



Written Representation from Chippenham Parish Council

Interested Party Number: 20031117

Date 11 November 2022

SUMMARY



This is the Written Representation from Chippenham Parish Council. In this document we outline the concerns of the council and residents and try to give a flavour of life in Chippenham and the surrounding area and how this will be negatively impacted by the Sunnica Solar Farm.

In summary, here is a breakdown of the content of this document:

Chippenham History – including the key buildings in the village and how they help build community

Sunnica Proposal – concerns from the council and residents including the impact on the village, the loss of rural landscape, the scale of the development, BESS battery safety

Agriculture – history of agriculture in this area, information on loss of good arable land, loss of jobs in agriculture, food security, use of reservoirs,

Greenwashing – the overall carbon footprint of the scheme outweighs the benefits

Construction – the impact on the community whilst this scheme is built. Estimates say 3-5 years of a huge volume of construction traffic through a tiny village, that does not have the road capacity to cope.

Road Safety – how the B roads in and around the village are not designed to take the proposed volume of traffic and how this will affect residents.

Equine Industry – our historic landscape including the Limekilns, loss of jobs and livelihood, loss of bridleways and a landscape that riders enjoy

Mitigation – the lack of any meaningful mitigation to compensate for the industrial landscape

Chippenham Village – why we love our village. Comments from residents

Lifestyle and Leisure – how we have built a community of clubs and organisations that support our way of life, including PROWs and bridleways.

Chippenham Fen – an historic and vitally important source of flora and fauna. It's close proximity to the Sunnica development

The church – an historic building and focal point for the community

Residents – what Chippenham means to us and why we chose to live here

Appendices – Supporting Documentation

The documents in the Appendices provide evidence and first-hand experience of living in and around Chippenham. There are technical reports pertaining to the land quality, impact for the equine industry, comments from existing businesses on how they will be negatively impacted and how this may affect employment rates and an extract from East Cambridgeshire District Council on the importance of Chippenham Park.

1	a. Village survey on peoples' views on the Sunnica proposal b. Village survey on the adequacy of the consultation process for Sunnica
2	Inadequacy of Consultation Document
3	Sunnica – Soil and Agriculture Baseline Report
4	Map showing Sunnica scheme and boundaries with Chippenham
5	Farmer yield statistics
6	Reservoir map
7	
8	Public Rights of Way map
9	Recreational horse businesses
10	Letter from JB Fenwick & Son
11	Limekilns – comments from residents
12	
13	Comments from La Hogue Farm Shop and Café
14	Comments from Mr & Mrs Hurst
15	Comments from Mrs Gallop
16	Survey results from La Hogue café
17	Survey results from Tharp Arms pub
18	Sunnica Farm Budget
19	Extract from East Cambridgeshire District Council Planning Meeting

We hope you will take time to read our Written Representation in which we have aimed to outline why Chippenham is so important to us and what impact Sunnica will have on our lives.

Yours
Chippenham Parish Council



Written Representation from Chippenham Parish Council

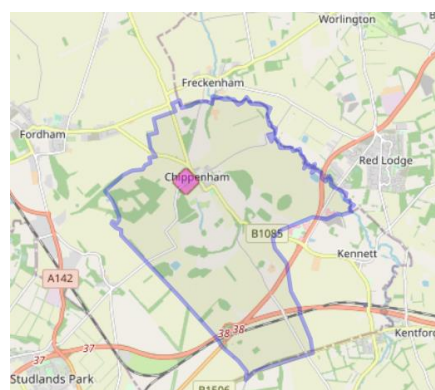
Date November 2022

This Written Representation is in response to the application by Sunnica Ltd for an Order Granting Development Consent for the Sunnica Energy Farm

Chippenham Parish Council unique reference number: 20031117

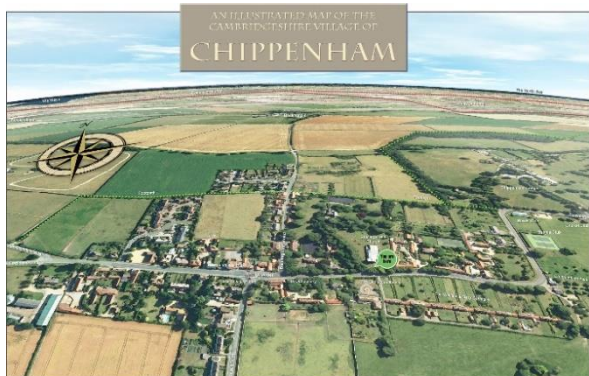
Introduction

Chippenham is situated to the North East of Newmarket It has a population of around 600 residents.



Village History

The village of Chippenham lies 4 miles north of Newmarket, on the chalk land which runs from NE to SW across Cambridgeshire, between the Fens to the north and clay lines to the west and SE. The southern boundary of the parish lies on the main track of the prehistoric Icknield Way, now the B1506 road from Newmarket to Bury St Edmunds; the northern boundary includes an inlet of peat fen. The east and west boundary separate the parish from those of Kennett and Snailwell respectively. The heath land to the south consists of soil over chalk; the fields in the rest of the Parish are light well-drained mainly chalky soil; The fen remains a small example of original fen vegetation similar to that of Wicken Fen.



The first sign of the village when approaching Chippenham from the A11 London to Norwich Road is a portion of the Great Wall, more than 3 miles long, which surrounds Chippenham Park. Leaving it on the left and passing the north gateway and lodges, you enter the High Street. On the left is New Row; eight pairs of colourful cottages linked by their wash houses, then the handsome School House opposite the c12 church. At the crossroads at the centre of the village are the Village Sign, the Village Pump, two ancient buildings which were formerly village shops and the Tharp Arms public house.



It is not a picture postcard village with thatched houses, a stream and a duckpond, but you can hardly fail to detect that there is something unusual in its character. This small village, of some 600 inhabitants, does indeed have a remarkable history. Many archaeological traces of early settlements have been found within the parish boundaries but no reliable written records exist before the most famous day in English history – William the Conqueror 1066.

The village has one pub, The Tharp Arms, which was opened in 1704 on the High Street. In the 18th century it was known as the New Goat Inn after which it was renamed The Angel and then The Hope Inn before receiving its present name in 1910. There was also an outdoor beer tent listed in the village in the 1850s.



The Tharp Arms



The village's water pump which stands at the junction of the High Street and Snailwell Road was last used in 1948 and has an unusual cap. The pump was recently decorated as part of the Queen's Platinum Jubilee and is very much the focal point of the village.

The Parish Council

The Parish Council has a Chairman, Vice Chair, a part time Clerk and a further five Parish Councillors. It meets once a month other than August when no meeting is held.

The council has never experienced such a level of opposition to a development scheme in our area. Two surveys have been conducted in the village since the Sunnica scheme was first introduced and the full results of each survey are attached in Appendix 1.

The Summary is as follows:

Unique Number	Approximate Area of Distribution	Volunteer	Date Delivered	Returned Yes / No	Q. 1 In Favour of Renewable	Q. 2 In Favour of Sunnica	Q. 3 In Favour if Smaller	Q. 4 In Favour of Other Renewable	Comments Made
Printed			Delivered	Returned					
260			232	97					
				Yes Totals:	90	7	68	43	42
				No Totals:	7	89	26	48	55
				'X' Totals:	0	1	3	6	0
				Return Percentage:	41.8%				
				Yes Results Percentages:	92.8%	7.2%	70.1%	44.3%	43.3%
				No Results Percentages:	7.2%	91.8%	26.8%	49.5%	56.7%
				'X' Results Percentages:	0.0%	1.0%	3.1%	6.2%	0.0%

The results of the surveys were overwhelmingly against Sunnica for the following reasons:

The Consultation process:

We have attached our submission for inadequacy of consultation at Appendix 2.

2. Scale

Because of its scale and the numbers of areas involved in the scheme, you will see from the attached plan (Appendix 4) Chippenham is bordered by Sunnica on three sides. It is proposed the industrial solar plant will be built in two years. We think this is unlikely and at a planning meeting Sunnica said the construction would take between 3 to 5 years. The land surrounding the village will go from a natural rural scene which it has been for hundreds of years to an industrial landscape within a very short period of time. Chippenham will be hemmed in by fields of solar panels and this will radically change the setting of the village. It will also mean that going out, walking or cycling to other villages, pubs or the farm shop or to see friends and families will be through solar panels protected by 2.5m high wire mesh fencing and the changed landscape. This is not the rural experience that people expected when they chose to live in this area. For many working locally it will fundamentally change how they work and where they work. For example, farmers working the land will be hemmed in by solar panels. Equine workers exercising horses will be riding through an industrialised area which is dangerous.

These radical changes will be difficult to comprehend and hard to live with particularly as the mitigation of the scheme will take at least 15 years to be effective, if it ever can be.

Aerial views of the centre of the village.



Current view of the High Street. The village sits within a patchwork of arable farming land.



3. Agriculture



For hundreds of years our parish has been steeped in agriculture. The soil is of a high quality and it therefore encourages investment in high quality farming practises including irrigation. When driving, walking, cycling, and riding around our parish we always see fields of potatoes, onions, carrots, parsnips, sugar beet, wheat, barley, and rye growing. We do not recognise Sunnica's depiction of the land surrounding our village as set out in the applicant's environmental statement in Appendix 12B and shown in our document as Appendix 3, for the following reasons:

- a. Poor quality land cannot grow the variety of crops described above. From what we witness year on year we do not believe it to be possible that only 3.8% of the whole 981 hectare Sunnica site is allocated as Best and Most Versatile land (BMV). We would say the area of BMV must be considerably higher.
- b. Local landowners who have land in the scheme have refused to allow an independent soil expert to take soil samples to prove Sunnica's report is correct.
- c. We regularly hear information regarding high yields achieved and Appendix 5 shows yields achieved by four farmers around the parish. These yields are particularly good when set against the national averages which are the bottom line of this chart.
- d. Land capable of growing vegetables creates good job opportunities in agriculture – there are many people in Chippenham and surrounding villages who work in agriculture. We estimate that a farm the size of the Sunnica site would employ 10 full time workers, generate a profit of £850,000, produce 33,000 tonnes of produce and generate a spend in excess of £600k in the local economy, supporting the farming operation. See Sunnica Farm Budget Cropping Year 2023 – Appendix 18.
- e. We are aware of two winter filled irrigation reservoirs that have been built within the last 12 years in the area. See marked on plan Appendix 6. Reservoirs are expensive and they would not be built to irrigate poor quality soil that could not produce high yielding quality crops.
- f. We are concerned that nationally we are now only 60% self-sufficient in food. Vegetables are now down to 55% (United Kingdom Food Security Report 2021: Theme 2: UK Food Supply Sources – GOV.UK (www.gov.uk)). As a country we cannot afford to lose productive arable land with our food self-sufficiency falling and our population increasing. It is estimated that our population will increase to 77 million by 2050.
- g. The Sunnica scheme will last for over 40 years. We have seen that Natural England believe a 40-year period to be a temporary loss of land. We think 40 years is too long to be regarded as a temporary loss – it is more than a whole generation. We do not consider it likely that the land will be returned to agriculture regardless of what is written into any document. This development will change the area forever. In the meantime, the harm inflicted on the village and community by having to live within this experiment will be immense. The rural setting will be lost and Chippenham will be a small village, isolated by fields of solar panels.
- h. Soils that have been under solar panels for 40 years will be irreparably damaged. Land used for so called bio-diversity will have so much chalky sub soil put on it to create growing conditions for native grassland that it will be unfarmable in the future.

4. Battery Energy Storage Systems (BESS)

The amount of BESS is disproportionate to the electricity the panels will produce. Sunnica will be trading electricity to and from the grid which is hugely profitable. Sunnica have therefore given the minimum detail of the BESS throughout. We are concerned because:

- a. BESS do catch on fire and are almost impossible to put out when they do. They release toxic fumes when burning.
- b. Sunnica's draft BESS safety plan is not fit for purpose. We feel that the safety of our residents in our Parish is threatened by this unsatisfactory position.
- c. In the event of a fire, water used to dampen the fire will be contaminated and adequate storage for contaminated water is not available on site. This water must not get into our water courses.

5. Carbon Footprint

We have read the report produced by Cranfield University which clearly states that Sunnica have:

- a. overstated production.
- b. understated the embedded carbon within the scheme.
- c. as a consequence the scheme is never green, creating more carbon than it saves.

The scheme itself has significant harms for us locally. We lose our rural setting, quiet enjoyment of the countryside, access to wildlife flora and fauna and instead inherit a mammoth scheme of batteries and panels. The contrast could not be more extreme.

This is important to the council as the right scheme, in the right area would enhance and add to both the community and power infrastructure. Dropping a huge solar plant on Chippenham and surrounding villages, just because it is the only area that Sunnica could identify to shoehorn in enough panels to make it viable, isn't a good enough reason for this scheme to go ahead.

However, if the scheme cannot even be justified on its own terms it makes it even harder to swallow that our local area will be permanently damaged and degraded for a scheme which is nowhere near as green and productive as it should be. As we said right at the start, locals are generally in favour of renewables. But it needs to be the good and right renewables that really make a difference.

6. Construction Period

To import and construct over 1 million solar panels and 31 hectares of BESS will be a huge construction operation. Our parish and surrounding parishes do not have the infrastructure to cope with the volume of traffic. Over 1,300 workers coming to the site each day will be unmanageable. The local villages including Chippenham are only served by B roads. These pictures show the main roads through Chippenham village. The High Street is also the main thoroughfare for pedestrians, including children, who use it each day to get the school bus and access the play areas and sport clubs in the village. The vast increase in traffic will turn our small village into traffic gridlock. Families will not be keen to walk around the village, as they do now, and will likely use their cars to get away from the area to enjoy the countryside elsewhere, where it is not blighted by constant traffic and the related fumes that these large vehicles will produce. Cyclists will be put off



using the roads in the area due to the traffic and increased risk of accidents and injury. Dog walkers may choose to go elsewhere. Dog walking is seen by many to be a meditative way to relax and unwind and proved to be invaluable during lockdown. Negotiating gridlocked roads and walking alongside construction sites will not help anyone's mental health.



7. Decommissioning

See point 3.g above. We have seen no evidence of any financial bond being offered by Sunnica to ensure the land can be returned to agriculture either at the end of its lifetime or if the scheme should fail or become unprofitable. We do not understand how a scheme can be regarded as temporary if there is not some guarantee that the land will be return to the same position as it was before the scheme.

8. Horse Industry



The area is reliant on Newmarket remaining the 'Headquarters' of racing worldwide. The position of number one place in the world for the 'thoroughbred' must be protected at all costs. If we damage the reputation of Newmarket by devaluing the Limekilns Gallops and the surrounding area by allowing large areas to be taken over by industrial solar and Newmarket slips from its preeminent position the effects on the local economy will be disproportionate. To attract continuing inward investment to the area because it is number one in the world is all important.

Within Chippenham we have the following organisations that rely on Newmarket remaining the headquarters of global racing:

- Badlingham Manor Stud
- Old Mill Stud
- Brookside Stud
- Castlebridge Stud

These Studs have over one hundred horses on them in total at any one time. This provides at least 12 jobs and an annual income at £40 per day per horse of £1,460,000. The success of these studs relies on Newmarket keeping the number one position. If Sunnica have a 30% detrimental effect on these businesses it will mean the loss of 4 jobs in the village and a loss of £438, 000 of income.

Limekilns

Within Chippenham, the parish boundary extends across to the Bury Road leading into Newmarket, and encompasses all of Water Hall. Water Hall is adjacent to the Limekilns and other than the historic nominal demarcation, they are effectively one set of gallops.

The Limekilns and Water Hall is a wide-open expanse of centuries old pristine grassland extending over two miles, covering hundreds of acres. The gallops are used every day and it is where the horses go to do their fast work. It also encompasses an all-weather gallop. And from the top of the gallops there is an amazing view across the fens all the way to Ely, where Ely Cathedral is visible.

Comment from a local resident who uses the Limekilns – see Appendix 11 for more comments from local residents.

