



Sunnica Energy Farm project
Freepost SEC Newgate UK Local
[REDACTED]
Telephone: 0808 168 7925

14 September 2022

Dear Mr Keane

Procedural Deadline C
Application by Sunnica Limited for an order granting development consent
EN0100106

Further to your letter dated 31 August I am writing to provide you with the information requested for Procedural Deadline C.

Attendance at the preliminary meeting

Sunnica has completed the online form to confirm its attendance at the preliminary meeting on 28 September.

Accompanied site inspection (ASI)

Sunnica will attend the accompanied site inspection on 29 September and has prepared the draft itinerary as set out below and on the following pages.

In addition to preparing the below draft itinerary, Sunnica suggests the following arrangements for the ASI.

Meeting point

The ASI meeting point is at Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ at 09:00. Free parking and toilet facilities are available at the meeting point from which attendees will take transport (pre-arranged by Sunnica) to the morning ASI.

The transport will return attendees to the Red Lodge Sports Pavilion following the morning ASI and will depart from the same location for the afternoon ASI.

Attendees should make their own arrangements for travelling to and from the Red Lodge Sports Pavilion.

Greeting by the Ex A

Sunnica proposes that the Ex A welcomes and briefs attendees at the meeting point prior to departure to the inspection locations.

Lunch

A small supermarket and food outlets are located within walking distance of the Red Lodge Sports Pavilion at Bellflower Crescent.

Health and safety

Sunnica has provided a health and safety pro forma to the Planning Inspectorate separately to this draft itinerary.

While Government guidance no longer requires self-isolation in relation to testing positive for COVID-19, Sunnica requests that any attendees who feel unwell do not attend the site visit.

Sunnica will carry out a walk of the route prior to the visit and identify any potential trip hazards.

Sunnica will carry out a briefing at the start of the morning and afternoon ASIs. This will aim to ensure that visitors are aware of any potential health and safety issues.

The ASIs will involve walking through agricultural land and public rights of way. Those that are likely to find it challenging to walk significant distances on this terrain are advised to assess whether it is suitable to attend, either partially or in its entirety, the ASIs.

A first aid kit will be provided on the transport.

Clothing

While steel toe capped boots are not necessary, sturdy walking footwear will be required. The conditions in certain areas of the site will mean that wellington boots are recommended.

The ASI will involve exiting the transport and crossing local roads which have limited visibility. The morning ASI will also involve a visit to a working farm site. All attendees will therefore be required to wear high visibility jackets at all times during the ASI. Sunnica will provide the high visibility clothing.

Foliage adjacent to public rights of way can be of considerable height and therefore attendees are requested to choose clothing that keeps their arms and legs covered at all times when attending the ASI.

The ASI will involve a significant amount of walking. As such attendees are requested to dress appropriately for the weather.

Draft itinerary

The draft itinerary has been informed by the Ex A's request to attend several locations, as set out in procedural decision of 31 August.

Tables 1 and 2 set out the planned locations to visit during the ASI, approximate timings, and the information or plans that Sunnica considers to be relevant to each location. Sunnica will provide hard copies of these documents to attendees on the day of the ASI.

Figure 1 shows the path of the ASI around Sunnica West Site B during the morning ASI. The numbers correspond to those in the location column of Table 1.

Figure 2 shows the path of the ASI through the Limekilns and around Sunnica West Site A during the afternoon ASI. The numbers correspond to those in the location column of Table 1.

Figure 3 indicates the path to viewpoints within the field boundaries and on public rights of way during the morning ASI. The viewpoint letters correspond to those noted in Table 1.

Figure 4 outlines the path to viewpoints during the afternoon ASI. The viewpoint letters correspond to those noted in Table 2.

The timings provided below are approximate and will depend on factors such as traffic and whether additional time is spent at a particular location.

