

By email: [Sunnica@planninginspectorate.gov.uk](mailto:Sunnica@planninginspectorate.gov.uk)

Your Ref: EN010106

Dear Mr Wheadon

**The Charity of Katharine Shore (Shores Charity) would like to bring to  
your attention  
The Sunnica Energy Farm Order  
Part 1  
Book of References 21-04 (page 247)**

I attached herewith the letter dated 22<sup>nd</sup> August 2022 that Shores Charity send to the Applicant Sunnica. Confirmation of receipt by Max Flowerdew of WSP/Sunnica of 1<sup>st</sup> September 2022.


Attached also, is an email trail between Shores Charity and WSP/Sunnica confirming receipt of the letter dated 22<sup>nd</sup> August 2022, and acknowledgement of Carter Jonas as The Charity's appointed representative.

Sadly, there has been no further correspondence to agree upon a Licence Agreement between WSP/Sunnica and Shores Charity.

The Charity does not wish to be served with a compulsory purchased order but WSP/Sunnica have been particularly no committal with The Charity about agreeing a Licence.

Please note that this plot of land is on a Long Term Lease for the cultivation of asparagus, which is grown long term and will crop for 30 years. It is not a crop that you can disturb and expect to grow back the following growing season.

Yours sincerely

Jadi Cole  
Clerk to The Charity of Katharine Shore  
 [@gmail.com](mailto: [REDACTED]@gmail.com)

Charity of Katharine Shore (Freckenham Shores Charity)

Charity Number 212795

c/o [REDACTED]

FAO Sunnica Energy Farm  
Freepost SEC NEWGATE UK LOCAL

Your ref: Sunnica-NMCs42-250722-234949, letter dated 25 July 2022

22<sup>nd</sup> August 2022

Dear Sir/Madam,

**Re: Field on the corner of B1102 Mildenhall Road / Road to Beck Row,**

The Trustees of the Charity of Katharine Shore have asked me to write to you responding to the consultation with the Charity in connection to the Proposed Changes to a Development Consent Order affecting the Charity's field on the corner of the B1102 Mildenhall Road and the Road to Beck Row (*Book of Reference EN010106 version 00 dated 18 November 2021, pp 264-5; Number on plan 20-02, 21-03, Category 1*).

The Trustees have considered your letter of the 25<sup>th</sup> July 2022, and the attached document *Abnormal Indivisible Loads required for Sunnica Energy Farm, version 00 dated 25/07/2022*. The Trustees had difficulty assessing the low resolution image "Plate 7" on page 8 of this document, as it wasn't possible to read the text. After raising this issue with Max Flowerdew at WSP, a higher resolution version of Plate 7 was provided, *Sunnica East Site A Indicative Vehicle Tracking For Transformer Delivery – Sheet 5 of 7 dated 28/06/2022*. All these documents were considered by the Trustees during a formal Trustee meeting.

The Trustees noted that your letter of the 25<sup>th</sup> July 2022 mentions negotiating a licence agreement between Sunnica and the Charity for the temporary use of the land in connection with the transformer delivery. However, to date no terms have been proposed. The Trustees have therefore resolved to reserve their position on the licence agreement for the moment.

The Charity is very small, employing no staff, volunteer trustees and a turnover of less than £2k per annum, and exists to alleviate poverty within the village of Freckenham. The Trustees do not consider themselves able to negotiate a licence agreement without professional assistance from a solicitor experienced in such matters. Therefore, please would Sunnica confirm if the Charity's reasonable costs in engaging an appropriate solicitor for the purposes of negotiating a licence would be met in full by Sunnica?

The Trustees look forward to your reply.

Yours faithfully,

(by email)

**Andrew Douch**

Clerk to the Trustees

[REDACTED]@gmail.com

cc: [info@sunnica.co.uk](mailto:info@sunnica.co.uk) [REDACTED]@wsp.com



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To:



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Subject: Fwd: Consultation response from the



Attachments (1)



Re: Sunnica Energy Farm DCO - Land Query... - 76.6K



----- Forwarded message -----

From: **Flowerdew, Max** <[REDACTED]@wsp.com>

Date: Wednesday, February 15, 2023

Subject: RE: Consultation response from the Charity of Katharine Shore (Abnormal indivisible loads)

To: Shores Charity <[REDACTED]@gmail.com>

Cc: "McHale, Lynn" <[REDACTED]@wsp.com>

Dear Jadi,

By way of update I spoke with Mark Allison on 10 February and we discussed the agreement between Sunnica and the Charity. WSP will look to progress discussions with Mark for the licence which has been proposed.

