

**From:** [REDACTED]  
**To:** [Sunnica Energy Farm](#)  
**Subject:** Application by Sunnica Ltd, Your ref EN010106  
**Date:** 16 December 2022 15:57:03  
**Attachments:** [Sunnica\\_16122022.pdf](#)  
[A G Wright & Sons Farms Ltd - Appendix 1.pdf](#)  
[R F Turner & Son - Appendix 2.pdf](#)  
[Freckenham Estate - Appendix 3.pdf](#)  
[Neighbouring farmers yields Appendix 4.pdf](#)  
[Sunnica Farms Budget 2023 Appendix 5.xlsx](#)

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Good afternoon

We have attached a letter and supporting documents regarding the application submitted by Sunnica Ltd

Regards  
Gary Warren  
R F Turner & Son  
[REDACTED]

16th December 2022

Dear Sirs,

**Application by Sunnica Ltd for an order granting development consent for the Sunnica Energy Farm Project. Your ref EN010106.**

This letter is from three neighbouring farmers (detailed below) to the Sunnica site who all spoke at the Open Floor Hearing on 9th December 2022.

A G Wright & Sons Farms Ltd - SUNN- AFP191

R F Turner & Son - SUNN- AFP153

Freckenham Estate

A plan of each farm is attached as follows :-

A G Wright & Sons Farms Ltd - Appendix 1

R F Turner & Son - Appendix 2

Freckenham Estate - Appendix 3

A G Wright & Sons Farms Ltd farms 600 acres cropping Potatoes, Onions, Winter wheat, Maize and Sugar Beet. In 2011 we built a 32 million gallon reservoir enabling Potatoes and Onions to be successfully introduced into the cropping rotation.

R F Turner & Son farms 750 acres cropping Winter Wheat, Winter Barley, Maize and Sugar Beet on a rotational basis. In addition to the arable land investment has been made building a new farm centre, storage facilities for harvested crops, secure storage for fertiliser and purpose built buildings for Beef production. Further investment in 2019 built a purpose built horse facility to serve the horse racing industry whose headquarters are in Newmarket. In addition to the arable land grassland is farmed which is used for beef production and grazing paddocks for horses.

Freckenham Estate farms 700 acres cropping Winter Wheat, Spring Barley, Rye, Sugar Beet, Potatoes, Onions and Carrots. A recently EU funded constructed 55 million cubic metre reservoir has increased productivity in an already productive and profitable business. The reservoir will provide long term water security.

Freckenham Estate historically farmed in partnership with the previous owners of Lee Farm Isleham; Lee Farm is known in the Sunnica application as Sunnica East Site A.

Irrespective of land grading methodology used, Freckenham Estate in partnership with Lee Farm was highly productive to a level which is not reflected by the current land grading provided by Daniel Baird in the Sunnica Application. I can confirm Lee farm is an excellent farm capable of growing a wide variety of vegetable and grain crops and is predominantly BMV land. It is not grades 3b and 4. Currently farming as a sole enterprise Freckenham Estate continues to be a high performing and productive business.

Appendix 4 is the cropping yields for the last 4 growing seasons shown in tonnes per ha. The yields achieved are compared with national crop averages taken from John Nix's agricultural guide book. You will see from this table how productive the land is in our area. We have attached a farm budget (Appendix 5 ) for a theoretical farm of 981ha and used a standard 8 year rotation with costs and yields we know are appropriate for the land. As you will this farm will generate in excess of 32,000 tonnes of produce per annum and over the course of 40 years will produce over 1.2million tonnes of food.

We do not recognise Daniel Baird Soil Consultancy Ltd's description of the land in our neighbourhood and would ask that the soils are independently surveyed to enable a professional appraisal of the Sunnica site.

Yours Faithfully

Gary Warren

On behalf of R F Turner & Son

Richard Tuke

Freckenham Estate

Nick Wright

A G Wright & Son Farms Ltd