I walk on the limekilns almost every day with my dogs and constantly enjoy the natural beauty of these famous gallops and the beautiful surrounding countryside. I also meet lots of other fellow walkers who enjoy spending their afternoons exercising their dogs or walking themselves. This view will be desecrated by Sunnica Ltd's plan to cover the area in Solar Panels. I have three whippets who love to run and this area is one of the only areas with vast open space which allows both my dogs and I to enjoy the outdoors.

My husband trains racehorses in Newmarket and our owners come to watch their horses galloping on the Limekilns often. Each one comments on the amazing experience they have on these historic gallops when they visit. There are wonderful paintings and pictures throughout history of famous racehorses on these gallops. Please do not destroy this beautiful place.

9. Mitigation

We are aware that the panels will be fenced in by a minimum of 2.5m high wire mesh fencing and that the mitigation proposed by Sunnica will take up to 15 years to begin to be effective. We consider that the mitigation itself will look unnatural in our historic landscapes. Traditionally, East Anglia is known for its far-reaching views and huge skies. These vistas will be lost by planting trees and hedges to disguise the panels and they will not effectively prevent the overriding impression and feeling of harmful industrialisation of the area.

10. What does Chippenham Parish offer for its residents:

A peaceful rural way of life that has evolved over many generations which was originally based on the productive arable land and agriculture which formed the backbone of the Parish. The interconnectivity of Chippenham with its neighbouring and similar villages adds greatly to the feeling of space, community and continuity. This is why people move to Chippenham and stay in Chippenham. This feel will be put devalued or destroyed by the sheer scale of the Sunnica proposal which will have a sudden and lasting harmful industrialisation effect on Chippenham and its neighbouring parishes. The landscape will change from rural to industrial, and people will no longer want to live and enjoy the local area because of that change. They will not want to go and walk to their friends and family elsewhere. The area will not be able to recover from this unnatural onslaught.

Comment from an existing resident:

"I moved to Rural Chippenham 27 years ago from the Cotswolds. There are no rolling hills and chocolate box houses but Chippenham and the surrounding villages have their charm and strong community spirit, pleasant country walks to walk your dog and family. This is why our family moved here.

Solar Farm is a misnomer! I've been involved with farming for 30 years. It's not a farm. It's a major power generating facility, one of the largest to be commissioned. I'm not a NIMBY. I have a degree in Environmental Science and am very pro-renewable energy however the scale of this scheme in this rural area of small village communities is just wrong.

The land v energy argument is also pertinent. As a farming consultant I have had firsthand experience managing the land where the panels are destined to be. Sunnica's argument will be that it is low grade land. This is incorrect. The soil type is sandy loam, low in organic matter however it is very workable and providing fertiliser and water is provided all crop types including potatoes, vegetables and cereals can be grown successfully. As far as I am concerned the more self-sufficient and less reliant on imports we are, the better. It's the best sustainable way forward.

Lithium batteries, their stability and potential risk of fire is also a serious concern."

Jon Van de peer

The beautiful vista from my café is something that my customers enjoy hugely and this will be destroyed by the Sunnica Energy Farm. This will further put customers off visiting my business and have a detrimental impact on turnover and profit. This will potentially lead to a situation where some staff will have to be made redundant due to the business becoming significantly quieter.

Chris & Jo Reeks – La Hogue Farm Shop and Cafe

Comment from resident

We are worried about the terrible destruction of our countryside, damaging the mental health of those who used to walk there. We are concerned about the transfer of valuable fertile land into a brownfield site, reducing our nation's ability to be self-sufficient in food.

Danger of explosions in lithium battery storage

Years of very heavy construction traffic on already over used B roads

The shell company has no substance and sees this as a get rich quick on the back of eco initiatives.

Far better to apply solar to all new builds, non-listed buildings and off shore locations. Domestic applications feed directly into the National grid, removing the need for massed dangerous batteries. Offshore installation can use existing wind farm infrastructure, and "self-washing" glass can sustain efficiency of panels

Comment from NL, Chippenham

When we moved to this special corner of East Anglia over twenty years ago we chose to live here for the peace and tranquillity it offered. Surrounded by rural villages, farmland and fen, fields of arable produce, a nature friendly environment, places to walk and ride, quiet country roads and unspoilt views.

What we didn't appreciate however was, what an exceptional and unique part of the world this is, being home to National Nature Reserves, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Special Areas of Conservation, wetlands of international importance designated under the Ramsar Convention, other internationally recognised ecologically sensitive areas which have taken millennia to evolve, Scheduled Monuments, Grade I and II Listed Buildings, High Grade Agriculture Land, Conservation Areas, Protected Views unchanged for centuries and thriving Rural Businesses.

The location chosen by Sunnica could not be more inappropriate; the proposed development will destroy and replace all that we hold dear, with wholesale industrialisation of our beautiful part of the countryside.

Leisure and Lifestyle

We live and enjoy Chippenham for many reasons, some of which are outlined below:

Public Rights of Way – Footpaths (see Appendix 8)

The public rights of way are used by both local residents and ramblers who regularly come to Chippenham to walk. By their very nature, they are off the beaten track and allow walkers to walk deep into this agricultural landscape and enjoy the local wildlife.

People are very concerned that the Sunnica development will negatively impact on their right to roam and enjoy the countryside. It will also fundamentally change the quality of views from the footpaths and, we think, lead to them being used less and being run down and left.



b. Bridleways – (see attached Appendix 8)

Horse riding is a very popular pastime in this area, not least due to the close proximity of Newmarket; the home of horseracing. Riders regularly ride through the village and use the local bridleways to exercise their horses and enjoy the surroundings. Riders have told the council that they may not be able to continue to do this if the Sunnica scheme goes ahead. Firstly, the increase in traffic may make the access roads too dangerous for horses and secondly access to the existing bridleways may be disrupted. Furthermore, the actual landscape will become less attractive for riders and the glint and glare from the solar panels may alarm and spook horses which would deter riders from using routes around the village. Horses are very much woven into the history of this area and to lose their presence through industrialisation would be yet another nail in the coffin for the community.

We have five non racing yards in Chippenham. They have in total approximately 100 horses. This creates jobs in the village for 12 people. If we estimate on average the cost per day for a horse is £20 x 365 x 75 = £547,500 of income into the village per annum.

The construction period and then the industrialising effect Sunnica will have on the area could lead to up to 50% of the horses leaving. Nobody will want to hack in the restricted strange countryside and our best track the Badlingham lane will be unsafe for riding as it will have solar panels on either side of the lane for part of the lane.

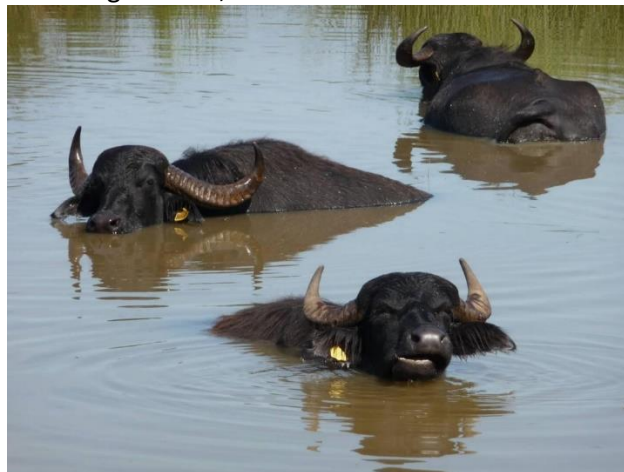
This would mean 6 people would lose their jobs and the village would lose £273,750 of income.

c. Chippenham Fen

Chippenham Fen is a short walk from Chippenham village centre, although no footpaths are available so pedestrians and dog walkers need to be aware of traffic at all times. This area is very popular with walkers and families who come to enjoy the quiet, peaceful environment and the abundance of flora and fauna. The water buffalo are an unusual but exciting sight for visitors. The fen has a circular walking route that starts in Chippenham on the Snailwell Road, loops across the back of Chippenham towards Fordham and comes out on the Fordham Road in Chippenham.



Chippenham Fen has many wetland habitats within its 112 hectares. Unlike the typical Cambridgeshire fens which are on flat land below sea level, Chippenham Fen is twelve metres above sea-level and surrounded by higher farmland. It contains substantial areas of spring-fed calcareous species-rich fen, and more nutrient rich tall fen, as well as a range of unimproved wet meadows, saw sedge beds, small areas of chalk grassland, scrub and wet woodland.



Water Buffalo of Chippenham Fen

Below the shallow peat soils, natural chalk springs continually upwell into the fen, helping to keep it wet. Water levels have to be carefully monitored and a network of dykes (ditches) is carefully managed to make sure that each habitat has just the right amount of water it needs. There are several dams in the dykes, which are used to hold water levels high but can be altered to release excess water in flood conditions.

Saw Sedge beds

As their name suggests, these are dominated by saw-sedge which is a tall triangular-stemmed plant with viciously serrated leaves. Large stands of this plant, such as at Chippenham Fen, are rare in Europe. Although not rich in wild flowers saw-sedge beds are one of the most important habitats on the fen. The saw-sedge is cut once every four years on rotation to maintain its vigour, and the crop is used in thatching houses.

Mixed Fen

The term 'mixed fen' refers to several parts of Chippenham Fen which contain various amounts of reed, grasses, sedges and rushes together with many wild flowers, including bogbean, bog pimpernel and marsh fragrant orchids. In order to keep the fen open Natural England mow and remove the cuttings once every year or two. In 2001, a grazing trial using water buffalo started.

Wet Meadows

Meadows on the northern and eastern edges of Chippenham Fen are dominated by purple moor grass and blunt-flowered? Rush, and are particularly flower rich. This type of meadow is rare in Europe. Many orchids grow in the meadows, such as marsh helleborine and the unusual yellow flowered form of early marsh orchid. The meadows support the rare Cambridge Milk Parsley, known from only three locations in the country, of which Chippenham Fen is the best site.

Woodlands

Some of the woodlands were planted in the 1790's and have developed their own ecological character. Trees of dry land, such as Scot's Pine and Yew, can be found in the woods dating from this period. Younger woodland developed in the 1950s and 1960s on fen habitats, and we have gradually been removing this to restore the fen.

Animals

The combination of habitats is very good for invertebrates, and there are some flies and other insects which are not found elsewhere in the UK. Several hundred different moths have been found including the rare Silver-barred moth which flies readily if disturbed during the day.

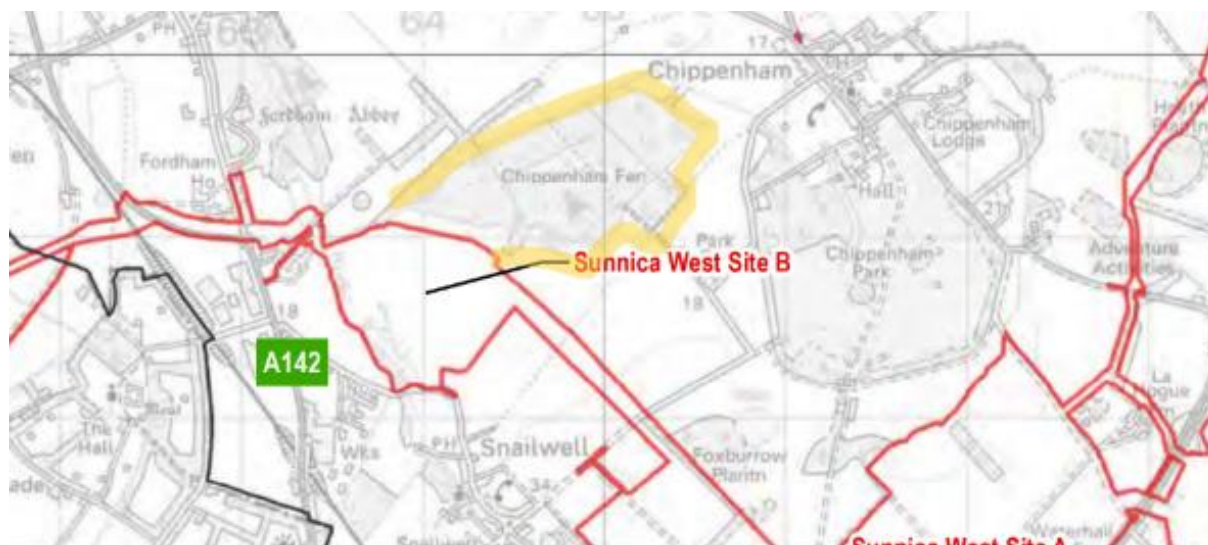
Dragonflies are everywhere in Summer. On warm evenings, glow worms are found along the paths. Birds on the National Nature Reserve include snipe, woodcock, grasshopper warbler, tawny owl, barn owl and water rail.

Hobbies can sometimes be seen in summer flying around catching dragonflies. Serotine bats fly over the fen to feed, as well as other bats including pipistrelles and brown long-eared bats.

What the Fen means to us

People in Chippenham and the surrounding villages feel so lucky to live close to such a treasure-trove of flora and fauna. The fen has been maintained and looked after by Natural England to ensure that it thrives. Whilst the fen itself may survive this development, like Chippenham, it will be surrounded by fields of solar panels and batteries. This in itself and the construction and disturbance in the nearby fields may alter the behaviours, nesting and breeding habits of local wildlife. The fen is walked daily by residents, ramblers (both organised walks and independent walkers), dog walkers and families. As mentioned elsewhere, the access on foot to the fen is by walking in the road for part of the way. This may prove too dangerous when the traffic numbers vastly increase and it would be a shame if people stopped visiting just because it became too dangerous to do so.

Map showing proximity of Chippenham Fen (outlined in yellow) to the Sunnica development.



d. St Margaret of Antioch Church

Chippenham has a lovely church – St Margarets. The church building dates back to the 13th Century and included a chapel used by the Knights Hospitallers. The Knights Hospitallers were an order of Knights founded in the 12th Century to help sick pilgrims going to the Holy Land. Chippenham was an important site for the them and they had one of



their preceptories here, with an infirmary, hall, chapel, etc. Sadly, these buildings no longer survive, but parts of the cellars are believed to remain below the Georgian School House which is nearly opposite the church. Parts of the Norman church are still visible and you can see the outlines of early windows in the North part of the choir and behind the main altar.

After a disastrous fire in 1446, much of the church was rebuilt. The South porch dates from this time, as well as some of the poppy-headed pews. The aisle and clerestory windows were rebuilt in Perpendicular style after the fire. The wall-paintings are also 15th Century.

On March 23rd 1643, during the purges by Puritans, the church was visited by William Dowsing who destroyed the stained glass windows and covered the frescoes with whitewash. Internal alterations during the 17th Century included the addition of a gallery across the West (Tower) end of the aisle, since demolished.

Further major restoration was carried out in the 19th century. In 1885 the chancel was rebuilt, a new East window installed and the floor tiled. The choir-stalls date from this restoration. The nave was restored in 1893, including replacement of the pillars along the South side (the North pillars are original). The font also dates from 1893.

In the 20th century, the Tharp Chapel in the North aisle, designed by architect Sir Basil Spence, was constructed by the Tharp family. It was dedicated by the Bishop of Ely in 1948. The inscription round the chapel walls records the memory of John Tharp, killed in Algiers in 1943.

Cleaning and restoration of the wall-paintings began in the 1970s. A rough patch of the North wall in the Tharp Chapel shows where one of the wall-paintings once hung. This was a large figure of St. Michael which had been carefully restored and was in the process of being replaced when it accidentally fell and smashed into pieces.

The church tower was restored in 1994, when the old stucco-work was removed and replaced with a fine honey-coloured finish. The tower itself is a mixture of clunch, flint and pebble rubble, there being no hard local stone available nearby.

The church is a central feature in the village, not only physically but also as a place for people to gather, pray and support each other. The church is active in the village and provides spiritual and pastoral care for residents and those who travel to visit or worship.

What the church means to us

The church has always been a central feature of the village. Residents have worked throughout the years to maintain and preserve it so that allcomers have a place for worship and quiet reflection. It has marked significant times in many lives with christenings, marriages and funerals and aims to be a friendly welcoming environment. It is the focus for Remembrance Sunday as the village's war memorial is in the churchyard.

Dating from the 12thC, the architecture of the church brings sightseers and tourists to the village. It is very popular with rambling groups as a stop-off point. The recent extension provides a kitchen and facilities to allow the church to be used for more general get-togethers. At the moment, the church sits in a quiet, tranquil setting. This will no longer be true if the scheme goes ahead and the B1085 becomes a traffic hotspot.

