



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

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www.eastcambs.gov.uk

The Owner/Occupier
The King Edward VII Memorial Hall
144 High Street
Suffolk
CB8 8JP

This matter is being dealt with by:
Andrew Phillips

Telephone: 01353 616359
E-mail: plservices@eastcambs.gov.uk
My Ref: 22/00039/RMM

Your ref

1st February 2022

Dear Sir/Madam

Proposal: Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways

Location: Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Reference: 22/00039/RMM

The Council is seeking your views on the above application it has received. You may view current applications at <https://eastcambs.gov.uk/planning/current-planning-applications> searching by the application reference number above.

You can comment in writing and quoting the reference number above either via email to plservices@eastcambs.gov.uk or by post using the address above, alternatively you can submit your comments online when using Public Access to view the documents. Comments should be made before **22nd February 2022**, comments received after that date, but before the decision has been made, will be considered and taken into account. Please note that if you submit your comments in an electronic format, all future correspondence in relation to this application will be via email.

A decision is made by weighing up a number of different matters. The most important will be what the policies of the development plan are for the area. Local Planning Policy shows the extent of the Green Belt, conservation areas and locations for new development as well as the policies that will be applied in relation to design, character, etc. When making comments, please note that only comments relating to planning matters can be considered by officers when determining applications. The most common types of comments that can be considered include:

- Does the development conform to the policies in the Local Plan (<http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan-2015>)
- Does the development conform to the National Planning Policy Framework (<http://planningguidance.communities.gov.uk/blog/policy/>)
- Comments about the design, scale, height, etc
- Impact on residential amenity of local residents such as loss of light or privacy, overlooking, noise and disturbance
- Impact on character of the area and whether the use is appropriate
- Impact on highways safety and parking
- Impact on nature conservation and trees

- Impact on listed buildings or conservation areas

The government makes it very clear that there are some things that are not planning considerations. These include:

- Loss of property value;
- Boundary disputes;
- Private matter between neighbours, such as covenants, rights of access and damage to property;
- Trade competition

You should be aware that any comments received may be viewed by the applicant and other members of the public, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, all comments will be sent to the Planning Inspectorate for consideration.

Please ensure that you only provide information, including personal information, belonging to you or with the consent of a third party and that you are happy for any information to be made available to others (your name, telephone numbers, email addresses and signatures will be removed).

Most applications will be decided by officers (delegated decision) with a minority being determined by Planning Committee. If you comment on the application, you will be notified if the application is called in to Planning Committee, of the decision made by the Council and if an appeal is lodged.

Yours faithfully

Andrew Phillips
Planning Team Leader



47361|000028|(7|35600)|MOO|C
Ms Cathy Whitaker
Town Clerk of Newmarket Town Council
Newmarket Town Council
Memorial Hall
High Street
NEWMARKET
Suffolk
CB8 8JP



01 February 2022

Dear Cathy Whitaker,

Sunnica Energy Farm Development Consent Order Application (the “Application”) Notice of Acceptance of an application for a Development Consent Order (“the Order”) by the Secretary of State for Business, Energy and Industrial Strategy) under section 56 of the Planning Act 2008 (the “Act”) and as applicable Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

This letter has been sent to notify you that the Secretary of State for Business, Energy and Industrial Strategy has accepted an application by Sunnica Limited (“the Applicant”) for a Development Consent Order under the Planning Act 2008 (the “Act”). Please find enclosed a notice notifying you of this event. The Applicant is providing you notice as you have previously been contacted regarding the proposed Sunnica Energy Farm. In addition to the enclosed notice, the Applicant has also enclosed a plan showing the location of the proposed Sunnica Energy Farm (“the Scheme”). Further information about the Application is given in this letter.

Why we are writing to you

It is the duty of the Applicant to notify you of the acceptance of its DCO application for examination. The Secretary of State for Business, Energy and Industrial Strategy accepted the Application on 16 December 2021.

Following this decision, the Application documents are now all available to view and to download at the following link: <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/?ipcsection=docs>



The enclosed section 56 notice provides further information on how to view the Application documents, including in hard copy.

