



## Meeting note

<b>Project name</b>	Stonestreet Green Solar
<b>File reference</b>	EN010135
<b>Status</b>	<b>Final</b>
<b>Author</b>	The Planning Inspectorate
<b>Date</b>	28 April 2023
<b>Meeting with</b>	EPL 001 Limited
<b>Venue</b>	Microsoft Teams
<b>Meeting objectives</b>	Project Update Meeting
<b>Circulation</b>	All attendees

### Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

#### ***Project Update***

Introductions were given by the representatives of the Inspectorate and the Applicant.

The Applicant advised that they were finalising the material to be included in a second round of Statutory Consultation and were producing an updated set of drawings (site block plan, illustrative site layout, landscape strategy). There has been continued design development and changes resulting from this process have been shared with the Local Authorities.

The Applicant advised that there were still two grid connection options being proposed, one of which would connect the scheme to Sellindge Substation via ducts under the High Speed One railway line and the second involves the use of a nearby existing tower to carry the grid connection to Sellindge Substation. It was stated that the former was the currently preferred option but when questioned by the Inspectorate on whether the options would be resolved prior to submission, the Applicant was clear that they were trying to do this but could not be sure this would be achievable. As the second option included land in Folkestone and Hythe District the Applicant is applying a precautionary principal and engaging with Folkestone and Hythe District Council (FHDC) as a Host Authority.

#### ***Landscape and Biodiversity***

The Applicant stated that they are having a number of drawings/maps created that are smaller scale to allow for a more precise view of the landscape strategy.

Biodiversity net gain expected to be significantly above national/local targets of 10%/20%. The Applicant explained that there are ecological benefits from the proposed reduction in agricultural fertiliser inputs reducing nitrates entering the soil and groundwater.

### ***Trial Trenching & Engagement Update***

The Applicant has discussed predetermination trial trenching with Kent County Council (KCC). The geophysical surveys have identified areas of potential anomalies (which could potentially be archaeological) which has informed the layout of the Proposed Development to avoid foundations in those areas.

Trial trenching will be undertaken pre-submission of the application at the location of the substation as this is an element that cannot easily be relocated. Further trial trenching will be agreed with KCC, to take place post-submission, to mitigate the risk of archaeological impact. Should areas of archaeology be identified, concrete feet may be used as a construction technique in place of piling to mitigate any impact and this flexibility will be included in the application.

The Inspectorate queried whether concerns had been raised around agricultural land. The Applicant responded that approximately 80% of the site was Grade 3b or non-agricultural land and below the classification of Best and Most Versatile Land.

### ***Consultation***

Ashford Borough Council, FHDC and KCC have been consulted on the draft revised SoCG and made a number of suggestions which were incorporated into the most recent version.

The Applicant is discussing a wider strategy for the public rights of way network with KCC and the results of design changes will be available as a result of these discussions in the Preliminary Environmental Information Report Addendum.

### ***Draft Document Review***

The Applicant anticipates draft documents will be provided to the Inspectorate for comment in early July 2023. The Inspectorate requested that the Applicant provides the latest project timetable for the Inspectorate's records and to also allow 6 – 8 weeks for draft document review feedback.

The Applicant provided an updated list of draft documents that they plan to submit to the Inspectorate for review ahead of the submission of their DCO. This list can be seen below.

- Book of Reference
- Land Plans
- Work Plans
- Location Plan
- Streets, Rights of Way and Access Plan
- Draft DCO
- Explanatory Memorandum
- Statement of Reasons

- Consultation Report
- Environmental Statement (front end chapter and EIA Scoping compliance checklist)

### ***Project Timeline***

The Applicant also provided the following updates to their project timeline.

- 2023 Statutory Consultation: 26 May 2023 (5 weeks)
- PINS Review of Draft Documents: July 2023 (6 weeks)
- DCO Submission: August 2023

The Inspectorate advised that the current proposed submission date in August 2023 means the project is not eligible for the early adopter's program. The deadline for the Applicant to decide whether they would like to be part of the early adopter's program is 12 May 2023.

### ***Specific decisions/ follow-up required?***

The following actions were agreed:

- The Applicant is to provide their updated project timeline.