Table 1 – Planned route and timings for morning ASI

Approximate time	Location	Activity	Information
09:00-09:20	(1) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	All attendees to meet the transport and to receive a briefing from the Examining Authority.	Health and safety and contact information to be provided to attendees.
09:20-09:40	Travel to first ASI location	Suggested routing via Turnpike Road and B1085.	N/A

09:40-10:40	<p>(2) Fordham Road adjacent to field access gates, area shown in Sheet 15 of the Access and Rights of Way Plans [AS-005]</p> <p>52.287189, 0.404525</p>	<p>Attendees to assess the frontage of Sunnica West Site B from the Fordham Road/Snailwell Road frontage and to then access the site from the field gates to the north of Snailwell Road. Attendees to proceed on foot visiting areas W01, W02 and ECO4 as shown in Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]. Following an anticlockwise direction, attendees are to visit viewpoints A and B (as shown in Figure 3). Attendees are to exit the location back through the gates fronting onto Snailwell Road.</p>	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-102 – Verifiable Photomontages - Viewpoint 46 [APP-232]</p> <p>Environmental Statement Figure 10-69a to 10-84b - Viewpoint Photographs [APP-219]</p> <p>Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]</p>
10:40-10:45	Travel along Fordham Road from field gates to field access for the Roman Villa.	Attendees to proceed via the transport provided to reach the access gate further north along Snailwell Road.	N/A
10:45-11:15	(3) Roman Villa site to the north of Snailwell Road, identified as 1006868 in Environmental Statement	Subject to Sunnica's request for access being granted by the private owner, attendees are to proceed through the access gate heading	<p>Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]</p> <p>Environmental Statement Figure 7-2b Designated</p>

	<p>Figure 7-2b - Designated Heritage Assets within 1km of Sunnica West Sites A and B [APP-181]</p> <p>52.289133, 0.398304</p>	<p>east towards the field boundary and the River Snail to assess views into the Sunnica West Site B site from Viewpoint C (see Figure 3). All attendees will exit the field and meet the transport back through the field access on Snailwell Road.</p>	<p>Heritage Assets within 1km of Sunnica West Sites A and B [APP-181]</p> <p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-69a to 10-84b - Viewpoint Photographs [APP-219]</p>
11:15-11:25	<p>Travel to access PROW 204/1 from Fordham Road.</p>	<p>Transport to drop attendees off at the entrance to the public right of way.</p>	<p>N/A</p>
11:25-11:45	<p>(4) PROW 204/1 as shown in Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]</p> <p>52.286801, 0.410917</p>	<p>Attendees to view the site of Sunnica West Site B from the western side of PROW 204/1. This will involve walking along the PROW to Viewpoint D (see Figure 3). Attendees to return to Fordham Road to meet transport following the visit.</p>	<p>Environmental Statement Figure 3-2 Sunnica West A and B Parameter Plan [APP-136]</p> <p>Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]</p> <p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-69a to 10-84b - Viewpoint Photographs [APP-219]</p>

11:45-11:55	Transport to take attendees to Park Farm and confluence of PROWs 49/1 and 49/2	Attendees to proceed from meeting place of PROWs 49/1 and 49/2.	N/A
11:55-12:15	(5) PROW 49/1 looking north towards Sunnica West Site B (if required) 52.290623, 0.416242	Attendees to proceed west along the footpath to view Sunnica West Site B to the north from Viewpoint E (see Figure 3) before returning to meeting point of PROWs 49/1 and 49/2.	Environmental Statement, Figure 3-2 Sunnica West A and B Parameter Plan [APP-136] Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]
12:15-12:45	(6) Chippenham Fen (PROW 49/2) 52.298341, 0.416633	Attendees to walk along PROW 49/2 into Chippenham Fen to take in views in relation to Sunnica West Site B (Viewpoint F, Figure 3) before returning along the same PROW to meet with the transport at Park Farm.	Environmental Statement, Figure 3-2 Sunnica West A and B Parameter Plan [APP-136] Environmental Statement Figure 10-4 - Public Right of Way and Other Access [APP-194]
12:45-13:00	Travel to Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	Attendees to return to the meeting point at the conclusion of the morning ASI.	N/A

