



Sunnica Energy Farm project
Freepost SEC Newgate UK Local
[REDACTED]
Telephone: 0808 168 7925

19 October 2022

Dear Mr Kean

Deadline 1

**Application by Sunnica Limited for an order granting development consent
EN0100106**

I am pleased to submit the Applicant's Deadline 1 submissions. They consist of the following documents:

Document	Reason
<p>The Applicant's Response to Relevant Representations.</p> <p>This document is accompanied by the following appendices:</p> <ul style="list-style-type: none">• Appendix A: Supplementary Cumulative Assessment (embedded within the document)• Appendix B: Existing Public Rights of Way by Type (embedded within the document)• Appendix C: Figure 1 (A-F) Equine Zone of Theoretical Visibility (ZTV) (submitted separately)	As required by the examination timetable.
Updated Guide to the Application	As required by the examination timetable.
Updated Book of Reference and Schedule of Changes	As required by the examination timetable.
Updated Schedule of Negotiations and Powers Sought	As required by the examination timetable.
Environmental Statement Figure 10-11 a - Bare Earth Zone of Theoretical Visibility Sunnica East Site A and Site B, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local

	planning authorities to prepare a horse/rider ZTV.
Environmental Statement Figure 10-11b - With Barriers Zone of Theoretical Visibility Sunnica East Site A and Site B, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local planning authorities to prepare a horse/rider ZTV.
Environmental Statement Figure 10-11c - Bare Earth Zone of Theoretical Visibility Sunnica West Site A and Site B, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local planning authorities to prepare a horse/rider ZTV.
Environmental Statement Figure 10-11d - With Barriers Zone of Theoretical Visibility Sunnica West Site A and Site B, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local planning authorities to prepare a horse/rider ZTV.
Environmental Statement Figure 10-11e - Combined Bare Earth Zone of Theoretical Visibility for the DCO Site, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local planning authorities to prepare a horse/rider ZTV.
Environmental Statement - Figure 10-11f - Combined with Barriers Zone of Theoretical Visibility for the DCO Site, Rev 1	Submitted to correct errors with the application version of this document, identified following a request by the local planning authorities to prepare a horse/rider ZTV.
Environmental Statement Figure 10-12 - Visual Receptor Plan Overview, Rev 1	Submitted to correct errors with the application version of this document, identified following discussions with the local planning authorities.
Updated Planning Statement- Part 3, Version 01	Figure 2-11, Development Plan Allocations, of the Planning Statement Part 3 has been updated to include West Suffolk Local Plan allocation SA10(a) 'Land North of Acorn Way', which is referred to by West Suffolk Council's Relevant Representation (WSC-40).

Update to the Book of Reference

Drug Development Solutions Limited is now an Interested Party following a request under section 102A of the Planning Act 2008 and acquisition of an interest in relation to plots 16-04, 16-05 and 16-06 in the Land and Crown Land Plans [APP-006] and the Book of Reference [APP-024]. The Land Registry title information for these plots has not yet been updated to reflect this acquisition. Sunnica's legal team has contacted Drug Development Solutions

Limited's legal team to request the necessary information to include in the updated Book of Reference, but Sunnica has not yet had a response so is unable to include this information in the updated Book of Reference submitted at Deadline 1. Sunnica will continue to monitor the Land Registry and engage with Drug Development Solutions Limited so that these plots in the Book of Reference can be updated as soon as practicable.

The Applicant has also removed plots 6-05 and 6-06 from the Book of Reference which is submitted at this deadline. This is consistent with commitments that the Applicant has previously made. It will submit a revised land plan showing these plots removed for Deadline 2.

Attendance at the Issue Specific Hearing (ISH1) on the draft DCO

The Applicant's representatives have completed the online form to confirm their attendance at the Issue Specific Hearing on the draft DCO on 1 November 2022.

The Applicant has publicised the Hearing as required by sections 91 and 94 of the Planning Act 2008 and Rule 13(6) Infrastructure Planning (Examination Procedure) Rules 2010. Copies of the notice have already been supplied to the case manager.

