Planning sub Committee report for WPC meeting 1/12/26

Item 5a.ii) Re-consultation Planning application: 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 - Planning Officer D Miller - Deadline 03 December 2026

WPC responded to this application in August and expressed its concerns regarding the proposed new planting to screen the Substation from the Ipswich Rd and the access to the development.

The ESC Landscape Officer also wrote a response in August (attached), extract below

“We have concerns regarding the screening capabilities of the proposed trees and vegetation surrounding the Primary Substation building, namely there is little in the way of evergreen species to provide year-round screening capabilities shown on Drawing IDPL LA6326-BP-400 Rev B.”

WPC has now been consulted again on new documents submitted by Taylor Wimpey, including "*updated Landscape Plans (Revision D)"*. This document was difficult to track down as it didn’t appear on the portal under DC/26/2325/ARM, but under an associated application DC/26/2535/DRC

The revised landscape plans have been viewed by the planning sub committee and assessed by WPC’s tree warden. Christine was pleased to see that all the newly planted trees had irrigation tubes fitted and that more evergreens were included in the plan, her overall view was that it is a potentially good scheme

The planning sub committee suggests a response of No Objection based on the revised *"Updated Landscape Plans (Revision D)”*