

**From:** [REDACTED]  
**To:** [Sunnica Energy Farm](#)  
**Subject:** EN010106 – Sunnica Energy Farm; Unique Reference: 20030851  
**Date:** 24 January 2024 12:20:22

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Dear Sir or Madam

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 in response to your letter dated 14 December 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 thoroughbred racehorse training and breeding industry. Embedding this scheme within an agricultural landscape – and a landscape that is so closely connected with horseracing - can only disadvantage us.

**Stone Curlew.** We recall that stone curlew issues remained in dispute at the end of the Examination. It appears from Natural England's letter of 10 January 2024 that they still have further work to do on the study and therefore we do not see how this issue can be resolved until the evidence is published and there is an opportunity for others to respond to it.

**Landscape/Visual Impacts.** We note the letter from Pinsent Masons but, as many have pointed out previously, it remains the case that the Sunnica scheme will have a massive impact on a rural landscape and will impose a substantial and large industrial development on the area against the will of those who live and work in the area including their representative Councils. The claimed benefits of the proposal will be far outweighed by the harm it will cause.

As previous Jockey Club submissions have stated, the Sunnica scheme will quickly change the character of the area and this can only bring irreversible damage to the local racehorse training and breeding industry. The area's equine and agricultural users have been in harmony with each other for centuries and this should be preserved.

Newmarket offers a unique set of factors to attract investors in racehorse training and breeding, not least its historical association with horseracing, including the gallops and the environment in which they are located. This includes arguably the most historical and highest quality gallops of them all - the highly valued Limekilns, whose setting would be fundamentally changed by the Sunnica scheme from an agricultural backdrop to one with an industrial solar and battery scheme on it. Newmarket competes with other locations worldwide for investment in horseracing and it only takes one major investor to choose not to invest in Newmarket for substantial harm to be caused and it is imperative that all is done to avoid causing potential harm to the major benefits that the racehorse training and breeding industry brings to the area.

Also, as mentioned in our previous submission, we reiterate our concerns over the difference between the Applicant's soil report compared to other evidence given during

the Examination process and we believe this must be scrutinised further. The Sunnica site is clearly high-quality farmland and it is entirely inappropriate to allow an enormous industrial energy site to be built on productive arable land.

Finally, the glint and glare effect is considered by the Applicant to be small but is nonetheless a risk that Newmarket, 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.

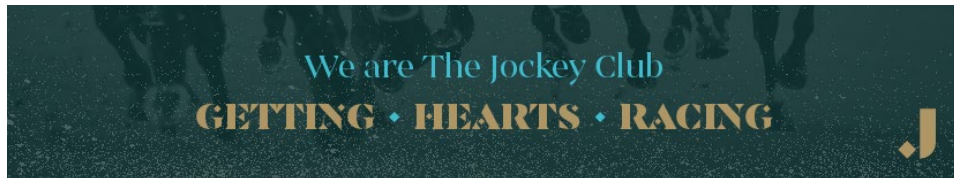
Yours faithfully  
on behalf of The Jockey Club

Nick Patton

**NICK PATTON** | MANAGING DIRECTOR  
Jockey Club Estates.



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