



SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Worlington Parish Council

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010



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(Examination Procedure) Rules 2010**

Sunnica Energy Farm

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Planning Inspectorate Scheme Reference	EN010106/APP/8.28
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Version	Date	Status of Version
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) Worlington 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 Worlington Parish Council is an interested party to the Examination of the Application.

1.2.4 Collectively Sunnica and Worlington 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 Worlington 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 Worlington 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.
15/08/2022	Email from Worlington Parish Council	The SoCG will be discussed at Worlington Parish Council’s next council meeting 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.

- 2.1.2 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) Sunnica and (2) Worlington 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

Table 2 below details the matters agreed with Worlington Parish Council.

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 Worlington Parish Council.

Table 3: Matters under discussion

Topic	Sub-topic	Details Under Discussion
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 Worlington Parish Council sufficient information to allow for a assessment of the likely effects of the Scheme.
	Satisfactory responses to pre-application consultation	Did Sunnica provide satisfactory responses to pre-application questions raised by Worlington Parish Council.
	Consultation materials	Was the consultation materials prepared by Sunnica for the pre-application consultation accurate.
Land Use	Agricultural land and food security	Whether or not the Applicant's assessment of the effect of Sunnica on the loss of best and most versatile agricultural land is in accordance with and compliant with planning policy. What weight should be attributed to food security in the decision making process.
Land use	Visual effects on Green Drove Lane (U6006)	The assessment of the significance of the effects of the Scheme on green space and amenity areas in the vicinity of Green Drove Lane (U6006).
Climate Change	Carbon emissions	The methodology for calculating carbon emissions from the Scheme over its lifetime.
Socio-economics	Agricultural employment	The effects of the Scheme on agricultural employment.
Socio-economics	Community benefits	The Applicant and the Parish Council have not yet reached agreement on whether the Scheme will provide benefits for the local community.
Air quality	Construction related dust emissions	The effects of the Scheme in terms of construction emissions.
Noise and Vibration	Noise effects	The effects of the Scheme by way of noise emissions, during both construction and operation.
Heritage	Historical/ listed buildings in Worlington	The effects of the Scheme on historical and listed buildings in Worlington.
	Icknield Way	The effects of the Scheme on the Icknield Way.
Landscape and Visual Amenity	Visual effects on Worlington routes	The visual effects of the Scheme on routes in and out of Worlington.

Landscape and Visual Amenity	Landscape character	The effects of the Scheme on the landscape character.
Water Resource	Chalk streams	The effects of the Scheme on chalk streams, specifically in relation to surface water run off.
Ecology	Effects on wildlife and protected species	The effects of the Scheme on wildlife and protected species.
Human Health	BESS risks to local residents.	The risk of a fire at the battery energy storage system (BESS) and the risks of such an event to the local community.
Transport and Access	Road safety.	The effects of the Scheme on road safety during construction.
	Worlington road crossing points	The adequacy of crossing points on the road through Worlington.
	Staff parking	The adequacy of staff parking provided by the Scheme during construction.
	Traffic	The effects of the Scheme on local traffic.
Decommissioning	Extent of decommissioning	Whether the decommissioning proposals are sufficient for the Parish Council.
	Scheme lifespan	Whether the solar farm and BESS is able to continue operation for the whole of the Scheme's lifespan.

3.3 Matters Not Agreed

Table 4 below details the matters not agreed with Worlington Parish Council.

Table 4: Matters not agreed

Topic	Sub-topic	Details 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.