Sport and Leisure

Being a small, rural village with next to no public transport, the residents of Chippenham have worked hard to create a community and part of this are our sports clubs. It is important that children have the independence to access these clubs and facilities. Currently, they can do this by bike or on foot, however many parents are concerned about the massive increase in vehicle movements that will happen during the building phase of the Sunnica development and this may impact on the level of independence that these young people can experience. Going forward, if the scheme is built, the fields and outlook from the public footpaths will change from a pretty bucolic scene to a dystopian vista.

Cricket Club

The cricket club is active and thriving, providing adult, junior, girls and ladies teams and coaching. These kinds of activities are vital for young people, especially those with limited access to wider activities offered in towns, so that they can be outside, exercise, and socialise. Having Sunnica as a neighbour will influence the rural feel and detract from the Club. It will become less of a special place to play cricket.

Tennis Club

The tennis club has two open air courts. Again, membership is very healthy and the club members are active in running coaching sessions for juniors and adults, club nights, competitive matches and tournaments. See comments above re: Cricket the same will apply to the Tennis Club.

Bowls Club

The bowls club offer great facilities for lawn bowls and is popular with our more senior residents. It is enjoying a resurgence after having to close during COVID. It is important to have activities available for all ages and abilities.

Dear Sir

We are writing on behalf of Chippenham Bowls Club and would like to voice our concerns about the proposed Sunnica Industrial Solar Farm scheme.

Our club is located in the small, rural village of Chippenham and its location is very much part of the charm and appeal to many of our members and visitors. The club is concerned that the vast Sunnica scheme will change the very fabric of the environment in which we play and this in itself may impact on the longevity of the club and its future success.

In addition, there is no public transport in Chippenham so members and visitors arrive on foot, by bicycle or car. The increased traffic numbers will make all aspects of getting to the club more difficult and deter people from walking/cycling due to road safety issues. This is especially impactful for our younger members and will affect their independence as many parents will not feel comfortable allowing their children to bike to the club whilst the construction of the scheme is underway given predicted volume of traffic.

We ask that these lifestyle factors are taken seriously when considering this application as we are the people who will need to live with the consequences of this scheme long after the decision has been made.

Thank you

Joy Bavey

Chippenham Bowls Club

All of the above clubs come together to support the village whenever there is an event, such as the recent Jubilee. This shows great community spirit and a willingness for residents to join together to make the most of our lovely community. The industrialisation of the area will take away the rural, village feel that so many members enjoy.

f. Cycling

Chippenham is often used by solo cyclists and cycling clubs and is a regular route for both competitive racing and riding for fun and exercise.

g. Recreational Horses – we are aware of livery and training businesses that will be put under pressure during construction and when the Sunnica site is operating. Please see Appendix 9 for details. In summary people are considering moving horses away from the area because during the construction period for the site the roads will be too dangerous to ride on and after construction bridleways in the area when reopened will be unsafe to use. Please see attached relevant representation (appendix 10) by Rowley Fenwick who has had two serious accidents when riding close to clusters of solar panels.

Conclusion

If this scheme is allowed to go ahead, it will have a tidal wave ripple effect through the many communities that it touches. It's not just the traffic, the change of use of the agricultural land, the loss of views, the loss of flora and fauna, the industrialisation of the countryside, the reduction in arable farming and the increased food miles it will create – it the cumulative effect of all these elements and more coming together to impact on our lives.

We hope that with this document we have given the Examining Authority a vivid picture of what it is like to live in Chippenham. What it lacks in modern conveniences it makes up for in natural beauty, a supportive and active community and providing a safe and enjoyable environment for children, families and actually, people of all ages.

People have chosen to live here because it is rural, quiet and close to nature and the very reasons that motivated people to move here will no longer exist if the Sunnica development goes ahead. Chippenham may become an area that is actually not very attractive to live, as it will then lack both convenience and rural charm and will become a ghost of its former self.

No one in Chippenham is against renewal energy, in fact, it is becoming more important than ever but the cost of this development must be weighed against the impact it will have for many, many years to come. The view in Chippenham is that this is a cost too high to bear.



Appendices

1	c. Village survey on peoples' views on the Sunnica proposal d. Village survey on the adequacy of the consultation process for Sunnica
2	Inadequacy of Consultation Document
3	Sunnica – Soil and Agriculture Baseline Report
4	Map showing Sunnica scheme and boundaries with Chippenham
5	Farmer yield statistics
6	Reservoir map
7	
8	Public Rights of Way map
9	Recreational horse businesses
10	Letter from JB Fenwick & Son
11	Limekilns – comments from residents
12	
13	Comments from La Hogue Farm Shop and Café
14	Comments from Mr & Mrs Hurst
15	Comments from Mrs Gallop
16	Survey results from La Hogue café
17	Survey results from Tharp Arms pub
18	Sunnica Farm Budget
19	Extract from East Cambridgeshire District Council Planning Meeting

Appendix 1 A

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CPC Sunnica Questionnaire Results.xlsx



CHIPPENHAM PARISH COUNCIL - Sunnica Questionnaire Distribution & Results

Compiled By: Cllr Nick Bennett

Date Updated: 11/11/2019

Results - Yes / No										
Unique Number	Approximate Area of Distribution	Volunteer	Date Delivered	Returned Yes / No	Q. 1 In Favour of Renewable	Q. 2 In Favour of Sunnica	Q. 3 In Favour if Smaller	Q. 4 In Favour of Other Renewable	Comments Made	Comments on the Submission
1	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Too large & no regard to the environment
2	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	No	Yes	Too large & planting scheme required
3	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Too large & unsuitable
4	Badlingham	Nick W	26/10/19	Yes	No	No	No	No	No	
5	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Needs to be on a smaller scale
6	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Too large
7	Spare	Nick W								
8	Badlingham	Nick W	26/10/19	Yes	Yes	No	No	No	No	
9	Badlingham	Nick W	26/10/19	Yes	No	No	No	No	No	
10	Spare	Nick W								
11	Badlingham	Nick W	26/10/19	Yes	Yes	No	No	No	No	
12	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	No	
13	Spare	Nick W								
14	Badlingham	Nick W	26/10/19	Yes	Yes	No	X	X	No	Question marks for Q. 3 & Q. 4
15	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	No	
16	Badlingham	Nick W	26/10/19	Yes	Yes	No	Yes	Yes	No	
17	Spare	Sally								
18	Outlying	Sally	26/10/19							
19	Outlying	Sally	26/10/19							
20	Outlying	Sally	26/10/19							
21	Outlying	Sally	26/10/19							
22	Outlying	Sally	26/10/19							
23	Outlying	Sally	26/10/19	Yes	Yes	No	No	X	Yes	Okay when well conceived like Toggam
24	Outlying	Sally	26/10/19	Yes	Yes	No	No	Yes	No	
25	Outlying	Sally	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Too large, too close & damage wildlife
26	Outlying	Sally	26/10/19	Yes	Yes	No	No	No	Yes	Not on farmland, bio digester maybe
27	Outlying	Sally	26/10/19	Yes	Yes	No	Yes	Yes	No	
28	Outlying	Sally	26/10/19							
29	Spare	Sally								
30	Spare	Sally								
31	Spare	Sally								
32	Spare	Sally								
33	Spare	Sally								
34	Outlying	Sally	26/10/19	Yes	Yes	No	No	No	Yes	Inappropriate, damaging, no benefit
35	Spare	Sally								
36	Spare	Sally								
37	Spare	Sally								
38	Outlying	Sally	26/10/19							
39	Outlying	Sally	26/10/19							
40	Outlying	Sally	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Prefer wind farms as farmland can be used
41	Palace Lane	Ian	26/10/19							
42	Palace Lane	Ian	26/10/19							
43	Palace Lane	Ian	26/10/19							
44	Palace Lane	Ian	26/10/19	Yes	Yes	X	Yes	X	No	Did not answer Q. 2 & Q. 4
45	Palace Lane	Ian	26/10/19							
46	Palace Lane	Ian	26/10/19							
47	High Street (S)	Ian	28/10/19	Yes	Yes	No	Yes	X	Yes	Need more information on other renewable
48	S/W High Street (N)	Ian	26/10/19	Yes	Yes	No	Yes	No	No	
49	S/W High Street (N)	Ian	26/10/19	Yes	No	No	No	No	No	
50	S/W High Street (N)	Ian	26/10/19							
51	S/W High Street (N)	Ian	26/10/19							
52	S/W High Street (N)	Ian	26/10/19							
53	S/W High Street (N)	Ian	26/10/19							
54	S/W High Street (N)	Ian	26/10/19	Yes	Yes	No	Yes	No	No	
55	S/W High Street (N)	Ian	26/10/19							
56	S/W High Street (N)	Ian	26/10/19							
57	S/W High Street (N)	Ian	26/10/19							
58	S/W High Street (N)	Ian	26/10/19	Yes	Yes	No	No	Yes	Yes	Not in favour of man made threats
59	S/W High Street (N)	Ian	26/10/19							
60	S/W High Street (N)	Ian	26/10/19							
61	S/W High Street (N)	Ian	26/10/19							
62	S/W High Street (N)	Ian	26/10/19							
63	S/W High Street (N)	Ian	26/10/19							
64	S/W High Street (N)	Ian	26/10/19							
65	S/W High Street (N)	Ian	26/10/19							
66	S/W High Street (N)	Ian	26/10/19							
67	S/W High Street (N)	Ian	26/10/19							
68	S/W High Street (N)	Ian	26/10/19							
69	S/W High Street (N)	Ian	26/10/19	Yes	Yes	No	Yes	Yes	No	
70	S/W High Street (N)	Ian	26/10/19							
71	S/W High Street (N)	Ian	26/10/19							
72	S/W High Street (N)	Ian	26/10/19							
73	S/W High Street (N)	Ian	26/10/19							
74	High Street (S)	Ian	28/10/19							
75	High Street (S)	Ian	28/10/19	Yes	Yes	Yes	Yes	No	Yes	Wind is ugly & Bio smells
76	High Street (S)	Ian	28/10/19							

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77	S/W High Street (N)	Ian	27/10/19	Yes	Yes	No	Yes	No	No	
78	S/W High Street (N)	Ian	27/10/19	Yes	Yes	No	Yes	No	No	
79	Spare	Ian								
80	S/W High Street (N)	Ian	26/10/19	Yes	Yes	No	Yes	Yes	No	
81	Spare	Suzanne								Given to Josh as an example
82	Spare	Suzanne								
83	Spare	Suzanne								
84	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
85	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	Yes	Detailed concerns / site at sea
86	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
87	Scotland End	Suzanne	27/10/19							
88	Spare	Suzanne								
89	Spare	Suzanne								
90	Spare	Suzanne								
91	Scotland End	Suzanne	27/10/19	Yes	Yes	Yes	X	X	Yes	Extensive reply & why CPC opposing?
92	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
93	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
94	Scotland End	Suzanne	27/10/19							
95	Scotland End	Suzanne	27/10/19							
96	Scotland End	Suzanne	27/10/19							
97	Spare	Suzanne								
98	Spare	Suzanne								
99	Scotland End	Suzanne	27/10/19							
100	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
101	Scotland End	Suzanne	27/10/19	Yes	Yes	No	No	No	Yes	Should be located near roads etc..
102	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
103	Scotland End	Suzanne	27/10/19							
104	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	No	
105	Spare	Suzanne								
106	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Views would be lost. In favour of Bio digester
107	Scotland End	Suzanne	27/10/19							
108	Scotland End	Suzanne	27/10/19							
109	Scotland End	Suzanne	27/10/19							
110	Scotland End	Suzanne	27/10/19	Yes	Yes	No	No	No	Yes	Should only on poor arable land
111	Spare	Suzanne								
112	Spare	Suzanne								
113	Scotland End	Suzanne	27/10/19							
114	Scotland End	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Near motorway etc.. / more info required
115	Scotland End	Suzanne	27/10/19	Yes	Yes	No	No	No	Yes	Would have to be very small
116	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	No	Q. 3 much smaller with Q 4 'more' crossed out
117	Spare	Suzanne								
118	N/E High Street (N)	Suzanne	27/10/19							
119	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
120	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Q. 4 not a windfarm but yes to bio digester
121	N/E High Street (N)	Suzanne	27/10/19							
122	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	No	
123	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Yes subject to normal checks
124	Spare	Suzanne								
125	Spare	Suzanne								
126	N/E High Street (N)	Suzanne	27/10/19							
127	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	No	No	No	
128	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	X	Yes	Not Q. 4. Making money, off shore yes
129	N/E High Street (N)	Suzanne	27/10/19							
130	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Depends on project size, environment etc...
131	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	Yes	Yes	Too big, live with for generations. Gradual?
132	N/E High Street (N)	Suzanne	27/10/19	Yes	Yes	No	Yes	No	No	
133	N/E High Street (N)	Suzanne	27/10/19							
134	N/E High Street (N)	Suzanne	27/10/19							
135	Spare	Suzanne								
136	Tharp Way	Nick B	26/10/19							
137	Tharp Way	Nick B	26/10/19							
138	Tharp Way	Nick B	26/10/19							
139	Tharp Way	Nick B	26/10/19							
140	Tharp Way	Nick B	26/10/19							
141	Tharp Way	Nick B	26/10/19							
142	Tharp Way	Nick B	26/10/19	Yes	No	No	Yes	Yes	No	There is a contradiction in this return
143	Tharp Way	Nick B	26/10/19							
144	Tharp Way	Nick B	26/10/19							
145	Tharp Way	Nick B	26/10/19							
146	Tharp Way	Nick B	26/10/19							
147	Tharp Way	Nick B	26/10/19							
148	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	No	No	
149	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	Just too large
150	Tharp Way	Nick B	26/10/19							
151	Tharp Way	Nick B	26/10/19							
152	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	No	No	
153	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	If much smaller!
154	Tharp Way	Nick B	26/10/19							
155	Tharp Way	Nick B	26/10/19							
156	Tharp Way	Nick B	26/10/19	Yes	Yes	Yes	X	Yes	No	
157	Tharp Way	Nick B	26/10/19							
158	Tharp Way	Nick B	26/10/19							
159	Tharp Way	Nick B	26/10/19							
160	Tharp Way	Nick B	26/10/19							
161	Tharp Way	Nick B	26/10/19							
162	Tharp Way	Nick B	26/10/19							
163	Tharp Way	Nick B	26/10/19							
164	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	

