



Yaxley Synchronous Condenser

Community Forum • 11th March 2026

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Agenda

1. Introductions
2. January 2025 meeting review
3. Project overview
4. Programme
5. Community fund
6. Keeping updated
7. AOB

Introductions



31st January 2024 meeting review



- Project design – Capacity of the SUDS pond.

Drainage Verification completed – The required attenuation volume identified as 294m³ in the drainage strategy for the site, encompassing a 100-year flood event + 40% climate change allowance. The drainage verification report confirmed that the pond was built to spec and meets these criteria.

- Project maintenance - Conrad Energy to confirm the landscaping contractor for the project.

This will be confirmed once the site is closer to operations. An appointed operations manager will oversee appointing on ongoing resource.

- Project maintenance - Conrad Energy to confirm if the construction haul road will be retained permanently.

Conrad Energy have shared a draft planning submission with National Grid for their agreement, with submission targeted for this month.

- Project design – Conrad Energy to confirm the noise performance testing procedures for the site.

A noise consultant will attend site to measure the noise performance of key equipment at 1m from the source, to compare the performance to the assumption used in noise modelling.

- Project construction – request for additional signage on site

Additional signage has since been added at the end of Leys Lane.

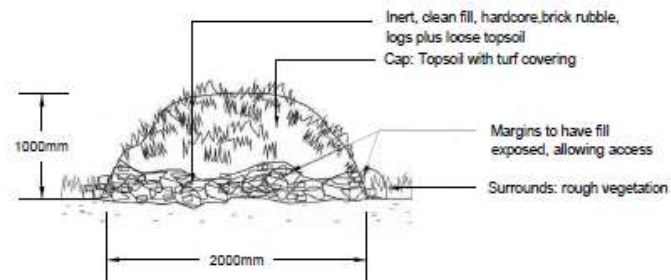
Project Overview



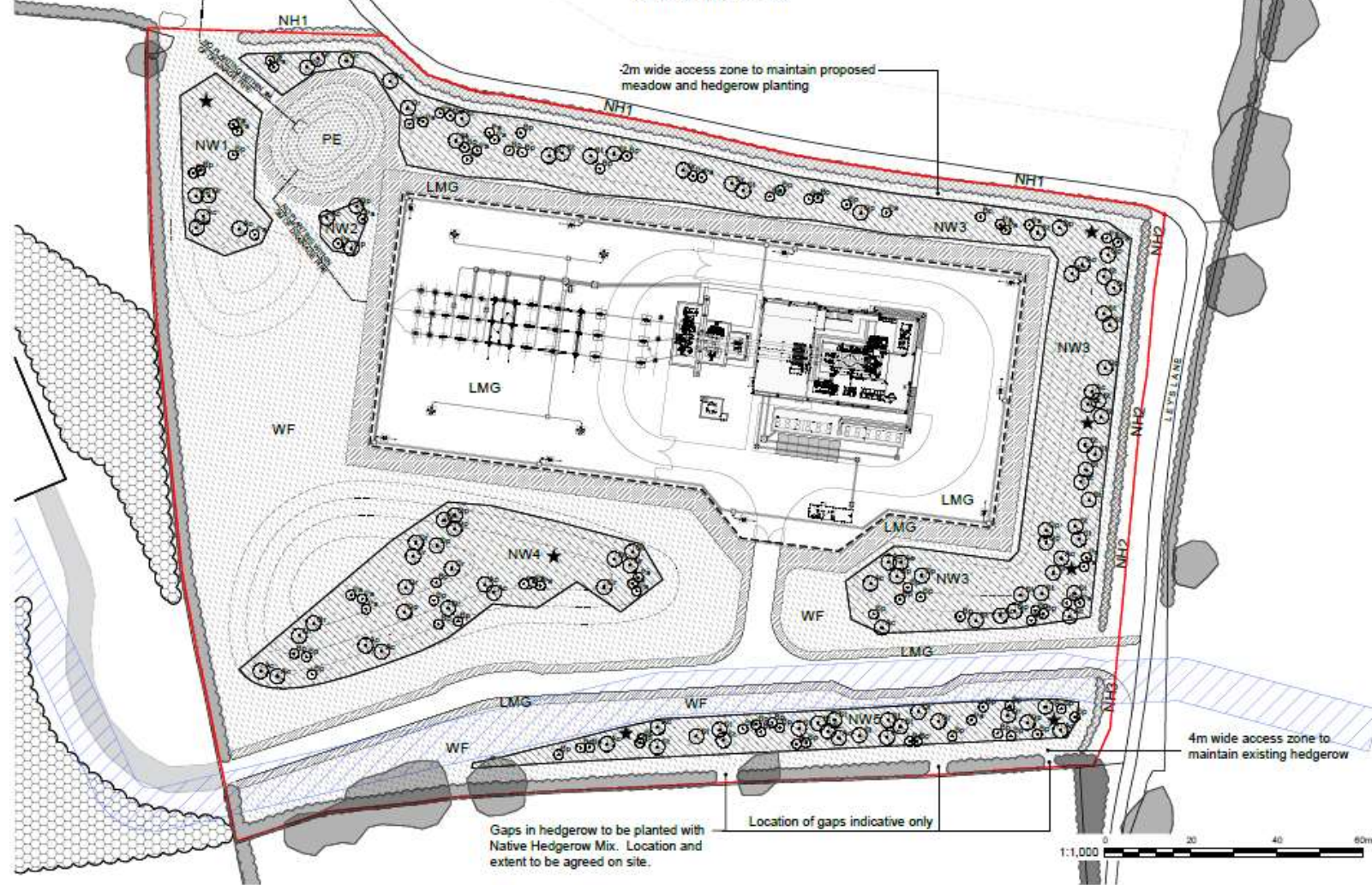


