



Peartree Hill Solar Farm

Consultation Report Appendices Part A

Application Document Ref: EN010157/APP/5.2
February 2025

Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009 –
Regulation 5(2)(q)



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1.1 Purpose of this document

- 1.1.1 This document the Consultation Report Appendices contains information relevant to the **Consultation Report [EN010157/APP/5.1]**. The Consultation Report has been prepared by RWE (as the Applicant) to accompany an application for a Development Consent Order for Peartree Hill Solar Farm (the Proposed Development).
- 1.1.1. The report is submitted in accordance with section 37(3)(c) of the Planning Act 2008 (PA 2008), which requires that any application for an order granting development consent must be accompanied by a consultation report.
- 1.1.2. This document contains information which evidences or supports the information provided in the **Consultation Report [EN010157/APP/5.1]**.

1.2 Structure of this document

- 1.2.1 The Appendices are as far as possible the order that are referenced within that report.
- 1.2.2 A list is provided below in Table 1-1 of the documents within Appendix A.

Table 1-1 List of documents in Appendix A

Appendix No.	Appendix Title
Appendix A-1.1	Introductory project letter to MPs
Appendix A-1.2	Introductory project letter sent to council-lors and parish councils
Appendix A-1.3	List of stakeholders contacted
Appendix A-2	Non-statutory consultation report
Appendix A-3.1	Non-statutory consultation newsletter
Appendix A-3.2	Non-statutory consultation brochure
Appendix A-3.3	Non-statutory consultation feedback form
Appendix A-3.4	Non-statutory consultation poster

Appendix A-3.5	Non-statutory consultation pull up banners
Appendix A-3.6	Non-statutory consultation press release
Appendix A-3.7	Non-statutory consultation reminder press release
Appendix A-3.8	List of media outlets the press release was distributed to
Appendix A-3.9	Stakeholder launch letter
Appendix A-3.10	Letter to cable route land interests
Appendix A-3.11	Example of social media posts during non-statutory consultation
Appendix A-3.12	Non-statutory consultation launch email
Appendix A-3.13	Non-statutory consultation reminder email
Appendix A-4	Email following non-statutory consultation

Appendix A-1 Project introduction engagement

Appendix A-1.1 Introductory project letter to MPs

29 Aug 2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED],

Meeting request: Peartree Hill Solar Farm - CONFIDENTIAL

I'm writing to you as the MP for Beverley and Holderness, to offer you a private briefing on JBM Solar's proposals for Peartree Hill Solar Farm near Beverley, in the East Riding of Yorkshire.

Having undertaken initial work, we would welcome the opportunity to discuss the project and our plans for involving the local community as part of our iterative design development.

About JBM Solar

JBM Solar, part of RWE, is a reputable renewable energy company at the forefront of the UK's clean energy revolution. With a decade-long track record, JBM Solar has successfully obtained planning permission for over 1GW of solar projects since 2012, providing clean energy to more than 265,000 homes.

As specialists in large-scale solar farms complemented by battery storage, JBM Solar ensures reliable and consistent renewable energy generation while prioritising a minimum 50% biodiversity net gain on every project, including Peartree Hill Solar Farm. JBM Solar values close collaboration with landowners, communities, local authorities, and environmental agencies to develop projects that seek to meet the needs of all stakeholders.

Project Overview

The proposed Peartree Hill Solar Farm is a large-scale solar project and associated battery storage spread across several separate land parcels, located to the east of Beverley, extending north towards Leven and will connect into the Creyke Beck Substation via underground cables.

Peartree Hill Solar Farm would generate approximately 320MW of renewable energy, contributing to local and national climate commitments. Due to the size of the project, it is classified as a Nationally Significant Infrastructure Project (NSIP) requiring a Development Consent Order (DCO) to construct and operate the project. As part of this process, we will be undertaking comprehensive rounds of non-statutory and statutory consultation, supported by detailed environmental and technical work to inform the scheme design.

Embracing solar energy on a large scale aligns with the UK's ambitious decarbonisation targets and our need to transition to sustainable energy sources. Peartree Hill Solar Farm will contribute to diversifying the UK's energy supply and play a vital role in shaping a greener and more sustainable future. Furthermore, the project will sit alongside other renewable energy projects in the region,



helping to attract more renewable energy companies, manufacturers, and research institutions, fostering green job opportunities, innovation, and sustainable economic development.

Next steps

We are in the early days of project development and over the coming months we will be engaging key stakeholders, including East Riding of Yorkshire Council. Next week we will be reaching out to local ward members and relevant parish councils to inform them of our proposals and offer them a briefing, before launching to the wider community.

We have launched a project website (<https://peartreehillsolar.co.uk/>) to keep people informed and are working towards our first public consultation in autumn this year. This will help to identify potential issues and concerns, as well as benefits and opportunities, which can be considered in the design development.

I hope that this information is useful, and we look forward to providing you with more detail in the coming months. If you could suggest some convenient times for us to brief you, either in person or virtually, we'd be happy to set that up. In the meantime, if you have any questions about the project, please do not hesitate to contact the communications team at info@peartreehillsolar.co.uk or 01482 695 004.

Yours sincerely,

Mike Greslow

Development Project Manager

JBM Solar

Appendix A-1.2 Introductory project letter sent to councillors and parish councils

5 September 2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED],

Meeting request: Peartree Hill Solar Farm - CONFIDENTIAL

I'm writing to you as ward member for Mid Holderness, to offer you a private briefing on JBM Solar's proposals for Peartree Hill Solar Farm near Beverley, in the East Riding of Yorkshire.

Having undertaken initial work, we would welcome the opportunity to discuss the project and our plans for involving the local community as part of our iterative design development.

About JBM Solar

JBM Solar, part of RWE, is a reputable renewable energy company at the forefront of the UK's clean energy revolution. With a decade-long track record, JBM Solar has successfully obtained planning permission for over 1GW of solar projects since 2012, providing clean energy to more than 265,000 homes.

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Peartree Hill Solar Farm would generate approximately 320MW of renewable energy, contributing to local and national climate commitments. Due to the size of the project, it is classified as a Nationally Significant Infrastructure Project (NSIP) requiring a Development Consent Order (DCO) to construct and operate the project. As part of this process, we will be undertaking comprehensive rounds of non-statutory and statutory consultation, supported by detailed environmental and technical work to inform the scheme design.



Embracing solar energy on a large scale aligns with the UK's ambitious decarbonisation targets and our need to transition to sustainable energy sources. Peartree Hill Solar Farm will contribute to diversifying the UK's energy supply and play a vital role in shaping a greener and more sustainable future. Furthermore, the project will sit alongside other renewable energy projects in the region, helping to attract more renewable energy companies, manufacturers, and research institutions, fostering green job opportunities, innovation, and sustainable economic development.

Next steps

We are in the early days of project development and over the coming weeks we will be engaging key stakeholders, including the relevant parish councils to inform them of our proposals and offer them a briefing, before launching to the wider community.

We have launched a project website (<https://peartreehillsolar.co.uk/>) to keep people informed and are working towards our first public consultation in autumn this year. This will help to identify potential issues and concerns, as well as benefits and opportunities, which can be considered in the design development.

I hope that this information is useful, and we look forward to providing you with more detail in the coming months. If you could suggest some convenient times for us to brief you, either in person or virtually, we'd be happy to set that up. In the meantime, if you have any questions about the project, please do not hesitate to contact the communications team at info@peartreehillsolar.co.uk or 01482 695 004.

Yours sincerely,

Mike Greslow

Development Project Manager

JBM Solar

Appendix A-1.3 List of stakeholders contacted

Consultee		Consulted Y or N	Date Consulted
Dame Diana Johnson	MP for Kingston upon Hull North	Y	29/08/23
Sir Gregory Knight MP	MP for East Yorkshire	Y	29/08/23
David Davis MP	MP for Haltemprice and Howden	Y	29/08/23
Graham Stuart MP	MP for Beverley and Holderness	Y	29/08/23
Councillor Anne Handley	Leader of East Riding of Yorkshire Council	Y	05/09/23
Councillor Gary McMaster	Portfolio Holder for Housing and Infrastructure	Y	05/09/23
Councillor Leo Hammond	Portfolio Holder for Planning, Communities and Public Protection	Y	05/09/23

Consultee		Consulted Y or N	Date Consulted
Councillor John Holtby	Ward member for Mid Holderness	Y	05/09/23
Councillor Amanda Talbot	Ward member for Mid Holderness	Y	05/09/23
Councillor Samantha Whyte	Ward member for Mid Holderness	Y	05/09/23
Councillor Paul Smith	Ward member for Beverley Rural	Y	05/09/23
Councillor Diana Stuart	Ward member for Beverley Rural	Y	05/09/23
Councillor Jeremy Wilcock	Ward member for Beverley Rural	Y	05/09/23
Catwick Parish Council		Y	08/09/23

Consultee		Consulted Y or N	Date Consulted
Riston Parish Council		Y	08/09/23
Leven Parish Council		Y	08/09/23
Brandesburton Parish Council		Y	08/09/23
Beverley Town Council		Y	08/09/23
Wawne Parish Council		Y	08/09/23
Woodmansey Parish Council		Y	08/09/23
Swine Parish Council		Y	08/09/23

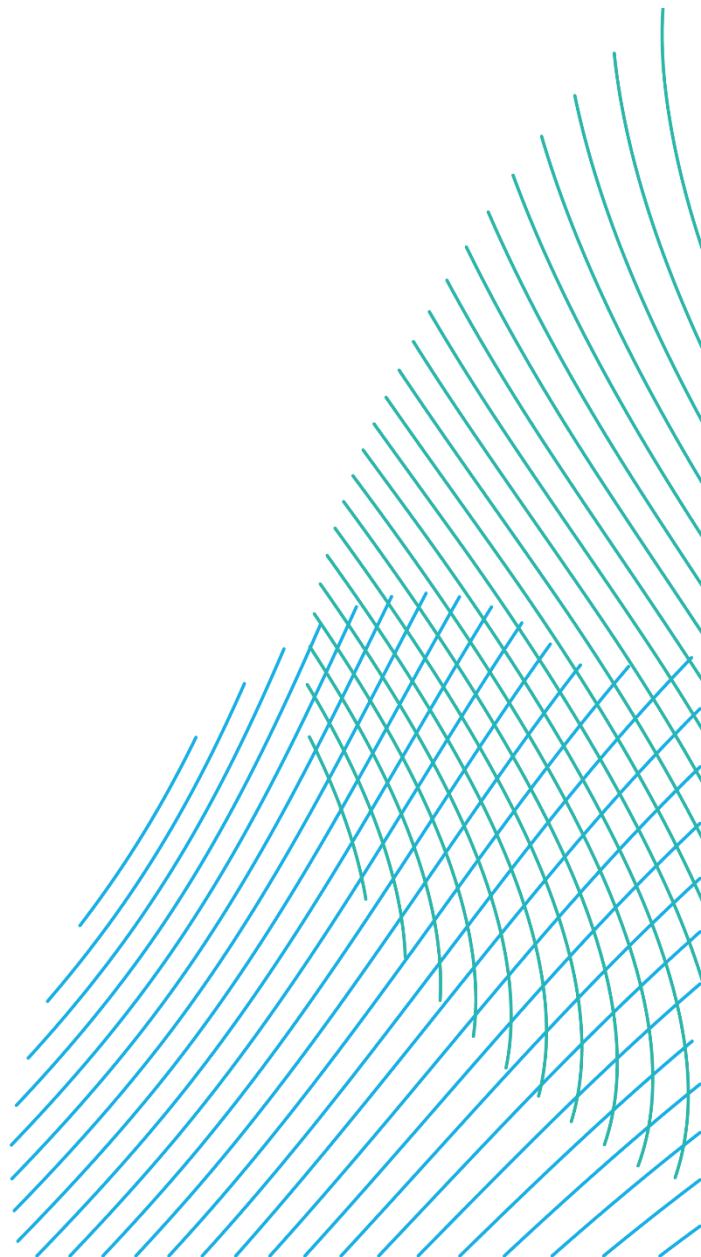
Consultee		Consulted Y or N	Date Consulted
Tickton and Routh Parish Council		Y	08/09/23
Cottingham Parish Council		Y	08/09/23

Appendix A-2 Non-statutory consultation report



Peartree Hill Solar Farm Non-Statutory Consultation Report

January 2024



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Executive summary

This consultation report provides an overview of non-statutory consultation activities undertaken by RWE, who recently acquired JBM Solar, to inform proposals for Peartree Hill Solar Farm: a new 320MW solar energy, storage proposals and associated cable routes on land located 3km east of Beverley, within the authority area of East Riding of Yorkshire Council.

Engagement overview

The project was publicly launched in summer 2023, when the project website went live and information was sent to key stakeholders, informing them of the project and offering briefings.

A four-week non-statutory public consultation took place between Monday 9 October and Monday 6 November 2023. The community feedback received will be instrumental in refining and enhancing the proposals ahead of presenting comprehensive and detailed proposals at a statutory consultation in Spring 2024.