Summary of the Application

The Application is split into seven volumes. These are:

- *Volume 1: Application Form* including the application covering letter, s55 checklist and guide to the application
- *Volume 2: Plans, drawings and sections* including land plans, works plans and traffic regulations plans
- *Volume 3: Draft Development Consent Order (DCO) and associated documents*
- *Volume 4: Compulsory acquisition information* including the Book of Reference, Statement of Reasons and Funding Statement
- *Volume 5: Reports and statements* including the Consultation Report and its appendices
- *Volume 6: Environmental Impact Assessment and other assessments* including the Environmental Statement and its associated appendices and figures
- *Volume 7: Other documents* including Statement of Need, Design and Access Statement and Planning Statement

The table in the appendix to this letter highlights where certain information can be found within the Application documents.

Getting involved

The Application is now at the pre-examination stage. During this time, the Secretary of State for Business, Energy and Industrial Strategy will appoint an Examining Authority and will accept relevant representations from the public.

A relevant representation is a written summary of your views on the Application. By submitting a relevant representation, you can become an Interested Party and take part in the Examination of the Application. Please see the enclosed section 56 notice for further information on how to make a relevant representation.

Please note that relevant representations must be received by the Planning Inspectorate by Thursday 17 March 2022.

Following this date, interested parties will be invited to attend a preliminary meeting that will be chaired by the Examining Authority. The purpose of this meeting will be to discuss how the Application will be examined and to set the timetable for the Examination.

Following the Examination, the Examining Authority will prepare a report on the Examination and will issue a recommendation to the Secretary of State for Business, Energy and Industrial Strategy as to whether or not development consent should be granted or refused.

Registered address: Sunnica Ltd, 2 Crossways Business Centre Bicester Road, Kingswood, Aylesbury, England, HP18 0RA



Find out more

Should you have any queries, please do not hesitate to contact us by emailing info@sunnica.co.uk or by calling 0808 168 7925. You can also make an enquiry in writing to Sunnica Energy Farm Project, Freepost SEC NEWGATE UK LOCAL.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Luke Murray". The signature is fluid and cursive, with a long horizontal stroke at the end.

Luke Murray
Sunnica Ltd

Appendix: Location of information within the application documents

Detail	Relevant document/plan(s) with reference number
Description of the Scheme, including: location, components, design parameters and plans	6.1 Environmental Statement, Chapter 3: Scheme description (APP-035) 6.3 Environmental Statement, Figure 1-1 Scheme Location (APP-129) 6.3 Environmental Statement, Figure 3 (all figures) 6.4 Environmental Statement, Non-Technical Summary (APP-256) 2.1 Land and Crown Land Plans (APP-006) 2.2 Works Plans (APP-007) 2.5 Location Plan (APP-014) 7.3 Design and Access Statement (APP-264)
Landscaping proposals, including: assessment of visual impact, landscaping and visual representations from key viewpoints	6.1 Environmental Statement, Chapter 10: Landscape and Visual Amenity (APP-042) 6.2 Environmental Statement, Appendix 10A: Relevant Legislation and Policy for Landscape and Visual (APP-100) 6.2 Environmental Statement, Appendix 10C: Landscape and Visual Impact Assessment Methodology (APP-102) 6.2 Environmental Statement, Appendix 10E: Local Landscape Character Areas (APP-104) 6.2 Environmental Statement, Appendix 10F: Visual Baseline (APP-105) 6.2 Environmental Statement, Appendix 10G: Landscape Effects (APP-106) 6.2 Environmental Statement, Appendix 10H: Visual Effects (APP-107)

	6.2 Environmental Statement, Appendix 10I: Landscape and Ecology Management Plan (APP-108) 6.3 Environmental Statement Figure 10 (all figures) 6.2 Environmental Statement, Appendix 16A: Glint and Glare Assessment (APP-121)
Assessment of impact on public rights of way (PROW) and proposed mitigation	6.1 Environmental Statement, Chapter 12: Socio-Economics and Land Use (APP-044) 2.3 Access and Rights of Way Plans (APP-008) 6.2 Environmental Statement, Appendix 12A: Relevant Legislation and Policy for Socio-Economics and Land Use (APP-114) 6.3 Environmental Statement, Figure 12 and Figure 13 (all figures)
Design evolution and site selection	7.3 Design and Access Statement (APP-264) 6.1 Environmental Statement, Chapter 4: Alternatives and Design Evolution (APP-036) 6.2 Environmental Statement, Appendix 4A: Alternative Sites Assessment (APP-054) 6.3 Environmental Statement, Figure 4 (all figures)
Assessment of agricultural land classification (ALC) and land use	6.1 Environmental Statement, Chapter 12: Socio-Economics and Land Use (APP-044) 6.2 Environmental Statement, Appendix 12A: Relevant Legislation and Policy for Socio-Economics and Land Use (APP-114) 6.2 Environmental Statement, Appendix 12B: Soils and Agricultural Baseline Report (APP-115) 6.3 Environmental Statement, Figure 12 (all figures)