Table 2 – Planned route and timings for afternoon ASI

Approximate time	Location	Activity	Information
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14:00-14:20	(7) Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge, Bury Saint Edmunds IP28 8FQ	Attendees to meet for afternoon ASI and to receive briefing from the Examining Authority.	Health and safety and contact information to be provided to attendees.
14:20-14:30	Travel to Water Hall Farm	Attendees to alight from transport on Norwich Road.	N/A
14:30-14:40	(8) Water Hall Farm Norwich Road, Kennett CB8 7RQ	Attendees to assess views into the site from outside the property from Viewpoint G (see Figure 4).	Environmental Statement, Figure 3-2 Sunnica West A and B Parameter Plan [APP-136] Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207] Environmental Statement Figure 10-58c to 10-68b - Viewpoint Photographs [APP-218]
14:40-14:45	Travel to Water Hall Gallops	Attendees to travel to location in transport provided.	
14:45-15:15	(9) Water Hall Gallops, accessed via B1506 52.263223, 0.451937	Attendees to exit transport in parking area on the B1506, crossing the road before proceeding into the Water Hall Gallops on foot to Viewpoint H (see Figure 4) and returning to the same	

		point at the end of the visit to this location.	
15:15-16:00	<p>(10) Limekilns, accessed from the east via gateway on B1506 opposite parking area</p> <p>52.263176, 0.451689</p>	To walk through the access point into the Limekilns adjacent to Water Hall to walk along the length of the Limekilns assessing views of Sunnica West Site A (see Viewpoint I, Figure 4) before turning north towards Railway Field.	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-100 - Verifiable Photomontages - Viewpoint 38 [APP-230]</p> <p>Environmental Statement Figure 10-58c to 10-68b - Viewpoint Photographs [APP-218]</p>
16:00-16:30	<p>(11) Railway Field, accessed on foot crossing the A1304.</p> <p>52.258939, 0.428331</p>	Attendees to walk across Railway Field from its south west to north west corners to take account of views into Sunnica West Site A from Viewpoint J (Figure 4) before returning along same route towards the A1304 to access the adjacent PROW.	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-58c to 10-68b - Viewpoint Photographs [APP-218]</p>
16:30-17:00	<p>(12) PROW 204/5 towards the Avenue crossing the A14.</p> <p>52.260187, 0.428750</p>	Attendees to walk PROW 204/5 as far as the crossing of the A14 to assess views towards Sunnica West Site A from Viewpoint K (Figure 4). Attendees to return along the same route to meet transport on A1304.	<p>Environmental Statement Figure 10-12 - Visual Receptor Plan Overview [APP-207]</p> <p>Environmental Statement Figure 10-58c to 10-68b - Viewpoint Photographs [APP-218]</p>

17:00-17:15	Return to Red Lodge Sports Pavilion	Attendees to return to the meeting point, concluding the ASI.	

Written submissions on the examination procedure

Sunnica supports the use of hybrid hearings and the ability for participants to attend the hearings either in person or virtually. Sunnica has a preference that it is able to attend all hearings in person and would prefer not to have hearings that are virtual only.

Sunnica has also considered the draft timetable at Annex C of your letter and has the following observations:

1. Responses to FWQ and written representations are to be submitted by Deadline 2 (11 November 2022) and responses to these submissions are required by 22 November 2022. Sunnica is anticipating that there is likely to be a volume of responses to Deadline 2 that would make meeting the 22 November deadline challenging. It is understood that the Ex A would want to see sight of responses to FWQ and the written representations in advance of the hearings scheduled for week commencing 5th December 2022. However, the timetable could accommodate a delay in responding to until 29 November 2022 without having subsequent delays in the timetable.
2. Second written questions are issued on 5th January 2023 and a response is required by Deadline 5 on 13 January 2023. The draft timetable provides 6 working days for a response which is a very compressed timetable. Sunnica requests that consideration is given to merging Deadline 5 and 6 so that all matters for these deadlines are responded to by 30 January 2023.
3. An updated guide to the application, book of reference, schedule of changes to the book of reference and an updated schedule of negotiations are due to be submitted at all deadlines from 1 to 8. It is not clear why these documents need to be submitted with such regularity. Could this be reduced to deadline 1, 2, 4, 6 and 8?

