

Ben Million
Co-Head of Energy Infrastructure Planning
Darlington Economic Campus
Darlington
DL1 5BF

12 September 2025

Dear Ben

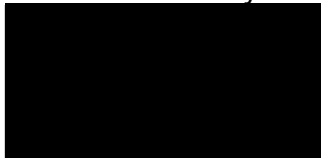
Application by EPL 001 Limited: Stonestreet Green Solar (Application Reference: EN010135)

Request for Information

Further to your letter on 4 September 2025, I write to provide EPL 001 Limited's (the 'Applicant') written submissions in response to the Secretary of State's Request for Information in relation to the Stonestreet Green Solar Development Consent Order ('DCO') application. Appendix 1 of this letter provides the Applicant's responses to each question.

Please do not hesitate to contact me if you require any further details.

Yours sincerely



Conor McNally
Director EPL 001 Limited

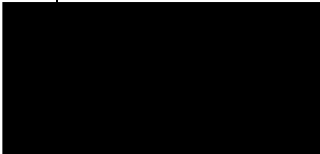
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Appendix 1 – The Applicant's response to the Request for Information

Appendix 2: Email from South East Water (8 September 2025)

Appendix 3: Email from Lumen (22 August 2024)

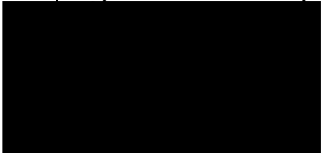
Appendix 1: Response to the Secretary of State's Request for Information

Ref	Secretary of State Request for Information	Applicant's Response
<i>Agreements in respect of Kent County Council ("KCC") land interests</i>		
3	The Applicant and KCC are asked to provide an update on the status of their negotiations in respect of voluntary agreements for KCC land interests, which are related to flood storage and cable drilling. If agreement has not yet been reached, details should be provided setting out the reasons why, and when agreement is expected to be reached.	The Applicant and its agent have continued to attempt to engage with Kent County Council (KCC) to progress this matter. KCC recently instructed an agent to act on their behalf and have not indicated that they are unwilling to enter into a voluntary agreement. Heads of Terms were shared with KCC's agent and the Applicant awaits any comments. The Applicant continues seek engagement with KCC and will endeavour to do so in an effort to agree a voluntary agreement with KCC.
<i>Agreements in respect of Environment Agency ("EA") land interests</i>		
4	The Applicant and the EA are asked to provide an update on the status of their negotiations in respect of voluntary agreements for EA land interests, which are related to flood storage and cable drilling. If agreement has not yet been reached, details should be provided setting out the reasons why, and when agreements is expected to be reached. 	The Applicant and its agent have continued to engage with the Environment Agency (EA). The Applicant shared Heads of Terms with the EA and received comments on these from its appointed agent during the Examination. The Applicant received additional comments from the EA's agent on 3 September 2025. The Applicant will continue to liaise with the EA's agent to resolve these discussions allowing Heads of Terms of be agreed and a voluntary agreement to be finalised.

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Protective Provisions – Statutory Undertakers

5.	<p>The Applicant and South East Water should confirm the status of protective provisions proposed for the benefit of South East Water. If agreement has not yet been reached, details should be provided setting out the reasons why, and if and when agreement is expected to be reached.</p>	<p>The Applicant confirms that there are limited South East Water assets within the Order Limits, the majority of which are abandoned mains. The Applicant considers that South East Water's assets are appropriately protected under the protective provisions in Schedule 13, Part 1 of the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004].</p> <p>The Applicant wrote to South East Water in February 2024, seeking confirmation that South East Water considered its assets were appropriately protected under the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004]. South East Water did not respond.</p> <p>Following the Secretary of State's letter South East Water has engaged with the Applicant and confirmed that provided any diversions are applied for at the appropriate time then it has no objection to the Project (a copy of the relevant email from South East Water is provided at Appendix 2 below).</p>
6.	<p>The Applicant and Colt Technologies Limited should confirm the protective provisions proposed for the benefit of Colt Technologies Limited. If agreement has not yet been reached, details</p>	<p>The Applicant has sought to engage with Colt Technology Services Limited ('Colt') throughout the Application process. This included consulting with Colt about the Project in 2023</p>

