



# SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Red Lodge Parish Council

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010



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

## **Sunnica Energy Farm**

Draft Statement of Common Ground with Red Lodge Parish Council

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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 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) Red Lodge Parish 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 Red Lodge Parish Council is an interested party to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Red Lodge Parish 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 are 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 Red Lodge Parish Council’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 Red Lodge Parish Council in relation to the Application is outlined in **Table 1**.

**Table 1: Record of Engagement**

Date	Form of engagement	Summary of engagement
29/07/2022	Email from Sunnica	Issue of first draft SoCG.
29/07/2022	Email from Red Lodge Parish Council	Parish Council confirmed draft SoCG had been reviewed and currently no further comments.

Date	Form of engagement	Summary of engagement
01/08/2022	Email from Sunnica	Acknowledgement of response from Parish Council
15/08/2022	Email from Red Lodge Parish Council	Further response to SoCG from Parish Council noting council will not meet again until 27 <sup>th</sup> September and that they are currently focusing efforts on the Written Representation and will give further consideration to the SoCG after presentation of the Written Statement in September.
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.
16/09/2022	Email from Red Lodge Parish Council	Noted next Parish Council Meeting on 27 <sup>th</sup> September, and that assuming this is too soon, would forward request to the council for a meeting over the next 3-4 weeks.
07/10/2022	Email from Sunnica	Stated preference to meet in focused group over next 3-4 weeks and that Sunnica are hoping to agree content before Deadline 2 (11 <sup>th</sup> November).
12/10/2022	Email from Red Lodge Parish Council	Stated that SoCG was discussed at the Parish Council meeting on 27 <sup>th</sup> September, however the councillors were unable to commit to a meeting time and date. This is being chased up again and are awaiting the Chairman's response.
08/11/2022	Email from Red Lodge Parish Council	Stated that a few members of the Parish Council would like to meet to discuss the SoCG, requested a meeting is arranged via Teams.
09/11/2022	Email from Sunnica	Agreed to try and arrange a meeting ahead of Deadline 4 (16 <sup>th</sup> December), requested preferred dates/times from Parish Council.

2.1.2 It is agreed that this is an accurate record of the engagement between (1) Sunnica and (2) Red Lodge Parish Council 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

3.1.1 **Table 2** below details the matters agreed with Red Lodge Parish Council.

**Table 2: Matters agreed**

Topic	Sub-topic	Details of Matters Agreed
General	Support for renewable energy	The parties support renewable, sustainable energy and agree there is a need for the provision of renewable energy in the UK.

## 3.2 Matters Under Discussion

3.2.1 **Table 3** below details the matters under discussion with Red Lodge Parish Council.

**Table 3: Matters under discussion**

Topic	Sub-topic	Details of Matters Under Discussion
Landscape and Visual Amenity	Impacts on landscape character	Whether or not the effects of the Scheme on the landscape and character of the area are acceptable.
Socio-economics and Land Use	Restoration of land	Whether or not the mechanism to secure the decommissioning of the land subject to the Scheme at the end of its lifetime is appropriate.
Socio-economics and Land Use	Impacts on access to open spaces and views	The effects of the Scheme on access to footpaths as well as views from those footpaths.
Socio-economics and Land Use	Agricultural Land Classification Surveys	Whether or not the agricultural land surveys undertaken by Sunnica have been undertaken in accordance with the relevant guidance and accurately reports the agricultural land classification.
Transport and Access	Impacts on road traffic	Whether or not the A11 slip roads can support the increase in traffic associated with the Scheme during construction.
BESS	BESS health and safety risks	Whether or not the Scheme provides appropriate mitigation to manage health and safety risks associated with BESS e.g. fire safety.
BESS	BESS scale	Whether or not the scale of the BESS is appropriate.



### 3.3 Matters Not Agreed

3.3.1 **Table 4** below details the matters not agreed with Red Lodge Parish Council.

**Table 4: Matters not agreed**

Topic	Sub-topic	Details of Matters Not Agreed
		All matters under section 3.2 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 3.2.