Accompanied site inspections, ASI2 and ASI3

Sunnica will attend the accompanied site inspections on 2 November 2022 (ASI2) and 3 November 2022 (ASI3) and has prepared draft itineraries for each as set out on the following pages.

In addition to preparing the below draft itinerary, Sunnica suggests the following arrangements for the ASIs.

Meeting point

The ASI meeting point is at Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ at 09:00. Free parking and toilet facilities are available at the meeting point from which attendees will take transport (pre-arranged by Sunnica) to the morning ASI.

The transport will return attendees to the Red Lodge Sports Pavilion following the morning ASI and will depart from the same location for the afternoon ASI.

Attendees should make their own arrangements for travelling to and from the Red Lodge Sports Pavilion.

Greeting by the Ex A

Sunnica proposes that the Ex A welcomes and briefs attendees at the meeting point prior to departure to the inspection locations.

Lunch

A small supermarket and food outlets are located within walking distance of the Red Lodge Sports Pavilion at Bellflower Crescent. A café will operate from the Sports Pavilion on Thursday 3 November 2022.

Health and safety

Sunnica has provided a health and safety pro forma to the Planning Inspectorate separately to the draft itineraries for ASI2 and ASI3.

While Government guidance no longer requires self-isolation in relation to testing positive for COVID-19, Sunnica requests that any attendees who feel unwell do not attend the site visit.

Sunnica will carry out a briefing at the start of the morning and afternoon ASIs. This will aim to ensure that visitors are aware of any potential health and safety issues and will be informed by a walk of the route carried out by Sunnica beforehand.

The ASIs will involve walking through agricultural land, field boundaries and public rights of way. Those that are likely to find it challenging to walk significant distances on this terrain are advised to assess whether it is suitable to attend, either partially or in its entirety, the ASIs. Some obstructions on public rights of way (PROWs) and at field entrances will require attendees to crouch down to pass.

A first aid kit will be provided on the transport.

Clothing

While steel toe capped boots are not necessary, sturdy walking footwear will be required. The conditions in certain areas of the site will mean that wellington boots are recommended.

The ASI will involve exiting the transport and crossing local roads which have limited visibility. All attendees will therefore be required to wear high visibility jackets at all times during the ASI. Sunnica will provide the high visibility clothing.

Foliage adjacent to PROWs and around field boundaries can be of considerable height and therefore attendees are requested to choose clothing that keeps their arms and legs covered at all times when attending the ASI.

The ASI will involve a significant amount of walking. As such attendees are requested to dress appropriately for the weather.

Draft itinerary for ASI2

The draft itinerary has been informed by the Ex A's request to attend several locations, as set out in Rule 8 Letter of 4 October 2022.

Tables 1 and 2 set out the planned locations to visit during ASI2, approximate timings, and the information or plans that Sunnica considers to be relevant to each location. Sunnica will provide hard copies of these documents to attendees on the day of ASI2.

Figure 1 shows the route progression of the morning ASI2 and Figure 2 shows the route of the afternoon ASI2.

The timings provided below are approximate and will depend on factors such as traffic and whether additional time is spent at a particular location.

Table 1 – Planned route and timings for morning ASI2

Approximate time	Location	Activity	Information
09:00-09:10	(1) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	All attendees to meet the transport and to receive a briefing from the Examining Authority.	Health and safety and contact information to be provided to attendees.
09:10-09:25	Travel to first ASI location via Four Cross Bridge 52.334442, 0.451684		N/A
09:25-10:25	(2) River Lark, West Row PROW W-398/030/0 52.346174, 0.460690 (3) Viewpoint 1 (see Figure 10-12 Visual Receptor Plan Overview [APP-207]) 52.350201, 0.439180	Attendees to assess the view towards the site of Sunnica East Site A from viewpoints 2a and 2b (please see Figure 10-12 Visual Receptor Plan Overview [APP-207]) before proceeding west along the PROW to look at the view from Viewpoint 1 (see Figure 10-12 Visual Receptor Plan Overview [APP-207]). Attendees are to return to meet the transport adjacent to Jude's Ferry public house.	Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207] Environmental Statement - Figure 10-20a to 10-30b - Viewpoint Photographs [APP-215] Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135] Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]
10:25-10:30	Travel to Sunnica East Site	Attendees to proceed via the transport	N/A

