

Waldringfield Parish Council Response to DC/26/2325/ARM - Approval of Reserved Matters for a Primary Substation including access and landscaping and compliance with Conditions 10; 13; 17; 30a; 32; of DC/24/2810/VOC (Variation of DC/23/3984/VOC; original application DC/17/1435/OUT) Brightwell Lakes - Land To The South And East Of Adastral Park, Martlesham, Suffolk

The substation is required to provide electricity for phase 2 of the Brightwell Lakes development. The proposed site is in a prominent/exposed position at the corner of Western access road and Ipswich Rd, in close proximity to the neighbouring Café and business units. It is particularly visible from Ipswich Rd and sits on one of the main access points to the whole development as seen in *Drawing 22274/PSub/RL – Primary Substation Red line plan*.

The Primary Substation (PSS) and its related structures are inevitably industrial/brutal in design and are surrounded by high security fencing as seen in drawing *P-0105010/DWG/252 Power floor plans and elevations*

Drawing IDPL LA63266BP 400 rev B shows the proposed new trees and planting to help screen the substation from Ipswich Rd and the Western Access Rd. This appears to be appropriate for the initial scheme but in light of the ongoing drought conditions we suggest that a more rigorous watering system will be required for new planting and maintenance. In addition, a long-term plan for landscape maintenance should be provided to ensure an effective screening in this highly sensitive area for the future. In addition, this drawing does not show any new tree/planting along the boundary with the residential area that is located to the north west of the application site. We further note that the trees on the drawing along the road boundary were removed to create a visibility splay to the main entrance.

We note that the substation site, .425 hectares, is located on the .5 hectare site defined as employment land in the outline planning permission. This appears to be an unacceptable reduction to the required on-site employment opportunities and is contrary to condition 10 of the outline planning permission.

None of the plans/drawings show the new Bridleway adjacent to the proposed site as specified in condition 10 of the outline planning permission.