



SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Freckenham 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

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Council

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Table of contents

Chapter	Pages
1 Introduction	2
1.1 Purpose of this document	2
1.2 Parties to this Statement of Common Ground	3
1.3 Terminology	3
2 Record of Engagement	3
3 Issues	5
3.1 Matters Agreed	5
3.2 Matters Under Discussion	6
3.3 Matters Not Agreed	8

Table of Tables

Table 1: Record of Engagement	3
Table 2: Matters agreed.....	5
Table 3: Matters under discussion	6
Table 4: Matters not agreed.....	8

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 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) Freckenham 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 Freckenham Parish Council is an interested party to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Freckenham 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 Freckenham 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 Freckenham 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.
01/08/2022	Email from Sunnica	First draft SoCG resent to alternative contact after receiving out of office from original point of contact.

Date	Form of engagement	Summary of engagement
08/08/2022	Email from Sunnica	Follow up email sent asking if the Parish Council had any questions or would like to arrange a call to discuss the SoCG.
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 Freckenham Parish Council	Stated next Parish Council meeting is on 10 th . Asked if Sunnica were able to attend.
22/09/2022	Email from Freckenham Parish Council	Stated the previous meeting date is no longer convenient, but would be in contact once an alternative day and time are agreed.
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 th November).

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

Table 2: 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.

3.2 Matters Under Discussion

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

Table 3: Matters under discussion

Topic	Sub-topic	Details of Matters Under Discussion
Landscape and Visual Amenity	Landscape character	Whether or not the effects of the Scheme on landscape character are acceptable.
Ecology and Nature Conservation and Cultural Heritage	PRoW closure and construction works.	Whether or not potential impacts to wildlife (bats) and buried archaeology due to the partial closure of U6006 and associated construction works as a result of the Scheme are acceptable.
Cultural Heritage	Archaeological record and surveys	Whether or not the impact of construction works on cultural heritage is acceptable and the completeness of archaeological surveys.
Ecology and Nature Conservation	Ecology	Whether or not impacts of the Scheme during construction on Stone Curlew, Tawny Owls, Bats, rare Fish species and Water Voles, and proposed mitigation, are acceptable.
Transport and Access	Construction traffic.	Whether or not the impacts of the Scheme in terms of construction traffic and the amenity, health and wellbeing of residents are acceptable.
Noise and vibration	BESS operational noise.	The operational phase impacts of the battery energy storage systems (BESS) on noise levels.
Compulsory Acquisition	Compulsory acquisition.	Whether or not an appropriate level of information has been provided regarding land within Freckenham which has been proposed for compulsory acquisition.
Decommissioning fund	Requirement for a	Whether or not a decommissioning fund should be provided by Sunnica.

	decommissioning fund	
Agricultural Land Classification	Impacts on agricultural land.	Whether or not the Scheme will give rise to unacceptable impacts on best and most versatile agricultural land.
Scheme design	Site selection	Whether or not the site selection process for the Scheme is robust.
Socio-economics and Land Use	Community benefits	Whether or not the community benefits that are offered by Sunnica are sufficient.

3.3 Matters Not Agreed

3.3.1 **Table 4** below details the matters not agreed with Freckenham 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.