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163	Tharp Way	Nick B	26/10/19							
164	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
165	New Street	Nick B	26/10/19							
166	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	No	No	
167	Tharp Way	Nick B	26/10/19							
168	Tharp Way	Nick B	26/10/19							
169	Tharp Way	Nick B	26/10/19							
170	New Street	Nick B	26/10/19							
171	Tharp Way	Nick B	26/10/19							
172	Tharp Way	Nick B	26/10/19							
173	Tharp Way	Nick B	26/10/19							
174	Tharp Way	Nick B	26/10/19							
175	Tharp Way	Nick B	26/10/19							
176	New Street	Nick B	26/10/19	Yes	Yes	No	No	Yes	No	
177	New Street	Nick B	26/10/19	Yes	Yes	Yes	Yes	Yes	No	
178	New Street	Nick B	26/10/19	Yes	No	No	Yes	No	No	
179	New Street	Nick B	26/10/19							
180	New Street	Nick B	26/10/19							
181	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
182	Tharp Way	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
183	Tharp Way	Nick B	26/10/19							
184	Tharp Way	Nick B	26/10/19							
185	Tharp Way	Nick B	26/10/19							
186	New Street	Nick B	26/10/19							
187	New Street	Nick B	26/10/19							
188	New Street	Nick B	26/10/19							
189	New Street	Nick B	26/10/19	Yes	Yes	Yes	Yes	Yes	No	
190	New Street	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
191	New Street	Nick B	26/10/19							
192	New Street	Nick B	26/10/19							
193	New Street	Nick B	26/10/19							
194	New Street	Nick B	26/10/19							
195	New Street	Nick B	26/10/19	Yes	Yes	No	No	No	No	
196	New Street	Nick B	26/10/19							
197	New Street	Nick B	26/10/19	Yes	Yes	Yes	Yes	No	No	
198	New Street	Nick B	26/10/19							
199	New Street	Nick B	26/10/19							
200	New Street	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Depends on project size, environment etc...
201	New Street	Nick B	26/10/19							
202	New Street	Nick B	26/10/19							
203	New Street	Nick B	26/10/19							
204	New Street	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
205	New Street	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	Detailed concerns
206	New Street	Nick B	26/10/19							
207	New Street	Nick B	26/10/19	Yes	Yes	No	No	Yes	Yes	Must not remove productive farmland
208	New Street	Nick B	26/10/19							
209	New Street	Nick B	26/10/19							
210	New Street	Nick B	26/10/19							
211	New Street	Nick B	26/10/19							
212	New Street	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	
213	New Street	Nick B	26/10/19							
214	Stable Block	Nick B	26/10/19							
215	Stable Block	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	Not wind farm / Yes Bio digester
216	Stable Block	Nick B	26/10/19							
217	Stable Block	Nick B	26/10/19							
218	Stable Block	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	Yes	Not convinced, who benefits. Other things...
219	Stable Block	Nick B	26/10/19	Yes	Yes	No	Yes	No	No	
220	Stable Block	Nick B	26/10/19							
221	Stable Block	Nick B	26/10/19							
222	High Street (S)	Nick B	26/10/19							
223	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	Comprehensive assessment required
224	High Street (S)	Nick B	26/10/19							
225	High Street (S)	Nick B	26/10/19							
226	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	To big for our densely populated area
227	High Street (S)	Nick B	26/10/19							
228	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	No	
229	High Street (S)	Nick B	26/10/19							
230	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	Yes	Yes	Agricultural land should not be used
231	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	Yes	No wind farm
232	High Street (S)	Nick B	26/10/19							
233	High Street (S)	Nick B	26/10/19							
234	High Street (S)	Nick B	26/10/19							
235	High Street (S)	Nick B	26/10/19							
236	High Street (S)	Nick B	26/10/19							
237	High Street (S)	Nick B	26/10/19							
238	High Street (S)	Nick B	26/10/19							
239	High Street (S)	Nick B	26/10/19							
240	High Street (S)	Nick B	26/10/19							
241	High Street (S)	Nick B	26/10/19							
242	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	No	Wrong area - Mildenhall base better
243	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	Yes	Yes	Planning permission/roofs instead
244	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	Particularly a Windfarm
245	High Street (S)	Nick B	26/10/19	Yes	No	No	No	No	No	
246	High Street (S)	Nick B	26/10/19							
247	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	Yes	Suspect various company names - Risky
248	High Street (S)	Nick B	26/10/19	Yes	No	No	No	No	Yes	In favour of Fracking
249	High Street (S)	Nick B	26/10/19							
250	High Street (S)	Nick B	26/10/19							

Done

CPC Sunnica Questionnaire Results.xlsx

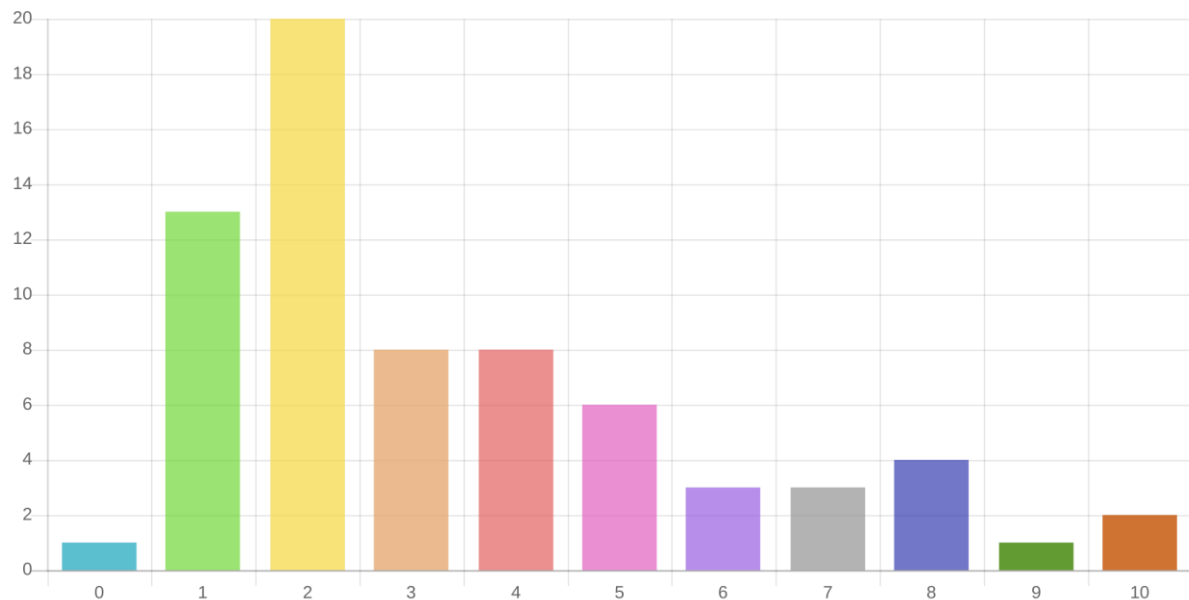


232	High Street (S)	Nick B	26/10/19	Yes							
233	High Street (S)	Nick B	26/10/19								
234	High Street (S)	Nick B	26/10/19								
235	High Street (S)	Nick B	26/10/19								
236	High Street (S)	Nick B	26/10/19								
237	High Street (S)	Nick B	26/10/19								
238	High Street (S)	Nick B	26/10/19								
239	High Street (S)	Nick B	26/10/19								
240	High Street (S)	Nick B	26/10/19								
241	High Street (S)	Nick B	26/10/19								
242	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	No	Wrong area - Mildenhall base better	
243	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	Yes	Yes	Planning permission/Roofs instead	
244	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	No	Particularly a Windfarm	
245	High Street (S)	Nick B	26/10/19	Yes	No	No	No	No	No		
246	High Street (S)	Nick B	26/10/19								
247	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	Yes	Suspect various company names - Risky	
248	High Street (S)	Nick B	26/10/19	Yes	No	No	No	No	Yes	In favour of Fracking	
249	High Street (S)	Nick B	26/10/19								
250	High Street (S)	Nick B	26/10/19								
251	High Street (S)	Nick B	26/10/19								
252	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	No	No		
253	High Street (S)	Nick B	26/10/19	Yes	Yes	Yes	No	No	No		
254	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	Yes	Yes	No wind farm	
255	High Street (S)	Nick B	26/10/19								
256	High Street (S)	Nick B	26/10/19	Yes	Yes	No	No	No	Yes	Attachment: End of life funds etc...	
257	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	Negative impact: Physical, mental & enviro. health	
258	High Street (S)	Nick B	26/10/19								
259	High Street (S)	Nick B	26/10/19								
260	High Street (S)	Nick B	26/10/19	Yes	Yes	No	Yes	No	Yes	Battery storage concern. Refuse domestic etc	
Unique Number	Approximate Area of Distribution	Volunteer	Date Delivered	Returned Yes / No	Q. 1 In Favour of Renewable	Q. 2 In Favour of Sunnica	Q. 3 In Favour if Smaller	Q. 4 In Favour of Other Renewable	Comments Made	Comments on the Submission	
Printed			Delivered	Returned							
260			232	97							
				Yes Totals:	90	7	68	43	42		
				No Totals:	7	89	26	48	55		
				'X' Totals:	0	1	3	6	0		
			Return Percentage:	41.8%							
			Yes Results Percentages:	92.8%	7.2%	70.1%	44.3%	43.3%			
			No Results Percentages:	7.2%	91.8%	26.8%	49.5%	56.7%			
			'X' Results Percentages:	0.0%	1.0%	3.1%	6.2%	0.0%			
		Delivered	Returned	%	Return Rating						
	Badlingham	13	13	100.0%	1						
	Outlying	15	7	46.7%	4						
	Palace Lane	6	1	16.7%	10						
	High Street (S)	43	19	44.2%	5						
	S/W High Street (N)	29	8	27.6%	8						
	Scotland End	24	14	58.3%	3						
	N/E High Street (N)	16	10	62.5%	2						
	Tharp Way	43	10	23.3%	9						
	New Street	35	12	34.3%	7						
	Stable Block	8	3	37.5%	6						
	Spare	28									
	Total Checks	260	97								
CHIPPENHAM PARISH COUNCIL - Sunnica Questionnaire Distribution & Results											
								Note:		Yellow shading means a 'maybe' vote usually with qualifications	
									X	Box not filled in	

Sunnica - Statutory Consultation Survey

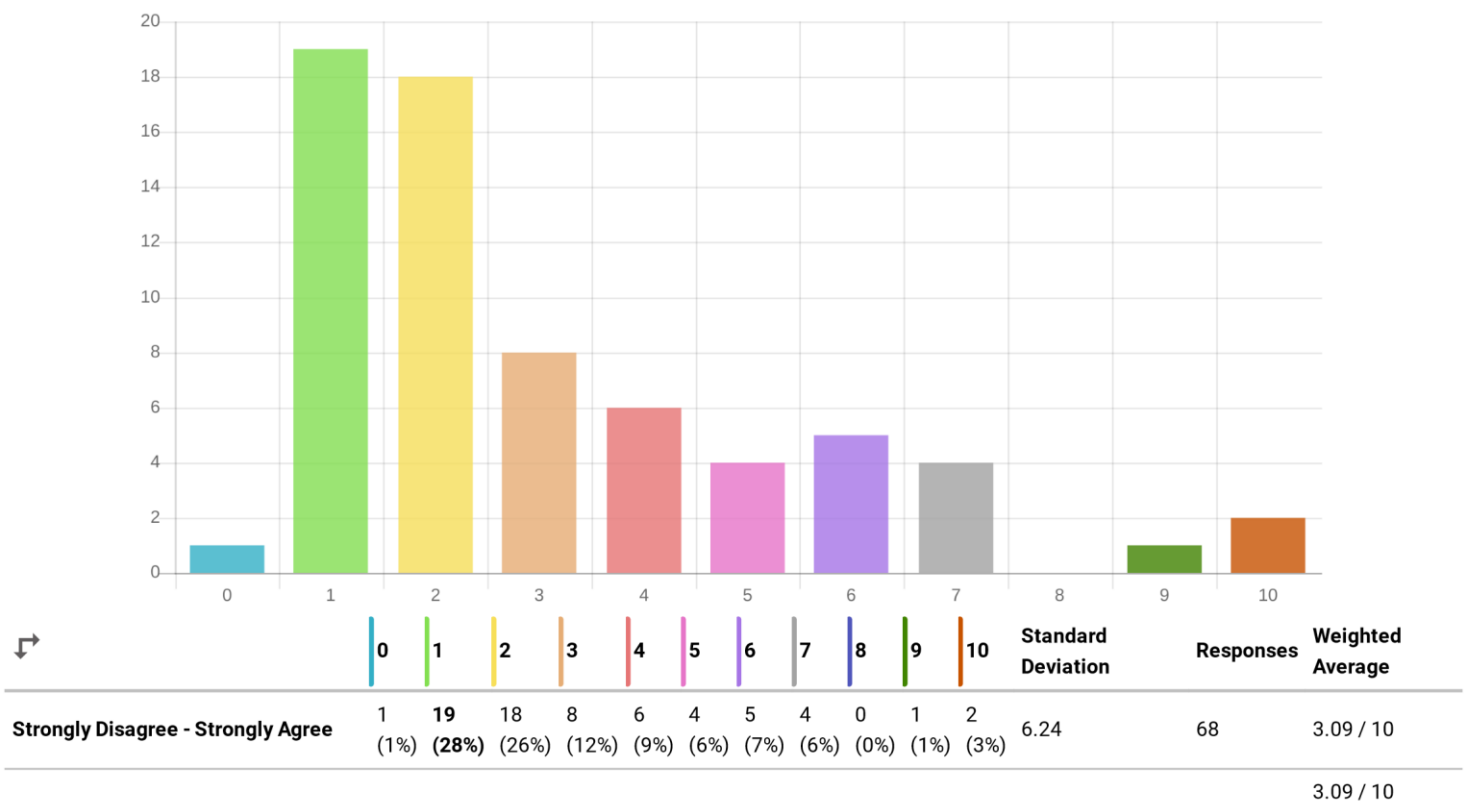
Chippenham Parish Council would like to obtain residents' views on the statutory consultation process held by Sunnica between September and December 2020 for the proposed energy farm covering 2800 acres in the local area. Thinking about the consultation held by Sunnica; please score the following statements:

1 I had no problems using the booklet and online information provided

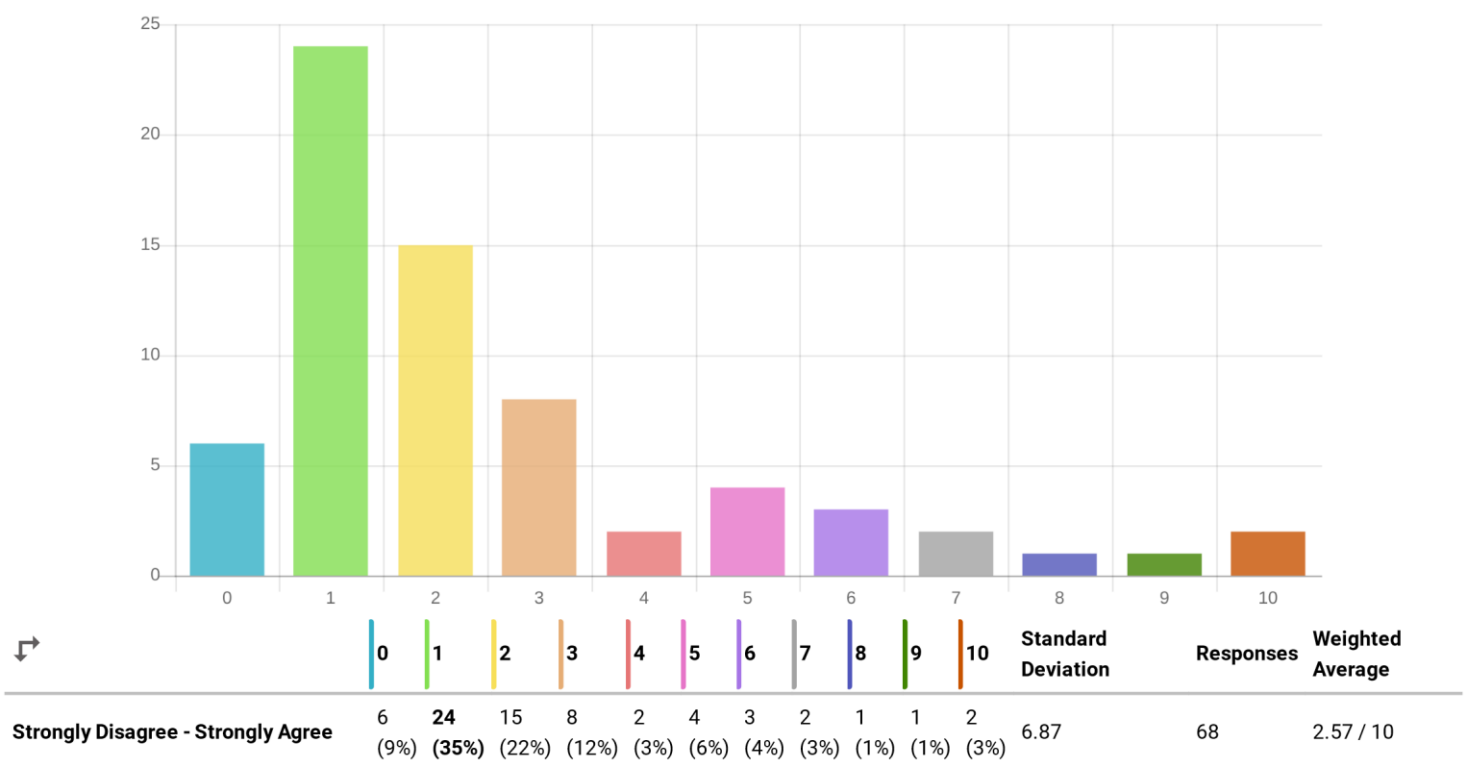


	0	1	2	3	4	5	6	7	8	9	10	Standard Deviation	Responses	Weighted Average
Strongly Disagree - Strongly Agree	1 (1%)	13 (19%)	20 (29%)	8 (12%)	8 (12%)	6 (9%)	3 (4%)	3 (4%)	4 (6%)	1 (1%)	2 (3%)	5.56	69	3.46 / 10
														3.46 / 10