	A BESS site (location E33 in Figure 3-1 Sunnica East Parameter Plan [APP-135])	provided to reach the access the farm track.	
10:30-10:50	(4) Sunnica East Site A BESS site (location E33 in Figure 3-1 Sunnica East Parameter Plan [APP-135] 52.337888, 0.445220	Attendees are to remain on the existing access track as the site is a working pig farm. This will be to assess the context of the site in relation to Isleham and West Row.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]
10:50-10:55	Travel to the Ark Church, Isleham	Attendees are to meet the transport at the field access off Ferry Lane and to proceed to the Ark Church, Isleham.	N/A
10:55-11:25	(5) The Ark Church, Isleham 52.339534, 0.419693	Attendees will look towards Sunnica East Site A from the car park of the Church and visit the inside of the Church.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135] Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207] Environmental Statement - Figure 10-20a to 10-30b - Viewpoint Photographs [APP-215]

11:25-11:35	Walk eastward along Beck Road verge to Viewpoint 5 (see Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207])	Attendees to proceed eastward along Beck Road.	N/A
11:35-11:45	<p>(6) Viewpoint 5 (see Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207])</p> <p>52.337776, 0.424610</p>	Attendees to proceed east to reach the junction with Sheldrick's Road.	<p>Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]</p> <p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement - Figure 10-20a to 10-30b - Viewpoint Photographs [APP-215]</p> <p>Environmental Statement - Figure 10-90 - Verifiable Photomontages - Viewpoint 5 [APP-220]</p>
11:45-11:50	Continue along Beck Road to reach former railway alignment	Attendees to walk along the verge to reach former railway alignment looking north towards field E05 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])	N/A
11:50-12:10	(7) Former railway alignment	Attendees to look north towards field E05 which	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]

	<p>looking north towards the site of Isleham plane crash</p> <p>52.335307, 0.429461</p>	includes the area of the Isleham plane crash.	
12:10-12:20	<p>Walk along Beck Road to reach field access for ECO1 and ECO2 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])</p>		N/A
12:20-12:35	<p>(8) ECO2 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])</p> <p>52.331708, 0.437495</p>	<p>Attendees to look back down Beck Road to assess the view from Viewpoint 11 (see Figure 10-12 Visual Receptor Plan Overview [APP-207]). Attendees are then to proceed southwest to view the setting of ECO2 before returning to the field access adjacent to ECO1.</p>	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement - Figure 10-31a to 10-43b - Viewpoint Photographs [APP-216]</p> <p>Environmental Statement - Figure 10-91 - Verifiable Photomontages - Viewpoint 11 [APP-221]</p> <p>Environmental Statement - Figure 10-92 - Verifiable Photomontages - Viewpoint 11b [APP-222]</p> <p>Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]</p>

12:35-12:55	(9) ECO1 (see Figure 3-1 Sunnica East Parameter Plan [APP-135]) 52.332197, 0.436578	From the field access, attendees are to proceed north along the outskirts of the field parallel to Beck Road before returning to the field access to meet the transport.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]
12:55-13:25	Return to Red Lodge Sports Pavilion via Station Road, Isleham and Carter Street, Fordham		N/A

Table 2 – Planned route and timings for afternoon ASI2

Approximate time	Location	Activity	Information
14:10-14:20	(10) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	Attendees to meet for afternoon ASI and to receive briefing from the Examining Authority.	Health and safety and contact information to be provided to attendees.
14:20-14:30	Travel to Royal Worlington and Newmarket Golf Club	Attendees to alight from transport in the car park of the Golf Club.	N/A
14:30-15:00	(11) Royal Worlington and Newmarket Golf Club, Golf Links Road, Worlington	Attendees to view the setting of the Club facilities before proceeding east along Golf Links Road.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135] Environmental Statement Figure 10-12 - Visual

