Third Revolution Projects

Third Revolution Projects
Build Studios, 203 Westminster Bridge Road
London, SE1 7FR

Registered No.: 10204013

Ms Karen Yorke-Dunne
Clerk to Landulph Parish Council
Landulph Memorial Hall
Landulph
Cornwall
PL12 6NF

4th November 2026

Dear Ms Yorke-Dunne,

Proposed Synchronous Condenser Facility South-East of Landulph Substation, Landulph, Cornwall

I am writing to you on behalf of my client, Peak Gen Limited, who is developing plans for an infrastructure proposal on farmland south-east of Landulph Substation, near Kingsmill Farm. We are reaching out with the hope of discussing the proposed development with the Parish Council.

The proposal is known as a 'synchronous condenser,' which is a form of technology that will help to keep Britain's power network reliable as we transition to using renewable sources of electricity. A synchronous condenser does not generate or store electricity itself, but it serves to regulate the frequency of electricity that is exported to the national grid by other sources, such as solar farms and wind turbines. Its purpose is to ensure a stable and consistent power supply for homes and businesses across the country.

The Parish Council may recall the previous battery storage application on this site, which was subsequently withdrawn. Our proposal is for a synchronous condenser, a different form of infrastructure serving a different purpose.

NESO (the National Energy System Operator) has identified that there is a need for grid stabilisation in the south-west region. A synchronous condenser needs to be close to a substation to operate efficiently, and NESO has identified Landulph Substation as the appropriate location for it to connect into.

We are particularly mindful of the area's rural character and the Tamar Valley National Landscape, which begins around 300 metres east of the site. The proposal is outside the protected landscape, but we are designing it with views towards and from the valley in mind. The proposals will use extensive new tree planting and an appropriate building colour to help it blend into its surroundings. Landscape specialists are also preparing visual studies from nearby viewpoints so that the likely effects of the development can be properly assessed once the application is submitted.

We appreciate that several synchronous condenser applications have come forward in the Landulph area. NESO has confirmed that only one connection is available at Landulph substation, so only one of the competing schemes can proceed. The planning permission granted on land to the east of the substation in June 2023 (reference PA22/11149) can no longer meet NESO's connection requirements following changes to the National Grid process. We have read the Parish Council's comments on the other applications and have taken them into account.

Third **Revolution** Projects

Our site has important advantages over other locations proposed nearby. Synchronous condensers are not all the same, and our proposed buildings are significantly shorter than those proposed by Conrad Energy. Cornwall Council recently refused Conrad Energy's synchronous condenser scheme on higher ground north of the substation (planning reference PA25/09280), on land around 71 metres above sea level. Our site is approximately 34.5 metres above sea level. The combination of shorter buildings and lower ground levels means our development would sit significantly lower in the landscape, helping to reduce its visual impact.

We believe these differences would help minimise the impact of our development. Our site is also further from the public footpath north of the substation, with existing vegetation providing screening for users of the footpath. The combination of a lower-lying site, lower buildings, greater separation from the public footpath and sensitive landscaping makes our location the most suitable compared to other potential sites surrounding the substation.

We are aiming for at least 10% biodiversity net gain and 15% tree canopy cover, and ecological surveys are underway, including consideration of nearby protected habitats around the Tamar and Tavy estuaries.

We are giving careful attention to access and noise. Construction traffic would approach through Kingsmill Farm using a route designed to avoid the narrowest and steepest parts of Ellbridge Lane closest to the site, and once built the facility would generate no more than a handful of visits per month. The machinery would be housed in a purpose-built enclosure designed to dampen noise. Once the design is fixed, a full noise assessment will be carried out by specialist professionals to demonstrate that the scheme can operate without unacceptable noise impacts on nearby homes. Detailed arrangements, including a construction management plan, will be included in the planning application, and we would be happy to discuss the measures that you would like to see put in place to keep disruption to local residents during construction to a minimum.

We are actively engaging with Cornwall Council's planning and landscape teams, as well as the Tamar Valley National Landscape Officer, as the proposals take shape. Cornwall Council officers have encouraged this early engagement. The design is still evolving and will be refined in response to the results of specialist surveys and the views of those who know the area best. We would very much welcome the Parish Council's comments at this stage and hope to maintain an open dialogue as we develop the application. We would also welcome your views on whether wider engagement, such as letters to residents, online information or a public event, would be helpful.

We would be pleased to attend the next Parish Council meeting on 16 November 2026, if the agenda permits, to give a short presentation on the proposals and answer Councillors' questions. Please could you let us know if this would be helpful, and whether there is a deadline for submitting papers.

Yours sincerely,



Andrew Dowell
Associate Director
07780600183
Andrew.dowell@thirdrevolutionprojects.co.uk

Enc. Ste Location Plan