Ref	Secretary of State Request for Information	Applicant's Response
	<p>should be provided setting out the reasons why, and if and when agreement is expected to be reached.</p>	<p>before submitting the DCO application and notifying Colt of the acceptance of the application for Examination by the Planning Inspectorate in 2024. With regard to the protective provisions, the Applicant sent to Colt a copy of the proposed standard protective provisions included at Part 2 of Schedule 13 to the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004] on 14 February 2024 ('the Part 2 PPs'). No response was received from Colt. On 22 August 2024, Lumen (a Colt affiliate) emailed the Applicant in response to the section 56 notice to confirm that it and City of London Telecoms (COLT) have "no objections" to the Project (a copy of the relevant email from Lumen is provided at Appendix 3 below). In light of this confirmation of no objection, and given the lack of engagement from Colt regarding the protective provisions during the application and Examination process, the Applicant assumes that Colt is content that its interests are adequately protected by the Part 2 PPs in the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004].</p>
7.	<p>The Applicant and Lumen Technologies Limited should confirm the status of protective provisions proposed for the benefit of Lumen Technologies Limited. If agreement has not yet been reached, details should be provided setting out the reasons why, and if and when agreement is expected to be reached.</p> 	<p>The Applicant has sought to engage with Lumen Technologies UK Limited ('Lumen') throughout the Application process. This included consulting with Lumen about the Project in 2023 before submitting the DCO application and notifying Lumen of the acceptance of the application for Examination by the Planning Inspectorate in 2024. With regard to the protective provisions, the Applicant sent to Lumen a copy of the Part 2 PPs on 14 February 2024.</p>

Ref	Secretary of State Request for Information	Applicant's Response
		<p>No response was received from Lumen. On 22 August 2024, Lumen emailed the Applicant in response to the section 56 notice to confirm that it had "no objections" to the Project (a copy of the relevant email from Lumen is provided at Appendix 3 below). In light of this confirmation of no objection, and given the lack of engagement from Lumen regarding the protective provisions during the application and Examination process, the Applicant assumes that Lumen is content that its interests are adequately protected by the Part 2 PPs in the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004].</p>
8.	<p>The Applicant and OpenReach Limited should confirm the status of protective provisions proposed for the benefit of OpenReach Limited. If agreement has not yet been reached, details should be provided setting out the reasons why, and if and when agreement is expected to be reached.</p> <div data-bbox="154 1230 472 1382" style="background-color: black; width: 142px; height: 95px; margin-top: 10px;"></div>	<p>The Applicant has sought to engage with Openreach Limited ('Openreach') throughout the Application process. This includes consulting with Openreach about the Project in 2023 before submitting the DCO application and notifying Openreach of the acceptance of the application for Examination by the Planning Inspectorate in 2024. With regard to the protective provisions, the Applicant sent to Openreach a copy of the Part 2 PPs on 14 February 2024. No response was received and Openreach has not otherwise engaged with the Application. The Applicant assumes that, given the lack of engagement from Openreach during the application and Examination process, Openreach is content that its interests are adequately protected by the Part 2 PPs</p>

Ref	Secretary of State Request for Information	Applicant's Response
		in the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004] .
9.	The Applicant should also confirm if there are any other statutory undertakers for which there are ongoing negotiations in respect of proposed protective provisions. If any other negotiations are ongoing, the Applicant should provide an update confirming the status of the proposed protective provisions, the reasons for disagreement, and if and when agreement is expected to be reached.	The Applicant confirms that there are no further ongoing negotiations in respect of the proposed protective provisions.

Easement Rights – Freehold Landowners

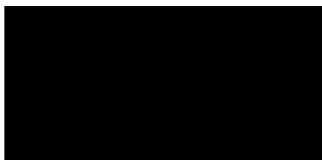
10. and 11.	<p>At Compulsory Acquisition Hearing 1 and 2, the Applicant outlined that it had reached option agreements or signed Heads of Terms with the majority of freehold owners of land within the order limits of the Proposed Development and that it was in advanced negotiations with the few remaining freehold owners where only easements rights are required.</p> <p>The Applicant should provide an update on the status of these negotiations. If agreement has not yet been reached, the reasons for this should be set out, and details on if and when agreement is expected should also be provide.</p>	<p>The Applicant, its agent and its legal representatives have continued to liaise with impacted parties to formalise and finalise the remaining agreements.</p> <p>Christopher Robert Price and Richard Cleveland Price – The Applicant and these Affected Persons have agreed Heads of Terms, engaged legal advisers and are close to finalising legal agreements. The Affected Persons will require consent from third parties that hold existing land interests over the land before entering into legal agreements and the Applicant and its legal advisers have engaged with these parties and their legal advisers to assist. The Applicant is confident that legal agreements will be secured within four weeks.</p> <p>Douglas John Wanstall, Geoffery Wanstall and Richard John Wanstall – The Applicant and these Affected Persons</p>
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Ref	Secretary of State Request for Information	Applicant's Response
		have agreed Heads of Terms, engaged legal advisers and are close to finalising legal agreements. The Affected Persons will require consent from a third party that holds existing land interests over the land before entering into legal agreements and the Applicant and its legal advisers have engaged with this party and its legal adviser to assist. The Applicant is confident that legal agreements will be secured within four weeks.