	Bury St Edmunds Suffolk IP28 8SD		Receptor Plan Overview [APP-207] Environmental Statement - Figure 10-44a to 10-58b - Viewpoint Photographs [APP-217]
15:00-15:05	Travel to Freckenham Road access for ECO3 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])	Attendees to travel to location in transport provided.	N/A
15:05-15:25	(12) Freckenham Road field access for ECO3 52.332794, 0.476535	Attendees to exit transport in layby and to view Sunnica East Site B from Viewpoint 14 (see Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]) before proceeding into the field on foot access through narrow gap in the barrier blocking field access to vehicles. Alternative access can be made via the U6006. Attendees to proceed on foot heading southeast through ECO3 to meet the U6006 PROW.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135] Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207] Environmental Statement - Figure 10-94 - Verifiable Photomontages - Viewpoint 14 [APP-224]

15:25-15:35	<p>(13) Viewpoint 15a (see Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207])</p> <p>52.325490, 0.478777</p>	Attendees to assess views towards Sunnica East Site B from Viewpoint 15a.	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement - Figure 10-95 - Verifiable Photomontages - Viewpoint 15a [APP-225]</p>
15:35-15:50	Travel to Sunnica East Site B BESS location, E18 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])	Attendees to proceed on foot.	N/A
15:50-16:20	<p>(14) Sunnica East Site B BESS location, E18 (see Figure 3-1 Sunnica East Parameter Plan [APP-135])</p> <p>52.316687, 0.480730</p>	Attendees are to access the field on foot via E17 proceeding through the fields in a south easterly direction to reach Elms Road through a gap in the hedgerow.	Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]
16:20-16:35	<p>(15) Elms Road</p> <p>52.311251, 0.480670</p>	Attendees are to view E20 and E21 from Elms Road before meeting transport to travel back to Red Lodge.	<p>Environmental Statement Figure 3-1 Sunnica East Parameter Plan [APP-135]</p> <p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p>

			Environmental Statement - Figure 10-31a to 10-43b - Viewpoint Photographs [APP-216]
16:35-16:45	Return to Red Lodge Sports Pavilion	Attendees to return to the meeting point, concluding the ASI.	N/A

Draft itinerary for ASI3

The draft itinerary has been informed by the Ex A's request to attend several locations, as set out in Rule 8 Letter of 4 October 2022.

Table 3 sets out the planned locations to visit during ASI3, approximate timings, and the information or plans that Sunnica considers to be relevant to each location. Sunnica will provide hard copies of these documents to attendees on the day of ASI3.

Figure 3 shows the route progression of ASI3.

The timings provided below are approximate and will depend on factors such as traffic and whether additional time is spent at a particular location.

Approximate time	Location	Activity	Information
09:00-09:20	(1) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	All attendees to meet the transport and to receive a briefing from the Examining Authority.	Health and safety and contact information to be provided to attendees.
09:20-09:35	Travel to Chippenham Park	Transport to drop attendees at Chippenham Park.	N/A
09:35-10:15	(2) Chippenham Hall and Park 52.297503, 0.439331	Attendees to view the Hall before proceeding south through the gardens to reach the southern gate at the	Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]

		northern end of the Avenue.	Environmental Statement - Figure 10-44a to 10-58b - Viewpoint Photographs [APP-217] Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]
10:15-11:15	(3) Southern gate of Chippenham Park 52.286555, 0.437256	Attendees to proceed along The Avenue on foot proceeding as far south before The Avenue becomes impassable due to foliage.	Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]
11:15-11:30	Travel back north to access fields to the east 52.277531, 0.434341	Attendees to proceed back along The Avenue.	N/A
11:30-12:00	Walk to Sunnica West Site A BESS location, W17 (see Figure 3-2 Sunnica West A and B Parameter Plan [APP-136])	Attendees to proceed on foot around the outskirts of W06 and the western side of W08 to reach W17.	Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]
12:00-12:30	(4) Sunnica West Site A BESS location, W17 (see Figure 3-2 Sunnica West A and B Parameter Plan [APP-136])	Attendees to assess the setting while walking around the outside of the field towards W11 and La Hogue Road.	Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]