During the non-statutory consultation phase, various engagement channels were employed to foster an open dialogue with the community regarding the preliminary plans for Peartree Hill Solar Farm. These methods included a dedicated project website, newsletter sent to the local community, in-person and digital events, stakeholder briefings, social media and local media engagement.

The project website served as a central hub for consultation materials and featured a feedback form. Hardcopies of the feedback form were made available at public events. Individuals also had the option to provide feedback through freepost, a dedicated phonenumber, and email, ensuring accessibility and flexibility in the consultation process.

During the non-statutory consultation phase, three in-person events took place at local venues, two webinars were conducted as an alternative to the in-person events, and presentations were delivered to five local parish councils.

Following the non-statutory consultation period, the feedback received was collected and analysed. All feedback has been reviewed and considered as outlined in this report and used to support the continuous development of the project.

Throughout the four-week consultation period, 102 responses were received.

Next steps

A statutory consultation is planned for Spring 2024. This phase will provide an opportunity for both the general public and statutory stakeholders to provide further comments on the progressed project design. An application for a DCO (Development Consent Order) is expected to be submitted in late 2024, with a decision anticipated in 2026.

Introduction

Approach to engagement

RWE is conducting a two-phase consultation process. The initial non-statutory consultation served to introduce the local community to Peartree Hill Solar Farm and to provide an early opportunity to shape the evolving design. The later, statutory consultation, which will be delivered in line with the requirements of the Planning Act 2008, will then provide an opportunity for both the public and statutory consultees to provide further comments on the progressed project design.

The first phase of engagement focused on introducing the project to key stakeholders, including MPs, councillors and parish councils and launching a project website. The 4-week non-statutory consultation ran from Monday 9 October to Monday 6 November 2023.

Inclusivity and accessibility were core objectives of the consultation. As such, a hybrid consultation approach was adopted, combining in-person events with digital engagement through the dedicated project website, social media and webinars. A telephone number was also provided for local people to ask questions, relay feedback or request printed materials.

This approach ensured that individuals who were unable to, or might prefer not to attend in-person events, could still access the consultation materials and actively participate in the process.

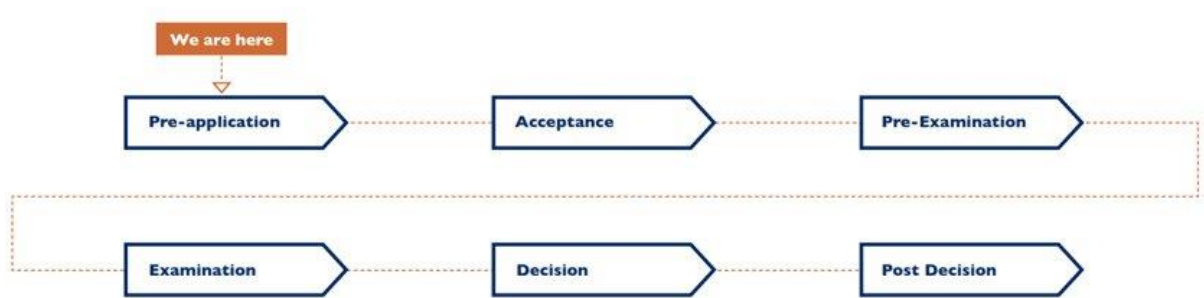
Legislative context

As Peartree Hill Solar Farm would generate over 50MW of electricity, it is classed as a Nationally Significant Infrastructure Project (NSIP) and will be subject to the Development Consent Order (DCO) planning process, a specialised framework for managing large and complex infrastructure projects.

The Secretary of State for the Department of Energy Security and Net Zero will make the final decision regarding the application's outcome, based on the recommendations and findings of the Planning Inspectorate.

Effective consultation is a critical element of the DCO process, offering an opportunity for community and stakeholder input into the evolving proposals. The feedback received, in conjunction with technical studies and environmental assessments, should be used to inform and shape the DCO application before it is submitted to the Planning Inspectorate.

The Planning Act 2008 includes the requirement for a statutory consultation prior to application submission, and outlines requirements such as publicity and statutory parties to be consulted. RWE has taken a multi-stage approach to consultation, opting to undertake a non-statutory consultation to help inform the design development, ahead of a statutory consultation planned for Spring 2024.



Stakeholder engagement.

Engagement with local representatives

Key local stakeholders, including all relevant parish councils, host and neighbouring MPs and key East Riding councillors, were informed of the proposals ahead of the non-statutory consultation, with an invitation to be briefed on the project.

These meetings at a preliminary stage helped to gain an early steer on the project's design and consultation programme, while opening an ongoing communication channel with local representatives.

Meetings were conducted from September 2023, through the non-statutory consultation period to November 2023. A full list of local representatives briefed can be found in the table below.

Stakeholder	Date of meeting
The office of David Davis, MP for Haltemprice and Howden	Wednesday 20 September 2023
The office of Graham Stuart, MP for Beverley	Wednesday 19 October 2023
Councillor Leo Hammond (Cabinet member for Planning, Communities and Public Protection) and Stephen Hunt (Director of Planning and Development Manager)	Friday 13 October 2023
Woodmansey Parish Council	Monday 16 October 2023
Tickton and Routh Parish Council	Monday 16 October 2023
Catwick Parish Council	Wednesday 18 October 2023
Cottingham Parish Council	Tuesday 24 October 2023
Leven Parish Council	Tuesday 7 November 2023

Landowner engagement

As part of the initial project development, we identified and engaged with landowners on the proposed parcels which could host the solar farm.

As part of the non-statutory consultation, a number of indicative cable route corridor options were presented, which would link the solar farm to the Creyke Beck substation, near Cottingham. Landowners within these corridors were identified and sent a letter at the start of the non-statutory consultation informing them that one of the presented options passes through land they own or occupy and inviting them to comment on the proposals. More detailed engagement with landowners around the cable routes will take place once the options have been refined.

Engagement with statutory consultees

As part of the development of the technical design and environmental assessment work, engagement has taken place with a number of statutory parties since Summer 2023, including East Riding of Yorkshire Council, Historic England, Environment Agency and Natural England.

An introductory meeting with the Planning Inspectorate took place on Thursday 27 July 2023 and a subsequent meeting was held on 4 October 2023. Under section 51 of the Planning Act 2008 the Planning Inspectorate makes available a copy of the advice provided in meetings with Applicant's. This can be found on the project page on the Planning Inspectorate's website:
<https://infrastructure.planninginspectorate.gov.uk/projects/yorkshire-and-the-humber/peartree-hill-solar-farm/?ipcsection=overview>.

Public consultation

Approach to consultation

The public consultation between Monday 9 October and Monday 6 November 2023 introduced the emerging project proposals for the Peartree Hill Solar Farm to the wider local community.

The aim was to clearly convey the project's proposals and gather community feedback. Although feedback on all aspects of Peartree Hill was welcome, it was outlined in the consultation material that comments around the site configuration, the Environmental Impact Assessments, the community benefit fund and the on-site community assets would be particularly helpful.

Promoting the consultation

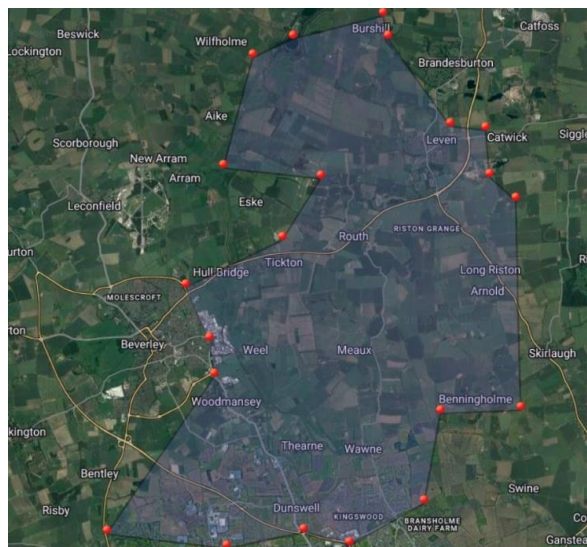
To ensure inclusivity and to gain responses reflective of the local population, the non-statutory consultation was promoted through a wide range of different mechanisms, as outlined below.

Newsletter

Newsletters were mailed to all residential and business addresses within the Primary Consultation Zone (PCZ). The four-sided newsletter included a brief overview of the project, details of the consultation events, a project timeline, a site masterplan and the various contact channels.

The PCZ included 11,516 local addresses, capturing all addresses within 2km of proposed solar infrastructure, as well as those in proximity of the cable route corridor options.

The newsletter was also mailed to statutory consultees, local businesses, community groups, hard to reach groups and local schools.



The non-statutory consultation mailing area

Poster

Posters were distributed to all relevant parish councils, accompanied by a letter requesting their local display. This helped to raise public awareness and ensured that information about the consultation reached a broad local audience.

Social media

To publicise the proposals and consultation, a dedicated project Facebook page was established (<https://www.facebook.com/peartreehillsolarfarm>).

This was used to share information about the proposals and consultation. Paid for advertising distributed information to a 20km radius of the site, ensuring that communities outside of the PCZ newsletter zone were informed of the plans and had the opportunity to comment.

Content shared on the Facebook page included information about the need for solar energy and information about the consultation and events. The posts encouraged active participation, urging the online audience to submit feedback and engage in constructive dialogue about the project.

In the immediate run up and during the consultation the Facebook posts and advertising reached 42400, had over 140 interactions and over 700 link clicks.

Press releases

Local and national media was used to further disperse information about proposals for Peartree Hill Solar Farm and the consultation programme.

An initial press release was issued ahead of the non-statutory consultation to announce the launch of the consultation. A further press release was issued in week three of the consultation to provide an update on the consultation events and to remind the public of the opportunity to make comments.

These releases were distributed to local media outlets as well as energy-focused publications, and those specific to solar energy.

Stakeholder letters and emails

Stakeholders were contacted via mail and email ahead of and during the non-statutory consultation.

Consultation materials

A variety of consultation materials were produced to facilitate the engagement process. This included a comprehensive information brochure, exhibition boards and interactive online content.

Dedicated Project Website

A dedicated project website, www.peartreehillsolarfarm.co.uk, was live throughout the non-statutory period to provide information about the proposals, and to host an online feedback form.

The website presented information about the proposals, the consultation programme and the need for renewable energy developments. A Documents Library allowed the view and download of all consultation documents, ensuring online visitors could access all materials available at the in-person consultation events.

Additionally, the website provided an opportunity to sign up for the webinar events and to register for updates throughout the duration of the consultation and planning process.

Information Brochure

A comprehensive 22-page information brochure was available to help provide detailed project information and maps.

The information brochure was proactively sent to key stakeholders, schools, and hard-to-reach groups in advance of the consultation launch. It was available for pickup at the three in-person events, and a hard copy could be requested by phone and email.

Consultation events

In-person events

Three in-person events were hosted at local venues in close proximity to the site. These events were scheduled to ensure inclusivity, with one event on a Saturday and two events on weekdays running into the evening. The event details were as follows:

Date	Time	Location	Number of attendees
Saturday 14 October 2023	11 am – 5 pm	Tickton Village Hall, Main Street, Tickton, HU17 9RZ	52
Tuesday 17 October 2023	1 pm – 7 pm	Wawne Village Hall, 36 Main Street, Wawne, HU7 5XH	30
Wednesday 18 October 2023	1 pm – 7 pm	Leven Recreational Hall, 79 East Street, Leven, HU17 5NG	50

At each event there were:

- 12 exhibition boards providing succinct project information
- Maps of the entire project, each land area and the cable route corridor
- Information brochures to take away
- Feedback forms to complete at the event or at home (with a Freepost envelope)

- Members of the project team available to talk through the proposals and to answer questions

Webinars

Two online webinars offered an online alternative to those who couldn't attend the in-person events. The webinar details are as follows:

Date	Time	Number of attendees
Thursday 19 October 2023	6.30pm – 8pm	8
Wednesday 25 October 2023	6.30pm – 8pm	14

The project team provided an overview of the proposals and participants were then provided the opportunity to ask questions.

A recording of the second webinar was made available on the project website afterwards.

Feedback form

Although there were a variety of channels to comment on the proposals, the feedback form served as the core tool for gathering community insights on the evolving proposals.

The questionnaire incorporated a combination of multiple-choice questions and free-text sections to provide participants with the flexibility to express their views comprehensively. As well as general comment boxes, the form also directly requested feedback on key elements of the proposals, including land area specific comments, the community benefit fund and cable corridor options.