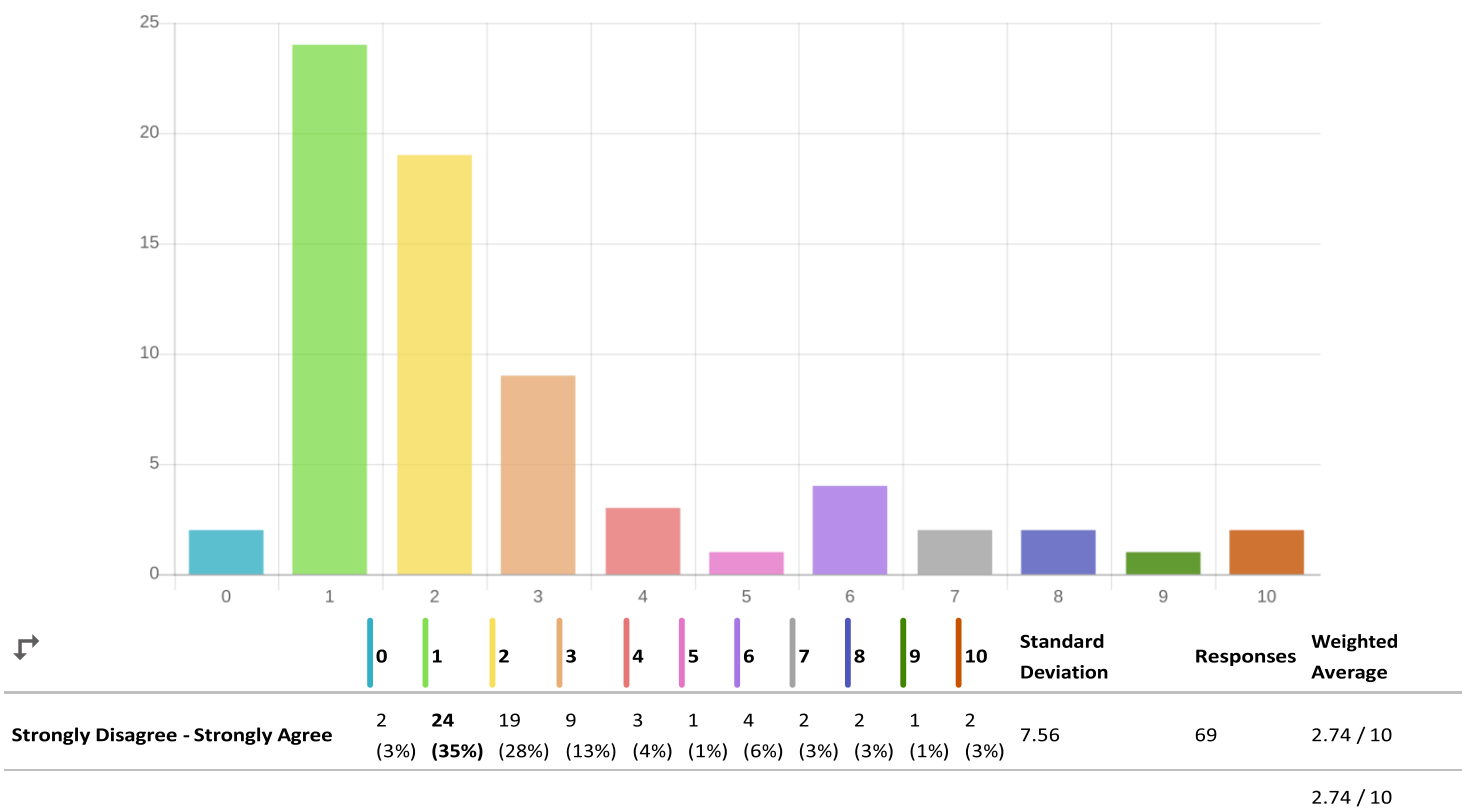
2 The information supplied was easy to understand



3 The online exhibition, webinars and contact arrangements meant questions could be raised and answered



4 The consultation has helped me to respond to Sunnica's proposal



A lack of information provided by Sunnica has made it extremely difficult to feel that concerns have been acknowledged or considered by Sunnica

The concerns raised over unstable batteries have not been sufficiently addressed by Sunnica.

Whether they have consulted or not, they have not changed my opinion on the best use and most appropriate use of the land. I do not believe that productive agricultural land should be covered in solar panels, it should be used to grow food crops to improve the sustainability of the UK food supply chain

Consultations have been deliberately misleading and done nothing to reassure locals or even answer their questions. Question 3 – simply not correct. Answers were rarely given fully. At no point has Sunnica made understanding any part of the NSIP application easy to understand. Questions could not be raised and answered. They were very selective.

Question 5 – not at all.

Appalling, few questions were meaningfully answered. Inaccessible for many. Absence of vital information on which to consult; exact site boundaries, true scale, decommissioning, detail of archaeological and biodiversity information they have found, disruption of construction, compensation. Total one-way dialogue from Sunnica.

Never addressed the size issue or how this misuse of agricultural property fits with the government's post Brexit strategy for agriculture. Or the fact that the land identified is labelled as 'lower quality'. Nor did they comment on how or if it was possible to reduce the impact on local village traffic. Also, there has been no comment made about the impact on public rights of way – footpaths, bridleways, green lanes.

I feel that this has all been an underhanded, one-sided consultation in favour of Sunnica. How despicable that surveyors are already out digging proposed sites, even before permission has actually been granted. This proposal is, in my view, very unfair. The size of it is far too large for one area to cope with. I am all for moving forward with the times, therefore I think something on a much smaller scale would have been more acceptable with the majority. Someone must be receiving financial gain (backhanders). I only hope we are still not too late to be heard. I am deeply resentful and untrusting of anything Sunnica. From a very concerned resident.

I was able to read the booklet/online information supplied by Sunnica. However, the information was incomplete, based on outcomes for which there is no current precedent, and in many cases deliberately vague and extremely misleading. My own questions raised with Sunnica have not been answered. Therefore, the consultation process itself, lack of comprehensive information and of answers/clarification to my queries subsequent to it, has not helped me to respond to the proposal. I am computer literate and have online access; many of those whose views are important may not have been able to access and participate in an online consultation.

Need to involve people who do not use Zoom. Not many of the webinar questions were properly answered sadly. TBH it isn't even clear that there is a consultation occurring!

Consultation online doesn't work. Sunnica had control of the meetings due to being online, which meant a true picture of the communities' thoughts couldn't be obtained. The consultation process should have been delayed until physical meetings could happen.

This is a welcomed proposal.

Not enough engagement to allow members of the public who will be affected by this scheme to fully engage and understand its impact.

Maps were not easy to comprehend. Large amount of detail lacking.

This is a massive project, with a lot of detailed information available. To expect individuals to be able to assimilate this is unrealistic. To expect individuals to be able challenge it is also realistic, even if the mechanisms are available. I have read and understood parts of the information (where I have a particular interest) and found it simplistic and inaccurate- this leads me to doubt the accuracy of the rest.

Whilst I saw the online and booklet, I was unaware of the webinars by Sunnica. But looking back at their times, I would have been unable to attend due to work, leaving me with no way to add my opinions. It also shuts out people who are unable to use video calls. There have been no further options for those of us to take part at an alternative time/way. It makes it seem as though Sunnica are doing their best to use being unable to meet face to face to their advantage and plough ahead, by making it look as though there are no objections. When in fact, a majority of local residents have been unable to join in or have not been aware of these consultations at all. Completely unfair process.

Appendix 2

Inadequacy of Consultation

Sunnica's 'virtual-only' consultation has not been delivered as well as it should have been. Residents would like a second round of consultation when more details about the scheme have been put together by Sunnica and when they can offer a means of truly engaging with all of the affected residents (which has been so lacking to date). Main concerns are as follows:

Lack of Access to Information:

- When planning the consultation during the pandemic, how did Sunnica assess what proportion of the population of the affected villages had access to the internet/ computers? The Covid pandemic has highlighted all too clearly that there are many families who do not have laptops/ computers (as shown, for example, with the issues accessing home school work). The virtual-only format discriminates against older members of the population and those without computers, as well as those who are less computer literate.

- Sunnica placed far too much reliance on a brochure and questionnaire as a means of 'consulting.' Consulting means 'discussing' – a brochure drop is NOT a discussion. Unfortunately, the Sunnica consultation brochure (which only gave a very superficial overview of some aspects of the proposal) was all that those residents who could not access the virtual information had to rely on, thus excluding many of them from making meaningful assessments of the scheme.

- The Sunnica consultation brochure and webinars made numerous mentions of the PEIR, which Sunnica described as a 'significant document' as it contains important additional detail about the scheme. But this was not made available to all residents – it was only available online. Many villagers were unable to access the electronic version. During a telephone request for a hard copy PEIR, Sunnica said that they couldn't post one out as it was too big for printing and too big for e.g. a DVD. In their brochure and Statement of Community Consultation (SoCC) it stated that they could supply hard copies, if requested, at a cost of 35p per page (it's a 900-page document!). This is discriminatory – against those who could not access the e-version and those that could not afford to pay for copies (especially at a time when many are facing financial hardship). After being asked multiple times about obtaining a hard copy of the PEIR in each of the villages (requests from residents, Parish Councils, as well as during the October webinar question sessions, etc.) Sunnica then put the onus on the Parish Councils to try and find a way of getting hard copies available in the villages. Such a vital part of the consultation has to be made available by the applicant from the very beginning of the consultation. It is not the responsibility of the PCs to distribute Sunnica's information about the scheme simply because they were unwilling to make a trip to the villages. Unfortunately, despite these requests, the hard copies never did make it to some of the villages (e.g. Isleham, Snailwell). Even where they did make it, by the time they arrived there was a second national lockdown so people were unable to leave their house to go and read it. Fordham village received their PEIR copy in December, just before the consultation closed (despite Fordham PC sending reminders!). In addition, the villages that did eventually receive a hard copy PEIR (e.g. Chippenham, Feckenham, Fordham) only received a partial document, without any of the appendices that contain further vital detail. Had a full, hard

copy of the PEIR (main document and appendices) been made available in all affected villages from 22nd September, more people could have read it. There is no reason why this could not have been done.

- Lack of any physical consultation events excluded many villagers who would otherwise have engaged with the consultation. The pandemic was used as an excuse not to hold any physical meetings whatsoever. However, many of the villages held community events such as Farmer's Markets and Neighbourhood Plan consultations while complying with Government's COVID-19 safety guidelines during the first 7 weeks or so of the consultation period. It was possible for Sunnica to design a safe event for each village, particularly at the beginning of the consultation period. They were asked several times to do this during their webinars but they chose not to.
- Villagers reported difficulties with the consultation booklet maps at a small scale. They were unclear and difficult to read. Small font size was used in the brochure, making it difficult for visually impaired residents to interpret or measure e.g. distances from their homes to the edge of the scheme boundary etc. Maps such as Sunnica East Site A and B Parameter Plan on page 9 show no village names, road names or other landmarks, meaning they must be read in conjunction with other maps which is difficult to manage given the reader may also be using magnifying lenses. Large format maps are required for villagers to comprehend the boundaries and features of the scheme and need to be supplied by the applicant. Sunnica could easily have placed some large-scale maps and other information displays in village halls for people to go and look at – even if these information displays were not manned by Sunnica.
- Consultation booklets were delivered in plain white envelopes addressed to “The Resident” without any mention of Sunnica on the outside (including the return address). Some people mistook these for unwanted marketing materials and discarded them. This point had been raised during the Non-statutory Consultation (which was publicised in similar plain envelopes) but the problem was repeated during the statutory consultation.

Webinars

- Lengthy time delays with the webinars being presented and the recordings uploaded onto websites. This took up a significant portion of the consultation period. The consultation started on 22nd Sept. The first webinar was not until 1st October. Thereafter, webinars were held on 3rd/8th/10th/15th/17th October, each focussing on a different topic. During the first 30-45 mins of each of these webinars Sunnica gave an introduction to the scheme. These introductions to the topics could have been pre-recorded and made available online at the very beginning of the consultation period (i.e. from 22nd Sept). Unfortunately, because of the way Sunnica chose to schedule its webinars, it meant that anyone wishing to hear e.g. the webinar on Construction and Operations (which first aired on 17th Oct) had to wait almost one month until the webinar on this subject was available. And anyone who missed the ‘live’ webinars then had to wait a further week or more before they could access the recorded version. Had the introduction for the various elements of the scheme been recorded and made available from the beginning, it would have meant that the ‘live’ webinars could have focussed on the questions and answers, which is ultimately what ‘consultation’ is all about.

This would also have made the webinars more manageable from a time perspective, and would have allowed people to prepare questions in advance, on all topics. This would have also made it easier to ask questions across all topics in each of the webinar sessions, rather than the questions being ‘funnelled’ in a topic-specific manner, which limited opportunities for broader questions to be asked.

- Some of the webinars had very poor sound quality. The recorded versions should have been made available online immediately – not over a week later (thus further eating into the time allowed to consider the scheme).
- The webinar format itself was completely inadequate as a means of ‘speaking’ with residents. There was no facility for meaningful dialogue between the people asking and answering a given question. Sunnica could have easily replicated the format used by Lucy Frazer MP, Matt Hancock MP, Brian Harvey (Chair of WSC) etc, who all held excellent Zoom meetings about the Sunnica proposal – these Zoom meetings allowed a proper two-way dialogue to take place, and ensured that residents’ questions were fully understood and answered. Instead, Sunnica chose to do a one-way only webinar format in which questions had to be either submitted in advance or via a chat function during the live webinar. This allowed them to pick which questions they wanted to answer (and they did not answer all). It also meant that if the question was misinterpreted/ not fully understood, there was no means of clarifying it. Or if the response was incomplete or unsatisfactory, there was no way of coming back to it. This meant that anyone asking a question did not necessarily get the answers they needed. Sunnica said that they chose this format for GDPR reasons, which seems a rather ‘flimsy’ excuse. Privacy issues can easily be addressed by the individual attendees choosing to enable video or not, use an anonymous name etc.
- The Say No to Sunnica community group summarised three webinar meetings and they show that over 50% of the non-administrative questions were not answered fully.
- Webinars were poorly attended, reinforcing the comments above about their unsuitability as a means of consultation. During the first series of webinars, fewer than 25 connections were made while the event was being transmitted and questions could be asked online.

Inadequate Time to Review Information

- Consultation started as the Covid-19 pandemic was escalating again after the first national lockdown. During the consultation, a second national lockdown was introduced. This 4 week national lockdown was not adequately compensated for by the 16 day extension to the consultation. The lockdown further reduced people’s already limited access to information. In addition, the scheme boundary was modified yet again during this lockdown (on 9th Nov) making it even more difficult to properly consult as the scheme changed part way through the process.

- Isleham and West Row areas were added to the scheme boundary very late (additional land was added just ahead of the statutory consultation starting) so these villages did not realise the huge impact the new scheme boundary would have on their villages. The Sunnica website was not updated with these changes until the statutory consultation started. So these villages effectively had no 'pre-consultation' or pre-warning about the new boundary and had very limited time to learn about the new scheme proposal, made even more difficult during the pandemic. (Example: Ely Standard article dated 28th August 2020, just over 3 weeks before the consultation started. The article shows the scheme boundary as having 3 sites, stating that Isleham is only affected by cabling routes. This article was based on information taken from the Sunnica website at that time and then contrast this to the reality that was introduced to Isleham via the consultation booklets just a few weeks later ([Huge solar plant moves to stages in East Cambs | Ely Standard](#)).
- Councils were given insufficient time to consider the Statement of Community Consultation (from 3rd Aug-1st Sept 2020) during the pandemic. Difficult to achieve when staff are ill/ working remotely etc.
- NSIPs normally have several rounds of statutory consultation before the application is submitted. This makes sense as it allows for as many details as possible to get answered / be decided before the application proceeds. A second round of consultation is essential to properly review the Sunnica scheme and the impact it will have locally.
- Statutory bodies found it difficult to respond in time due to working from home during the pandemic, staff illness etc.
- Sunnica was very slow in replying to written questions, blaming the pandemic. This prevented residents being able to understand the proposal properly in the allocated time. Many official departments (council offices, planning depts, government depts, etc.) also had long response times due to the pandemic, which further delayed residents obtaining information to assist their understanding of the development.

