

BATTERY BOX ROMAN BOX ENERGY STORAGE SYSTEM

VARIATION OF CONDITION 2 &3 – REMOVAL AND REPLANTING OF TREES

AMP CLEAN ENERGY

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1.0 Application Details

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Address: Land On The Northwest Side Of Roman Bank, Spalding, PE11 2HR
Date of application: 10th July 2024
Application Number: H16-0565-24
Local Planning Authority: South Holland District Council
Description of the Proposal: Construction and operation of a micro energy storage facility
Date of decision: 11 th October 2024

1.1 Original Submission Drawings:

The original planning application is accompanied by the following drawings:

- 01 Site Location Plan
- 02 Site Layout Plan
- 03 Battery Box - Standard Layout 1.20
- 04 Battery Equipment - Plans and Elevations
- 05 Electrical Cabinet - Plans and Elevations
- 06 Fence Elevations

2.0 Introduction

This application relates to planning permission H16-0565-24 at Land On The North West Side Of Roman Bank Spalding. The planning application was for a micro energy storage facility, known as a 'Battery Box'. Subsequently, planning permission was granted of the design and layout of the Battery Box system.

This submission seeks to make a variation to condition 2 and 3.

2.1 Condition 2 and 3 of the planning permission-

" 2- The development hereby permitted shall be carried out in accordance with the approved plans. For the avoidance of doubt and in the interests of proper planning. 3- The materials of the development hereby permitted shall be carried out in accordance with those detailed within the application form and approved plans. Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set "

2.2 Purpose/Reason for Submission & Impacts

A previous application for a non-material amendment was refused, therefore this submission seeks approval for a Section 73 application to vary the siting of the battery unit within the approved red line boundary, as outlined in the original permission (H16-0565-24). This variation is necessary to ensure the safe placement of the unit while maintaining compliance with the approved plans.

The proposed variation involves the removal of two small, non-TPO trees, which is essential to accommodate the new siting of the battery unit. While these trees are not safeguarded by a Tree Preservation Order, their value lies in their contribution to the character of the area as a group of trees 1. To mitigate the impact of this removal, we have developed a comprehensive landscaping plan, detailed in the "09 Roman Box - Proposed Landscaping Plan". This plan includes the planting of new trees in the front, which will compensate for the lost trees and enhance the overall aesthetic and ecological value of the site.

1. **Minimal Impact on Local Character and Biodiversity:** The removal of the two small trees will have minimal impact on the local character or biodiversity. The proposed new siting of the facility avoids any significant tree loss and ensures that the impact on the local environment is minimised.
2. **Proportionate Landscaping Plan:** Given the existing landscaping condition on the original permission (H16-0565-24), the proposed landscaping plan is proportionate and sufficient to address the removal of the trees. This plan includes the planting of semi-mature Common Elder (*Sambucus Nigra*) trees with a trunk diameter of 100-150mm when planted.
3. **Enhancement of Visual Impact:** The proposed landscaping plan not only mitigates the loss of trees but also enhances the visual impact of the development on the character of the locality. The new trees will provide screening and improve the overall appearance of the site.
4. **Commitment to Local Environment:** We are committed to respecting the local environment and the expectations set during the initial approval. The proposed variation and landscaping plan demonstrate our dedication to finding a solution that works for both sides and ensures the long-term sustainability of the project.

3.0 Conclusion

The removal of these trees will not result in any significant loss of landscape quality, visual amenity, or ecological value, given their modest scale, condition, and lack of protection status. There are no nearby sensitive receptors, and the surrounding vegetation will continue to provide appropriate screening and site integration. The amendment supports the efficient delivery of essential site infrastructure without altering the overall planning balance or undermining the original permission. As such, the change is considered to be both reasonable and appropriate within the context of the approved development.