HIGH SWANN 30H-BG
LATTICE TOWER ON PROPOSED
4.6X4.6X1.15m CONCRETE BASE

PROPOSED EE 300mm WIDE O/H CABLE
LADDER ON 1No. 3m HIGH GANTRY POLE

PROPOSED PRIME POWER GENERATOR
ON PROPOSED CONCRETE BASE

PROPOSED SATELLITE BACKHAUL DISH
TO BE INSTALLED ON A NEW TRI-POD
FIXED TO PROPOSED CONCRETE BASE

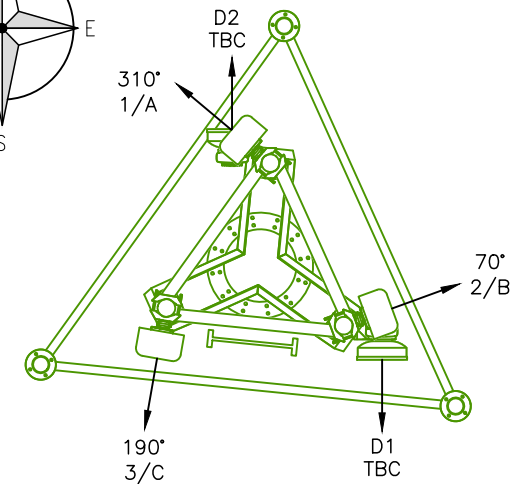
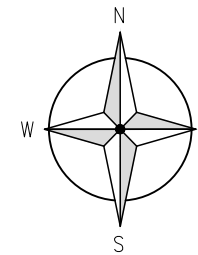
PROPOSED 1.8m HIGH CHAINLINK
FENCE AROUND COMPOUND C/W
3.0m WIDE DOUBLE ACCESS GATE.

PROPOSED FURO CABINET ON PROPOSED
CONCRETE BASE. 1800 AND 800 MODULES
TO BE INSTALLED WITHIN CABINET

PROPOSED EMERSON M35 CABINET ON
PROPOSED CONCRETE BASE. HOUSING
PSU & BATTERIES

PROPOSED MODIFIED VIPER CABINET ON
PROPOSED CONCRETE BASE HOUSING
TRANSMISSION EQUIPMENT

C/L OF PROPOSED SATELLITE DISH +2.40m AGL



PROPOSED ANTENNA PLAN
SCALE 1:50

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 407832 N: 221120

CONCESSION REQUIRED | NO

D	Comments Revision	CS	JS	11.03.21
C	Comments Revision	CS	JS	11.01.21
B	Issued for Approval	WK	JS	01.10.20
A	Issued for Approval	WK	JS	22.09.20
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
HAZLETON	-

Cell ID No		
ESN No	Temp. Cell ID No	SITE ID No
ESN40040	70219	1591346

Site Address / Contact Details	
SALPERTON PARK ESTATE SALPERTON CHELTENHAM GLOUCESTERSHIRE GL54 4EE	

Drawing Title:
PROPOSED SITE ELEVATION B AND ANTENNA PLAN

Purpose of issue:
PLANNING

Drawing Number:
ESN40040/104A

Surveyed By: DAEL	Original Sheet Size: A3	Issue: D
Drawn: WK	Date: 11.03.21	Checked: JS
	Date: 11.03.21	

PROPOSED SOUTH-EAST ELEVATION B
SCALE 1:125

5000 0 5000 10000 15000

ORIGINAL SCALE AT A3 - 1:125

ALL DIMENSIONS IN MILLIMETRES