Sunnica's Inability / Unwillingness to Answer Questions / Lack of Detail About the Scheme

- There were many questions that Sunnica were unable/ unwilling to answer during the consultation despite being asked repeatedly throughout the consultation period. Examples include details of decommissioning, details of batteries (battery type, battery number, outline safety plans etc), details as to how they have assessed the land grade, details of job losses, traffic impact and road damage, etc. Sunnica chose not to divulge the alternative sites they have allegedly considered (they said they had a list of alternative sites but that they were unwilling to disclose it at this stage). Lucy Frazer MP also requested some of this 'missing' information on behalf of residents, and was also denied by Sunnica. Much of this 'missing' information has been summed up in the excellent joint consultation response

document by ECDC/CCC/WSC and SCC. So much of this information is key to making an informed decision about the scheme and the impact it will have for local residents. It is therefore imperative that residents have a further round of consultation to allow more of these questions to be answered. Particularly now that the Covid-19 vaccination programme is well underway, so this could take place in the not-too-distant future, possibly with some face-to-face meetings.

- Instead of giving details, Sunnica made multiple references to working within 'The Rochdale Envelope.' This principle expects applicants to be able to state the worst-case scenario of many relevant factors for public discussion i.e. environmental impact, safety. But worst case scenarios were not provided by Sunnica – just an omission of detail. We therefore need a second round of consultation so that these details may be considered. As stated in the Planning Inspectorate's guide to using the Rochdale envelope ([Advice-note-9.Rochdale-envelope-web.pdf \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/advice-note-9-rochdale-envelope-web.pdf)), the assessments should be based on a cautious 'worst case' approach; the level of information required should be: "sufficient information to enable 'the main,' or the 'likely significant' effects on the environment to be assessed." This is clearly not the case with the Sunnica scheme and the absence of any detail about batteries, alternative sites, decommissioning etc. The Rochdale envelope guide also states that, "The need for 'flexibility' should not be abused – this does not give developers an excuse to provide inadequate descriptions of their projects." We feel strongly that Sunnica's descriptions are inadequate.
- The site boundaries in the scheme have not been fully decided – it is difficult to assess a scheme when the boundaries are still subject to so much change. (Examples: late addition of land area close to Isleham just before the statutory consultation began; recent withdrawal of La Hogue land from the scheme; landowners along the current proposed cable route are resisting access, so these routes may not be the ones used, etc). The landowners whose land is30uffolkned in the scheme have not signed agreements with Sunnica – this makes the scheme very fragile and fluid and difficult for residents to comment on.
- As Sunnica is prepared to use compulsory purchase powers, what other land are they considering compulsory purchasing? The scheme boundaries could be anywhere if this principle is allowed to develop. If Sunnica is going to try and compulsory purchase land they must say what land and how will they fund the purchase. This needed to be stated in the consultation.

Misleading Statements and Claims/ Poor Advertising

- Misleading images in the consultation brochure (shows panels of around 1.5m high). No information in the brochure about the sheer scale of the scheme, and how this compares to the more usual solar farms we have come to know in this area. It implies that the scheme is 'just another' solar farm (typical size for this area is around 25-150 acres, not ca. 2800 acres!) It is clearly of a very different magnitude and this needed to be highlighted. If approved, this would be the largest solar plant in Europe – but this is not mentioned anywhere in the brochure, or in the SoCC.

- In the brochure introduction the proposal is introduced as, “a new solar energy farm and battery storage facility connecting to the Burwell National Grid Substation in Cambridgeshire.” No mention of the exact location. No mention of the fact it is so huge it spans 2 counties. No mention at all of Suffolk....so residents in Suffolk will not have considered this relevant to them.
- Failure to mention key information about how the scheme will actually operate, which fundamentally changes residents’ understanding of the scheme and is very different to the ‘usual’ solar farms that we have in this area. There is no mention of the fact that the huge batteries are intended for ‘energy trading’ of solar, other renewable and fossil fuel energy types. This aspect of the scheme throws up additional questions (such as why do the batteries need to be stored so far from the Grid, and so close to residential areas, if they are used for trading energy in and out of the Grid? How much energy is lost during the transfer of this energy, especially along such vast cabling routes, etc etc). This aspect in itself requires a second round of consultation as the overwhelming majority of residents are unaware of this, the crux of the entire scheme.
- Feedback from the pre-consultation process (during which the proposal did not include land at Isleham and West Row) was that the scheme was too big. Misleading statements appeared in the statutory consultation brochure that the scheme was made ‘smaller’ as

Sunnica had taken the feedback from the pre consultation into account. This is not true. The current scheme boundary change was due to a landowner in Freckenham withdrawing his land, thus forcing Sunnica to look for alternatives. The alternative that they chose (near Isleham and West Row) meant that one site had to be split into two ‘smaller’ sites, but this does not affect the overall size of the scheme. In fact, it makes it even more unpalatable as it requires additional cabling routes to connect the patchwork of solar sites together. Other claimed ‘reductions’ included amendments relating to preliminary environmental and archaeological findings – not as a result of listening to community feedback (as indicated by Sunnica).

- Consultation notifications in local newspapers were written in the small print at the back of the newspapers – these are not widely read (see photograph example below from the Newmarket Journal). Again, no mention of the scale / location was given in the adverts. Whilst this might meet their ‘bare minimum’ statutory obligations, Sunnica has an award-winning communications company working on their scheme, so it is very disappointing that they could not have found a more effective means of advertising the consultation using local village publications, community Facebook groups etc. These are much more widely read by the local residents, particularly during a pandemic. The village publications (e.g. Informer in Isleham, Turnpike in Red Lodge, Chippenham Village News etc) are hand delivered to every household in the directly affected villages and would have been a far more effective way of engaging with residents about the consultation.
- Sunnica did run a small number of ‘panel adverts’ in a few local papers, but these again used very small white text on a dark background, making them difficult to read. And the same

description for the scheme was used as discussed earlier in this document (i.e. no mention of the scheme being in Suffolk, no mention of it being a NSIP, no mention of the size, location, etc. etc.). Many residents (especially in Suffolk) would therefore not pay any regard to these adverts. Surely the point of advertising is to draw the attention of all affected people to what the proposal actually is and to attract their engagement. Their newspaper adverts did no such thing. Sunnica also claimed during one of their webinars that they ran a paid Facebook campaign resulting in several thousand page impressions – but we are not aware of any of the village FB community pages getting any ‘hits,’ so it’s unclear who the recipients actually were.

- No physical advertising in the form of posters and banners was available in the villages until parish councils requested these 5 weeks into the consultation. Even then, only 1 small banner was sent per village. More banners/ posters/ placards etc were needed to draw attention to the consultation – one solitary banner per village has practically no impact. And by the time the banners arrived and were put in place we were in a second national lockdown, meaning that residents were not moving around the villages, so didn’t see them. The banners also had incorrect dates on them, which were never changed.
- The lack of effective advertising limited the awareness of the consultation, which was reflected in the lack of engagement in online activities such as the webinars (where fewer than 20 connections were made for webinars on the 1st and 3rd October 2020). Sunnica could have advertised in the local village publications and community social media pages – they chose not to do this. A second round of consultation is required to allow proper advertising in the press as detailed in the Statement of Community Consultation, as well as community publications and social media platforms, in order to allow more of the affected residents to engage properly with the consultation.

No Means of Tracking Consultation Response/ Ensuring that Questionnaire Responses Actually got to Sunnica

- Consultation responses that were submitted via the paper questionnaire were not traceable. The questionnaires were not numbered/ coded, so there is no way of gauging gaps in responses or issuing receipts to confirm they arrived at the Sunnica address. Consultation responses submitted via the online questionnaire also had no confirmation/ acknowledgement of receipt, which is normal practice for online surveys. It would have also been useful for those submitting online to receive a confirmation copy of what they had submitted. This means that residents have no way of knowing if their views have even made it to Sunnica. A second round of consultation is needed with better traceability of the responses so that residents can be assured that their comments have been included in the consultation report.

Statement of Community Consultation (SoCC)

- Mistakes and misleading information in the SoCC and in newspaper adverts (see also previous notes on advertising). Scheme advertised as, “Sunnica Energy Farm is a proposed

new solar energy farm and battery storage facility connecting to the Burwell National Grid Substation in Cambridgeshire.” No mention of the size and scale. No mention of location. No mention at all of Suffolk – only Cambridgeshire meaning that residents in Suffolk would be unlikely to take much notice.

- Mention of previous solar projects by Tribus/PS renewables is misleading (e.g. Oakfield and Eveley, which are on a totally different scale at 3.3 MW and 49 MW, respectively). This implies that this new scheme is of a similar ilk. SoCC also mentions that it is a NSIP as it exceeds 50 MW...but it doesn't say by how much. 500 MW is a significant 'leap' from what a 'typical' solar farm output is considered to be (the ones in this area are between 5 and 38 MW). The purpose of a description/ advert is to draw the attention of the public to what the scheme actually is. It needs to adequately reflect what is being proposed. The misleading descriptions in the SoCC and adverts do not do this. By way of an analogy, it is like a council advertising a 'housing development with associated infrastructure' when they really mean to build a whole new town.
- In the SoCC it states that there are “two battery energy storage systems” – but three were included in the plan.
- It specifically states in the SoCC that locals will be asked to consult on: Operational impacts, impacts from decommissioning - but there is negligible information provided on these.

Sunnica instead stated during a webinar that its decommissioning plan will be put together 6 months prior to decommissioning taking place, so they had very little detail at this stage. How are we, therefore, expected to consult on this? Not even a 'worst-case' scenario was provided. No details about how it might be decommissioned, which parts are likely to be decommissioned, no detail at all on how the land is meant to be restored to “it's previous condition” (which is unlikely given the potential soil damage resulting from this massive scale construction project). How are people meant to form a view of the legacy we will be left with after this scheme ends with no detail provided on which to consult?

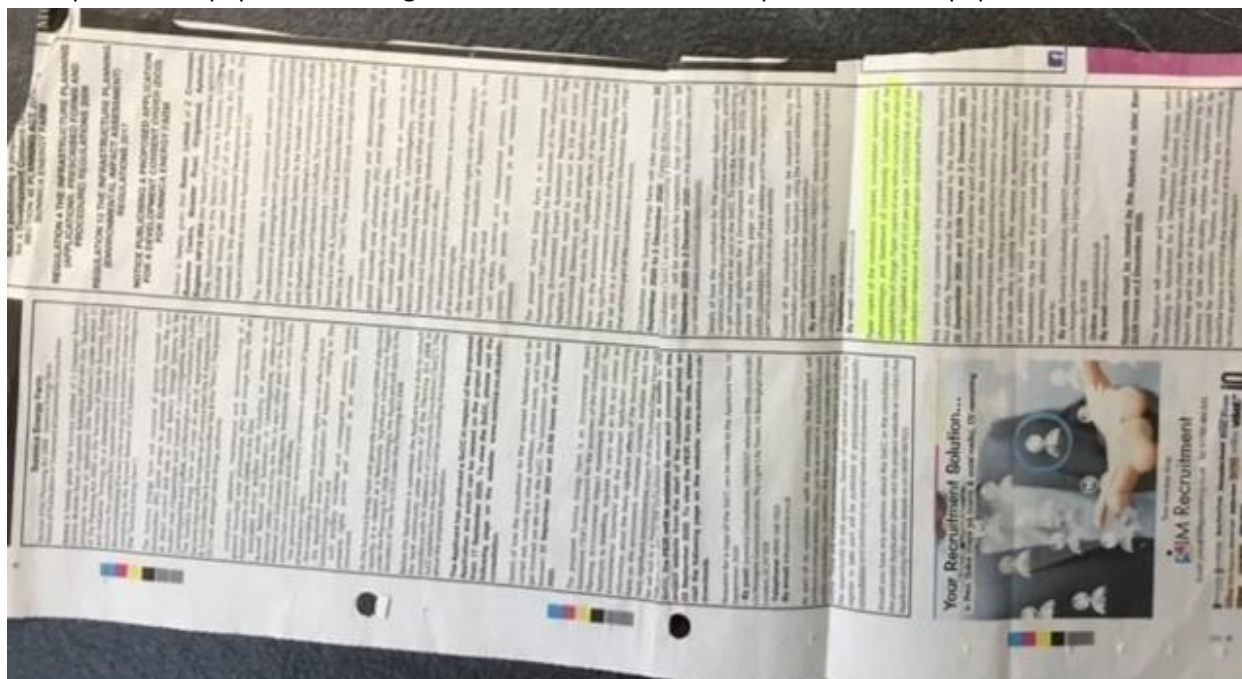
- In the SoCC it also specifically states that the public will be asked for views on the PEIR. As mentioned previously, this was not made available to all residents, so how can they be consulted? Sunnica said the PEIR was too big to put onto DVD, so anyone without a computer/ internet access cannot see it. In the SoCC it states that hard copies will be available on request – but at a charge of 35p per sheet as mentioned previously. This is discriminatory. Sunnica was requested multiple times in the webinars to provide hard copies of the PEIR in the village but this was not honoured. Chippenham and Freckenham got partial copies (the main document, but none of the supporting appendices). Isleham and Snailwell did not receive any hard copy at all. And even if the villages did receive a partial hard copy, it was close to/ during the 2nd national lockdown and couldn't be accessed. This document is a key part of the consultation and should have been made available in villages right from the very beginning of the consultation period. The Planning Inspectorate “Guidance on procedural requirements for major infrastructure projects” suggests, “Applicants should engage proactively with local authorities and local communities to find alternative means to

provide access to the documentation where required, to ensure on-going fair participation in the planning process, for example by providing copies of documents on a USB flash drive where parties have access to a computer but have limited or no internet access or, where reasonably practicable, by making copies of documents available for inspection free of charge where a person is unable to access the documentation electronically or finds it difficult to do so.”

Complaints

- ECDC councillors have already complained about the “woefully inadequate and laughable” consultation ([East Cambridgeshire District Council – YouTube](#) relevant meeting, Sunnica starts about 2 hours in [East Cambridgeshire District Council, Planning Committee 2nd September 2020 – YouTube](#))
- [Say No To Sunnica – YouTube](#) – WSC Councillor describes the consultation as ‘farcical’ (listen to 3.01 mins)
- Despite claims in the SoCC, ECDC councillors said that three Cambridgeshire Parish Councils that are directly affected by the scheme have had NO direct contact from Sunnica. (Ely Standard Newspaper article Sept 2020: ECDC councillors [‘Man up’ and start talking energy firm told](#)).
- Suffolk councillors requested further information so that people can make an informed assessment of the scheme. Comments such as, “At this stage of the process we have many questions to which the answers are not entirely clear, so it’s appropriate at this stage to take these issues to the developer.” And, “The sheer scale of the project means its impact will be significant and very far-reaching (<https://www.eadt.co.uk/news/34uffolk-councils-sunnica-solar-farm-response-6547654>)
- Freckenham Parish Council – sent letter to Sunnica on 9th Oct outlining many concerns about the inadequacy of the consultation. Sunnica declined to offer additional support for most of the concerns raised ([9.10.20-Sunnica-stat-consultation-complaint.docx.pdf \(34uffolk.cloud\)](#))

Example of newspaper advertising. Newmarket Journal – small print at back of paper



Example of 'Panel Ad.' Bury Free Press

Public consultation

22 September 2020 – 2 December 2020

Sunnica Energy Farm is a proposed new energy farm with solar photovoltaic (PV) and energy storage infrastructure connecting to the Burwell National Grid Substation in Cambridgeshire.

