



SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Newmarket Town Council

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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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared in respect of the application for the proposed Sunnica Energy Farm Development Consent Order ("the Application") made by Sunnica Limited ("Sunnica") to the Secretary of State for the 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 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 and (2) Newmarket Town Council.
- 1.2.2 Sunnica is a Special Purpose Vehicle (SPV) incorporated in December 2013 to construct, operate, and decommission the Sunnica Energy Farm.
- 1.2.3 Newmarket Town Council is an interested party to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Newmarket Town Council are referred to as 'the parties'.

1.3 Terminology

- 1.3.1 In the tables in the Issues chapter of this SoCG:
- a. "Agreed" indicates where the issue has been resolved.
 - b. "Not Agreed" indicates a final position of the parties that is not agreed; and
 - c. "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 Newmarket Town Council's representation and therefore have not been considered in this document.

2 Issues

2.1 Matters Agreed

2.1.1 **Table 1** below details the matters agreed with Newmarket Town Council.

Table 1: Matters agreed

Topic	Sub-topic	Details of Matters Agreed
		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.

2.2 Matters Under Discussion

2.2.1 **Table 2** below details the matters under discussion with Newmarket Town Council.

Table 2: Matters under discussion

Topic	Sub-topic	Details of Matters Under Discussion
Scheme design	Scale	Whether or not the scale of the Scheme is acceptable.
Landscape and Visual Amenity	Views	Whether the visual effects of the Scheme are acceptable.
	Landscape amenity impacts	The effects of the Scheme on the landscape and amenity of the local area.
Land use	Loss of agricultural land	Whether or not Sunnica's assessment of the effect of the Scheme on the loss of best and most versatile agricultural land is in accordance with and compliant with planning policy.
Ecology	Biodiversity impacts	Whether or not the Application has adequately assessed the effects of the Scheme on biodiversity.
Decommissioning	Decommissioning fund	Whether or not a decommissioning fund should be required as part of the Scheme.
Human Health	BESS safety	Whether there is a risk of fire at the battery energy storage system (BESS) and how that is managed.
Climate Change	Carbon emissions	The methodology for calculating carbon emissions from the Scheme over its lifetime.
Legislation, policy and guidance	Local planning policies	Whether or not the Scheme is consistent with local planning policies in relation to climate and ecology.

2.3 Matters Not Agreed

2.3.1 **Table 3** below details the matters not agreed with Newmarket Town Council.

Table 3: Matters not agreed

Topic	Sub-topic	Details of Matters Not Agreed
		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.