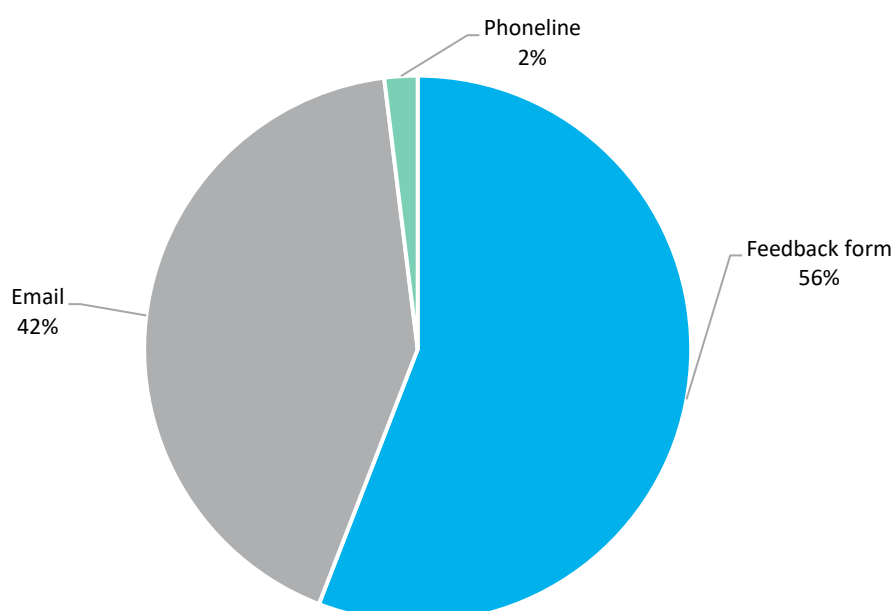
In addition to the feedback form, responses were welcomed through various alternative channels, including email, phonenumber, and traditional letter submissions.

Feedback

In total, 102 consultation responses were received during the non-statutory consultation, of these 57 of the response were via the feedback form, either the online version or hard copy forms completed at the events or posted. There were 43 responses received via the dedicated project inbox, 15 of these were from statutory parties. Two consultation responses were received via the phoneline.

Channel	Total
Feedback form	57
Email	43
Phone	2

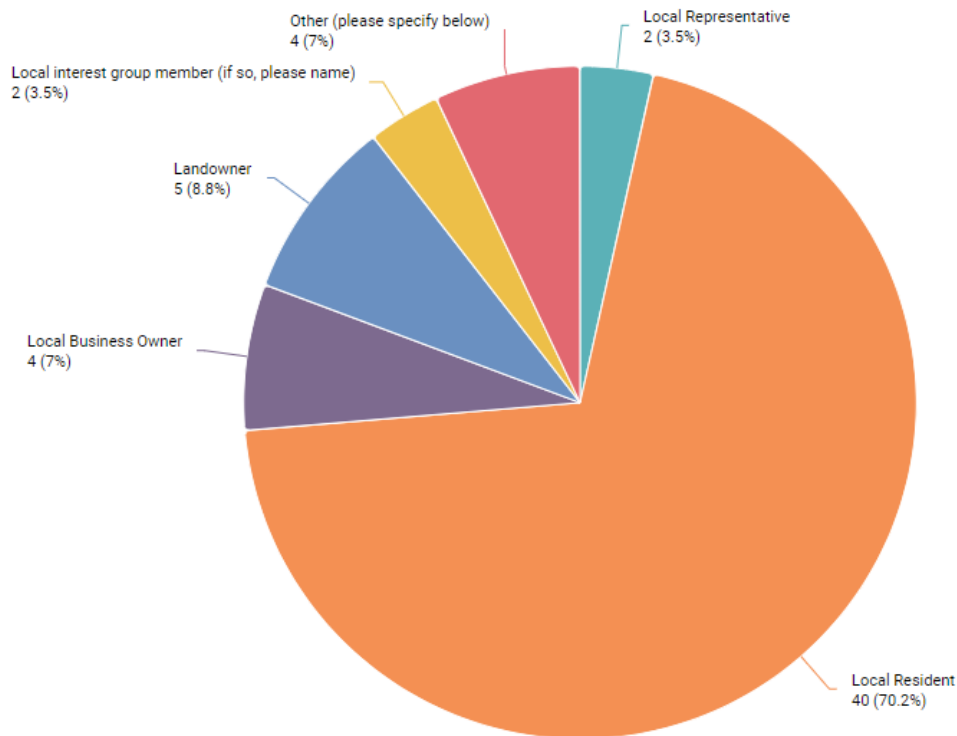
Breakdown of feedback responses



The responses to the consultation have been analysed and free-text responses have all been categorized and grouped into issues and themes.

Feedback form analysis

Q1. How would you describe your interest in Peartree Hill Solar Farm?

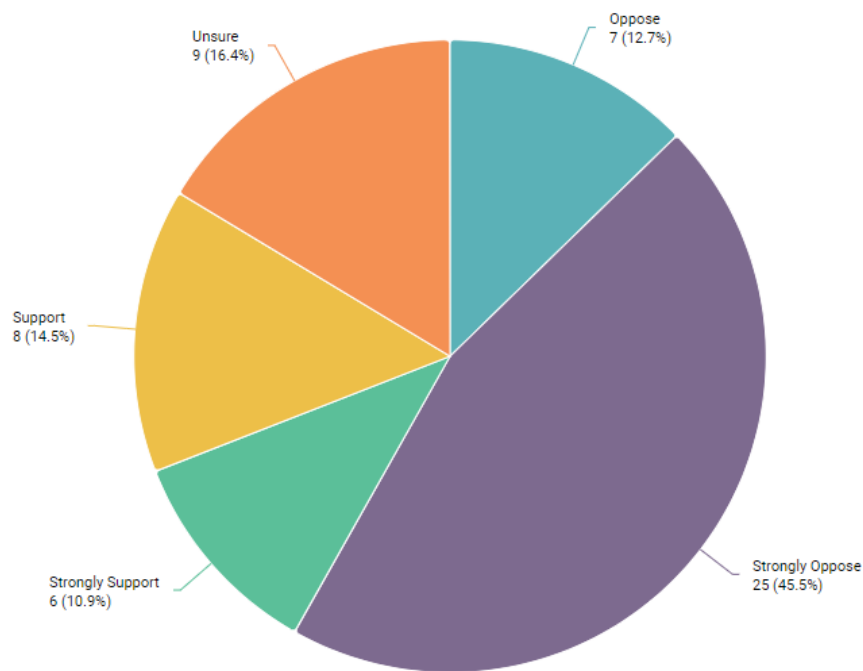


Question one on the feedback form asked respondents their main area of interest in the Peartree Hill Solar Farm project.

In total, 57 respondents answered this question; 70% of respondents stated that they were local residents, 9% of respondents stated that they were landowners, and 7% said they were local business owners.

Four respondents selected 'other', these respondents stated they were either related to a local resident or had an interest due to their horses being kept on land near or impacted by the project.

Q2. Based on the information we have presented as part of our early-stage consultation, how supportive are you of our emerging proposals, which would generate clean, affordable energy, helping the UK to reach its decarbonisation targets?



Question two was a two-part question, asking respondents to state their level of support for the emerging proposals for Peartree Hill Solar Farm and then to explain their answer.

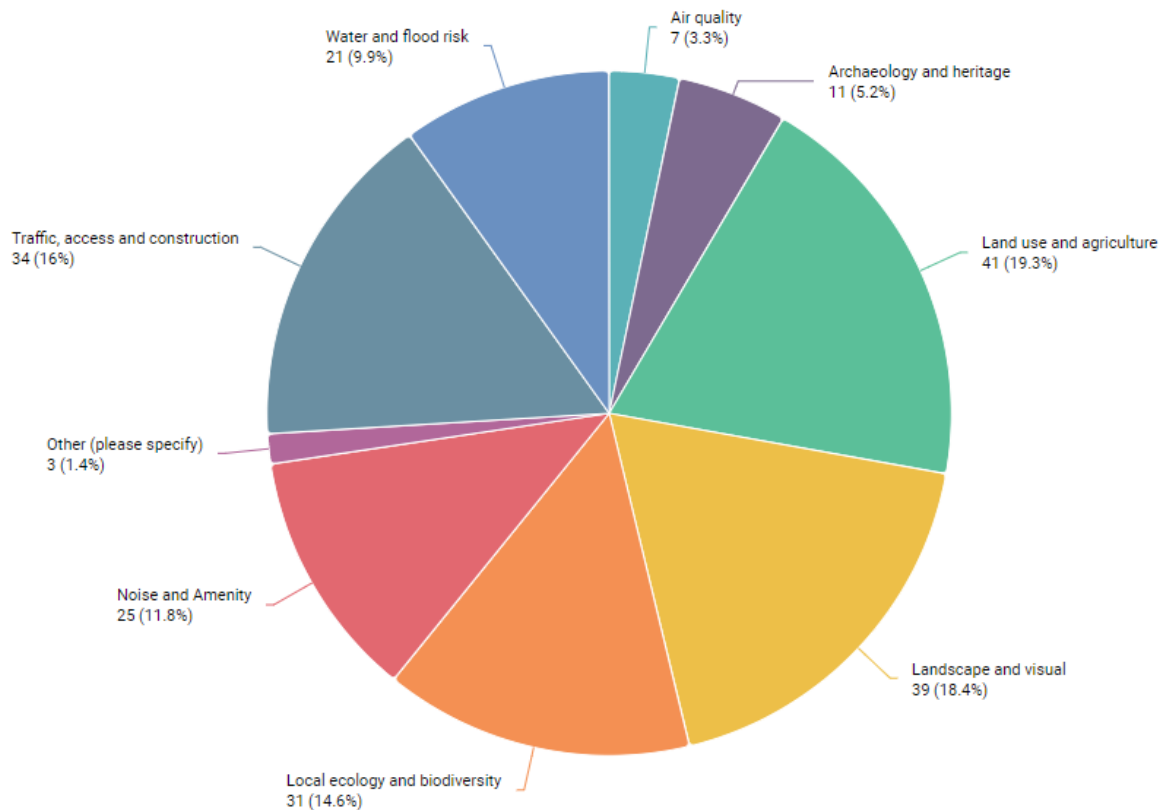
There were 55 answers to this question. 58% stated that they 'Strongly Oppose' or 'Oppose'. 16% were Unsure and 25% Strongly Support or Support the project.

The comments received in response to the second part of the question were categorised into themes and issues. The number of times an issue was raised is detailed in the table below. Some respondents may have raised more than one issue in their response.

Theme	Issue	Total
General support for scheme	Solar/the project supports the economy	1
	Recognising the need for renewable energy such as solar	12
	The UK needs to rely less on energy imports	1
Community	Concerns that the development will have a negative impact on health and wellbeing	4
	Concern about depreciation in property value	3
	Concerns about how the development would negatively impact local businesses	5
Construction	Access concerns	1
	Concerns regarding the traffic associated with the construction phase	2
	Concerns regarding the noise associated with the construction phase	3
	Concerns about decommissioning	2
Design	Suggestion of adding bridlepaths to the design	3
Ecology and wildlife	Comments stating the development will have a negative environmental impact	3
	Concerns about how the development will impact on local ecology and wildlife	8
	Impact on farm animals	4
Land use	Mentions of food security	8
	Comments stating that the project would cause the industrialisation of rural areas	4
	Impact on and loss of agricultural land	18
	Comments that mention concerns over the loss of footpaths	1
	Concerns about the use of Carr House Farm footpath/bridlepath for access	3
	Comments mentioning the issue of flooding	2
	Support for the location of the development	1
Location	Concern about the size and scale of the development	9
	Concern regarding the site surrounding a farm	6
	Mentions of other existing and proposed schemes and the cumulative impact	5
	Disagreement with the proximity of some land parcels to settlements or neighbours	1

	Concerns with the proximity of some land parcels to Weel	2
	Solar panels should be located on houses, warehouses or brownfield land	3
	Comments stating that the proposals go through private land	1
	Use unproductive land closer to Creyke Beck	1
Operation	Concern about noise created from the operation of the panels and battery storage	8
	Uncertainty regarding how efficient solar power is	2
	Questions about the capability of battery storage	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	10
	The panels will create glint and glare	2
General opposition	Climate change scepticism	1

Q3. What elements of Peartree Hill are most important to you?



Question 3 presented respondents with multiple choices, allowing them to select all options that apply. Among these choices, the aspect that emerged as most significant was 'Land use and agriculture,' chosen by nearly 20% of respondents. Following closely, the 'Landscape and visual' category garnered the second-highest importance among respondents, with 18% selecting this option. Conversely, of the available choices, 'Air quality' ranked as the least important, with only seven individuals opting for this consideration.

