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10 December 2024

Dear Spencer

Application by EPL 001 Limited: Stonestreet Green Solar Project (Application Reference: EN010135)

Submissions at Deadline 1

Further to the publication of the Rule 6 letter on 22 October 2024 [PD-004] and the Rule 8 letter on 28 November 2024 [PD-005], we write to provide EPL 001 Limited's (the Applicant) written submissions for Deadline 1 of the Stonestreet Green Solar Development Consent Order (DCO) Examination.

Appendix 1 of this letter provides an overview of the documents submitted by the Applicant at this Deadline. Table 1 comprises the application documents for which updated versions are being submitted and summarises how and why the document has been updated. Table 2 comprises the new documents being submitted which were requested by the Examining Authority (ExA) in the Rule 8 letter [PD-005] to be provided by the Applicant at Deadline 1; as a result of actions arising from the hearings last month; in response to submissions made at [REDACTED] line A, and following further engagement with Interested Parties [REDACTED] included in a new Book 8 – Examination.

The Applicant notes that the majority of the documents listed in Table 1 have been updated as a result of minor changes agreed through ongoing engagement with Interested Parties, and in some instances, to correct minor typographical errors that the Applicant has identified.

Draft DCO Validation Report

When the Application was submitted, the Applicant supplied the **Draft DCO Validation Report (Doc Ref. 3.2)** [APP-016] alongside the **Draft DCO (Doc Ref. 3.1)** [APP-015] itself, with revisions to those documents submitted in July response to Section 51 advice. A revised **Draft DCO (Doc Ref. 3.1(B))** is submitted at Deadline 1 which has been successfully validated; however the Applicant does not intend to submit a revised Draft DCO Validation Report until the final version of the Draft DCO is submitted at Deadline 8. It would be happy to provide evidence that the revised **Draft DCO (Doc Ref. 3.1(B))** has successfully validated, if the ExA would like to see this.

Submission of Statements of Common Ground (SoCGs)

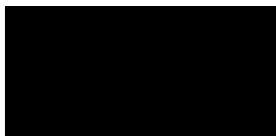
The Applicant has been working with key stakeholders throughout the pre-Examination process to draft SoCGs. Discussions relating to the SoCGs with Ashford Borough Council ('ABC') and Kent County Council ('KCC') began during the pre-application period, with Appendix 3 of the **Planning Statement (Doc Ref. 7.6)** [\[APP-151\]](#) setting out the principal areas of disagreement regarding the Project between the Applicant, ABC and KCC.

Those discussions have continued, and advanced versions of the eight SoCGs requested by the ExA in the Rule 8 letter [\[PD-005\]](#) are included in this submission. These draft SoCGs set out information about the matters where agreement has been reached between the parties, along with the areas where discussions are ongoing. The Applicant is pleased to confirm that agreement has been reached with Interested Parties on the vast majority of matters raised as part of the Relevant Representation process such that only limited areas remain under discussion. The Applicant will continue to engage with all SoCG parties and updates will be provided for Deadline 2.

The SoCGs are accompanied by an issues tracker (as requested in the Rule 6 letter) in the form of the **Statement of Commonality (Doc Ref. 8.4)**. The **Schedule of Negotiations (Doc Ref. 4.4(A))** provides further updates on engagement with landowners and statutory undertakers.

We trust this information is useful. Please do not hesitate to contact us if you require any further details.

Yours sincerely



Conor McNally


Director

EPL 001 Limited

**Enc. Appendix 1 – List of documents submitted by the Applicant at
Deadline 1**

Appendix 1: List of documents submitted by the Applicant at Deadline 1

Table 1: Revised Documents

| Doc Ref. | Document Name | Reason for Submission |
|----------|--|---|
| 1.5(B) | Guide to the Application | Updated to reflect revised document versions and new documents submitted at Deadline 1. |
| 2.3(B) | Works Plans | Updated to remove labelling for Work No. 7, and to make a minor update to alter the extent of the construction compound in Field 25 to fall outside of the fluvial flood zone. |
| 2.6(A) | Illustrative Project Drawings – Not for Approval | Updated to correct the omission of access tracks from the Illustrative Layout Drawings. |
| 2.7(A) | Illustrative Landscape Drawings – Not for Approval | Updated to reflect discussions with the Environment Agency and ABC regarding native planting, and to correct an error in the key of one sheet. |
| 3.1(B) | Draft Development Consent Order | Updated to reflect changes following actions arising from hearings; to reflect requests made by National Highways in its Relevant Representation; and to make other minor amendments. Please see the Schedule of Changes (Doc. Ref 8.7) for full details of the changes. |
| 3.2(B) |  memorandum | Updated to reflect changes made to the Draft DCO (Doc Ref (3.1(B)) since it was last submitted to the ExA, and to reflect changes following actions arising from hearings. |
| 4.2(A) | Statement of Reasons | Updated to include plot 3/14 in paragraph 8.1.1 to correct a minor cross referencing error. Table 1 updated to reflect the latest position on negotiations with statutory undertakers. |
| 4.3(A) | Funding Statement | Updated to reflect actions arising from hearings. |
| 4.4(A) | Schedule of Negotiations | Updates to Tables 1 and 3 to reflect the latest positions reached in ongoing negotiations with affected landowners and statutory undertakers, including the latest position in |