Find out more

You can find out more about the proposals and how to respond the consultation by:

1. Going to our website, sunnica.co.uk/public-consultation. You can view all the documents we are publishing as part of the consultation as well as a virtual public exhibition there.
2. Contacting us to request a copy of a booklet summarising the proposals and a consultation questionnaire.
3. Viewing a series of webinars we will give about the proposals online. These will offer the opportunity to ask questions about the proposals. You can find a list of all of the webinars and register to take part at sunnica.co.uk/public-consultation
4. Booking an appointment to speak to the project team individually. You can book the appointment using the contact details in this advert.
5. Contacting us directly using the details below.

Contact us

For further information, please go to sunnica.co.uk or contact us on info@sunnica.co.uk or 08081687925.

Alternatively, you can write to us at: Sunnica Consultation, FREEPOST reference RTR8-LUJJ-AG8Y, c/o Newgate Communications, Sky Light City Tower, 80 Basinghall Street, London, EC3V 6DE



sunnica
energy farm

Appendix 3

Table 5-2 ALC Grade Distribution

ALC Grade	Area (ha)*	%
3a	37.3	3.8
3b	493.3	50.3
4	393.4	40.1
Non-agricultural	57.0	5.8
Total	981.0	100.0

*Note: Due to a lack of survey data at Burwell National Grid Substation Extension for the reasons set out in Section 2, it has been assumed as a worst case that this land is BMV land. The total presented in this table does not include the area of land required for Burwell National Grid Substation Extension (less than 1ha) because this is based on an assumption (and this table presents collected data).

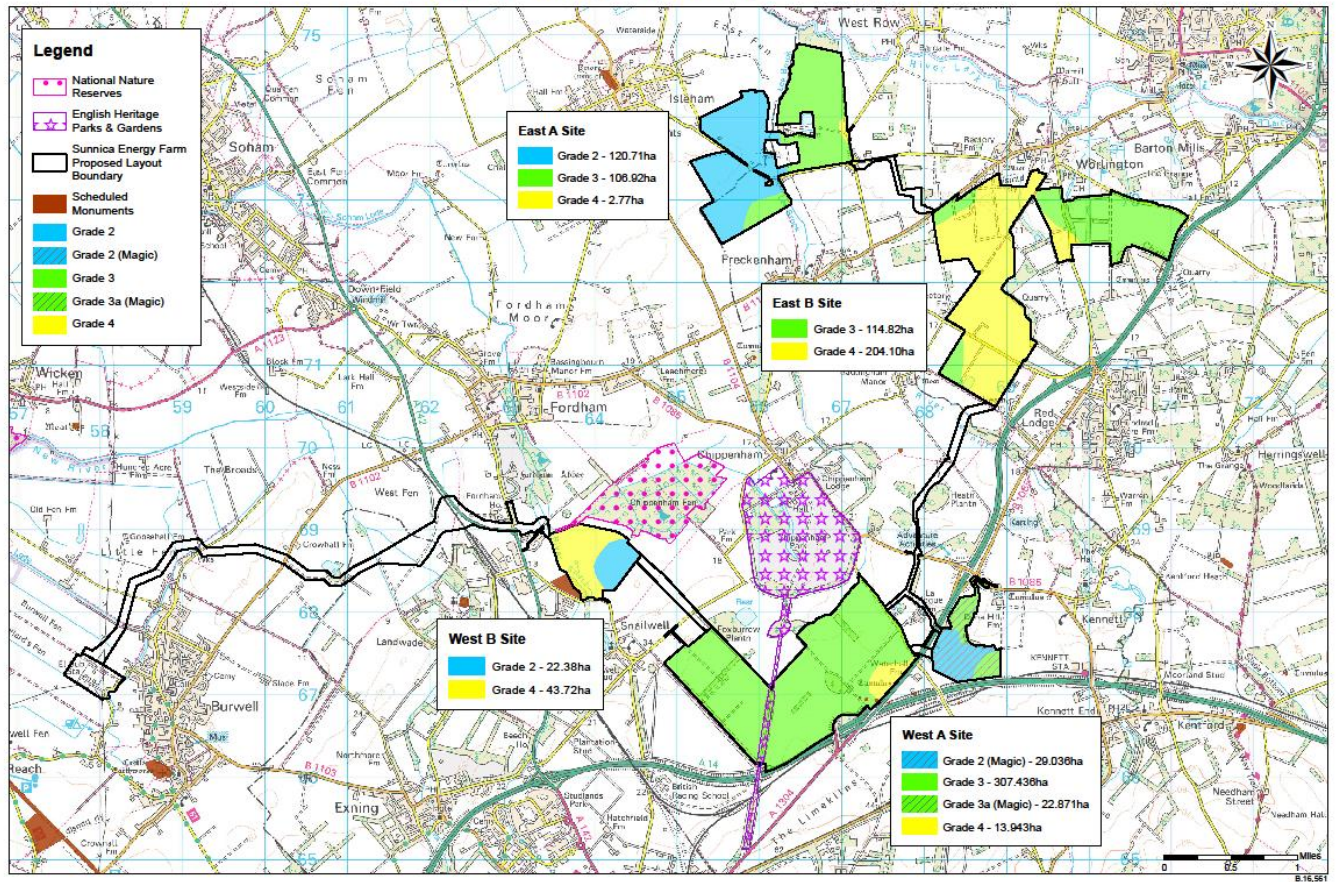
Table 5-3 ALC Grade Distribution by Survey

Surveyor	ALC Grade	Area (ha)
Daniel Baird Soil Consultancy Ltd	3a	8.8
	3b	470.4
	4	390.1
	Non-Agricultural	54.9
	Sub Total	924.2
MAFF	3a	28.5
	3b	22.0
	Non Agricultural	0.2
	Sub Total	51.8
Reading Agricultural Consultants	4	3.3
	Sub Total	3.3
Non-agricultural land that does not fall within the study area for surveys undertaken by any party (e.g. public highways included within the Order limits)	Non-Agricultural	1.9
	Sub Total	1.9
Total		981.0

- 5.5.3 Grade 3a land is found at three locations within the Sites, covering a total area of 37.3ha. The largest block of Grade 3a land is found to the east of the A11 in the area assessed by MAFF. The MAFF survey work found light textured soils over rootable chalk rubble with impenetrable chalk below. Soil droughtiness is the

Appendix 4 – Chippenham is bordered by Sunnica on three sides.

Sunnica Energy Farm Proposed Layout



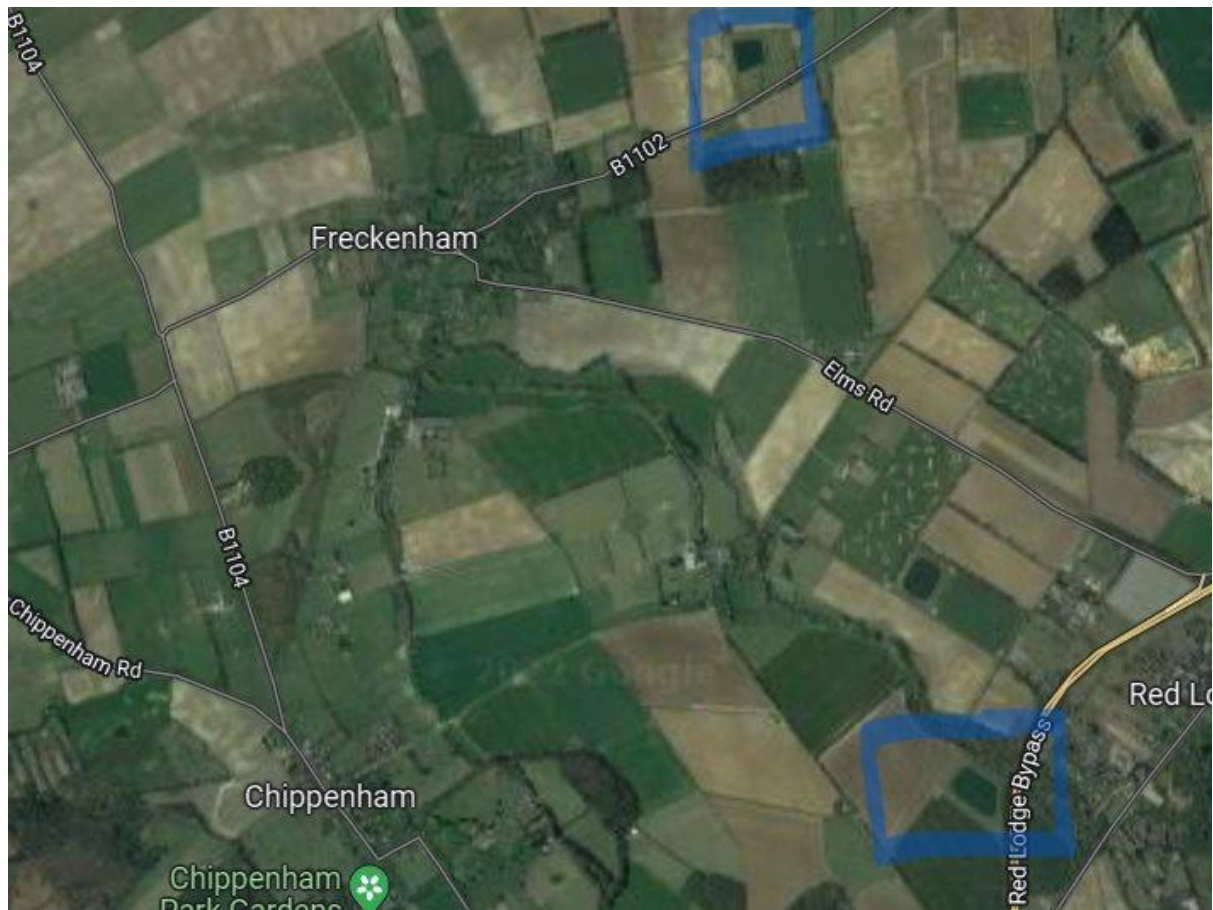
Appendix 5

We regularly hear information regarding high yields achieved and appendix 5 shows yields achieved by two farmers within the Parish.

Farming Crop Yields of Neighbours to Sunnica Scheme																				
	2019				2020					2021					2022					
	WW	WB	SB	MP	WW	WB	SB	MP	ON	WW	WB	SB	MP	ON	WW	WB	Rye	SB	MP	ON
Wright	7.6			58	8.9				65	8.4				62	7.6					68
Turner	9.8	7.4	103		9.8	8.3	86			9.8	7.6	95			8.2	7.4		88		
Long (Onions only)									49					54						45
Tuke (3 year average)															10.2	9	6.8	79	54	
John Nix - Average	8.25	6.2	78	45	8.3		78	45	41	8.4	7.4	78	45	41	8.6	6.7	5.5	77	50	
Legend																				
WW	Milling Winter Wheat																			
WB	Winter Barley																			
Rye	Rye																			
SB	Sugar Beet																			
MP	Maincrop Potatoes																			
ON	Onions																			

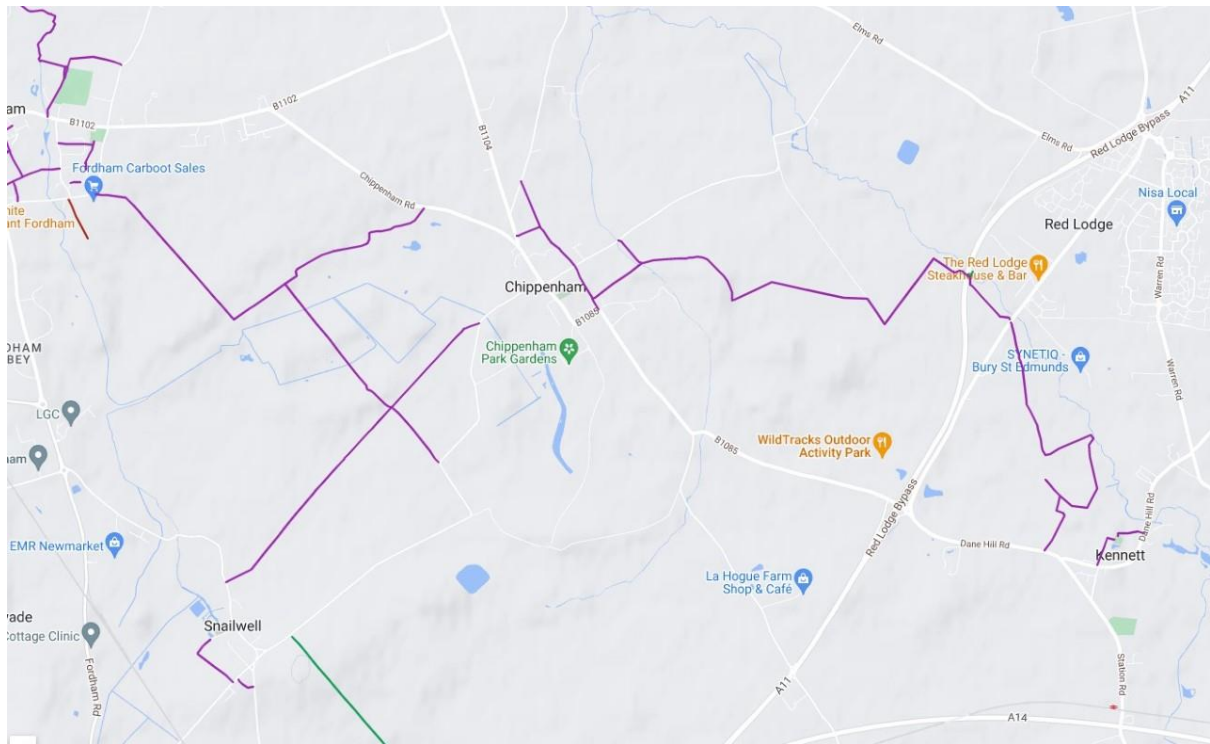
Appendix 6 - Reservoirs

Reservoirs at Badlingham Manor Farm (bottom right) and Freckenham Farm (top). Both outlined in blue.



Appendix 8

Public Rights of Way – Footpaths



Appendix 9

Recreational Horses – we are aware of livery and training businesses that will be put under pressure during construction and when the Sunnica site is operating.

Badlingham Farm Livery Owners

7th November 2022

For the attention of the Examining Authority

We confirm that we, the undersigned, keep horses at livery at Badlingham Farm Chippenham (shown marked red on the plan). We chose to go to Badlingham Farm because of the rural setting, the facilities that are available and the riding off farm.

We use various routes for exercising our horses but have shown a route coloured blue which is a favourite and one which we believe will be badly affected by the Sunnica development. This is approximately a 5-mile hack taking 45 minutes which is an ideal length of exercise for our horses. It is a mixture of Green Lane and road. The roads around Badlingham are quiet and safe and ideal for riding horses and the track from Badlingham to Worlington is a good contrast to the roadwork.

We have looked at the proposed construction plans for the Sunnica site and with the volume of traffic predicted we will not feel safe riding on the roads. It also shows the Badlingham Worlington, known as Badlingham Lane track closed for the construction period as it will be used for access to part of Sunnica East B. This obviously means we will be unable to ride on the track.

Post Construction we also feel we will not be able to use the track as with 2.5m high mesh fencing and solar panels on either side for part of the track, it will not be a safe track to ride horses. Please see the relevant representation by Mr Rowley Fenwick which explains the two riding accidents he has had riding close to solar panels. The track will be worse than the situation Mr Fenwick was in as the horses will feel trapped between two high fences with no way of escaping.

Due to the Sunnica development we are having to consider if we are going to continue to keep our horses at livery at Badlingham farm.

Yours faithfully

Charlotte Smith

Lucy Webb

Kathy Webb

Julian Scott

Phil and Sheila

Anna Alcock

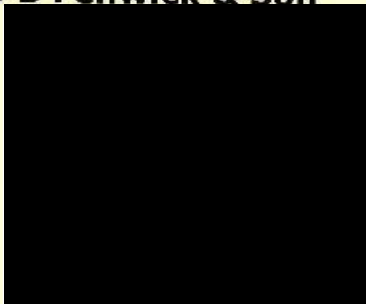
Carey Williams

Ali Aston

Appendix 10

(4)

J B Fenwick & Son



9th March 2022

To Whom it May Concern

I write in relation to two serious horse-riding incidents that occurred on 5.11.15 and the autumn of 2016. I was the person riding the two different horses on each reported occasion.