The Applicant and how the Scheme will be funded	4.2 Funding Statement (APP-023)
Consultation and feedback received	5.1 Consultation Report (APP-026) 5.2 Consultation Report, Appendices A-1 to A-4 (APP-027) 5.2 Consultation Report, Appendices B-1 to D-2 (APP-028) 5.2 Consultation Report, Appendices E-1 to I-1 (APP-029) 5.2 Consultation Report, Appendices J-1 to J-5 (APP-030) 5.2 Consultation Report, Appendices K-1 to O-1 (APP-031)
Other projects in the area and potential cumulative impacts	6.2 Environmental Statement, Appendix 5A: Cumulative Schemes (APP-055) 6.3 Environmental Statement, Figure 5-1: Projects Scoped into the Cumulative Assessment (APP-178)
Assessment of ecological impacts and proposed mitigation	6.1 Environmental Statement, Chapter 8: Ecology and Nature Conservation (APP-040) 6.2 Environmental Statement, Appendix 8A: Relevant Legislation and Policy for Ecology and Nature Conservation (APP-077) 6.2 Environmental Statement, Appendix 8B: Preliminary Ecological Appraisal Report (APP-078) 6.2 Environmental Statement, Appendix 8C: Terrestrial Habitats and Flora Report (APP-079) 6.2 Environmental Statement, Appendix 8D: Terrestrial Invertebrate Survey Report (APP-080) 6.2 Environmental Statement, Appendix 8E: Aquatic Scoping and Ditch Surveys (APP-081)

	6.2 Environmental Statement, Appendix 8F: Great Crested Newt Survey Report (APP-082) 6.2 Environmental Statement - Appendix 8G - Report on Surveys for Reptiles (APP-083) 6.2 Environmental Statement, Appendix 8H: Wintering Bird Survey Report (APP-084) 6.2 Environmental Statement, Appendix 8I: Report on Surveys for Breeding Birds (APP-085) 6.2 Environmental Statement, Appendix 8J: Report on Surveys for Bats (APP-087) 6.2 Environmental Statement, Appendix 8K: Badger Survey Report (APP-088) 6.2 Environmental Statement, Appendix 8L: Report on Surveys for Riparian Mammals (APP-091) 6.2 Environmental Statement, Appendix 8M: Habitats Regulations Assessment - Report to Inform an Appropriate Assessment (APP-092) 6.3 Environmental Statement, Figure 8 (all figures) 6.5 Environmental Statement, Schedule of Environmental Mitigation (APP-257) 6.6 Environmental Statement, Offsetting Habitat Provision for Stone-Curlew Specification (APP-258) 6.7 Environmental Statement, Biodiversity Net Gain Assessment (APP-259)
Assessment of construction and traffic impacts and proposed mitigation	6.2 Environmental Statement, Appendix 16C: Framework Construction Environmental Management Plan (CEMP) (APP-123) 6.1 Environmental Statement, Chapter 13: Transport and Access (APP-045)

	6.2 Environmental Statement, Appendix 13A: Relevant Legislation and Policy for Transport (APP-116) 6.2 Environmental Statement, Appendix 13B: Transport Assessment (APP-117) 6.2 Environmental Statement, Appendix 13C: Framework Construction Traffic Management Plan (CTMP) and Travel Plan (APP-118) 6.3 Environmental Statement, Figure 13 (all figures)
Decommissioning	6.2 Environmental Statement, Appendix 16E: Framework Decommissioning Environmental Management Plan (DEMP) (APP-125) 3.1 Draft Development Consent Order (DCO) (APP-019)
Need for the Scheme and compliance with planning policy	7.1 Statement of Need (APP-260) 7.2 Planning Statement - Part 1 (APP-261) 7.2 Planning Statement – Part 2 (APP-262) 7.2 Planning Statement – Part 3 (APP- 263)
Assessment of safety of the Scheme, including Battery Energy Storage System (BESS) safety	6.1 Environmental Statement, Chapter 15: Human Health (APP-047) 6.2 Environmental Statement, Appendix 16D: Unplanned Atmospheric Emissions from Battery Energy Storage Systems (BESS) (APP-124) 7.6 Outline Battery Fire Safety Management Plan (APP-267)