	52.278584, 0.444461		
12:30-12:45	Travel to La Hogue Farm	Attendees to proceed along the field access, crossing La Hogue Road and walking along the access to La Hogue Farm Shop.	N/A
12:45-13:05	(5) La Hogue Farm, La Hogue Road, Chippenham, Ely CB7 5PZ	Attendees to assess the view southwest from Viewpoint 33 (Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]) as well as views towards W11 and W12 from La Hogue Farm Shop and Café.	Environmental Statement, Figure 3-2 Sunnica West A and B Parameter Plan [APP-136] Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207] Environmental Statement - Figure 10-44a to 10-58b - Viewpoint Photographs [APP-217]
13:05-13:15	Travel to car park at northern end of PROW 204/5	Transport to collect attendees from La Hogue Road before proceeding to PROW 204/5 in Snailwell.	N/A
13:15-14:00	(6) Midpoint of PROW 204/5 52.275396, 0.421389	Attendees to walk south to look at views into ECO5 and W03 and W04 from the PROW (see Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]) before returning to meet transport in car park.	Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136] Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]
14:00-14:15	Return to Red Lodge Sports Pavilion	Attendees to return to the meeting point, concluding the ASI.	N/A

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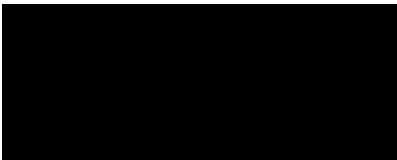
Request for plan showing route followed during ASI1

Sunnica notes the Ex A's request for an updated plan showing the revised route taken during ASI1 on 29 September 2022. This revised route was taken during the morning session of ASI1. This summary of the revised route is provided in Figure 4 and Table 4.

Availability of witnesses during hearings scheduled for 8 and 9 December 2022

Sunnica notes the Ex A's comments at the preliminary meeting in respect of scheduling of the ISH. However, the Applicant's expert on the horse racing industry is unfortunately unavailable on 8 December 2022 and 9 December 2022. I would therefore be grateful if the Ex A would give consideration to scheduling any issue specific hearing relating to the horse racing industry on dates that avoid these dates.

Kind regards,



Luke Murray
Sunnica Ltd

LEGEND

- No Interventions
- Local Authority Boundary

NOTE:
This is indicative only. It does not show the final design or construction details. It is intended to provide a general overview of the scheme location.

Scale:
0 500 1000 1500 2000 Meters
0 0.5 1.0 1.5 2.0 Kilometers

**FIGURE 1-1
SCHEME LOCATION**

DATE	REVISION	BY	CHECKED BY
2023/06/01	1.0	JM	JS

AECOM

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Figure 2 – Proposed route during the afternoon of ASI2