Response to relevant representations

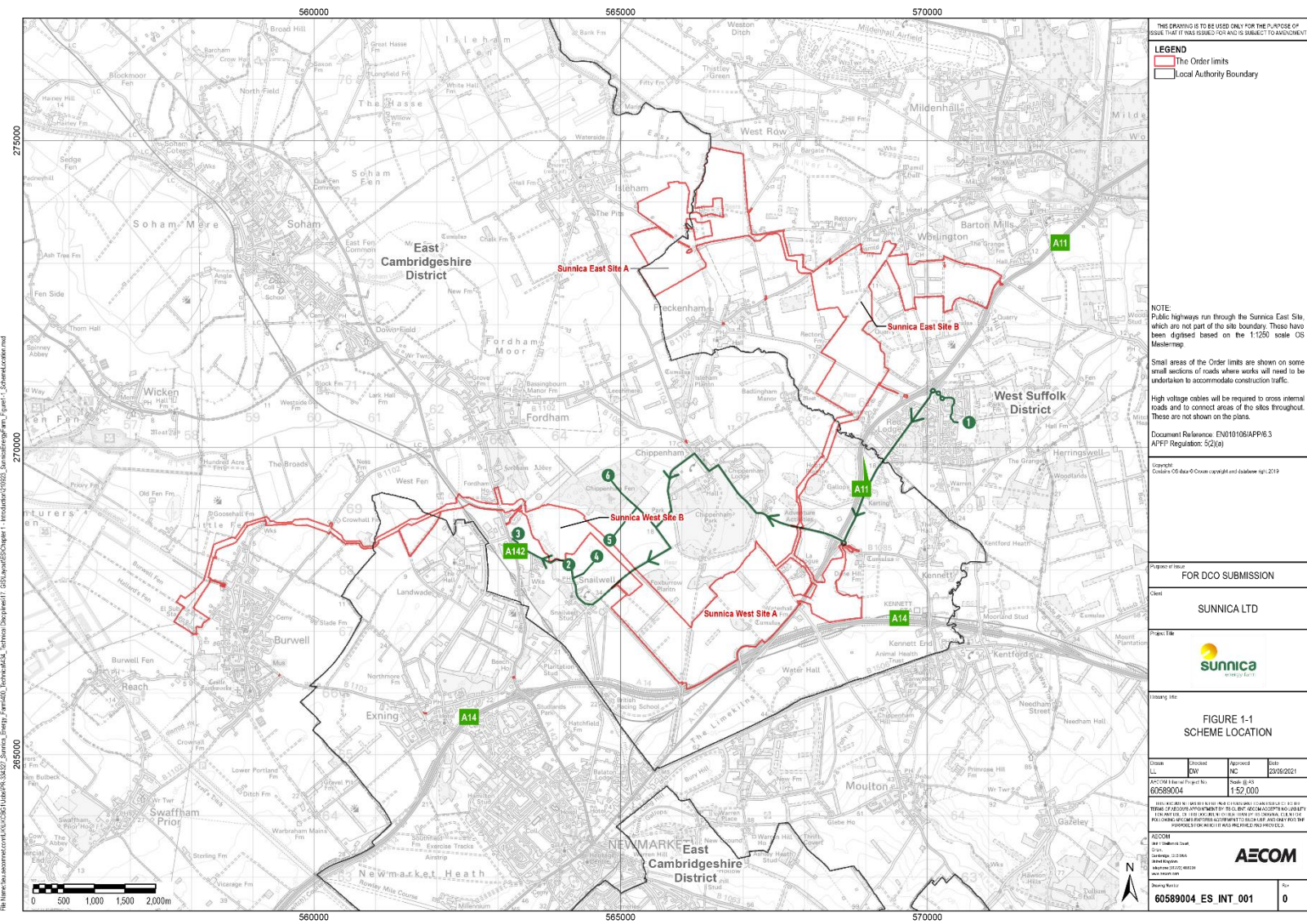
In Sunnica's letter dated 30 August 2022 (AS-242) enclosing the changes request Sunnica said it would submit its responses to relevant representations on 16th September 2022. However, the comments of the Ex A in respect of these responses in its letter dated 8 September 2022 are noted in terms of the Ex A only publishing the responses at Deadline 1 thereby removing the benefit of an early submission. On the basis of those comments Sunnica will submit its responses to relevant representations on Deadline 1, 19 October 2022.

