



SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Say No to Sunnica and
Newmarket Horsemen

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010



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**The Infrastructure Planning
(Examination Procedure) Rules 2010**

Sunnica Energy Farm

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Newmarket Horsemen

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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared in respect of the proposed Sunnica Energy Farm Development Consent Order ("the Application") made by Sunnica Limited ("Sunnica") to the Secretary of State for Department for Business, Energy and Industrial Strategy ("Secretary of State") for a Development Consent Order ("the Order") under section 37 of the Planning Act 2008 ("PA 2008").
- 1.1.2 The order, if granted, would authorise Sunnica to construct, operate (including maintain) and decommission a ground mounted solar photovoltaic ('PV') farm across Sunnica East Site A, Sunnica East Site B, Sunnica West Site A and Sunnica West B. The Scheme includes the following key components:
- a) Solar PV modules;
 - b) PV module mounting structures;
 - c) Inverters;
 - d) Transformers;
 - e) Switchgear;
 - f) Onsite cabling (including high and low voltage cabling);
 - g) One or more BESS (expected to be formed of lithium ion batteries storing electrical energy) on Sunnica East Site A, Sunnica East Site B, and Sunnica West Site A;
 - h) An electrical compound comprising a substation and control building (Sunnica East Site A, Sunnica East Site B, and Sunnica West Site A only);
 - i) Burwell National Grid Substation Extension should Burwell National Grid Substation Extension Option 2 be taken forward;
 - j) Office/warehouse (Sunnica East Site A and Sunnica East Site B only)
 - k) Fencing and security measures;
 - l) Drainage;
 - m) Internal access roads and car parking;
 - n) Landscaping including habitat creation areas; and
 - o) Construction laydown areas.
- 1.1.3 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.

- 1.1.4 This SoCG has been produced to confirm to the Examining Authority (ExA) where agreement has been reached between the parties to it, and where agreement has not (yet) been reached. SoCGs are an established means in the planning process of allowing all parties to identify and so focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by (1) Sunnica as the Applicant, (2) Say No to Sunnica and (3) Newmarket Horsemen.
- 1.2.2 Sunnica is a Special Purpose Vehicle (SPV) incorporated in 2013 to construct, operate, and decommission the Sunnica Energy Farm.
- 1.2.3 Say No to Sunnica and Newmarket Horsemen are interested parties to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Say No to Sunnica and Newmarket Horsemen are referred to as 'the parties'.

1.3 Terminology

- 1.3.1 In the tables in the Issues chapter of this SoCG:
- "Agreed" indicates where the issue has been resolved.
 - "Not Agreed" indicates a final position of the parties that is not agreed; and
 - "Under discussion" indicates where these points will be the subject of on-going discussion wherever possible to resolve, or refine, the extent of disagreement between the parties.
- 1.3.2 It can be taken that any matters not specifically referred to in the Issues chapter of this SoCG are not of material interest or relevance to Say No to Sunnica and Newmarket Horsemen's representation and therefore have not been considered in this document.

2 Record of Engagement

- 2.1.1 A summary of engagement between Sunnica and Say No to Sunnica and Newmarket Horsemen in relation to the Application is outlined in **Table 1**.

Table 1: Record of Engagement

Date	Form of engagement	Summary of engagement
04/08/2022	Email from Sunnica	Issue of first draft SoCG.
15/08/2022	Email from Say No to Sunnica	Questioning the form of the SoCG.
15/08/2022	Email from Sunnica	Confirming that a revised SoCG will be issued

Date	Form of engagement	Summary of engagement
16/09/2022	Email from Sunnica	Issue of second draft SoCG that summarises the key points and also a request for a meeting to discuss the matters raised.
10/07/2022	Email from Sunnica	Issue of third draft SoCG that also includes matters associated with Newmarket Horsemen

- 2.1.2 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) Sunnica (2) Say No to Sunnica and (3) Newmarket Horsemen in relation to the issues addressed in this SoCG as at the date of this revision of the SoCG.

3 Issues

3.1 Matters Agreed

Table 2 below details the matters agreed with Say No to Sunnica.

Table 2: Matters agreed

Topic	Sub-topic	Details of Agreement
		This draft of the SoCG is being issued in advance of substantive discussions between the Parties. The Applicant's objective is to move matters that can be agreed to this section as discussions proceed between the parties during the examination.