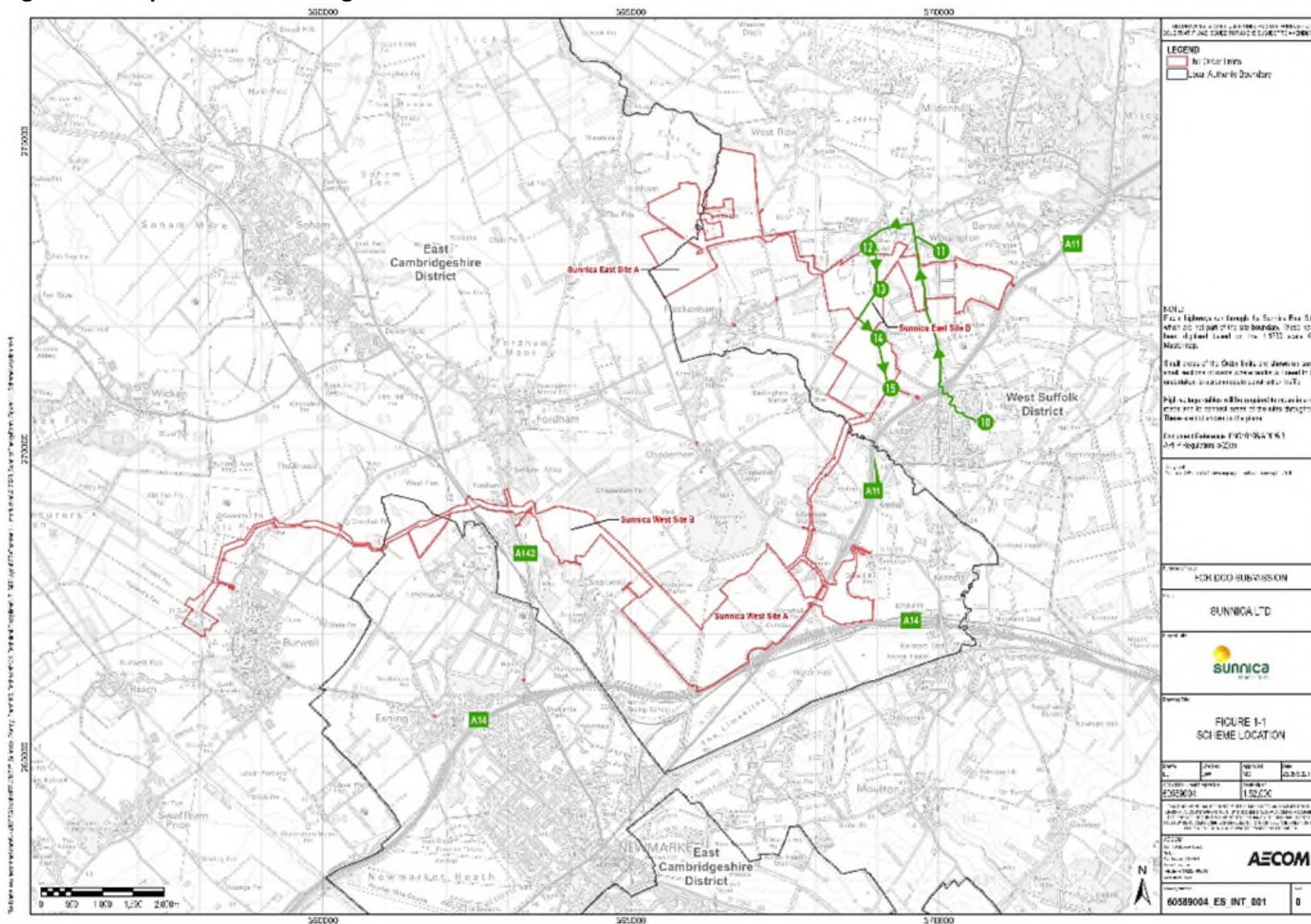