Kind regards,



Luke Murray
Sunnica Ltd

Figure 1 – location plan for morning ASI



File Name \\eu-account\conf\KOU\KCS01\ubs\PR_324227_Simula_Energy_Farm400_Technical4.34_Technical Disciplines\17_GIS\yourESS\Chapter 1 - Introduction\210923_SunriseEnergyFarm_Figure1.1_Schemelocation.mxd

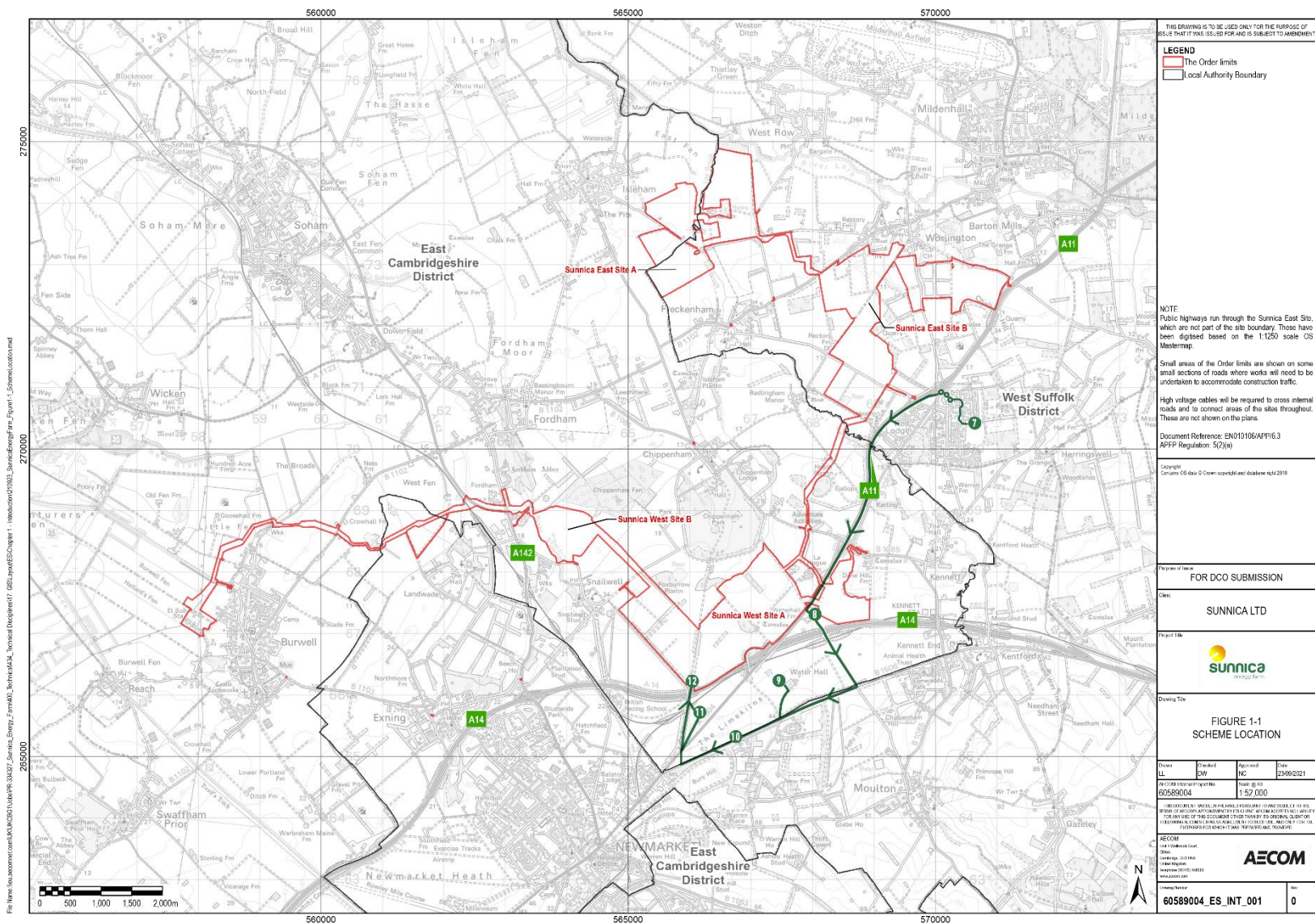


Figure 3 – viewpoints and walking path for morning ASI

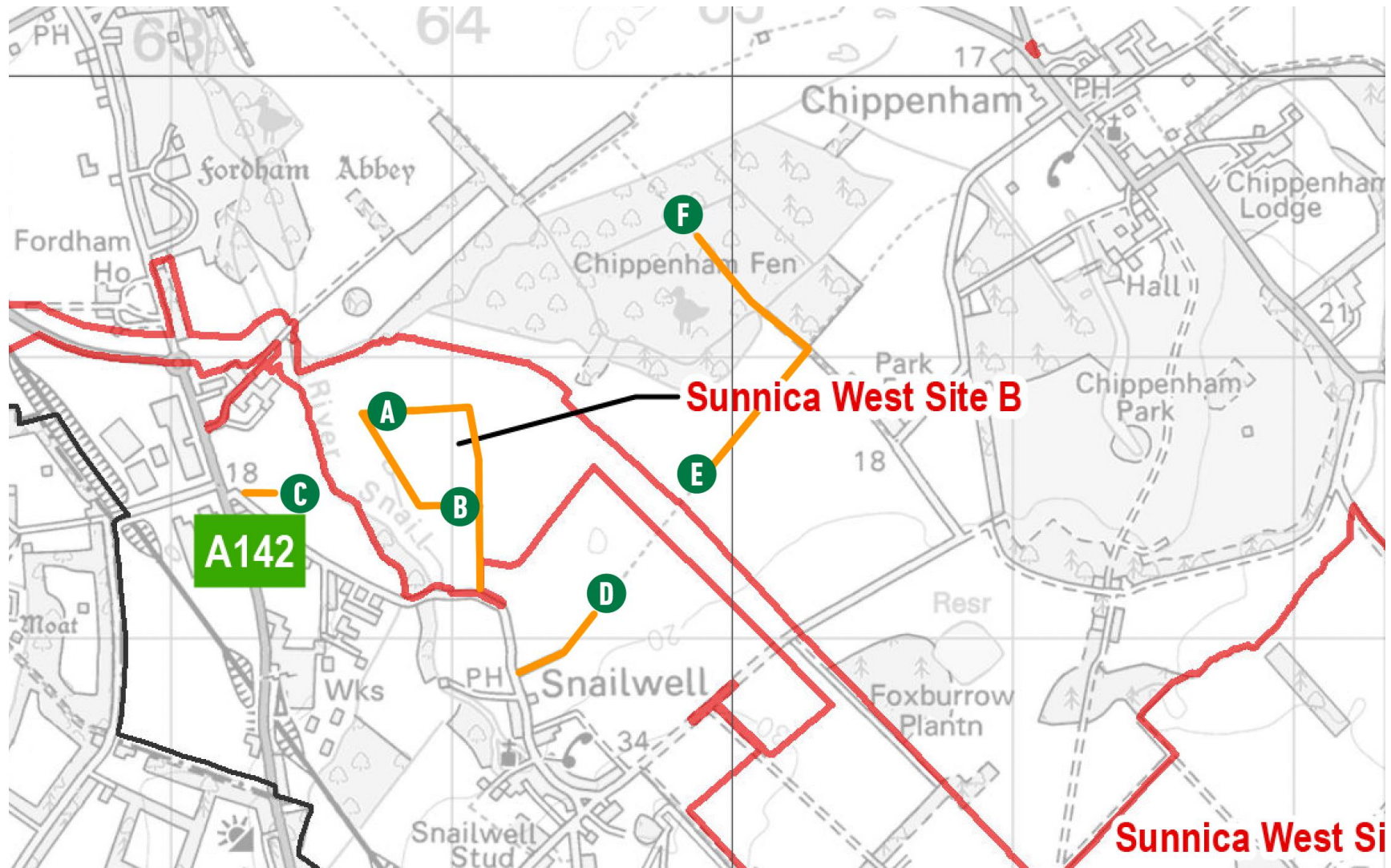


Figure 4 – viewpoints and walking path for afternoon ASI