Within the first five (5) years of the development, all planting and seeding (including the the Pond Edge Seed Mix to the attenuation pond, will be monitored in accordance with the approved Landscape and Ecological Management Plan (Report 59-12-R03 [S73] LEMP). Any dead/defective planting or seeding will be re-planted/re-seeded in accordance with the original specification.

Any damage to existing vegetation as a result of the construction works will be made good during the first available planting season. The scope and extent of any remediation works will be agreed with the LPA.



Wildlife Hibernacula



Legend

- Application Boundary
- Easement for high voltage cables
- Existing Vegetation Retained
- Approved planting to be undertaken as part of the Yaxley Substation development (Refer Landscape Masterplan 06492.002H)
- LMG Low Maintenance Grass Verges
Germinal A22 Low Maintenance Mix (Or Similar)
- WF Meadow Seed Mix
Emorsgate EM1 - 4gms/m² (Or Similar)
- Understorey Woodland Seed Mix
Emorsgate EW1 - 4gms/m² (Or Similar)
- PE Pond Edge Seed Mix
Emorsgate EP1 - 4gms/m² (Or Similar)
- NW Native Woodland Mix
Planted at 1.5m Centres
Refer Planting Schedules Dwg 059-12-03 (S73)
- Standard Trees
Acer Campestre (Ac)
Sorbus torminalis (SR)
Quercus robur (Qr)
Quercus petraea (Qp)
- Feathered Trees
Betula pendula (Bp)
Prunus avium (Pa)
- Mixed Native Hedgerow
Planted at 7 Plants per Lin M
Refer Planting Schedule Dwg 059-12-03 (S73)
- Proposed earth mounding
Refer to Drawing 059-12-02 (S73) Hard Works
- Wildlife Hibernacula
Refer Detail Opposite
- Palisade Fence
Refer to Drawing 059-12-02 (S73) Hard Works