**NOTICE OF ACCEPTANCE OF AN APPLICATION
FOR A DEVELOPMENT CONSENT ORDER BY THE PLANNING INSPECTORATE (ON
BEHALF OF THE SECRETARY OF STATE FOR BUSINESS ENERGY AND
INDUSTRIAL STRATEGY) UNDER SECTION 56 OF THE PLANNING ACT 2008**

SUNNICA ENERGY FARM DEVELOPMENT CONSENT ORDER

REGULATION 8 OF THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE)
REGULATIONS 2009

REGULATION 16 OF THE INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

Notice is hereby given that the Secretary of State for Business, Energy and Industrial Strategy ("the Secretary of State") has accepted an application by Sunnica Limited (company number 08826077) of 2 Crossways Business Centre Bicester Road, Kingswood, Aylesbury, England, HP18 0RA ("the Applicant") for a Development Consent Order under the Planning Act 2008 ("the Application"). The Application (Reference No. EN010106) was submitted by the Applicant to the Secretary of State c/o the Planning Inspectorate on 18 November 2021 and was accepted on 16 December 2021.

Summary of the Project

The Application is for development consent to construct, operate, maintain and decommission ground mounted solar photovoltaic (PV) panel arrays, a Battery Energy Storage System (BESS) and supporting infrastructure, which together comprise Sunnica Energy Farm (or "the Scheme").

The proposed Sunnica Energy Farm is located in West Suffolk and East Cambridgeshire and would be situated across four sites:

- Sunnica East Site A which is located approximately 0.5 kilometres (km) south-east of the village of Isleham, 0.6km south-west of the village of West Row and 3.5km west of the town of Mildenhall;
- Sunnica East Site B which is located immediately south of the village of Worlington, approximately 1km east of the village of Freckenham and 1.5km south-west of the town of Mildenhall;
- Sunnica West Site A which is located immediately north of the A14 at Newmarket and approximately 0.3km east of the village of Snailwell, 1km south of the village of Chippenham and 1km west of the village of Kennett; and
- Sunnica West Site B which is approximately 0.5km north of the village of Snailwell; 1.4km south of the village of Fordham and 2km south west of the village of Chippenham.

The Scheme will be connected to a new substation extension at the existing Burwell National Grid Substation, using 132 kilovolt (kV) cables buried underground. The cables will run between Sunnica East Site A, Sunnica East Site B and Sunnica West Site A (Grid Connection Route A), and then from Sunnica West Site A to Sunnica West B and onwards to the Burwell National Grid Substation (Grid Connection Route B). The Burwell National Grid Substation will convert the 132kV electricity to 400kV. The 400kV cables will connect the Scheme to the existing Burwell National Grid Substation to allow distribution to the national transmission network.

A map showing the location of Sunnica Energy Farm is enclosed with this notice and can be viewed on the National Infrastructure Planning website at the following link:
<https://infrastructure.planninginspectorate.gov.uk/wp->

[content/ipc/uploads/projects/EN010106/EN010106-001879-SEF ES 6.3 Figure%201-1%20Scheme%20Location.pdf](content/ipc/uploads/projects/EN010106/EN010106-001879-SEF_ES_6.3_Figure%201-1%20Scheme%20Location.pdf)

Development consent is required to the extent that development is or forms part of a nationally significant infrastructure project pursuant to sections 14(1)(a) and 15(1) and (2) of the Planning Act 2008, as an onshore generating station in England with a capacity exceeding 50 megawatts (MW). It is for this reason that the project falls within the remit of the Secretary of State's decision making powers.

The Development Consent Order would authorise the compulsory acquisition of land, interests in land and rights over land, and the powers to use land permanently and temporarily. The Development Consent Order would also authorise the construction of temporary and permanent accesses to the Scheme, the temporary stopping up or diversion of public rights of way, street works and highway works, and the application and disapplication of certain legislation.

Environmental Impact Assessment Development:

The proposed works are environmental impact assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and accordingly an environmental statement accompanies the Application.

Application form and accompanying documents:

The application form and the accompanying documents, plans and environmental statement (ES) and Non-technical Summary (NTS) ("Application Documents") can be viewed and downloaded free of charge online on the Sunnica Energy Farm page of the Planning Inspectorate's National Infrastructure Planning website under the documents tab: <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/?ipcsection=docs>

The Application Documents will be available to view online at least until the Secretary of State makes his decision whether or not to grant the Development Consent Order.