At the time of receiving the attached from Andrew the Charity's registered address was [REDACTED]  
[REDACTED] Please could you confirm that the address shown via the link within the attached is the correct address for future correspondence? If so I will update our records and the Application documents accordingly.

Kind regards,

Max



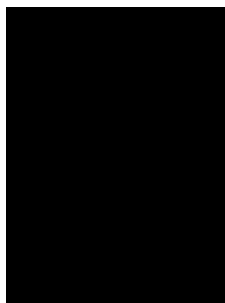
**Max Flowerdew**

Land Consultant, Planning Information Management

BSc (Hons)



WSP in the UK



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**From:** McHale, Lynn <[REDACTED]@wsp.com>  
**Sent:** 07 February 2023 09:20  
**To:** Shores Charity <[REDACTED]@gmail.com>  
**Cc:** Flowerdew, Max <[REDACTED]@wsp.com>  
**Subject:** RE: Consultation response from the Charity of Katharine Shore (Abnormal indivisible loads)

Dear Jadi

Apologies for the delay in coming back to you. The proposed fee of £2,500 + VAT is agreed. Can you please confirm this with Carter Jonas and we will get in touch with Mark Allison to discuss the licence.

[REDACTED]

Kind regards

**Lynn McHale MRICS**

Associate Land and Property Surveyor

Land and Property

M: [REDACTED]

Upcoming leave: 6<sup>th</sup> – 10<sup>th</sup> March

WSP in the UK

[REDACTED]

[REDACTED]

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**From:** Shores Charity <[REDACTED]@gmail.com>

**Sent:** 06 February 2023 20:06

**To:** Flowerdew, Max <[REDACTED]@wsp.com>

**Cc:** McHale, Lynn <[REDACTED]@wsp.com>

**Subject:** Re: Consultation response from the Charity of Katharine Shore (Abnormal indivisible loads)

Good evening

Please could you update me on the below.

I look forward to hearing from you.

On Monday, January 16, 2023, Flowerdew, Max <[REDACTED]@wsp.com> wrote:

Dear Jadi,

Thank you for the below. I will discuss with Sunnica and revert.

Kind regards,

Max

**Max Flowerdew**

Land Consultant, Planning Information Management

BSc (Hons)

[REDACTED]

[REDACTED]

WSP in the UK

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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**From:** Shores Charity <[REDACTED]@gmail.com>

**Sent:** 13 January 2023 10:10

**To:** Flowerdew, Max <[REDACTED]@wsp.com>

**Cc:** McHale, Lynn <[REDACTED]@wsp.com>

**Subject:** Fwd: Consultation response from the Charity of Katharine Shore (Abnormal indivisible loads)

Dear Max

Shores Charity have now received a positive response from Mark Allison of Carter Jonas who is prepared to represent the Charity with the negotiation of a licence agreement. Their quote is typically around £2.5K + VAT but may be higher or lower. If approved Carter Jonas will deal directly with Sunnica for payment of their fees.

Can you present this quote to your client Sunnica for approval?

Regards

Jadi Coe

Clerk to Shores Charity

[REDACTED]@gmail.com

----- Forwarded message -----

**From:** Flowerdew, Max <[REDACTED]@wsp.com>

**Date:** Thu, 1 Sep 2022, 5:02 pm

**Subject:** RE: Consultation response from the Charity of Katharine Shore (Abnormal indivisible



loads)

To: Shores Charity <[REDACTED]@gmail.com>

Cc: McHale, Lynn <[REDACTED]@wsp.com>, UK - Project - Sunnica Land Referencing

VoiceMail <UkSunnicaLandReferencingVM@wsp.com>

Dear Andrew,

Thank you for your response to the Further Consultation Letter dated 24 August.

Sunnica acknowledges the Charity's comments within your letter and would be happy to cover reasonable professional fees. If you are able to obtain and provide a quote for reasonable fees for a licence agreement I will present this to our client.

If this is still something the Charity is willing to consider please let me know.

Kind regards,

Max

**Max Flowerdew**

Land Consultant, Planning Information Management

BSc (Hons)

T [REDACTED]

WSP in the UK

[REDACTED]

[REDACTED]

[REDACTED]

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