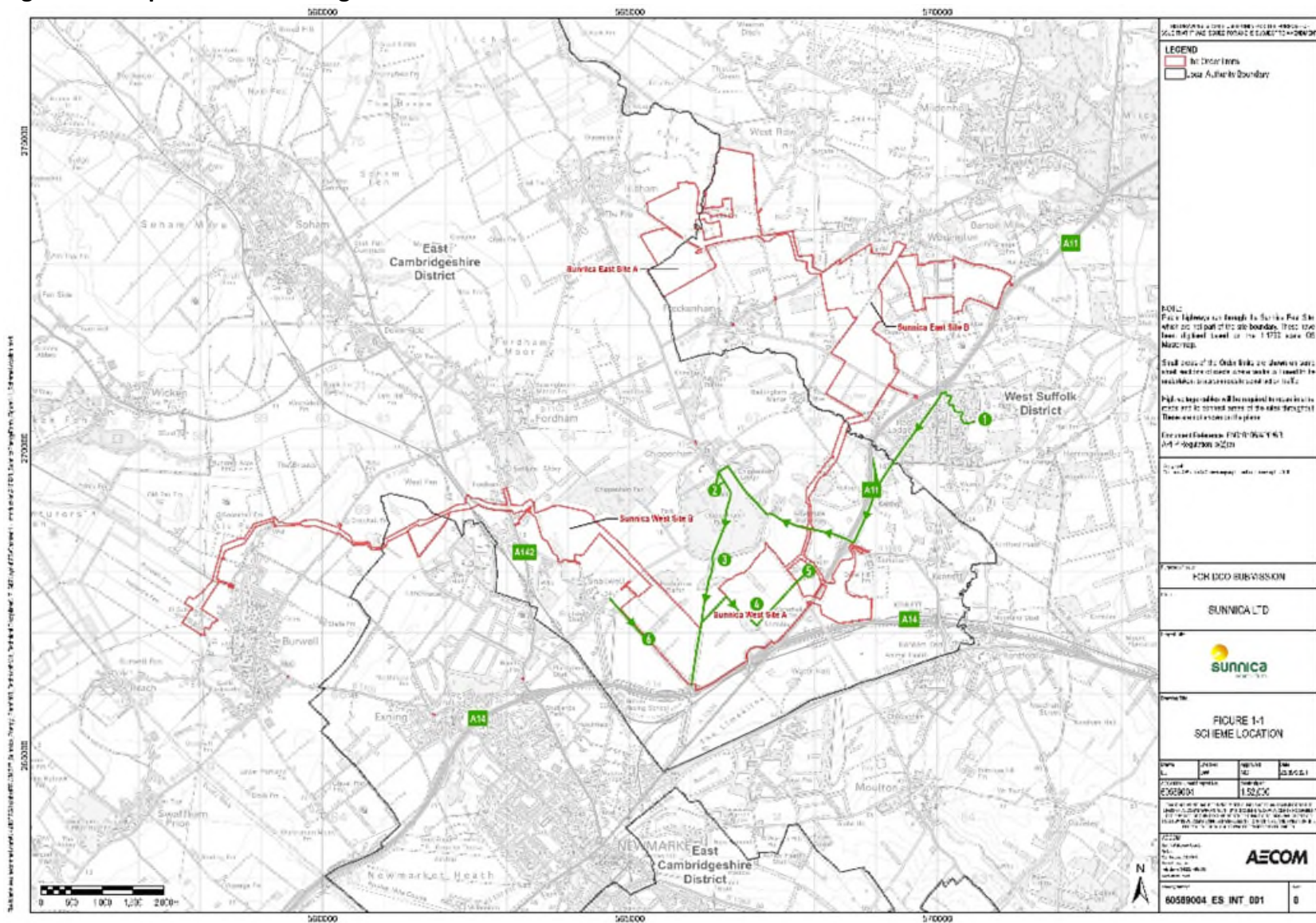


