

National Infrastructure Planning
Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

By email only to: Sunnica@planninginspectorate.gov.uk

Dear Sirs

Sunnica Energy Farm

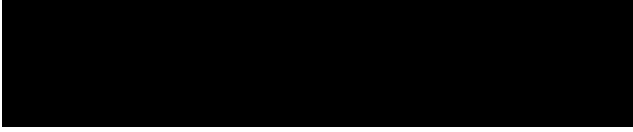
Update relating to LGC Campus on behalf of HPUT A Limited and HPUT B Limited

- 1 We write on behalf of HPUT A Limited and HPUT B Limited in their capacity as trustees of the Federated Hermes Property Unit Trust ("**Federated Hermes**") further to the Section 56 Representation of Federated Hermes dated 15 March 2022 (appended by way of background). We do so to provide the Examining Authority with an update in advance of the Preliminary Meeting on its efforts to seek from Sunnica an understanding of the impacts of its DCO Scheme on the LGC Campus which it owns and secure appropriate mitigation where appropriate.
- 2 Federated Hermes remains in a position where it must **object to the DCO Scheme**.
- 3 Federated Hermes has consistently sought to impress upon Sunnica the highly sensitive nature of the LGC Campus as a purpose-built, state-of-the-art, high-tech bioanalytical centre (one of the largest in the world).
- 4 It has sought to persuade Sunnica since at least December 2019 to allocate appropriate resource to identify the detail of impacts on the LGC Campus so that Federated Hermes can establish whether the principle of the DCO Scheme in this location is acceptable and, if so, to arrive at a set of protective provisions on the face of the DCO and an option and impact mitigation deed which could enable the DCO Scheme to proceed in this location on appropriate terms. The absence of a frontloaded approach in this regard by Sunnica has been disappointing.
- 5 Notwithstanding the wide-ranging and unlimited construction and access rights Sunnica are seeking in the draft DCO submitted with its application, Sunnica had in discussions been suggesting activities that could be broadly acceptable subject to such protective provisions and an option and impact mitigation deed.
- 6 However, when pressed to provide written details to secure the matters discussed, over recent weeks Sunnica has now disclosed by email that it will not be routeing construction traffic around the LGC's Campus's car park as previously suggested, but through it as shown in brown in its drawing below, and the volume and frequency of construction traffic through the site now disclosed is enormous: 46 HGV movements a day:



- 7 Federated Hermes is instructing specialist consultants to confirm what this means in terms of traffic/noise/vibration implications for the LGC Campus but suffice to say it cannot operate under such conditions. Work undertaken on drug development solutions cannot be done virtually or from home and it cannot be done whilst subjected to unacceptable adverse construction impacts. The various programmes are undertaken on a continuous basis and cannot be carried out sporadically. The scientists also access the LGC Campus by car as there is no viable local public transport, so the site's car park cannot be taken out of action in the manner proposed without halting research activity. Federate Hermes is surprised that Sunnica has persisted in proposed use of the LGC Campus given the resulting consenting risk involved and huge compensation code liabilities that will burden delivery of the project or its likely future sale or funding, albeit it is perhaps only now that Sunnica will have started to understand such implications following its recent work.
- 8 Federated Hermes will be liaising with Sunnica to establish what alternative access it is exploring outside of the LGC Campus now that the recent work it has done on what is practically proposed has identified these issues. The scope of any protective provisions and an option and impact mitigation deed will need to be considered following Sunnica revising the DCO Scheme accordingly, as the alternative access may affect the related matter of Sunnica's currently proposed location of the cable in the area shown in blue above.
- 9 Federated Hermes does not consider it proportionate to attend the Preliminary Meeting. It will elaborate on the matters above in its written representation. Clearly it will also need to be represented at the CAH Hearings proposed in October and December for the matters described above to be interrogated rigorously (**and please take this letter as a formal request to do so**). This may be a circumstance in which cross examination at a CAH Hearing would be appropriate.
- 10 Nothing in this letter should be taken to prejudice any other representations Federated Hermes makes in respect of the DCO Scheme and if an option and impact mitigation deed remains appropriate that is subject to contract.
- 11 Please confirm receipt of this letter and do not hesitate to ask us any questions which the Examining Authority deems appropriate.

Yours faithfully



Bryan Cave Leighton Paisner LLP

cc: Sunnica Ltd

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