Those that selected 'Other' specified the following:

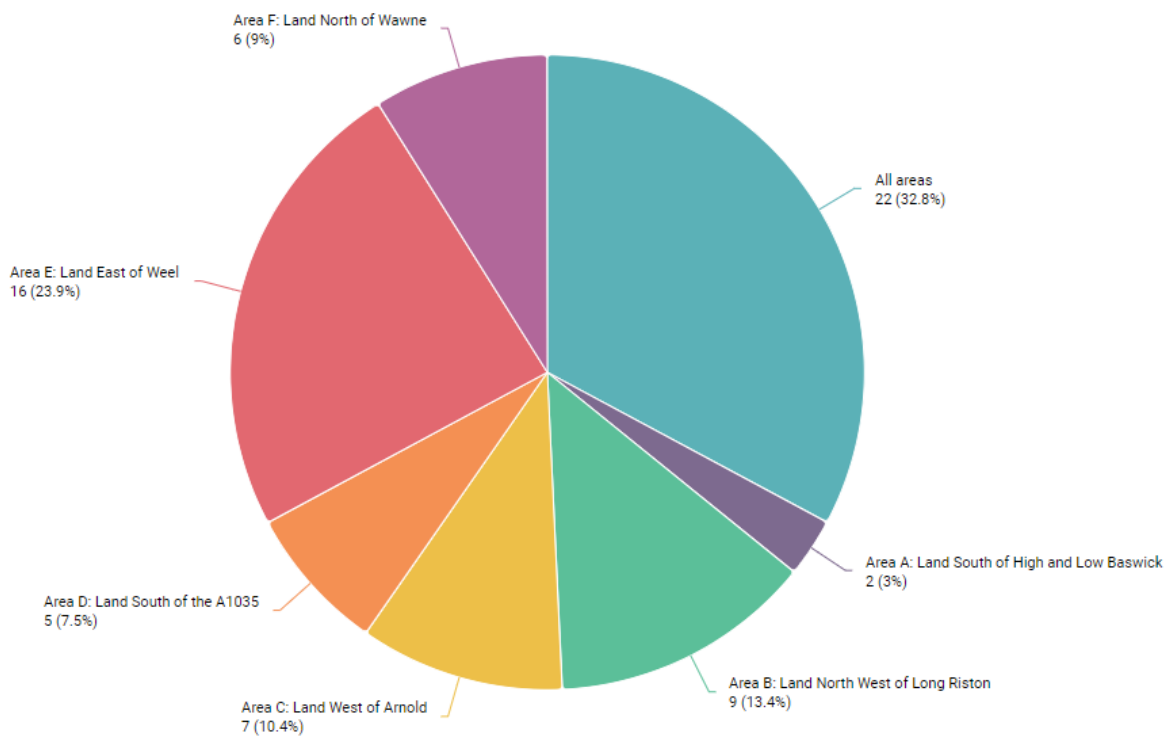
- We need more bridlepaths in the plans
- The creation of new off-road bridleways and footpaths
- Local walking paths

The comments received in response to the second part of the question were categorised into themes and issues.

Theme	Issue	Total
General support for scheme	Recognising the need for renewable energy such as solar	1
Community	Concerns that the development will have a negative impact on health and wellbeing	5
	Concern about depreciation in property value	1
	Concerns about how the development would negatively impact local businesses	2
	Concerns that the development will result in a loss of privacy	1
Construction	Access concerns	3
	Access concerns relating specifically to Meaux Road	2
	Disruption caused during construction period	2
	Concerns regarding the traffic associated with the construction phase	5
	Concerns regarding the noise associated with the construction phase	3
	Concerns about the hours of the day construction will take place	1
Consultation	More information and details are required	1
Design	Suggestion of adding bridlepaths to the design	2
	Should be located on new builds/warehouses/brownfield	2
	Concerns regarding the impact of employing boundary treatments including fencing	1
Ecology and wildlife	Support for the introduction of Biodiversity Net Gain as part of the project	2
	Concerns about how the development will impact on local ecology and wildlife	12
	Impact on farm animals	2
Land use	Mentions of food security	4
	Comments stating that the project would cause the industrialisation of rural areas	1
	Impact on and loss of agricultural land	9
	Comments that mention concerns over the loss of footpaths	3
	Impact on archaeology or heritage	4
	Concerns about the use of Carr House Farm footpath/bridlepath for access	1
	Comments mentioning the issue of flooding	8

	Comments stating that a balance must be found between renewable technologies and the countryside	1
Location	Concern about the size and scale of the development	1
	Concern regarding the site surrounding a farm	1
	Mentions of other existing and proposed schemes and the cumulative impact	4
	Disagreement with the proximity of some land parcels to settlements or neighbours	1
	Concerns with the proximity of some land parcels to Weel	3
Operation	Concern about noise created from the operation of the panels and battery storage	3
	Comments stating that power produced by the solar farm should be used in this country	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	16

Q4. Peartree Hill is distributed over several land areas (A-F), do you have any comments on any of the specific areas?



This question presented respondents with a multiple-choice format, allowing them to submit comments about various land areas, along with an option labelled 'All areas.' Notably, the 'All areas' option emerged as the most favoured, chosen by nearly a third of respondents. Among the specified land areas, 'Area E: Land East of Weel' garnered the highest response, selected by 24% of participants.

This question had two parts, with the second part allowing respondents to provide their comments on the options they had selected in a free text box. The responses are categorised in the tables below.

General comments

Theme	Issue	Total
Community	Concerns that the development will have a negative impact on health and wellbeing	1
Design	Concerns regarding the impact of employing boundary treatments including fencing	1
Ecology and wildlife	Support for the introduction of Biodiversity Net Gain as part of the project	1
	Concerns about how the development will impact on local ecology and wildlife	1
Land use	Mentions of food security	1
	Impact on and loss of agricultural land	3
Location	Concern about the size and scale of the development	1
	Support for the location of the development	1
	Mentions of other existing and proposed schemes and the cumulative impact	1
	Should be located on new builds/warehouses/brownfield	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	1

Comments specific to Land Area A: Land South of High and Low Baswick

Theme	Issue	Total
Location	Disagreement with the proximity to settlements or neighbours	1
	Concern with the proximity to Tophill Low Nature Reserve	1
	Concern regarding the land parcel surrounding a farm	1

Comments specific to Land Area B: Land North West of Long Riston

Theme	Issue	Total
Community	Concerns about how the development would negatively impact local businesses	1
Land use	Comments mentioning the issue of flooding	1
	Impact on and loss of agricultural land	1
Location	Concern about the size and scale of the development	1
	Concern regarding the land parcel surrounding a farm	5
	Concern that the proposals are using Riston Plants land	1

Comments specific to Land Area C: Land West of Arnold

Theme	Issue	Total
Community	Concerns about how the development would negatively impact local businesses	1
Construction	Arnold Lane West/Black Tup Lane and Carr Lane are not suitable for construction traffic	1
Land use	Impact on and loss of agricultural land	1
Location	Concern regarding the land parcel surrounding a farm	5
	Carr Lane is used by walkers	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	2

Comments specific to Land Area D: Land South of the A1035

Theme	Issue	Total
Land use	Impact on and loss of agricultural land	2
Visual	Comments relating to the project having a negative visual impact on the rural landscape	1

Comments specific to Land Area E: Land East of Weel

Theme	Issue	Total
Community	Concern about depreciation in property value	1
	Concerns regarding the traffic associated with the construction phase	1
Construction	Concerns regarding the noise associated with the construction phase	1
	Concerns about disruption caused by the construction period	2
Design	Suggestions to use this land parcel for Biodiversity Net Gain rather than solar panels	1
	Suggestion of adding bridlepaths to the design	1
	The site should be very well screened	1
Ecology and wildlife	Concerns about how the development will impact on local ecology and wildlife	1
Land use	Impact on and loss of agricultural land	3
Location	Disagreement with the proximity to settlements or neighbours	2
	Concerns with the proximity of some land parcels to Weel	2
	Access to this land parcel is on a private road	1
	Concerns about the use of Carr House Farm footpath/bridlepath for access	2
	Access to this area is difficult	3
Operation	Concern about noise created from the operation of the panels and battery storage	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	2
	The panels will create glint and glare	1

Comments specific to Land Area F: Land North of Wawne

Theme	Issue	Total
Design	Comments stating they believed the plans shown were incorrect	1
	Suggestion of adding bridlepaths to the design	1
Land use	The land parcel includes Foxholme Barn as a mitigation area	1
	The current design would mean a footpath would cut through paddocks	1
Location	Concern that the panels are too concentrated along Meaux Lane	1
	Concerns relating to the narrow bridge access to Wawne	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	1

Q5. We have shared our options for cable corridors to connect Peartree Hill to Creyke Beck substation via underground cables. We are working to refine these options as we develop our proposals. Do you have any comments on the cable corridor options presented?

This question featured an open-text field, inviting respondents to provide comprehensive answers. The responses were categorised as outlined below.

Theme	Issue	Total
Cable route	Cables must be underground	2
	Concerns about disruption caused from digging to install cables	9
	Comments relating to disruption that has been caused by the Dogger Bank cable route	3
	Comments stating that the land must return to its existing use once the cables are installed	1
	Comments stating that the cables should be located away from Weel	1
	Mentions of the cables running through private land	3
	Suggestion to use the existing overhead cables	3
	Comments stating that the nearest substation should be used	1
Community	Concerns that the development will have a negative impact on health and wellbeing	3
	Concerns about how the development would negatively impact local businesses	2
Construction	Access concerns	3
	Comments stating that any construction work should be completely in a time efficient manner	1
	Concerns regarding the traffic associated with the construction phase	3
	Concerns regarding the noise associated with the construction phase	1
Consultation	More information and details are required on the cable route	3
	Comments asking to keep relevant individuals informed	1
Design	Suggestion of adding bridlepaths to the design	1
Ecology and wildlife	Comments stating the development will have a negative environmental impact	1
	Concerns about how the development will impact on local ecology and wildlife	3
	Impact on farm animals	2
Land use	Comments that mention concerns over the loss of footpaths	1
	Impact on archaeology or heritage	1
Location	Concern regarding the site surrounding a farm	1
	Mentions of other existing and proposed schemes and the cumulative impact	2
	Disagreement with the proximity of some land parcels to settlements or neighbours	2

	Concerns with the proximity of some land parcels to Weel	2
	Comments stating that battery storage should not be located in close proximity to homes	1
Operation	Concern about noise created from the operation of the panels and battery storage	2
Visual	Comments relating to the project having a negative visual impact on the rural landscape	1

Q6. We are committed to providing a community benefit fund to support local community groups or initiatives, and to enhance local community assets or infrastructure. What types of community benefits or initiatives would you like to see us explore as part of our proposals for Peartree Hill?

This question included a free-text box to enable respondents to provide detailed insights into their preferences for the management and use of the Community Benefit Fund. Some participants used this space to articulate their concerns about the project, as evidenced by the initial three themes highlighted in the table. The remaining responses are organised based on comments related to the Community Benefit Fund, including a number of suggestions for the Fund.

Theme	Issue	Total
Ecology and wildlife	Comments stating the development will have a negative environmental impact	1
Land use	Comments mentioning the issue of flooding	1
Location	Concern regarding the site surrounding a farm	1
Community Benefit Fund positive suggestions	Tree planting	1
	Litter picking and education on not littering	1
	Grass roots sports	1
	Charities	2
	Local amenities and creating new amenity areas	1
	Community orchard	1
	Playground in Weel	1
	Community events in Weel	1
	Bridlepaths	4
	Maintenance of wildlife areas	1
	Community buildings	4
	Wawne Show Development	1
	Access to Meaux Abbey	1
	Youth programmes	1
	Provide funding to the villages neighbouring the development areas	1
	Opportunities for young people	1
	Educational boards	1
	Provide better access to the countryside	2
	Animal carvings	1
	Picnic areas	1
	Upgrade footpaths	3
	Work with local organisations	1
	Green space	1
Other suggestions for Community Benefit Fund	Compensate locals for the impact of the project by subsidising electricity bills	3
	Fund should be spent on mitigating the impact of the development	1
	Remove the field closest to Weel from the plan	1

Criticisms of the Community Benefit Fund	The fund should be easily accessible to the communities	2
	Concerns that the fund should not go to East Riding of Yorkshire Council	6
	Suggestion that the fund is allocated to parish councils	5
	Help local residents afford energy by making electricity cheaper	2
	The fund is viewed as bribery	6
	The figures are misleading	1
	There will be no benefit	4

Q7. Do you have any further comments on our proposals at this stage?

This question provided respondents with an open-text box, giving them the opportunity to articulate additional comments that may not have been covered in their earlier responses.

