



SUNNICA ENERGY FARM

EN010106

Draft Statement of Common Ground with Snailwell 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/8.29
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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) Snailwell 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 Snailwell Parish Council is an interested party to the Examination of the Application.
- 1.2.4 Collectively Sunnica and Snailwell 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 Snailwell 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 Snailwell 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 Snailwell Parish Council	Questioning the length of time allowed for SoCG process; also asking if additional issues can be added.
25/08/2022	Email from Sunnica	Outlined SoCG process and also confirmed that additional issues can be added.

Date	Form of engagement	Summary of engagement
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) Snailwell 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 1 below details the matters agreed with Snailwell 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 2 below details the matters under discussion with Snailwell Parish Council.

Table 3: Matters under discussion

Topic	Sub-topic	Details Under Discussion
General	Operational lifetime	Should the operational lifetime of the Scheme be reduced to less than 40 years the effect this may have on the landscape and local community.
Methodology	Quality of the ES	Whether or not the information submitted with the Application was sufficient for the purposes of a DCO application and whether it allowed Snailwell Parish Council sufficient information to allow for assessment of the likely effects of the Scheme.
Scheme Design	Scheme location.	Whether or not the Applicant has provided sufficient evidence to support the selection of the Scheme's location
	Alternative technologies	Whether or not the Applicant has provided sufficient evidence to justify the use of solar as opposed to alternative technologies
	Layout	Whether or not the Applicant has provided sufficient evidence to support the chosen layout of the Scheme across the four sites and if it is too fragmented
	BESS capacity	Whether or not the Applicant is required to have has provided information regarding the MWh capacity of the battery energy storage system (BESS).
	Green infrastructure	Whether or not the Application has accurately outlined the areas considered to be green infrastructure.
Land use	Agricultural land	Whether or not the Applicant's assessment of the effect of Sunnica on best and most versatile agricultural land is in accordance with and compliant with planning policy.
Climate Change	Carbon emissions	The methodology for calculating carbon emissions from the Scheme over its lifetime.
Ecology and Nature Conservation	Selinum carvifolia.	Whether or not the Scheme will effect Selinum carvifolia.
Landscape and Visual Amenity	Landscape character	The effects of the Scheme on the landscape character.
	LVIA assessment.	Whether or not the Applicants assessment of landscape and visual impacts was undertaken in accordance with relevant guidance.
Socio-economics	Community benefits	Whether or not the Application provides appropriate community benefits
Transport and Access	HGV traffic	What effects the Scheme could have on HGV traffic on local roads.

Human Health	BESS fire risks to local residents.	Whether or not there is risk of a fire at the BESS and how that is managed.
	BESS fire and emergency services	The risk of a fire at the BESS and the consequences of such an event for the emergency services.
Water Environment	Groundwater	Whether or not the Scheme will give rise to effects on groundwater, specifically in relation to surface water run-off.

3.3 Matters Not Agreed

Table 3 below details the matters not agreed with Snailwell Parish Council.

Table 4: Matters not agreed

Topic	Sub-topic	Details of Agreement
		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.