

**APPLICATION NUMBER:** 25/0532

**PROPOSAL:** VARY CONDITION 01 (APPROVED PLANS), CONDITION 3 (NOISE) AND CONDITION 11 (COMPENSATION MEASURES) OF PLANNING PERMISSION 23/0878 FOR PROPOSED ELECTRICITY SUBSTATION COMPOUND

**SITE:** Land South and East of Celtic Way Celtic Lakes Newport

**APPLICATION TYPE:** S73

No objection. Comments on the bund appearance.

The proposed amendments to Condition 1 (approved plans and documents) are helpfully set out in the Planning Statement Table 1. The key landscape change is the addition of a 1.8m high bund – refer Statement extract below.

|   |                                                                                                                           |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                             |
|---|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Inclusion of bund to the west of the plateau (measuring 385sqm in area and 1.8m in height (above existing ground level)). | The reuse of topsoil and subsoil for the earthworks on site was unsuitable due to its thickness. As such, surplus topsoil and subsoil unsuitable for re-use has been used to create a screening bund. This change presents visual benefits through screening the electrical infrastructure within the substation compound. | Proposed Site Layout (drawing ref: CG1012 P04)<br><br>Figure 4 Proposed Landscape and Habitat General Arrangement (drawing ref: 293651-LD-XX-DR-0001 Rev 6) |
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Changes are shown on Fig 4 Proposed Landscape and Habitat General Arrangement **rev 6** by Arup.

Note that the bund height is not confirmed on any plans [see three examples below] and side slope gradients are not clear. Levels should be blended in at the base to avoid the appearance of a ‘surplus material’ store.

The bund is to be planted as scrub for dormice and allow a new hedgerow along the Duffryn Lane frontage.