Theme	Issue	Total
General support for scheme	Proposals are positive	1
	Recognising the need for renewable energy such as solar	4
Community	Concerns that the development will have a negative impact on health and wellbeing	2
	Concern about depreciation in property value	1
	Concerns about how the development would negatively impact local businesses	2
	The approval of this development would not make energy bills cheaper	1
	Comments stating that power produced by the development should be used within this country	1
Construction	Local engineering firms should be used	1
	Access concerns	1
	Concerns regarding the traffic associated with the construction phase	1
	Concerns regarding the noise associated with the construction phase	1
	Concerns about decommissioning	1
	Concerns regarding pedestrian safety during construction works	1
	Concerns that the construction works will disturb the ecology of the local area	1
Consultation	More information and details are required	2
	Comments asking to keep relevant individuals informed	3
	Suggestion that comments will be ignored	1
	Concern that consultation is just a tick box exercise	1
	Emphasising the need to be transparent	1
Design	The name of the project does not accurately represent East Yorkshire	1
Ecology and wildlife	Support for the introduction of Biodiversity Net Gain as part of the project	2
	Comments stating that the green areas should be well maintained	1
	Concerns about how the development will impact on local ecology and wildlife	3
	Impact on farm animals	2

	Suggestion to work with local naturalists	1
	Mentions of food security	2
	Comments stating that the project would cause the industrialisation of rural areas	2
Land use	Impact on and loss of agricultural land	5
	Comments that mention concerns over the loss of footpaths	1
	The scheme will improve access to the countryside	1
	Importance of Meaux Abbey	1
	Concern about the size and scale of the development	2
	Concern regarding the site surrounding a farm	1
	Mentions of other existing and proposed schemes and the cumulative impact	5
	Questions about Albanwise Solar Farm	1
Location	Disagreement with the proximity of some land parcels to settlements or neighbours	4
	Comments suggesting that the area is already developed enough	1
	Concerns that if this project is approved then more solar farms will be located in the area	1
	Solar panels should be located on houses, warehouses or brownfield land	4
Operation	Questions about what capacity the Creyke Beck substation is current at	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	1

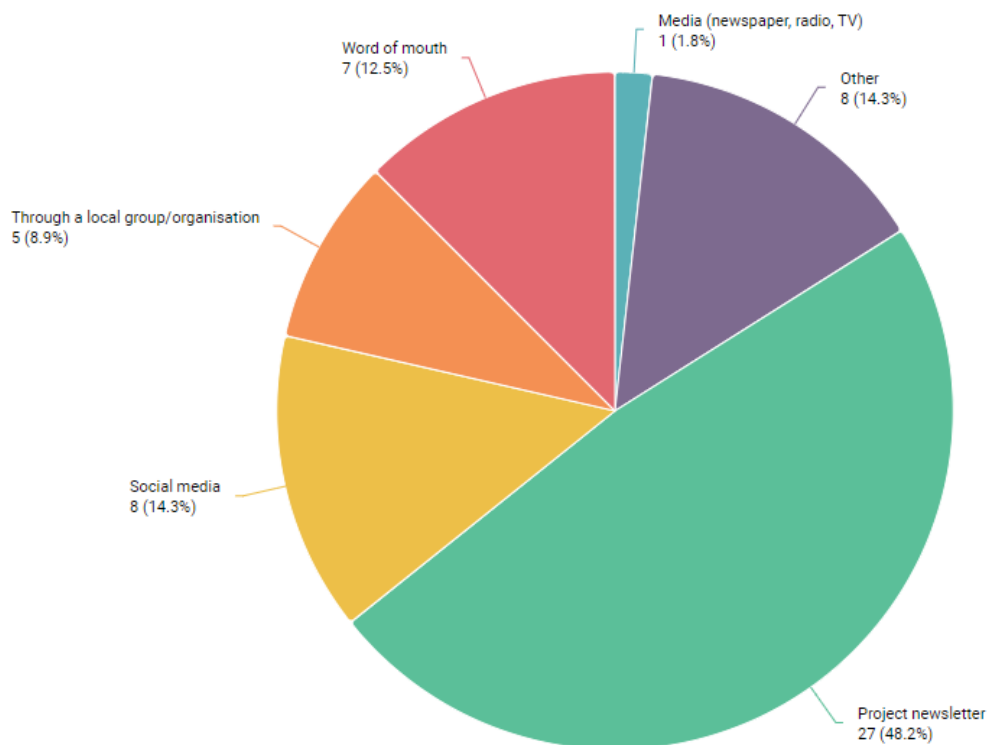
Q8. Please provide any overall comments you have on this consultation and any suggestions you would like us to consider for our future phases of consultation.

This question included a free-text box for respondents to provide targeted feedback on the non-statutory consultation, encouraging suggestions for enhancing the process in future statutory consultation. While some participants used this opportunity to reiterate their project-related concerns, others shared feedback on the consultation itself, leading to the identification of 10 distinct issues within the consultation theme.

Theme	Issue	Total
General support for scheme	Comments expressing general support for the proposals	2
	Recognising the need for renewable energy such as solar	2
General disagreement with the proposals	Does not support the plans	2
	Complaints about subsidies and the profit of the developer	1
Community	Concerns that the development will have a negative impact on health and wellbeing	1
	Concern about depreciation in property value	2
	Concerns about how the development would negatively impact local businesses	1
Construction	Concerns regarding the traffic associated with the construction phase	1
	Concerns about decommissioning and reinstatement of the land afterwards	1
	Suggestion to use rivers to transport goods rather than roads	1
Consultation	More information and details are required	3
	Comments asking to keep relevant individuals informed	4
	Supportive comments stating the consultation was good	1
	The materials presented at consultation were vague	1
	Comments stating that they believe the proposals will be adapted where necessary	1
	Comments asking for the views of the community to be considered	1
	Comments stating that the consultation was short	1
	Suggestions to do more to make people aware of the consultation and plans	4
	Comments emphasising the need for transparency	2
	Suggestion to provide open communication channels for those with compliments and/or problems	1
Design	Suggestion of adding bridlepaths to the design	2
Ecology and wildlife	Concerns about how the development will impact on local ecology and wildlife	3
	Impact on farm animals	1

	Concern with the proximity to Tophill Low Nature Reserve	1
Land use	Impact on and loss of agricultural land	4
Location	Concern about the size and scale of the development	2
	Concern regarding the site surrounding a farm	2
	Mentions of other existing and proposed schemes and the cumulative impact	1
	Disagreement with the proximity of some land parcels to settlements or neighbours	1
	Concerns with the proximity of some land parcels to Weel	1
	Solar panels should be located on houses, warehouses or brownfield land	1
	This development should be located elsewhere	3
Visual	Comments relating to the project having a negative visual impact on the rural landscape	3

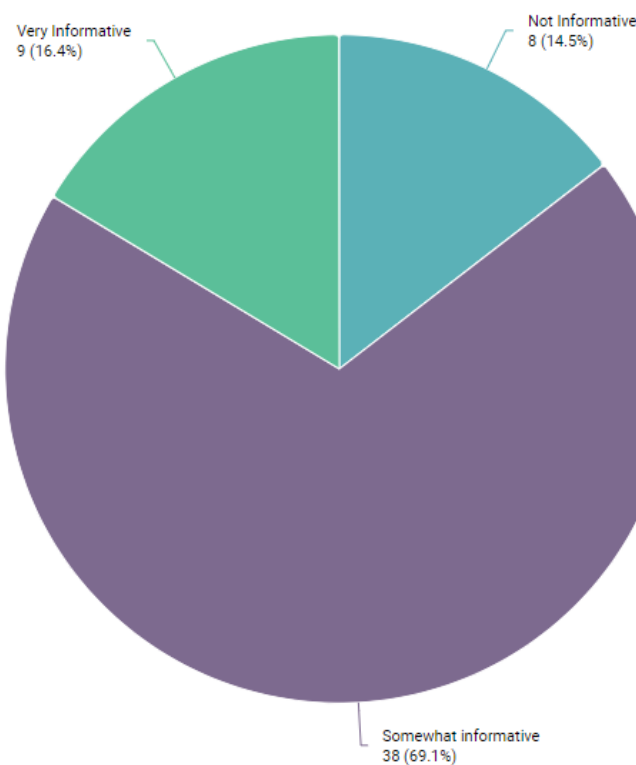
Q9. How did you find out about this consultation?



This question asked respondents how they had found out about the consultation. In total, 48% indicated that they became aware of the consultation through the project newsletter, while 14% reported discovering it through social media. Only one person learned about the consultation through traditional media channels. Respondents who chose "other" specified:

- Information sent to me in the post
- Received information through my door in an addressed envelope
- Through East Riding of Yorkshire Council
- Letter to my home

Q10. How informative have you found our consultation?

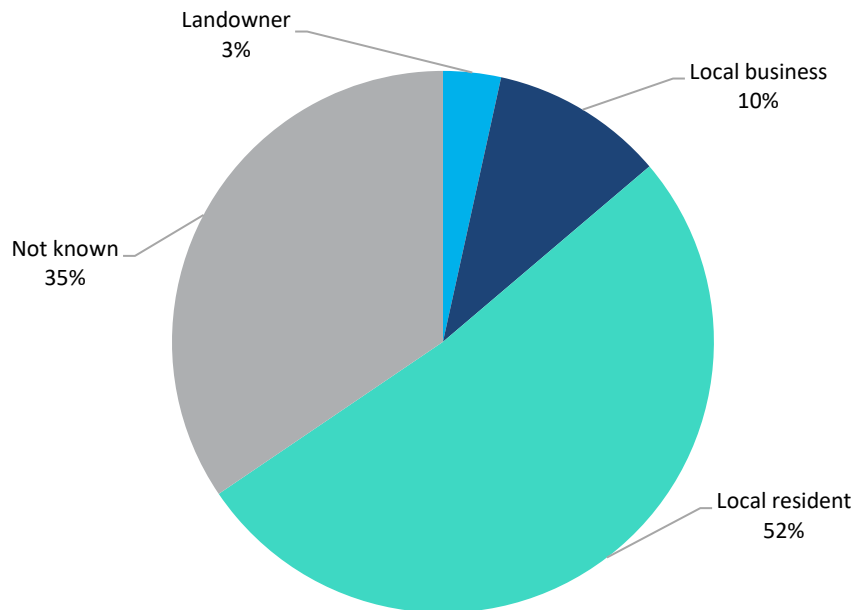


The concluding question on the feedback form gauged respondents' perception of the consultation's informativeness. Over two-thirds of respondents to this stated it was 'Somewhat informative.'

Email responses

During the consultation period, respondents could also email the project email info@peartreehillsolar.co.uk, call the dedicated phone line (01482 695 004) or send a letter to Freepost PEARTREEHILL SOLAR FARM to provide their feedback on the proposals.

During the consultation period, 43 emails were designated as consultation responses and were subject to separate analysis distinct from the feedback forms. Of these, 15 of the emails were received from statutory parties. A breakdown of the remaining 28 community responses is shown below.



The below tables identify the issues raised in the community emails.

Theme	Issue	Total
General support for scheme	Comments expressing general support for the proposals	1
	Recognising the need for renewable energy such as solar	2
General disagreement with the proposals	Does not support the plans	2
Cable route	Concerns about disruption caused from digging to install cables	1
Community	Compensate locals for the impact of the project by subsidising electricity bills	1
	Concern about depreciation in property value	1
	Concerns about the negative impact on tourism to the area	1
	Comments stating that landowners will benefit over the community	2
Community Benefit Fund	Questions about the Community Benefit Fund	1
	Concerns that the Community Benefit Fund figure is misleading	1
Construction	Concerns regarding the noise associated with the construction phase	3
	Concerns regarding the traffic associated with the construction phase	6
	Concerns about disruption caused by the construction period	3
	Concerns about the highways constraints	2
	Access concerns	5
Consultation	Comments appreciating the opportunity to give feedback on the plans	1
	Dislike the website	1
	Dislikes the name of the project	1
	Figures are misleading	1
	Figures are vague	1
	More information and details are required on the cable route	3
Design	Suggestion of adding bridlepaths to the design	1
	Suggestion to raise panels to utilise the land beneath	1
Ecology and wildlife	Suggestion to work with Humber Forest	1
	More trees and hedgerows are needed	1
	Support for the introduction of Biodiversity Net Gain as part of the project	1

	Comments stating they welcomed the use of wildflowers and orchards	1
	Concerns about how the development will impact on local ecology and wildlife	4
	Questions about if it will be possible to access the proposed wildlife area	1
	More information is needed regarding the proposed habitat areas	1
	Disagreement with the validity of the Biodiversity Net Gain figure	1
	Comments stating that the fencing installed will negatively impact wildlife	1
	Concerns about the impact on protected species	1
	Tophill Low is a sensitive site	1
	River Hull is a sensitive site	1
	Leven Canal is a sensitive site	1
Land use	Impact on and loss of agricultural land	5
	Comments stating that the land used is high grade	1
	Comments stating that Burshill is Grade 2/3 land	1
	Comments stating that Tophill Low is Grade 2 land	1
	Comments mentioning the issue of flooding	6
	Mentions of food security	2
	Comments stating that the project would cause the industrialisation of rural areas	2
	Use of land as a corridor may be restricted by landowner	1
	Impact on archaeology or heritage	2
	Comments stating that footpaths and bridlepaths must be protected	1
	Concerns about the loss of Public Rights of Way	1
	Solar panels should be located on brownfield land	2
Location	Questions about how big the site is	1
	Disagreement with the site selection process	1
	Concern about the size and scale of the development	4
	Mentions of other existing and proposed schemes and the cumulative impact	1

	Disagreement with the proximity of some land parcels to settlements or neighbours	1
Operation	Questions about if the royalties will go to RWE	1
	Concerns that the lifespan of the development is not that long	1
	Concern about noise created from the operation of the panels and battery storage	1
Visual	Comments relating to the project having a negative visual impact on the rural landscape	5
	Specific mentions of the security features creating a negative visual impact	1

Phoneline responses

Two consultation responses were logged through phone calls during the consultation period. The table below illustrates the breakdown of the comments raised.