If you require a copy of the Application Documents to be supplied on a USB stick, this can be provided free of charge (one USB stick per household). Please use the contact details for the Applicant below to request for this to be provided.

It is intended that, subject to access limitations or social distancing imposed as a result of the COVID-19 pandemic or any other reason, the Application Documents will be available either in hard copy or via the Sunnica Energy Farm page on the National Infrastructure Planning website (<https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/?ipcsection=docs>) accessible via computer or tablet from 3 February 2022 at the following Community Access Points:

Location	The documents will be available for viewing at the following times:
Mildenhall Hub, Sheldrick Way, Mildenhall, Bury Saint Edmunds IP28 7JX	Monday 9:00am to 5:00pm Tuesday 9:00am to 5:00pm Wednesday 10:00am to 5:00pm Thursday 9:00am to 5:00pm Friday 9:00am to 5:00pm Saturday CLOSED Sunday CLOSED
Newmarket Library, 1a the Guineas, Newmarket CB8 8EQ	Monday CLOSED Tuesday 8:30am to 6:00pm Wednesday 9:00am to 5:00pm Thursday 8:30am to 5:00pm Friday 8:30am to 6:30pm Saturday 9:00am to 5:00pm Sunday 10:00am to 4:00pm
The Beeches, 32 Mill St, Isleham, Ely CB7 5RY	OPENING TIMES MAY VARY, PLEASE CONTACT VENUE TO CONFIRM Monday 10:00am to 11:00am, 6:00pm to 9:00pm Tuesday 9:00am to 8:00pm Wednesday 9:00am to 2:00pm, 4:00pm to 8:30pm Thursday 10:00am to 11:00am, 4:00pm to 5:30pm Friday 9:00am to 1:00pm Saturday PLEASE CONTACT VENUE Sunday PLEASE CONTACT VENUE
Burwell Library, Village College, The Causeway, Burwell, CB25 0DU	Monday 2:00pm to 5:00pm Tuesday 10:00am to 5:00pm Wednesday CLOSED Thursday 12:00pm to 7:00pm Friday 2:00pm to 5:00pm Saturday 10:00am to 1:00pm Sunday CLOSED

If you have any questions about the Application Documents, you can email info@sunnica.co.uk, write to Sunnica Energy Farm Project, Freepost SEC NEWGATE UK LOCAL, or contact the Applicant by telephone on 0808 168 7925.

The Application Documents can be supplied in hard copy format on request at a cost of:

- Consultation Report, Planning Statement and Statement of Need - £537.42;
- Environmental Statement Report Volumes 1-3 - £1,259.38; and
- Total cost for all documents (including files, covers and spines) - £4,570.44.

For any bespoke document reproduction please contact us and we will provide the cost.

Representations:

The period in which relevant representations are invited to be made to the Planning Inspectorate is between 3 February 2022 and 17 March 2022. Any representations (giving notice of any interest in, or objection to, the Application) **must** be made on the Planning