Section 135 Consent – Department for Transport Crown Land

12. and 13.	<p>On 20 June 2025 the Department for Transport provided a letter confirming that the Secretary of State for Transport has given consent pursuant to sections 135 (1) and 135 (2) of the Planning Act 2008 in respect of various plots of land and thereby agrees to the wording of Article 42 of the draft Order.</p> <p>For the avoidance of doubt, the Applicant and the Department for Transport should confirm if Crown consent has now been provided for all Department for Transport Crown Land. The Applicant should also confirm that all necessary Crown consents and authorisations have been obtained.</p>	<p>The Applicant confirms that Crown consent has been provided for all Department for Transport Crown Land.</p> <p>The Applicant also confirms that all necessary Crown consents and authorisations have been obtained.</p>
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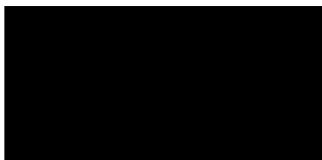
Biodiversity Net Gain Requirement



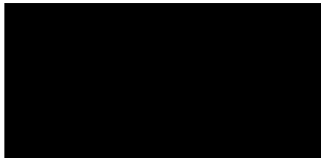
Ref	Secretary of State Request for Information	Applicant's Response
14.	<p>The Applicant is invited to comment on the proposed insertion of new sub-paragraphs (1)(a) and (b) in Requirement 8 of the draft Order, which is shown in italics below:</p> <p>8 - (1) The authorised development must not commence until a biodiversity design strategy has been submitted to and approved by the local planning authority, such approval to be in consultation with the Environment Agency, Kent County Council and the relevant statutory nature conservation body.</p> <p><i>(a) The biodiversity design strategy must include details of how the strategy will secure a biodiversity net gain for all of the authorised development during the operation of the authorised development of at least 100% in area-based habitat units, at least 10% in hedgerow units, and at least 10% in watercourse units; calculated using the biodiversity metric published by the Department for Environment, Food & Rural Affairs on 12 February 2024, or such other biodiversity metric approved by the relevant planning authority in consultation with the relevant statutory nature conservation body.</i></p> <p><i>(b) The biodiversity design strategy must be substantially in accordance with the outline landscape and ecological management plan, must be implemented as approved and maintained throughout the operation of the relevant part of the authorised development to which the plan relates.</i></p>	<p>The Applicant has reviewed the suggested change and is content with the suggested wording. The Applicant notes that the definitions of "biodiversity design strategy" and "biodiversity net gain requirement" in Article 2(1) of the Draft Development Consent Order (Doc Ref. 3.1(G)) [REP8-004] will need to be amended to reflect the amendments made to Requirement 8.</p>

Flood Risk Assessment

Ref	Secretary of State Request for Information	Applicant's Response
15.	<p>Following the March 2025 publication of the new Environment Agency flood and erosion risk data referenced in [AS-027], the Applicant submitted an updated Flood Risk Assessment at Deadline 5 [REP5-015]. The Environment Agency is invited to comment on the updated assessment and confirm whether it is still in agreement with the assessment's conclusions, in line with the signed statement of common ground [REP4-015].</p>	<p>The Applicant notes that a response to this matter has been set out within Section 4.11 of Closing Statement (Doc Ref. 8.25) [REP8-029]. This notes that in light of the Flood Map for Planning (FMP) updated by the EA in March 2025, the Flood Risk Technical Note (Doc Ref. 8.18) [REP8-025] confirms that the assessment of flood risks and water environment effects provided in the DCO application remain valid and no updated/new assessments or amendments to the Project are required. Figures 10.2.8-10.2.10 in the ES Volume 4, Appendix 10.2: Flood Risk Assessment (Doc Ref. 5.4(B)) [REP5-015] and Figure 10.4 in ES Volume 3, Chapter 10: Water Environment Figures 10.1-10.8 (Doc Ref. 5.3(A)) [REP5-011] were updated during the Examination to reflect the new flood risk data.</p> <p>A Flood Risk Technical Note (Doc Ref. 8.18) [REP8-025] was initially submitted at Deadline 5, and updated at Deadline 8 to include an figure that was erroneously omitted. This confirmed the updated data from March 2025 did not alter any of the conclusions in the ES.</p>



Appendix 2: Email from South East Water (8 September 2025)



From: [REDACTED]
To: [REDACTED]
Subject: Re: FWR: Plans for the location of the Stonestreet Green solar scheme
Date: 08 September 2025 20:41:52
Attachments: [image001.png](#)
[image002.png](#)

Hi,

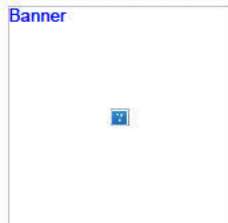
Yes i am happy with that - as long as mains are diverted and any work near existing mains is outside the easements/working width then i do not object.