| Doc Ref. | Document Name | Reason for Submission |
|----------|--|---|
| | | respect of securing Crown consent required under section 135 of the Planning Act 2008. |
| 5.2(A) | ES Volume 2, Chapter 2: Site and Context | Minor update to insert the word 'major' into paragraph 2.3.4. |
| 5.2(A) | ES Volume 2, Chapter 3: Project Description | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |
| 5.2(A) | ES Volume 2, Chapter 6: EIA Methodology | Minor update to correct typo in paragraph 6.9.13. |
| 5.2(B) | ES Volume 2, Chapter 10: Water Environment | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |
| 5.2(B) | ES Volume 2: Chapter 12: Socio-economics | Minor update to correct one Field reference in Table 12-18. |
| 5.2(B) | ES Volume 2, Chapter 13: Traffic and Access | Updated at ExA's request to correct reference to Table 13.4B. |
| 5.4(A) | ES Volume 4, Appendix 8.12: Cumulative Effects Table | Minor update to alter the name of the Summary of Cumulative Effects Table. |
| 5.4(A) | ES Volume 4, Appendix 9.6: Air Quality Assessment | Updated following engagement with Natural England to reflect changes in air quality guidance. |
| 5.4(A) | ES Volume 4, Appendix 9.7: Assessment of Effects | Updated following engagement with Natural England to reflect changes in air quality guidance. |
| 5.4(A) | ES Volume 4, Appendix 10.2: Flood Risk Assessment | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |
| 5.4(A) | ES Volume 4, Appendix 10.4: Aldington Flood Storage Area Risk Assessment | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |

| Doc Ref. | Document Name | Reason for Submission |
|----------|---|---|
| 7.5(A) | Design Principles | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |
| 7.8(A) | Outline Construction Environmental Management Plan | Updated following engagement with stakeholders to add reference to cable laying in Section 3.2. |
| 7.9(A) | Outline Construction Traffic Management Plan | Update to reflect requested change by National Highways in their Relevant Representation [RR-205]. |
| 7.10(A) | Outline Landscape and Ecological Management Plan | Updated to reflect discussions with the Environment Agency and ABC regarding native planting; revision of wording around grazing and to correct typo. |
| 7.11(A) | Outline Operational Management Plan | Updated to reflect changes following actions arising from hearings in relation to notification of maintenance activities. |
| 7.12(A) | Outline Decommissioning Traffic Management Plan | Update to reflect requested change by National Highways in their Relevant Representation [RR-205]. |
| 7.14(A) | Outline Operational Surface Strategy [REDACTED] | Updated to reflect requested change made by the Environment Agency in relation to the description of works within the Aldington Flood Storage Area (AFSA) buffer. |
| 7.15(A) | Outline Rights of Way and Access Strategy | Minor update to correct one Field reference from Field 21 to Field 19. |
| 7.19(A) | Information to Inform Habitats Regulations Assessment | Updated following engagement with Natural England to reflect changes in air quality guidance. |

Table 2: New Documents

| Doc Ref. | Document Name | Reason for Submission |
|----------|--|---|
| 8.1 | Response to Additional Submission Made at Procedural Deadline A | To provide a response to submissions made at Procedural Deadline A, particularly the submission made by the Aldington and Mersham Support Group at Procedural Deadline A [PD1-004]. |
| 8.2 | Response to Relevant Representations Report | As requested by the ExA in the Rule 8 letter [PD-005], this sets out the Applicant's responses to the Relevant Representations submitted. |
| 8.3.1 | Statement of Common Ground with Ashford Borough Council | Draft SoCG prepared by the Applicant and ABC and submitted by the Applicant to inform the ExA of the status of ongoing discussions. |
| 8.3.2 | Statement of Common Ground with Environment Agency | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.3 | Statement of Common Ground with Historic England | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.4 | Statement of Common Ground with Kent County Council | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.5 | [REDACTED] Statement of Common Ground with [REDACTED] Electricity Transmission PLC | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.6 | Statement of Common Ground with National Highways | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.7 | Statement of Common Ground with Natural England | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |
| 8.3.8 | Statement of Common Ground with Network Rail Infrastructure Limited | Draft agreed with stakeholder; submitted to provide the ExA with an overview of discussions. |

| Doc Ref. | Document Name | Reason for Submission |
|----------|--|--|
| 8.4 | Statement of Commonality | To provide the issues tracker requested by the ExA in their Rule 6 letter [PD-004] and Rule 8 letter [PD-005]. |
| 8.5.1 | Written Summary of Oral Submissions from the Preliminary Meeting and Responses to Action Points | To provide the summary of the Applicant's oral submissions made at the Preliminary Meeting and its written submissions in response to the action points arising from the meeting. |
| 8.5.2 | Written Summary of Oral Submissions from Open Floor Hearing 1 | To provide the summary of the Applicant's oral submissions made at Open Floor Hearing 1. |
| 8.5.3 | Written Summary of Oral Submissions from Issue Specific Hearing 1 and Responses to Action Points | To provide the summary of the Applicant's oral submissions made at Issue Specific Hearing 1 and its written submissions in response to the action points arising from the hearing. |
| 8.5.4 | Written Summary of Oral Submissions from Compulsory Acquisition Hearing 1 and Responses to Action Points | To provide the summary of the Applicant's oral submissions made at Compulsory Acquisition Hearing 1 and its written submissions in response to the action points arising from the hearing. |
| 8.5.5 | Written Summary of Oral Submissions from Issue Specific Hearing 2 and Responses to Action Points | To provide the summary of the Applicant's oral submissions made at Issue Specific Hearing 2 and its written submissions in response to the action points arising from the hearing. |
| 8.6 | Kent Downs National Landscape Special Qualities Assessment | Undertaken at the request of Natural England, to assist with discussions in their SoCG. |
| 8.7 | Schedule of Changes to the Draft DCO | To provide the ExA with a summary of the changes made to the Draft DCO (Doc Ref. 3.1(B)) at Deadline 1. |