Figure 3 – Proposed route during ASI3



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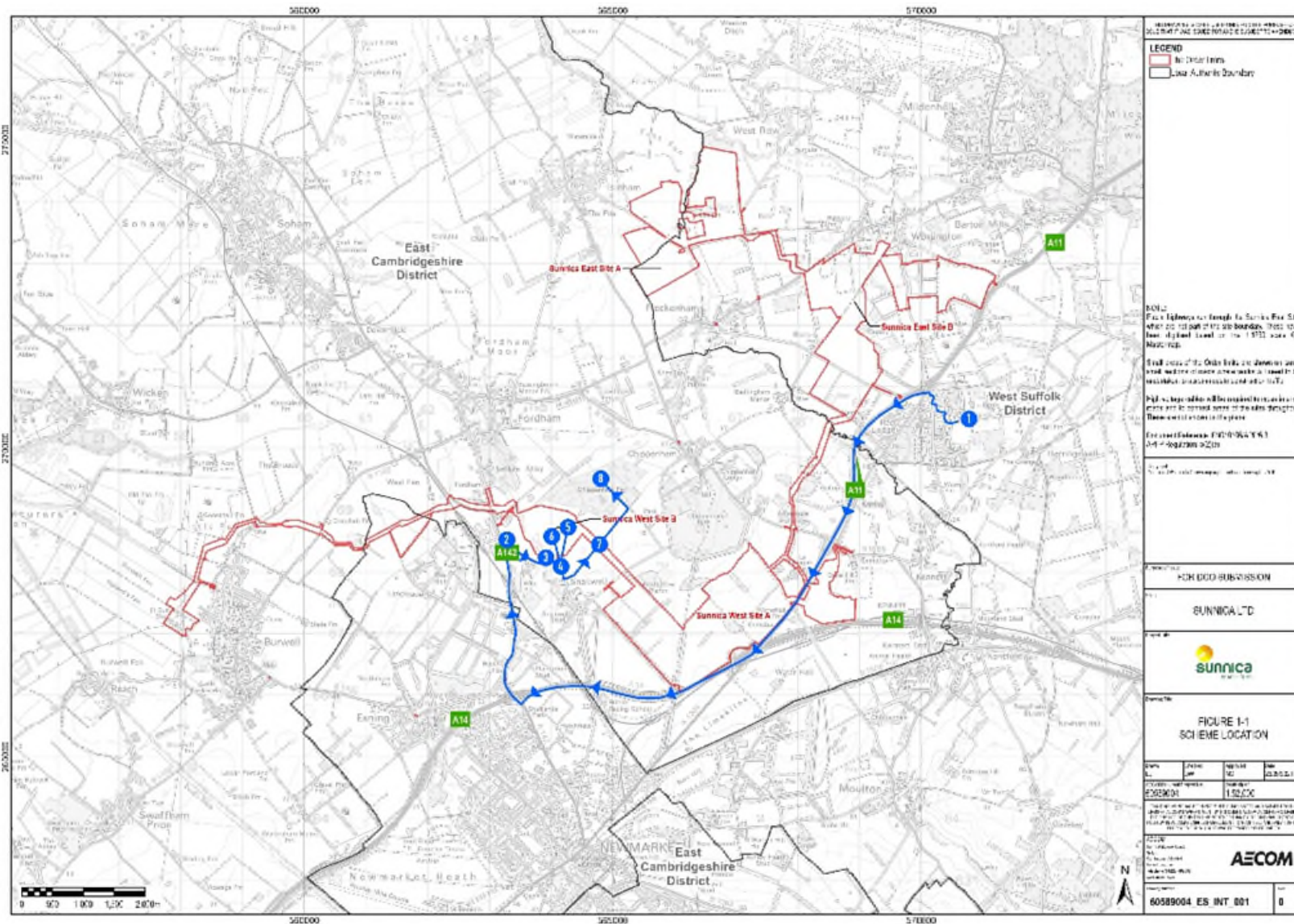


Table 4 – Summary of route taken during ASI1 on 29 September 2022

Location	Activity
(1) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	Attendees received a briefing from the Examining Authority and the Applicant.
Travel to first ASI location	
(2) Roman Villa site to the north of Snailwell Road, identified as 1006868 in Environmental Statement Figure 7-2b - Designated Heritage Assets within 1km of Sunnica West Sites A and B [APP-181] 52.289654, 0.394105	Attendees looked towards Sunnica West Site B from the field gate from Snailwell Road.
Travel along Snailwell Road on foot to access gates for Sunnica West Site B	
(3) Viewpoint 46 (see Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]) 52.287292, 0.402190	Attendees looked towards Sunnica West Site B from the viewpoint.
(4) Fordham Road adjacent to field access gates, area shown in Sheet 15	Attendees proceeded on foot through the eastern field gate to view areas W02 and ECO4 (5) as shown in Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136].

of the Access and Rights of Way Plans [AS-005] 52.287189, 0.404525	Attendees returned to the field entrance to take the western field gate to access area W01 and to view the remainder of ECO4 (6) .
Travel on foot around the outside of the field parallel to Fordham Road on foot to reach PROW 204/1 and proceed to PROW 49/1.	
(7) PROW 49/1 looking north towards Sunnica West Site B 52.287676, 0.412067	Attendees proceeded along PROW 204/1 to reach meeting point of PROWs 49/1 and 49/2.
(8) Chippenham Fen (PROW 49/2) 52.298936, 0.415877	Attendees walked along PROW 49/2 into Chippenham before returning along the same PROW to meet with the transport at Park Farm.
Travel to Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	Attendees returned to the meeting point at the conclusion of the morning ASI via Chippenham Road.