



# SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Mildenhall High 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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Council

<b>Planning Inspectorate Scheme Reference</b>	EN010106
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<b>Version</b>	<b>Date</b>	<b>Status of Version</b>
Rev 00	11/11/2022	Initial draft for Deadline 2

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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 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) Mildenhall High 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 Mildenhall High Town Council is an interested party to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Mildenhall High 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 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 Mildenhall High Town 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 Mildenhall High Town 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.
02/08/2022	Email from Mildenhall High Town Council	Council noting error referring to Mildenhall ‘Parish Council’ instead of ‘Town Council’. Also noted Council does not meet again until 15th September.

Date	Form of engagement	Summary of engagement
03/08/2022	Email from Sunnica	First draft SoCG re-sent with corrections to refer to Mildenhall High Town Council.
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.
07/10/2022	Email from Sunnica	Follow up email sent asking if the Parish Council had reviewed the SoCG and if it would be possible to arrange a meeting to discuss.
11/10/2022	Email from Mildenhall High Town Council	Stated that Parish Council's position remains unchanged in as much as the Parish Council are supporting the Parish Council Alliance and have been advised by their legal representatives not to engage with Sunnica at this stage.

- 2.1.2 It is agreed that this is an accurate record of the engagement between (1) Sunnica and (2) Mildenhall High Town 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

**Table 2** below details the matters agreed with Mildenhall High Town 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

**Table 3** below details the matters under discussion with Mildenhall High Town Council.

**Table 3: Matters under discussion**

Topic	Sub-topic	Details of matters under discussion
Design	Scale of development	Whether or not the size of the Scheme is appropriate.
Landscape and Visual Amenity	Landscape character impacts	Whether or not the impact of the Scheme on landscape character is acceptable.
Transport and Access	Construction traffic impacts	Whether or not the impact of the construction traffic associated with the Scheme are acceptable on local roads and whether the proposed mitigation measures are appropriate.
BESS	BESS health and safety	Whether or not the battery energy storage systems (BESS) pose a health and safety risk to the local community.
Socio-economics	Community benefits	Whether or not the Scheme's proposed community benefits are appropriate.



### 3.3 Matters Not Agreed

**Table 4** below details the matters not agreed with Mildenhall High Town Council.

**Table 4: Matters not agreed**

Topic	Sub-topic	Details of Agreement
		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.