

From: [Thompson, Sharon](#)
To: [Sunnica Energy Farm](#)
Subject: EN010106 – Sunnica Energy Farm; Unique Reference: 20030851
Date: 06 September 2023 19:25:25

Dear Sir

EN010106 Sunnica Energy Farm
Interested party no 20030851

I write on behalf of The Jockey Club businesses in Newmarket (Jockey Club Estates, Newmarket Racecourses and the National Stud) to comment on the information provided by Sunnica (through Pinsent Masons LLP) in response to your request for information dated 27 July 2023.

Having read the Pinsent Masons letter dated 10 August 2023, we remain of the opinion that the Sunnica industrial site would have too great an impact on good agricultural land and will be to the detriment of the horseracing industry. Embedding this scheme within an agricultural landscape – a landscape that is closely connected with the horseracing industry - can only disadvantage us.

Battery Energy Storage Systems Design (BESS) and Hazardous Substance

Consent. We do not believe that the Applicant should be allowed to evade the issue of hazardous substance consent for the BESS by stating it cannot determine definitively whether there is a need for this until a later stage when detailed design has taken place. In this respect, the Applicant has failed to answer your request for information. The proposed BESS scheme will be the largest in the world and we remain seriously concerned about the safety of this. It is wholly unacceptable to allow this scheme to proceed without irrefutable proof of its safety.

Glint and Glare. We note that the Applicant concludes that reflections from the PV panels to the horseracing industry receptor locations during operation will either not be geometrically possible or will be sufficiently screened. In Newmarket, The Jockey Club owns and operates the largest training centre for thoroughbred racehorses in the world, with over 2,500 horses using our gallops daily. Thoroughbred racehorses are extremely sensitive and we have extensive experience of how adversely affected they can be by anything “different”, whether it be a sudden noise, movement or even a shadow on the ground. We therefore remain of the opinion that there could be adverse effects from glint and glare onto the Limekilns gallops, especially during the early part of the morning when the majority of horses are out on the gallops. The glint and glare effect is small but nonetheless a risk that we, as the pre-eminent training centre in the world, cannot afford to take and a risk that should not have to be faced by the hundreds of horses and riders that use the gallops daily. The Limekilns gallops are used for high-speed work, along a range of gradients, and I don’t think the Applicant has taken account of all of these in their calculations when they say an impact on racehorses is not geometrically possible?

Other Matters - Use of Good Agricultural Land. We cannot accept that it is appropriate to allow an enormous industrial energy site to be built on productive arable land and we do not accept the Applicant’s view of the soil quality. The Jockey Club owns and looks after large areas of land in the area and we are experienced at assessing land quality and capabilities. The Applicant’s soil report is so different from evidence given during the Examination process that the report must be scrutinised

further, especially as we have been informed that the Applicant would not allow other experts access to the site to carry out soil surveys. The Sunnica site is clearly prime agricultural land and should remain as such.

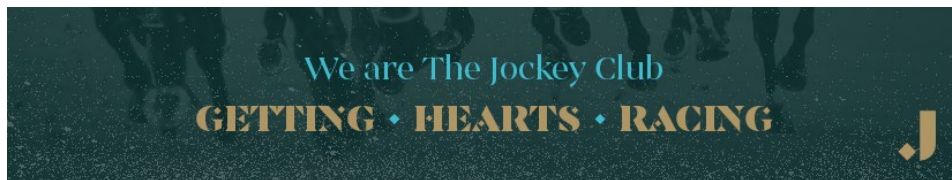
Yours faithfully
on behalf of The Jockey Club

Nick Patton

NICK PATTON | MANAGING DIRECTOR
Jockey Club Estates.



www.jockeyclubestates.co.uk



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