Theme	Issue	Total
Cable route	Cables must be underground	1
Land use	Interested in using the land to graze sheep	1

Responses from statutory parties

Dedicated analysis was conducted separately for these, distinct from the examination of consultation responses from landowners and residents. The findings from this analysis are detailed in the section below.

During the non-statutory consultation, we had 15 responses from statutory consultees, the consultees and a summary of their responses are below:

Consultee	Summary of Response
Historic England	<p>Historic England acknowledges the importance of addressing climate change but expresses concern about potential harm to heritage assets and their settings that could be caused by the proposals. They have provided guidance for the project which emphasises the consideration of the setting of heritage assets.</p> <p>Historic England states that the proposed development may impact designated heritage assets, and Historic England expects a thorough impact assessment. Specific attention is drawn to scheduled monuments, listed buildings, conservation areas, and a registered park and garden. The assessment should demonstrate the significance of affected assets and any contribution made by their setting.</p> <p>A recommended study area of a 5km radius is suggested for the assessment, considering intervisibility between heritage assets. The assessment should also cover non-designated assets, considering their heritage interest. Collaboration with local authorities and experts, including the Conservation Officer and archaeological staff, is encouraged.</p> <p>Considerations for Peartree Hill include impacts on the landscape, heritage assets, settings, archaeological remains, and landscape amenity. The assessment should be comprehensive, considering the cumulative impacts, especially in the Holderness area. Special attention is given to potential impacts on views from and to Beverley Minster.</p>
UK Health Security Agency and Office for Health Improvement and Disparities	<p>The UK Health Security Agency and Office for Health Improvement and Disparities had no specific comments to make on the proposals for Peartree Hill.</p>

Beverley and North Holderness Internal Drainage Board	<p>The Drainage Board highlights the need to reduce flooding risks and manage surface water sustainably, urging developers to replicate natural water flows.</p> <p>Consent from the Board is deemed essential for various aspects, such as structures near watercourses and alterations to drainage routes. The document sets forth conditions for approval, specifying criteria for discharge rates, peak run-off, and storage volume.</p> <p>Measures to prevent increased flood risk, including maintenance strips and clear zones around culverts, are recommended. The Board calls for detailed Flood Risk and Drainage Risk Assessments and stresses the importance of reinstating disturbed land drainage systems. Additionally, formal consent and HDD drilling are recommended for specific aspects of the development. The document directs the applicant to the Board's website for consent process details and suggests re-consultation if project details change.</p> <p>The Drainage Board emphasises comprehensive planning to manage surface water, minimise flood risks, and adhere to proper maintenance and consent procedures throughout the proposed development.</p>
Health and Safety Executive	<p>The Healthy and Safety Executive (HSE) states that the proposals for Peartree Hill do cross the Consultation Zone of a Major Accident Hazard Site (MAH) site operated by Yorkshire Water Authority. HSE advises the applicant to engage with the operator to assess the project's vulnerability to potential major accidents in this designated area.</p> <p>HSE noted that there are several major accident hazard pipelines that cross both the proposed solar areas and the cable routes options, operated by various operators. HSE advises the applicant to contact the operators of the various pipelines to address concerns such as legal interests, potential restrictions on development, and the need for measures related to pipeline modification or upgrades.</p> <p>The response states that HSE is unclear on whether RWE has considered the hazard classification of chemicals at the development. It specifies that hazardous substances planning consent may be required based on the presence of substances listed in Schedule 1 of The Planning (Hazardous Substances) Regulations 2015.</p> <p>Citing Regulation 5(4) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, the response notes the requirement to assess significant effects, including vulnerability to major accidents. The Health and Safety Executive (HSE) requests consultation if hazardous substances planning consent is deemed necessary.</p>

Network Rail	<p>Network Rail stated that RWE should consider any impact of Peartree Hill upon the railway infrastructure and upon operational railway safety.</p> <p>Network Rail stated that if the applicant has the intention to install cabling/network connections through railway land, the developer will be need an easement from Network Rail and should engage with Network Rail from an early stage in regards to this.</p> <p>Network Rail stressed the need for a Glint and Glare study assessing the impact of Peartree Hill on train drivers alongside a Transport Assessment to identify any HGV traffic/haulage routes associated with the construction and operation of the site that may utilise railway assets such as bridges and level crossings.</p>
Coal Authority	<p>The Coal Authority confirmed that the proposed site areas for Peartree Hill are located outside of the defined coalfield and on that basis they have no comments to make.</p>
National Grid Transmission	<p>National Grid Transmission (NGT) emphasises its concern about the impact of the proposals on gas infrastructure within or near the Order limits. The response outlines specific details about NGT's feeder main (FM29 Ganstead to Asselby) and related apparatus, along with existing easements.</p> <p>NGT provides guidance on its cathodic protection system, emphasising the need for assessment and approval for installations near its assets. Specific criteria for developing solar farms in proximity to gas pipelines are highlighted, and NGT insists on appropriate protection and discussions for any impact on its apparatus and rights.</p> <p>Key considerations include the restriction of development within the easement, adherence to specific criteria for solar farms, utility crossings requiring 'Deeds of Consent,' and compliance with HSE's Land Use Planning methodology for large installations near high-pressure gas pipelines.</p> <p>The response also outlines general notes on pipeline safety, including considerations for excavation, traffic crossings, and new asset crossings. NGT emphasises the importance of consultation with its Plant Protection team for various work types, such as demolition, blasting, and wind turbine installation. Protective measures for road and asset crossings, as well as the necessity of Deeds of Consent, are detailed.</p> <p>In summary, NGT requests early consultation, protective provisions in the Development Consent Order (DCO), and mutual agreement on design aspects to ensure the integrity and safety of its gas pipelines during and after construction. Access to NGT pipelines must be maintained for the safe operation of the network.</p>
National Grid Electricity Distribution	<p>National Grid Electricity Distribution confirmed the proposals falls out of their area.</p>

Hull City Council	<p>Hull City Council's response discusses various aspects related to the impact of a Peartree Hill, focusing on Traffic and Transport, Noise, Air Quality, Contaminated Land, Landscape and Visual Impact, Biodiversity, Water Environment, and Cumulative Impacts.</p> <p>For traffic and transport, there is a need for clarity on the 'full highway option' and understanding the potential construction traffic, its routing, and impacts on the highway network. The role of the Port of Hull as a material source is also highlighted.</p> <p>Concerning noise, the construction stage's vehicular traffic could generate noise within and around the city's highway network. The potential for air quality impacts is noted, especially within the Air Quality Management Area in Hull.</p> <p>Contaminated land may need consideration for the cable route passing through Hull City Council's administrative area, although risks are expected to be low. Landscape and visual impact assessment emphasise potential temporary and permanent visual effects on Hull's receptors due to construction activities and changes in landforms.</p> <p>The proposed 50% Biodiversity Net Gain increase is positively acknowledged, suggesting the use of shade-tolerant wildflower seed mixes under solar panels.</p> <p>For the water environment, the document recommends incorporating Sustainable Drainage Systems to prevent increased runoff and affect the velocity of runoff from the solar farm site. Retaining water on-site is also suggested.</p> <p>Cumulative impacts are highlighted, emphasising the potential combined effects of the proposed development alongside other projects, especially in the context of numerous Nationally Significant Infrastructure Projects (NSIP) in the area.</p>
Skidby Parish Council	<p>Skidby Parish council asked if there will be a community benefit fund established as part of the project.</p>
Tickton and Routh Parish Council	<p>Tickton and Routh Parish Council raised concerns about the proposals, they are concerned about the industrialisation of the landscape, the loss of valuable agricultural land and the burden on local infrastructure.</p>
NATS Safeguarding	<p>NATS stated that they have no infrastructure within 10km of the proposals site and as such has no comments to make on the proposals.</p>
SGN	<p>SGN confirmed it only operates in the south of England and all of Scotland therefore the East Riding of Yorkshire is outside of SGN's areas of responsibility.</p>
Canal River Trust	<p>Confirmed the works would not directly interfere with the Trust's network.</p>
Department for Transport	<p>Response stated they have not been able to identify any Department for Transport land ownership interests at the area identified and suggested the land has been detrunked and is now the responsibility of the relevant Local Highway Authority.</p>

Response to issues

Below is a summary of the common themes and questions that were raised by the community and statutory parties during the non-statutory consultation and RWE's response to these issues.

What the feedback told us	Our Response
General support for scheme	
Comments supporting the scheme and location including citing benefits that the project will support: <ul style="list-style-type: none"> the economy net zero energy security cheaper energy bills 	Thank you for your comments. More information on the benefits of the scheme can be found on our website https://peartreehillsolar.co.uk/benefits/
Community	
Concerns that the development will have a negative impact on health and wellbeing	<p>As part of the project's Environment Impact Assessment (EIA) that will be submitted with the Development Consent Order (DCO) application, we will need to assess the effects on areas such as</p> <ul style="list-style-type: none"> Air quality; Landscape and visual; Noise and vibration; Transport and access; and Population. <p>More details on this will be presented at the statutory consultation due to take place in Spring 2024.</p> <p>In addition, one of the core ambitions of the Community Benefit Fund will be to support the wellbeing of the local community, through a range of initiatives.</p>

Concern about depreciation in property value	<p>We do not believe the project will impact property value. We will consider the landscape character of the site and its relationship with nearby communities to identify the potential effects on the local landscape and visual amenity.</p> <p>The maximum height of our solar panels is three metres, which is the equivalent of a well-maintained hedgerow.</p>
Concern about how the development would negatively impact local businesses	<p>We will produce a Socio-Economic Statement which will be submitted in support of the DCO application which will consider the potential positive and negative socio-economic impacts of the project, including the potential loss of agricultural land holdings, permanent employment opportunities in this sector, and other various socio-economic and tourism topics.</p>
Concern about impact on local tourism	
Concern development will lead to loss of privacy for some properties	<p>We will consider the landscape character of the site and its relationship with nearby communities to identify the potential effects on the local landscape and visual amenity.</p> <p>The maximum height of our solar panels is three metres, which is the equivalent of a well-maintained hedgerow.</p>

Site Selection

Concern about the size and the scale of the project and how it will surround some homes, farms and villages	<p>The site covers approximately 2,000 acres of land distributed across multiple individual land areas. All the areas displayed in our early-stage plans will not necessarily be used for solar panels.</p> <p>The project will include landscaping, habitat management, biodiversity enhancement and amenity improvements that are sensitively designed to retain and enhance ecological and recreational connectivity and to mitigate the visual impact of the project.</p> <p>Once we have fully considered responses to consultation and undertaken further environmental studies, we will present our updated plans at our statutory consultation in Spring 2024.</p>
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Concerns over the site selection process

Our site selection process has been extensive, guided by the need to identify suitable land within a reasonable proximity to the National Grid Substation at Creyke Beck, which is where the energy generated by the project will feed into the National Electricity Network.

During the land area selection process, our team of experts has carefully considered various parameters, including:

- Alternative brownfield options – there are no suitable alternative sites for delivery on brownfield land.
- Topography and field patterns – the land within the site is generally flat and low-lying areas which are screened by existing hedgerows.
- Proximity to environmental designations – the site is not located within places identified by the government as having special landscape and ecological value, such as Areas of Outstanding National Beauty.
- Proximity to settlements – the site is situated in a rural area with only a small number of individual properties and settlements within 1km of the site.
- Agricultural land classification – desk-top data identified that the vast majority of the site is comprised of moderate to good grade agricultural land.
- Accessibility – the site can be accessed from the A165 and other existing roads.

Concerns about the impact the project would have on local walking routes, paths and public rights of way and suggestions for additional routes and bridleways that could be incorporated into the design.

As we develop the proposals for Peartree Hill further we will consider the sites and its relationship with local walking routes and Public Rights of Way and bridle routes. Once we have fully considered responses to consultation and undertaken further environmental studies, we will present our updated plans at our statutory consultation in Spring 2024.