Background

I have lived and farmed at Lark Hall Six Mile Bottom for 50 years. The Farm is shown edged red on the attached plan and the Wilbraham solar farm which runs along my North West boundary is shown shaded grey. I have ridden to a high standard all my life and keep experienced horses on the farm.

Incident 1 on 5.11.15

During the Autumn and Winter, I always ride just as dawn breaks as riding early allows me to then get on with my farming day. On the 5.11.15 I rode my experienced horse who I had owned for 10 years to the point marked with a blue X on the plan. The horse was standing still while I was looking at the crops. Then for no apparent reason he was spooked and became totally uncontrollable and galloped blindly into the deer fencing of the Solar Farm. I was thrown off the horse into the fencing sustaining a number of severe injuries including a broken ankle and ribs.

As you can imagine I have spent a lot of time trying to establish what caused a sensible experienced trusted horse to become so terrified, irrational and dangerous. For a time I thought it could have been an electric current from the solar farm but I am assured by the Solar Farm operators this could not be possible. I have therefore come to the conclusion the horse was terrified by the noises from the Solar Farm. I knew this horse extremely well and he had never behaved in this way either before or after this particular incident.

At dawn during the Autumn and Winter as daylight breaks the Solar Farm makes creaking and other high-pitched noises as the panels move from darkness to daylight and begin to warm up. These noises are totally alien to horses and therefore are extremely frightening to them.

Incident 2 in Autumn 2016

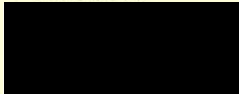
I was riding a different but equally experienced horse that I had owned for a number of years across the field neighbouring the Solar Farm early in the morning in the area marked with a yellow X. The horse took extreme fright and galloped off with me in a terrified way. I could not control the horse

for at least half a mile. This behaviour was totally out of character for this horse. On this occasion I managed to stay on the horse and bring it back under control. Like the other horse he has never behaved in this way before or after this incident. There were no other obvious reasons for the horse to have become so frightened.

Following the above two incidents I do not allow anyone to ride on the part of the Farm neighbouring the Solar Farm and shown cross hatched on the plan. It is far too dangerous. I have an employee who regularly works his dogs early in the morning along the boundary with the Solar Farm and he confirms that strange noises come from the panels.

I would be extremely concerned if a Solar Farm was built close to any public right of way or private gallop.

Yours faithfully

A black rectangular box redacting the signature of Rowley Fenwick.

P.F. Rowley Fenwick

Appendix 11

Gavin Hunter, Lives in Chippenham Park

Many years ago, as a teenager I arrived in Newmarket to start my career in the Horseracing Industry. And now in my eighties I have returned, maybe in my so-called twilight years, to spend time in the same wonderful area with my memories, and to enjoy seeing my relatives and my many friends. One of my great pleasures is to walk with my beloved dog on the Limekilns where once I used to ride as a youngster from the very start at the Boys Grave to the top where the Bury Road joins the off-ramp from the A11 which heralds the start of this famous town steeped in the history of famous names both human and equine. To be able to gaze across at gallops and studland and beautiful farmland is one of my great pleasures as I know it is to so many other walkers.

But now I hear to my horror and dismay of plans to destroy these views by constructing vast areas of solar panelling which will border the very edge of this renowned area of racing heritage, preserved for so long by so many dedicated persons. Should this horrendous planning application be approved by the relevant authorities, large areas of the adjacent land will disappear for good and eventually leave behind a devastation only fit for possible housing which is unlikely to be required in the area for any good reason.

Please, dear God, do not allow this planning application to be approved.

Jane George – Lives in Newmarket on the Bury Road, a Director of Newmarket Racecourse

I write with much concern about the proposed Sunnica project proposed around the Newmarket area. In particular, with regard to the countryside we currently have the access to in this area, which will soon be blighted should this proposal be allowed.

Proud to be born and bred in Newmarket, and part of the racing community, I have enjoyed the wonderful country walks in the area, and lucky enough to be able to enjoy the land owned by the Jockey Club Estates where so many Champion racehorses have and are being trained in this unique town.

My favourite is the walk (outside racehorse training times which are restricted) on the training area known as the Limekilns. This is a famous turf training area which stretches across to the Waterhall training area. It is a stunning piece of historical turf, which enjoys uninterrupted views across all the Suffolk countryside and across to Ely Cathedral. The thought of solar panels so close by and totally appalling and I would object to the strongest terms.

You only have to read Dick Francis's epic book "Bonecrack" to understand the importance of this – the Limekilns features prominently in this best seller.

Karin Dobbie, Lives in Chippenham Park

For many years I have enjoyed walking my dogs in the afternoon on the Limekilns in Newmarket. We are very privileged to be allowed to walk there on the famous training grounds with the large expanses of grass, covered in spring with wild flowers, intermingled with small woods. As you walk you can enjoy the lovely views of the Suffolk/Cambridgeshire countryside all around you. For this reason I am horrified to learn that if the proposed plan by Sunnica goes through we will be looking at fields of glass solar panels and maybe high batteries.

Surely solar panels would be more suited to roofs or brownfield sites rather than ruining arable land and our beautiful countryside.

Hoping that sense will prevail.

Appendix 13

Submission from La Hogue Farm Shop and cafe

Chris & Jo Reeks of La Hogue Farm are writing to confirm our strong objections to the proposed Sunnica Energy Farm.

We live and run our business from La Hogue farm immediately adjacent to one of the proposed large areas of solar panels and battery storage units which form part of the Sunnica Energy Farm proposal. We have owned and run a farm shop and café from La Hogue for 20 years. We employ 45 people in the farm shop & café. We object to the Sunnica Energy Farm scheme for the following reasons:-

1. During the construction phase of the energy farm (which we understand will last approximately 2 years) there will be a huge number of vehicle movements down the very narrow access road which leads to our business. This will be incredibly dangerous for both my staff and customers trying to reach my farm shop & café. There have been three accidents in the last year along our narrow access road leading to cars driving through our boundary hedge.

2. We believe that the inconvenience caused by the construction phase of the scheme will deter customers from visiting the farm shop & café and will have a major adverse impact on turnover and profit of the business.

3. We are very concerned and frightened by the proximity of the proposed battery storage units (only one field away from our boundary) and the potential for these to catch fire and pollute the local area. This is still new technology and Sunnica have been unable to give any substantive assurances that the batteries are safe.

4. The beautiful vista from my café is something that my customers enjoy hugely and this will be destroyed by the Sunnica Energy Farm. This will further put customers off visiting my business and have a detrimental impact on turnover and profit. This will potentially lead to a situation where some staff will have to be made redundant due to the business becoming significantly quieter.

5. Ground mounted U.K. solar energy generation is a grossly inefficient way of generating energy and completely insignificant in contributing to U.K. power generation capacity. It is a waste of good productive agricultural land at a time of ever increasing concerns over our national food security.

6. The proposal doesn't provide for adequate screening – and even if there were more screening offered it will take at least a decade for the trees and shrubs to grow large enough to hide the panels. Our farm is in an elevated position with the proposed panels & battery storage units on Chippenham Park Estate being situated on rising ground and I don't believe any amount screening will hide them.

7. The harm that this enormous scheme will do to the local community, landscape and environment cannot be overstated. Sunnica are not proposing this scheme for environmental reasons but purely for financial profit. It should not be allowed to go ahead.

Chris & Jo Reeks

La Hogue Farm Foods

Appendix 14

Comments from James and Louize Hurst

We are worried about the terrible destruction of our countryside, damaging the mental health of those who used to walk there. We are concerned about the transfer of valuable fertile land into a brownfield site, reducing our nation's ability to be self-sufficient in food.

Danger of explosions in lithium battery storage

Years of very heavy construction traffic on already over used B roads

The shell company has no substance and sees this as a get rich quick on the back of eco initiatives.

Far better to apply solar to all new builds, non-listed buildings and off shore locations. Domestic applications feed directly into the National grid, removing the need for massed dangerous batteries.

Offshore installation can use existing wind farm infrastructure, and "self-washing" glass can sustain efficiency of panels

Appendix 15

Comments from Mrs Anna Gallop

My main concerns about the Sunnica development are:

(1) the extent of the project and the impact this will have on the local wildlife. Changing the local area into a monoculture of solar panels rather than a diverse patchwork of micro habitats, reducing them biodiversity and balance of the food web. With large areas of currently open fields with hedgerows fenced in, meaning any passage of animals around the area will be complete disrupted. I wonder whether this will lead to more deer moving across roads which will also have an impact on road traffic accidents.

(2) The impact of the transformation of the green landscape into a industrial one. The UK's NICE guidance recommends the access to green spaces to encourage health and wellbeing. The guidance references the impact that attractive footpaths have on public health and managing obesity. The current development removes large areas of green landscape and enclosed several footpaths (in an area of East Cambs/West Suffolk which doesn't have many footpaths.). This proposal will have a negative impact on the health of people in the local area and towns.

(3) The threat to food security. The proposal will remove productive UK land from agricultural use. This contradicts other government priorities in place to build our food self-sufficiently.

(4) Lack of long-term plan. There is no vision for how the proposed Sunnica area will be used once the solar panels are decommissioned. This opens up the potential for growth in industrial developments on the proposed agricultural site, changing the landscape for ever.

Appendix 16

Local Business Questions

Introduce yourself.

I am conducting a short survey concerning the businesses in the area. Can I ask you a few questions about your business?

- 1) Are you the owner or manager of the business? Y ~~N~~ *-le*

If Yes, proceed and ask the following questions.

If No, thank the person and terminate the interview.

- 2) What type of business is it?

- Pub
- Hotel
- Restaurant / Cafe
- Other (specify):

- 3) [For Pubs, hotels and restaurants (food and beverage):-]

a) Do you provide accommodation? N

b) Do you serve food? Y ~~N~~

c) Are your premises licensed (to serve alcohol for consumption on the premises)? Y ~~N~~

- 4) Who are your clients? (tick all that apply):

- Local residents ☒
- Tourists (i.e. people who live outside the local area and visit the area for leisure, recreation, or pleasure) ☒
- Others (specify):

- 5) Regarding tourists and non-local visitors, when do they typically visit you? (Circle all that apply):

Spring Summer Autumn Winter

- 6) How reliant on tourism / non-local visitors are you to cover your overheads?

- very substantially
- substantially
- not substantially
- not at all

- 7) Are you aware of the Sunnica solar scheme (show map)? Y ~~N~~

- 8) What effect do you think the Sunnica Scheme would have on attracting tourists to the area?

- very positive
- positive
- neutral
- negative
- very negative

- 9) What do you consider the effect of the Sunnica Scheme on attracting tourists to your business would be?

- Very beneficial
- Beneficial
- Neutral
- Harmful
- Very harmful

(End of interview survey). Thank interviewee.

Interviewer:

Sign and Date:

Appendix 17

Local Business Questions

Introduce yourself. I am conducting a short survey concerning the businesses in the area.

Can I ask you a few questions about your business?

1) Are you the owner or manager of the business? ☒ Y ☐ N

If Yes, proceed and ask the following questions. If No, thank the person and terminate the interview.

2) What type of business is it?

- ☒ Pub
- ☐ Hotel
- ☐ Restaurant
- ☐ Other (specify):

3) [For Pubs, hotels and restaurants (food and beverage):-]

- a) Do you provide accommodation? ☐ Y ☒ N
- b) Do you serve food? ☒ Y ☐ N
- c) Are your premises licensed (to serve alcohol for consumption on the premises)? ☒ Y ☐ N

4) Who are your clients? (tick all that apply):

- ☒ Local residents
- ☒ Tourists (i.e. people who live outside the local area and visit the area for leisure, recreation, or pleasure)
- ☐ Others (specify):

5) Regarding tourists and non-local visitors, when do they typically visit you? (Circle all that apply):

☒ Spring ☒ Summer ☐ Autumn ☐ Winter

6) How reliant on tourism are you to cover your overheads?

- ☐ very substantially
- ☐ substantially
- ☒ not substantially
- ☐ not at all

7) Are you aware of the Sunnica solar scheme (show map)? ☒ Y ☐ N

8) What effect do you think the Sunnica Scheme would have on attracting tourists to the area?

- ☐ very positive
- ☐ positive
- ☐ neutral
- ☒ negative
- ☐ very negative

9) What do you consider the effect of the Sunnica Scheme on attracting tourists to your business would be?

- ☐ Very beneficial
- ☐ Beneficial
- ☐ Neutral
- ☒ Harmful
- ☐ Very harmful

(End of interview survey). Thank interviewee.

Interviewer - Sij

Date: 18.10.22

Appendix 18

Sunnica Farms Budget - Cropping Year 2023					
Total Farm Area	Acres		2424.051		
	Hectares		981		
Basic Rotation	Area	GM			
Wheat Winter	123	£ 1,477	£ 181,117		
Potatoes Maincrop	110	£ 8,079	£ 891,619		
Wheat Winter	123	£ 1,477	£ 181,117		
Sugar Beet	123	£ 1,402	£ 171,920		
Wheat Winter	123	£ 1,477	£ 181,117		
Maize	123	£ 420	£ 51,503		
Wheat Winter	123	£ 1,477	£ 181,117		
Onions	110	£ 4,767	£ 526,098	10% reduction	
Total			£ 2,365,608	£ 2,129,047	
Fixed Costs £/ha (Best in Show)	Cereals	Pots/Onions			
Labour	£ 105	£ 1,250	£ 340,284.38		
Power & Machinery (incl Dep)	£ 321	£ 1,720	£ 576,460.13		
Administration	£ 52	£ 188	£ 73,378.80		
Property	£ 36	£ 534	£ 139,939.65		
Finance	£ 20	£ 20	£ 16,677.00	10% increase	
Total	£ 534	£ 3,712	£ 1,146,740	£ 1,261,414	
Net Margin (Pre BPS)			£ 1,218,868	£ 867,633	
BPS (2023)	£ 119	£ 116,739	£ 116,739		
Net Margin Incl BPS	£ 1,361	£ 1,335,607	£ 984,372		
Net Profit	Total	£ 1,335,607	£ 984,372		
Excluding rent	Per Ha	£ 1,361.48	£ 1,003.44		
	Per Acre	£ 551	£ 406		
Net Profit	Total	£ 850,796.78	£ 499,561.99		
Including a £200/acre rent	Per Ha	£ 867.28	£ 509.24		
	Per Acre	£ 350.98	£ 206.09		

Assumptions

All land owned with no borrowings

No borrowings for infrastructure

Total Production	
T/ha	Total Tons
8.25	1012
65	7174
8.25	1012
85	10423
8.25	1012
42	5150
8.25	1012
52	5739
Total	32532

Appendix 19

Extract from East Cambridgeshire District Council's Planning Report

The area known as Sunnica West Site A (Parcels W03-W12 and W17) is located in close proximity of Grade II Listed Chippenham Historic Park and Garden that connects via an Avenue (also part of the Historic Park and Garden) the Grade II Listed Building of Chippenham Hall to the A1304. An undesignated asset, High Lodge (the southern gatehouse), located at the south-western end of the avenue, adjacent to the A1304, has recently been assessed through the current Cambridgeshire Local Heritage Project in the light of its architectural quality, and a recommendation for inclusion in the ECDC buildings of local interest register that is pending.

6.24 Sunnica West Site A would surround the Grade II Historic Park and Garden that would significantly detract from what makes the Historic Park and Garden special and worthy of listing. This level of harm is considered be substantial to the setting of the park and garden, as it would completely transform the surrounding landscape. It is not considered that additional landscaping could be used to mitigate against the harm, in fact additional landscape would further add to the harm as it would reduce the historic landscape feature that is the avenue element of the Historic Park and Garden.

6.25 It is noted that there are public benefits of the developer proposing to improve the avenue (clearance and planting of avenue) and the provision of renewable energy. However, via good stewardship the Historic Park and Garden should be suitably managed and on this basis minimal weight should be granted to this. In addition, while the provision of renewable energy is a public benefit there are other locations in the area that could and have accommodated solar development, which has not substantially harmed the setting of historic assets.