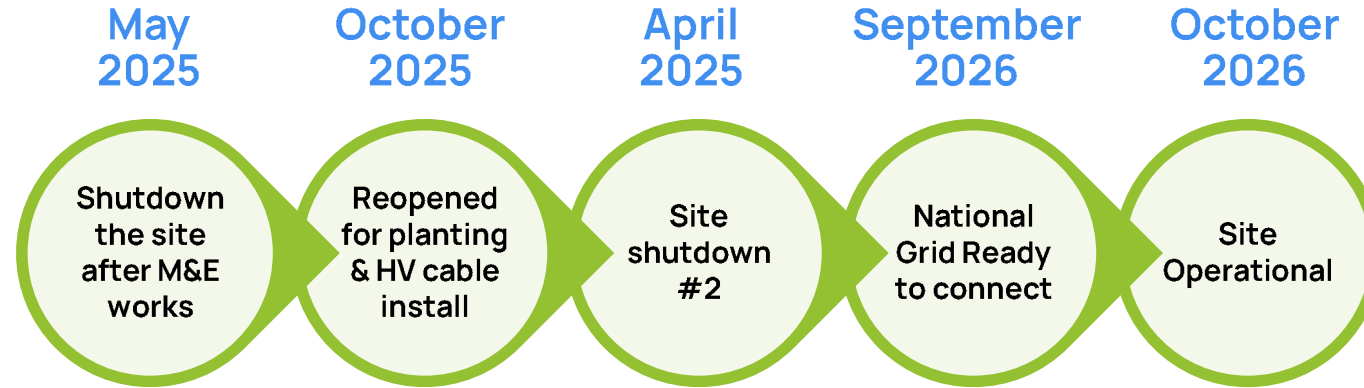
For Planting Schedules Ref: Dwg 059-12-03 (S73)
For Planting Specifications Ref: Dwg 059-12-04 (S73)
For Earth Mounding and Topsoil Depths Ref Dwg: 059-12-02 (S73)
For Landscape and Ecological Management Proposals Ref: Report 59-12-R03 (S73) LEMP

Client Conrad Energy Limited				
Project Synchronous Condenser, Yaxley S73 Application (Single Condenser)				
Drawing Title Landscape Mitigation - Soft Works				
Created by CL	Reviewed by NR	Sheet Size A3	Scale 1:1000	Date Created 04.06.24
Drawing No: 059-12-01(S73)				Revision F
DRaW (UK) Ltd Monkwick Hall York Road Leeds LS15 4TA t: 0113 8232871 www.draw-td.com				

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Project timeline

Current Timeline



Original Timeline



*Current Timeline subject to further updates from National Grid Electricity Transmission

Stability Compensation Service at Eye 400kV (EE8)

Project site view – 7th May 2025

- Site earthworks, building erection, equipment installation all complete
- Offline testing and commissioning of the Sync Con site complete
- Landscaping completed and planted / seeded
- Ongoing Preservation checks
- HV cable connection to National Grid Site underway
- Site set to demobilise again in April 2026



Stability Compensation Service at Eye 400kV (EE8)

Project site view – 9th December 2025



Construction Principles

Working hours

- Monday to Friday 0800 to 1800 (agreed hours for Saturdays 0800 to 1330 currently not in use)
- No bank holidays

Site security

- Perimeter fencing (Permanent security fencing now installed on-site.)
- Security controlled access gate
- CCTV
- Site operation in line with agreed security principles
- Out of hours contact

Supporting the community

The community fund has been concluded for the project and successfully awarded.

We donated funds to the following initiatives:

- Beyond the Wall
 - We invested in gardening equipment to assist with their efforts:
 - Plants and trees
 - Compost bins and a strimmer
 - Track repair and new shade shelters
- Yaxley and Mellis Preschool
 - We helped with a new bespoke fence and gate as part of the gardens.
- The Eye 1st Scout Group
 - We assisted with the purchase of a trailer for the group to use during away-days and trips



Keeping updated

There are various ways that the community can keep updated throughout construction.

- Visit our website page for project information and updates
www.conradenergy.co.uk/yaxley
- Register for regular email updates on our website

Contact us

For any comments or questions throughout construction you can reach us at
yaxley@conradenergy.co.uk

In emergencies, you can contact the Site Manager Gerry Carter on 07583650202.

Thank you