<p>Comments that solar should not be located on agricultural land and instead focus should be on putting it on rooftops.</p>	<p>As one of the most cost-effective forms of clean and renewable energy, solar power is poised to experience a fivefold surge in capacity by 2050, as outlined in the Government's Energy Security Strategy (2022). To keep on track with the UK's ambition to be net zero by 2050, the Government is aiming for a combined 70 gigawatts (GW) of ground-mounted and rooftop solar capacity by 2035.</p> <p>However, the 70GW ambition will not be achieved through rooftop solar alone, as few rooftops are ideal for solar power generation. For a rooftop solar panel to generate electricity, it must be south facing (or at least south-east or south-west), it must have at least 20 square metres of clear roof space and the roof cannot be too shallow or steep.</p> <p>When identifying sites suitable for solar generation we start at the grid connection point, Creyke Beck in this case, and works outwards. We have selected the sites that were most suitable and available for Peartree Hill.</p>
<p>Suggestion to use brownfield sites closer to Creyke Beck substation</p>	<p>Our site selection process has been extensive, guided by the need to identify suitable land within a reasonable proximity to the National Grid Substation at Creyke Beck, which is where the energy generated by the project will feed into the national electricity network. During the site selection process, our team of experts have carefully considered various parameters, and concluded there are no suitable alternative sites for delivery on brownfield land.</p>
<p>Concern the proposals will result in a loss of good agricultural land / impact on food security</p>	<p>We understand that the local community is concerned about the loss of land locally and nationally. However only 0.06% of the UK's land is currently taken up by solar, and to reach the UK's 70GW output this would only take up 4% of land nationally.</p>
<p>Concerns project approval will lead to more solar development in the area</p>	<p>The Government's Food Security Report published in December 2021 is clear that 'the biggest medium to long term risk to the UK's food production comes from climate change and other environmental pressures'. Solar Farms such as Peartree Hill are helping tackle climate change.</p> <p>Once built, 95% of our site can be made available for grazing, allowing the land to retain an agricultural use, whilst also delivering renewable energy.</p> <p>At the end of the project life, the land can be returned to its original use.</p>

Cumulative impacts

Concern about the cumulative impact of these projects alongside Peartree Hill.

There is widespread recognition that the UK, along with the rest of the world, is in a climate emergency. The Government has outlined that solar has an important part to play in diversifying the UK's energy mix, while reducing emissions and keeping bills low.

We are aware that there are several consented and proposed solar schemes in East Riding of Yorkshire and in proximity to Peartree Hill. However, with Government aiming for 70 gigawatts of ground and rooftop capacity together by 2035 to keep on track with net zero goals, there is a need to consider the feasibility of solar delivery on land in all areas of the country, even if there are already some consented and operational solar schemes in the area.

As part of the project's Environment Impact Assessment (EIA) that will be submitted with the Development Consent Order (DCO) application, we will need to assess the potential cumulative effects of the project in combination with other development schemes in the area.

Suggestion to use land beneath panels

Over 95% of the site can be made available for grazing, allowing the site to retain its agricultural use.

Land parcels

Land Area A: Concern with the proximity to Tophill Low Nature Reserve

Land Area B: Concern that the proposals are using Riston Plants land

Land Area E: Concern about proximity of some land parcels to Weel

Land Area F: Footpath would cut through paddock

Land Area F: Concern panels too concentrated along Meaux Lane

All comments relating to the land areas presented at the non-statutory consultation are being closely considered by the design team, along with the feedback from technical stakeholders and the ongoing survey work. We'll share updated designs in Spring 2024 that will, where appropriate seek to incorporate the various comments raised.

Project goes through private land	<p>As part of the initial project development, we identified and engaged with landowners on the proposed parcels which could host the solar farm.</p> <p>As part of the non-statutory consultation, a number of indicative cable route corridor options were presented, which would link the solar farm to the Creyke Beck substation, near Cottingham. Landowners within these corridors were identified and sent a letter at the start of the non-statutory consultation informing them that one of our options passes through land they own or occupy and inviting them to comment on the proposals. More detailed engagement with landowners around the cable routes will take place once the options have been refined.</p>
Visual Impact	
Concern about the impact Peartree Hill will have on the rural landscape locally / industrialization of the area	<p>We will consider the landscape character of the site and its relationship with nearby communities to identify the potential effects on the local landscape and visual amenity.</p> <p>The maximum height of our solar panels is three metres, which is the equivalent of a well-maintained hedgerow. By distributing Peartree Hill across several separate land areas, rather than one large site, we can more effectively minimise the landscape and visual impact of the project.</p> <p>As part of the assessments on landscape and visual impact, we will make appropriate recommendations for how land within each area can be best utilised to mitigate any resulting impacts on the landscape and reduce the visual impact of Peartree Hill.</p> <p>These assessments will help to support a core goal of Peartree Hill, which is to design a development that works in harmony with the surrounding landscape, ensuring minimal visual disruption and preserving the amenity of the area.</p>
Requests the project will need to be well screened to minimise visual impact locally.	
Concern that the panels will cause glint and glare locally, drivers and train drivers	<p>As solar panels are designed to absorb sunlight, they do not have highly reflective surfaces. This stands to reason: the more light a panel absorbs, the more power it will generate. This is why the industry has developed high-tech anti-reflective coatings, and ultra-transparent glass to improve panel efficiency.</p> <p>However, a Solar Photovoltaic Glint and Glare Study will be undertaken which will consider potential impacts on roads, Public Rights of Way, rail lines, residential dwellings as well as aviation. Mitigation measures will be proposed where the assessment identifies potential impacts, such as hedgerow infilling and planting to obstruct views of potentially reflecting panels.</p>

Concerns about impact of fencing visually and on wildlife	<p>We will install a perimeter security fence to enclose the operational areas of the project. The fence will be approximately 2m high. We will design the fence in such a way to allow small animals to pass through the site, such as badgers, brown hares and hedgehogs. Allowing the movement of deer across the wider landscape is also being considered.</p> <p>We will consider the landscape character of the site and its relationship with nearby communities to identify the potential effects on the local landscape and visual amenity.</p>
Ecology and wildlife	
Concern about how the proposals will impact local ecology and wildlife, including impact on farm animals.	The project will be designed sensitively so that existing wildlife are retained and enhanced where possible. We are, and we will continue to, undertake surveys to establish the habitats present on-site, their potential to support protected and/or priority species, and the potential impact of Peartree Hill on surrounding sites of ecological importance.
Impact on protected species	
Concern about the proximity of Peartree Hill to a local nature reserve.	<p>After the collection of baseline ecological information, the extent and significance of ecological effects will be assessed. Mitigation measures will be devised including avoidance, compensation and enhancement to reduce any identified potential significant effects from the construction, operation or decommissioning of Peartree Hill on ecological features.</p> <p>Once any likely significant effects have been mitigated, opportunities for ecological enhancement will be identified to achieve 'biodiversity net gain'. Biodiversity net gain (BNG) is the term used to describe the process of increasing the overall biodiversity value of a given site. The provision of BNG is not currently a legal requirement for NSIP projects, but it is expected to be from 2025.</p>
Support for the introduction of Biodiversity Net Gain as part of the project.	<p>We are committed to enhancing the local environment alongside our developments.</p> <p>We commit to a minimum of 50% biodiversity net gain on each site, but our average biodiversity net gain across all of our sites sits at over 100% for habitats (over 10 times the policy requirement) and 42% for hedgerows (over four times the policy requirement). This is due to the considerable number of new habitats that are created as part of each development.</p>

Green areas should be well maintained	<p>An Outline Landscape and Ecological Management Plan will be submitted in support of the DCO application, which will set out the principles for how the land will be managed throughout the operational phase of the project, following the completion of construction.</p> <p>A detailed Landscape and Ecological Management Plan will be produced following consent and prior to the start of construction, which will be secured by a DCO requirement.</p>
Work with local nature organisations e.g. Humber Forest	We will look to engage local organisations as part of the development of the project and will invite them to comment on our developed plans as part of the statutory consultation.
More trees and hedgerow needed on design	We commit to a minimum of 50% biodiversity net gain on each site, but our average biodiversity net gain across all of our sites sits at over 100% for habitats (over 10 times the policy requirement) and 42% for hedgerows (over four times the policy requirement). This is due to the considerable number of new habitats that are created as part of each development.
How will people access the proposed habitat areas	Our vision for Peartree Hill includes a wide range of ecological mitigation and enhancements. This includes new wildflower meadows, grassland areas and habitat creation, encouraging this area to become a haven for wildlife and local biodiversity. Through this, and new permissive paths and enhancement of existing Public Rights of Way, Peartree Hill can become a space for all to enjoy, with increased opportunity for access, transforming it into a shared communal space of wildlife, leisure and education.
Tophill Low, River Hull and Leven Canal are sensitive sites	<p>These sites will be protected by the Outline Construction Environmental Management Plan, the Outline Operational Environmental Management Plan and the Outline Decommissioning Environmental Management Plan for the project.</p> <p>Due to the close proximity of the project to Tophill Low Site of Special Scientific Interest (SSSI), the EIA will assess the potential noise impacts as a results of the construction an decommissioning activities.</p>
Land Use	
Statutory party confirming not assets in the area / expect no impacts	Thank you for your comments

Information on utilities assets which should be considered	Thank you for your response. Our design team will liaise with asset owners and will provide updated design at statutory consultation for further comment.
Applicant should consider any impact of the scheme upon the railway infrastructure and upon operational railway safety, including cable	We will consider any impact of the scheme upon the railway infrastructure as part of our design development and will look to engage Network Rail directly to discuss our developing plans.
Heritage and Archaeology	
Concern about how the project could impact local archaeological and heritage assets, including Meaux Abbey	<p>The Cultural Heritage and Archaeology assessment will identify the likely significant effects Peartree Hill may have on the local historic environment, including identified and potential archaeology and cultural heritage features such as listed buildings, scheduled monuments and conservation areas. This will be achieved through desk-based research, site visits and consultation with key stakeholders, such as Historic England.</p> <p>Incorporated into the design of Peartree Hill is a 50m buffer zone to the south of Meaux Abbey scheduled monument where no solar modules or infrastructure will be erected. This will decrease the likelihood and severity of physical and setting impacts on this asset during the construction and operation of the project.</p> <p>We are also currently undertaking a geophysical (magnetometer) survey across the site that uses a variety of instruments to measure very small magnetic fields associated with buried archaeological remains.</p> <p>The results of this survey will inform design and the future archaeological strategy, if required.</p>
Potential for archaeological remains to be found across the site areas.	A programme of archaeological investigation and recording will be secured as a requirement of the DCO. Such a programme may include pre commencement phases of archaeological excavation and/or archaeological 'watching brief' during construction. The need for and scope of such mitigation will be agreed with the East Riding of Yorkshire Council archaeological advisor and Historic England, where necessary, and set out in a Written Scheme of Investigation.

It is important to consider the possible impact of the proposals on views from and to heritage assets, including Beverley Minster.	We will consider the landscape character of the site and its relationship with nearby communities to identify the potential effects on the local landscape and visual amenity.
The proposals may impact the historical character of the surrounding landscape, including landscape features which positively contribute to the character of the area.	<p>The maximum height of our solar panels is three metres, which is the equivalent of a well-maintained hedgerow. By distributing Peartree Hill across several separate land areas, rather than one large site, we can more effectively minimise the landscape and visual impact of the proposed development.</p> <p>As part of the assessments on landscape and visual impact, we will make appropriate recommendations for how land within each area can be best utilised to mitigate any resulting impacts on the landscape and reduce the visual impact of Peartree Hill.</p> <p>These assessments will help to support a core goal of Peartree Hill, which is to design a development that works in harmony with the surrounding landscape, ensuring minimal visual disruption and preserving the amenity of the area.</p>
The heritage assessment must follow planning guidance.	We will follow all required legislation and best practice in the development of our Environmental Impact Assessment and Development Consent Order application.
Our initial assessment of the proposal suggests that you employ a 5km radius of the application site for an appropriately sized study area. Your assessment should also include those sites outside of this area where there is intervisibility between heritage assets and the application sites, and a relationship between sites.	Thank you for your comments, we will be engaging Historic England as we progress our plans and will provide an update at the statutory consultation.
Involve the Conservation Officer of East Riding of Yorkshire Council and the archaeological staff at Humber Archaeology Partnership in the development of this assessment.	We will be engaging and consulting Conservation Officer of East Riding of Yorkshire Council and the archaeological staff at Humber Archaeology Partnership as part of the design development process and will be inviting them to comment on our plans at our statutory consultation.

Cumulative impact especially Holderness area	As part of the project's Environment Impact Assessment (EIA) that will be submitted with the Development Consent Order (DCO) application, we will need to assess the potential cumulative effects of the project in combination with other development schemes in the area.
Traffic and Access	
Concerns about the suitability of some local roads, site access tracks and narrow bridges for construction traffic, including Arnold Lane West, Black Tup Lane, Carr Lane, access to Wawne, use of private road	<p>We will undertake a transport assessment which will assess the potential impacts of Peartree Hill on the local and strategic road network in the surrounding area. This will set out the proposed sustainable transport measures that can be implemented during the construction and operational phases of Peartree Hill to minimise disruptions to local roads and communities.</p> <p>Given the distribution of Peartree Hill across several land areas, the land areas will be accessed from a number of different locations.</p>
Concerns about how the increased traffic during construction will impact local residents.	As part of our assessment, a detailed access review is being undertaken to develop suitable access points and routes for the site. This will be consulted on with East Riding of Yorkshire Council.
How much construction traffic will the proposals cause on the local road network, including cumulative impacts from other projects locally.	Our assessment will include cumulative impacts from other known projects.
Transport Assessment to identify any HGV traffic/haulage routes associated with the construction and operation of the site that may utilise railway assets.	<p>We will undertake a transport assessment which will assess the potential impacts of Peartree Hill on the local and strategic road network in the surrounding area.</p> <p>We will consider any impact of the scheme upon the railway infrastructure as part of our design development and will look to engage Network Rail directly to discuss our developing plans.</p>
The construction traffic has the potential to generate emissions which would impact on the air quality within the City of Hull.	We will undertake an air quality assessment which will assess the potential impacts of Peartree Hill Solar Farm including the impacts of traffic exhaust emissions from haulage/construction vehicles and vehicles used for workers' trips.