Thanks

[REDACTED]
Asset and Network Planning Manager

[REDACTED] [\[REDACTED\]@southeastwater.co.uk](mailto:[REDACTED]@southeastwater.co.uk) | southeastwater.co.uk
Rooftop Road Snodland Kent ME6 5AH United Kingdom

Banner



On Mon, 8 Sept 2025 at 15:47, [REDACTED] <[\[REDACTED\]@evolutionpower.co.uk](mailto:[REDACTED]@evolutionpower.co.uk)> wrote:

Cyber Security Notice:

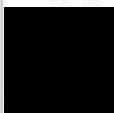
This email originated from outside of the organisation. Message is from an untrusted sender.

Hi Gemma,

[REDACTED] to assist please find below our proposed response, confirming that we will apply to SE Water for any diversions that may be required and that on this basis we understand SE Water does not object to the Project.

"The Applicant confirms that there are limited South East Water assets within the Order Limits, the majority of which are abandoned mains. The Applicant considers that South East Water's assets are appropriately protected under the protective provisions in Schedule 13, Part 1 of the Draft Development Consent Order (Doc Ref. 3.1(G)). The Applicant wrote to South East Water in February 2024, seeking confirmation that South East Water considered its assets were appropriately protected under the Draft Development Consent Order. South East Water did not respond. Following the Secretary of State's letter South East Water has engaged with the Applicant and confirmed that provided any diversions are applied for at the appropriate time then it has no objection to the Project."

Kind regards,



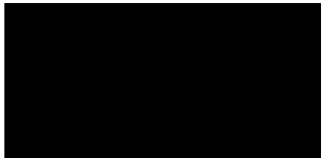
Director

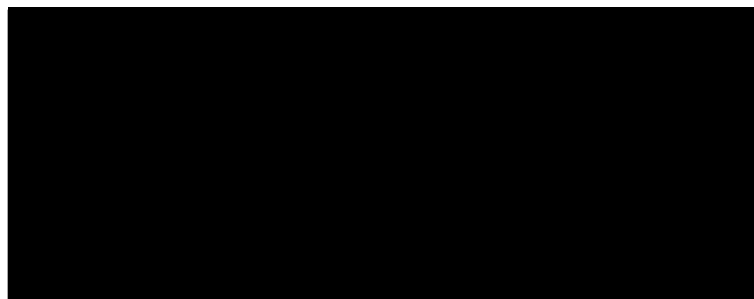
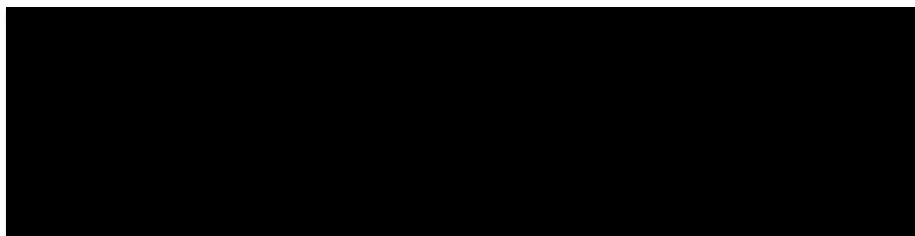
Evolution Power Limited

[REDACTED] [\[REDACTED\]@evolutionpower.co.uk](mailto:[REDACTED]@evolutionpower.co.uk)
www.evolutionpower.co.uk [[evolutionpower.co.uk](https://www.evolutionpower.co.uk)]



Appendix 3: Email from Lumen (22 August 2024)





----- Original Message -----

Subject: FW: Section 56 of the Planning Act 2008 - Stonestreet Green Solar- located 6.5km to the south east of Ashford Town Centre and 13.7km to the west of Folkestone Town Centre

Date: 2024-08-22 15:18

From:

To: "info@stonestreetgreensolar.co.uk"

Cc:

Dear

Lumen Technologies and City of London Telecoms have no objections to the below proposed scheme.

The Project Site is located approximately 6.5km to the south east of Ashford Town Centre and approximately 13.7km to the west of Folkestone Town Centre, in the county of Kent. The Site is situated on land located to the north and west of the village of Aldington.

Kind Regards

EMEA Field Operations – UK & Ireland OSP and Docklands ISP
East India Dock House, East India Dock Road, London, E14 9YY

/ www.colt.net

Colt Technology Services



Lumen Technologies UK Limited, an entity of the Colt group of companies, 260-266 Goswell Road, London, EC1V 7EB, UK

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