3.2 Matters Under Discussion

Table 3 below details the matters under discussion with Say No to Sunnica.

Table 3 Matters under discussion

Topic	Sub-topic	Details of Agreement
General	Level of detail in the Application	Whether or not the information submitted with the Application was sufficient for the purposes of a DCO application and whether it allowed for assessment of the likely effects of the Scheme.
Design	Scheme scale	Whether or not the scale of the scheme is acceptable
Design	Energy costs	Whether or not the local community will be able to benefit from reduced energy costs by virtue of the Scheme
	BESS	Whether or not Sunnica has provided sufficient information regarding the design of the battery energy storage system (BESS)
Need	Scheme benefits	Whether or not Sunnica has provided sufficient evidence to demonstrate that the benefits of the Scheme outweigh the negative effects
Alternatives	Scheme location.	Whether or not Sunnica has provided sufficient evidence to support the selection of the Scheme's location
Methodology	Cumulative effects	Whether or not Sunnica has adequately assessed the cumulative effects associated with the Scheme
	Rochdale envelope	Whether or not the environmental assessment of the Scheme has followed the Rochdale Envelope approach.
Consultation	Adequacy of consultation	Whether or not the consultation undertaken by Sunnica was sufficient
Planning	NSIP	Whether or not the Scheme should be considered a nationally significant infrastructure project (NSIP)
Planning	BESS	Whether or not the BESS should be subject to a separate planning application rather than being consented under the DCO.
	Policy	Whether or not the Application is in accordance with and compliant with planning policy.
	Local communities	The effects of the Scheme on local communities
Compulsory acquisition	Compulsory purchase	Whether or not the Sunnica has complied with the requirements under the Compulsory Purchase Code and therefore should be granted powers of compulsory purchase .
Decommissioning	Extent of decommissioning	Whether or not sufficient information has been provided within the Application regarding decommissioning
Land use	Agricultural land classification	Whether or not the agricultural land classification surveys which accompanied the Application are acceptable
	Best and most versatile land	Whether or not Sunnica's assessment of the amount of best and most versatile agricultural land within the Order limits is in accordance with and compliant with planning policy.

Topic	Sub-topic	Details of Agreement
Climate Change	Alternative technologies	Whether or not the Applicant has provided sufficient evidence to justify the use of solar as opposed to alternative renewable technologies
	Carbon emissions	The methodology for calculating carbon emissions from the Scheme over its lifetime.
Cultural Heritage	Newmarket	The effect of the Scheme on Newmarket and the local horse racing community
	Heritage and cultural asset assessment	Whether or not the Application has adequately assessed the effect of the Scheme on heritage and cultural assets
Ecology	Ecology assessment	Whether or not the Application has adequately assessed the effect of the Scheme on ecology
	Biodiversity net gain.	Whether or not the Application has demonstrated that it will deliver biodiversity net gain
Landscape and Visual Amenity	Landscape character	Whether or not the effects of the Scheme on the landscape character will be acceptable.
	Ecology assessment	Whether or not the Application has adequately assessed the effect of the Scheme on landscape character
	Local amenity	The effects of the Scheme on local amenity
Flood Risk, Drainage and Water Resources	Hydrology and flood risk	Whether or not the Application has adequately assessed the effect of the Scheme on hydrology and flood risk
Noise and Vibration	Operational noise	The effects of Scheme operation on noise
	Horses	The effects of noise, associated with Scheme construction and decommissioning, on horses
Socio-Economics	Local community and economy	The effects of the Scheme on the local community and economy
Transport and Access	Local roads and PRoW	Whether or not the Application has adequately assessed the effect of the Scheme on local roads and public rights of way (PRoW)
	Local traffic	The effects of Scheme construction on local traffic
Glint and glare	Horses, horse riders and other outdoor pursuits	Whether or not the Scheme will give rise to glint and glare in respect of horses, horse riders and other outdoor pursuits
Economy	Tourism	The effects of the Scheme on tourism
Human Health	BESS risks to local residents.	Whether or not there is a risk of fire at the battery energy storage system (BESS) and how that is managed.

3.3 Matters Not Agreed

Table 4 below details the matters not agreed with Say No to Sunnica.

Table 4: Matters not agreed

Topic	Sub-topic	Details of Agreement
		All matters under section 2.2 remain under discussion and will continue to be discussed during the examination. As such no matters are entered in this section. The Applicant is committed to resolving the issues referred to in section 2.2.