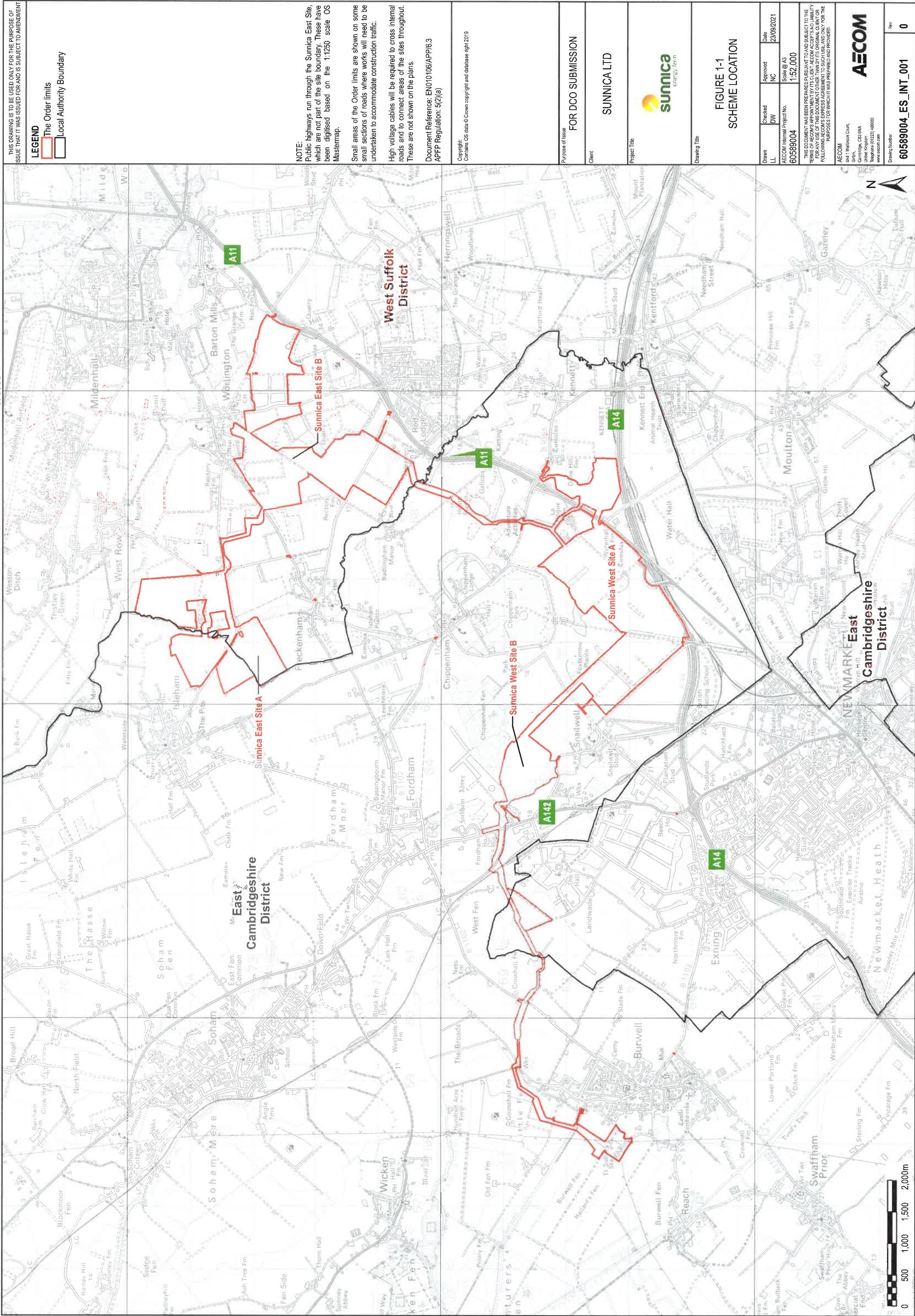
Inspectorate's Registration and Relevant Representation Form which can be accessed and completed online by following the relevant link: <https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/?ipcsection=overview>

If you require guidance on, or other methods of, obtaining and completing a Planning Inspectorate Registration and Relevant Representation Form, please telephone the Planning Inspectorate on 0303 444 5000 or e-mail sunnica@planninginspectorate.gov.uk.

The Planning Inspectorate's Advice Notice 8.2: How to register to participate in an Examination, provides further guidance on how to register and make a relevant representation and can be accessed via the following link: <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-8-2-how-to-register-to-participate-in-an-examination/>

Please note that representations must be received by the Planning Inspectorate by **Thursday 17 March 2022**.

Representations will be made public and will be subject to the Planning Inspectorate's privacy policy at: <https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices/customer-privacy-notice>



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- The Order limits
- Local Authority Boundary

NOTE:

Public highways run through the Sunnica East Site, which are not part of the site boundary. These have been digitised based on the 1:1250 scale OS Mastermap.

Small areas of the Order limits are shown on some small sections of roads where works will need to be undertaken to accommodate construction traffic.

High voltage cables will be required to cross internal roads and to connect areas of the sites throughout. These are not shown on the plans.

Document Reference: EN010106/APP/6.3
APFP Regulation: 5(2)(a)

Copyright:
Contains OS data © Crown copyright and database right 2019

Purpose of Issue
FOR DCO SUBMISSION

Client
SUNNICA LTD



Drawing Title
**FIGURE 1-1
SCHEME LOCATION**

Drawn	Checked	Approved	Date
LL	DW	NC	23/09/2021

AECOM Internal Project No. **60589004**
Scale @ A3 **1:52,000**

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND IS SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

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Drawing Number	Rev
60589004_ES_INT_001	0