How will the highway option for the cable route impact the local road and highway network.	The public highway within these areas is being considered as part of the ongoing cable route investigations and the final cable route may utilise a combination of existing road routes (alongside roads) and greenfield land (through fields). We are considering feedback from the consultation, alongside ongoing technical assessments to refine our cable route and will present this at our statutory consultation.
Suggestion the local rivers be used to transport construction materials rather than the local road network.	We will discuss all potential methods of transport for construction materials with the local Highways authority and other relevant stakeholders.
Construction	
Concerns about increased levels of noise during the construction period, including within City of Hull and noise of vehicular traffic associated with the construction stage	<p>We will undertake an assessment of the potential noise and vibration effects arising from both the construction and operation of Peartree Hill.</p> <p>During construction, an appropriate Construction and Environmental Management Plan (CEMP) will restrict noise to within an acceptable level based on the location of the development.</p>
Concerns about disruption including hour of work during construction	As part of the DCO process, we will investigate any potential local impacts of construction and will propose measures to mitigate them if necessary. A Construction Management Plan (CMP) will be developed as part of the DCO application to outline how construction activities will be managed throughout the construction process.
Comments about disruption from cable route from Dogger Bank	<p>The CMP outlines key strategies and measures that will be implemented to manage construction activities throughout the construction process.</p> <p>The CMP sets out strategies and measures for managing construction activities, including stakeholder engagement, site management, environmental considerations, community impact, health and safety, and monitoring and compliance. The CMP ensures responsible construction practices while minimising disruptions and environmental impacts.</p>
Construction should be completed in a timely manner	Should we be granted DCO consent in early 2026, the project would take 18-24 months to construct and will be ready to connect to the grid in 2028.

Use local suppliers and businesses	We will endeavor to find local firms and suppliers for construction activity on-site, as well as civil engineering works for the solar farm. Other opportunities for local suppliers relate to contractors for aggregates, landscaping supplies, haulage as well as plant hire. Construction staff are also likely to use local accommodation and shops/restaurants.
Concerns about pedestrian safety during construction	An Outline Construction Environmental Management Plan (CMP) will be developed as part of the DCO application to outline how construction activities will be managed throughout the construction process, including pedestrian safety.
Impact of construction on ecology of the area	Our ecology assessment will include construction impacts. Mitigation measures will be devised including avoidance, compensation and enhancement to reduce any identified potential significant effects from the construction of Peartree Hill on ecological features.

Noise

Concern about noise created from the operation of panels and battery storage	<p>Any noise produced by Peartree Hill would be by the inverters, batteries or substations, which we typically place in the centre of the site and away from residential properties. The predicted noise impact of a typical solar farm is considered to be low to negligible, and non-intrusive.</p> <p>We will undertake an assessment of the potential noise and vibration effects arising from both the construction and operation of Peartree Hill.</p> <p>Baseline noise survey information from existing background levels will be utilised to understand the existing noise climate within the surrounding area. Noise sensitive receptor locations will be identified and agreed with East Riding of Yorkshire Council as part of the EIA Scoping.</p> <p>Good design and high-quality infrastructure will serve to reduce noise from Peartree Hill at source. However, sound attenuation measures may be incorporated into the design of Peartree Hill to support noise levels to remain under acceptable limits, if required</p>
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Water and Flood Risk

Concerns about the project increasing the risk of flooding.	A Flood Risk Assessment and Drainage Strategy are being prepared to support the DCO application. This will consider the watercourses, surface water flows and flooding issues for Peartree Hill. The assessment will set out a drainage strategy to integrate with natural drainage on-site to mitigate any potential flood risk created by the proposed development.
Surface water needs to be managed to ensure the level of run off does not exceed current levels.	Solar panels are fixed to the ground by frames so water can easily flow underneath the panels. Solar panels can be placed in an area with up to one meter of flooding and thus this site is appropriate for solar installation.
Peartree Hill Solar Farm should not adversely affect the surface water drainage of the area and amenity of adjacent properties.	A Flood Risk Assessment and Drainage Strategy are being prepared to support the DCO application. This will consider the watercourses, surface water flows and any other flooding issues for Peartree Hill.
The project may increase the impermeable area on site, which has the potential to increase flood risk.	The assessment will set out a drainage strategy to integrate with natural drainage on-site to mitigate any potential flood risk created by the proposed development. The overarching principle of the drainage strategy for Peartree Hill is to provide Sustainable Drainage Systems (SuDS) at source, ensuring that surface water run-off mimics existing site conditions as far as is reasonably practicable.
Incorporation of SuDS into the proposals is recommended.	
Any drainage systems disturbed during the construction of Peartree Hill need to be reinstated to reduce the risk of flooding.	As part of our DCO application we will prepare a Flood Risk Assessment and Drainage Strategy. During the preparation of the documents, we will seek the views of the Environment Agency, Local Drainage Board and Local Flood Authority to agree the appropriate design and strategies for managing run-off.
Consideration should be given to capturing and retaining water on-site	
The applicant should be advised that the Drainage Board's prior consent is required for any development including fences or planting within 9.00m of the bank top of any watercourse	We will engage Beverley and North Holderness Internal Drainage Board and seek the necessary approvals on the design.

Operation

Question over efficiency of solar panels	Solar panel technology is continually improving to provide increased efficiencies. Solar panel efficiency is around 15 - 20%, which compares to onshore wind at 25-40%, offshore wind at 40% and gas turbines at 20 - 35%
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Questions over capability of battery storage	Battery storage, or battery energy storage systems (BESS), are devices that enable energy from renewables, like solar and wind, to be stored and then released when the power is needed most.
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Battery storage technology has a key part to play in ensuring homes and businesses can be powered by green energy, even when the sun isn't shining or the wind has stopped blowing.

Battery storage technology has long lives, charging and discharging thousands of times, are safe and can store enough energy cost effectively to match demand.

Electricity produced to be used in UK	Peartree Hill will establish a connection, via underground cables, to the existing Creyke Beck Substation, which will transfer the electricity to the national network
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Land Contamination

The project will need to consider contaminated land when finalising the cable route.	The DCO application will be supported by an Outline Construction Environmental Management Plan. The purpose of the Outline Construction Environmental Management Plan is to provide guidelines to avoid, minimise or mitigate effects on the environment during construction. This would include emergency procedures to manage accidental spillages and leaks and include procedures to mitigate against contaminated land.
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Safety and Hazards

There are several major accident hazard pipelines that crosses both proposed solar development areas and indicative cable corridors.	We will be engaging the Health and Safety Executive as our plans continue to develop. The construction, operation and decommissioning of the Proposed Development are not considered to have a risk of major accidents or disasters that could affect existing or future receptors, which are not considered through existing design mitigation and regulatory regimes.
Peartree Hill appears to cross the Consultation Zone of the Major Accident Hazard (MAH) in Area A.	By implementing recognised and approved safety legislation and regulation, no significant effects in relation to major accidents and disasters are anticipated during the construction, operation and decommissioning phases.
May restrict major traffic routes within a certain proximity of the pipeline	We will continue to monitor this as the project develops.
An assessment is needed to inform an assessment of whether the proposed development is vulnerable to a major accident.	
The applicant must consider the hazard classification of any chemicals that will be present at Peartree Hill Solar Farm.	
Measures may be required to alter/upgrade the pipeline to appropriate standards.	

Cable Route

The cables for Peartree Hill must be located underground.	Peartree Hill would connect via underground cabling to the existing National Grid substation at Creyke Beck, near Cottingham.
Why has the project had opted for underground cables as opposed to overhead lines / can you use existing overhead cables instead on new cables	Due to the capacity of the power being generated, we are unable to connect into the existing overhead lines, as can be done on smaller scale projects.

Respondents stated that Peartree Hill should connect into the nearest substation.	Peartree Hill would connect via underground cabling to the existing National Grid substation at Creyke Beck, near Cottingham.
Land must be reinstated after cables are installed	We will ensure land is reinstated after the cables are installed.
Cables should be located away from Weel	<p>The potential cable route is currently at a preliminary design phase, undergoing careful planning and assessment. Our team is working diligently to consider the most efficient and environmentally responsible cable routes to connect Peartree Hill to the Creyke Beck Substation.</p> <p>To further minimise impacts on the local community and environment, the cable route will be designed to avoid:</p> <ul style="list-style-type: none"> • Ancient Woodland/Woodland Trust sites • Local and national heritage features • Sites of Special Scientific Interest (SSSIs) • Registered and National Parks • Conservation Areas • RSPB Reserve
Cables going through private land	As part of the non-statutory consultation, a number of indicative cable route corridor options were presented, which would link the solar farm to the Creyke Beck substation, near Cottingham. Landowners within these corridors were identified and sent a letter at the start of the non-statutory consultation informing them that one of our options passes through land they own or occupy and inviting them to comment on the proposals. More detailed engagement with landowners around the cable routes will take place once the options have been refined.
Question what the capacity of Creyke Beck substation	<p>We have agreed a grid connection at Creyke Beck substation with National Grid, should development consent be granted.</p> <p>National Grid are currently progressing proposals for an extension to the existing Creyke Beck substation and a new substation located approximately 700m to the northwest. These upgrades, part of the Great Grid Upgrade programme, will provide National Grid with sufficient capacity to connect to a number of new energy proposals, including several interconnector projects and offshore wind.</p>
Decommissioning	

Requests the site be returned to agricultural use once the project is decommissioned.	<p>After the (anticipated) 40-year lifetime, it is currently proposed that the solar farm will be decommissioned. The solar farm would be dismantled, and all the structures taken away. A large amount of the apparatus material will be recycled (PV panels, aluminium frames, steel piles and copper wiring). The land will be returned to its previous condition, and onsite access tracks may be left in place depending on the landowners wishes and the terms of the DCO. All landscape and ecology enhancements will also be retained.</p> <p>A decommissioning plan will be agreed as part of the DCO planning process.</p>
Concern lifespan isn't very long	<p>The typical lifetime of a solar farm is 40 years. After which it is proposed that the solar development would be decommissioned, and the land would be returned to its existing condition.</p>
Community Benefit Fund	
Distrust towards the community benefit fund and the amount	<p>We are committed to delivering a solar farm that contributes to local and national energy goals, while also providing tangible benefits to the local community, both within the land areas and through a community benefit fund.</p> <p>Beyond the solar farm, RWE wants to give back to the local community and is committed to providing a community benefits fund that can be used to support local causes and initiatives. This community benefit fund would take the form of annual payments spread across the 40-year lifespan of the project's operation.</p> <p>We will work with local community representatives to understand how this fund can be best used to meet the area's needs and aspirations.</p>

Respondents left a number of suggestions for community benefit fund they would like to see delivered as part of the proposals, these were:

- Tree Planting
- Litter picking and education about the impacts of littering
- Support local charities and local initiatives
- Creating new local amenity areas, including local green space and picnic areas
- Creation of a community orchard
- Creation of new playground and community building
- Creation of new footpaths, bridleways and public rights of way and maintenance of the existing ones
- Provide the funding directly to the villages that neighbour the site
- Development of the Wawne Show
- Access to Meaux Abbey
- Youth activities and education

We would like to thank you for your comments and suggestions for community benefits for the project. We want to ensure when we develop projects they are respectful of their environments and deliver tangible benefits to local communities.

RWE wants to give back to the local community and is committed to providing a community benefit fund that can be used to support local causes and initiatives. This community benefit fund would take the form of annual payments spread across the 40-year lifespan of the project's operation.

Your suggestions will be considered as we finalise our proposals and solidify our plans for community benefits ahead of our statutory consultation next year.

Compensation and subsidizing local electricity bills

If consented, Peartree Hill would generate approximately 320MW of clean, green, electricity. Enough energy to power approximately 136,000 homes every year. This represents a significant contribution to local and national climate commitments, by helping to decarbonise our energy mix, reduce bills and improve the UK's energy security.

Community benefit fund should not be managed by local authority	We will work with local community representatives to understand how this fund can be best used to meet the area’s needs and aspirations. On previous solar projects, this money has been used by parish councils for a wide range of local causes, from investing in community infrastructure such as village halls, to bolstering local services, and funding local clubs. We will have further details on the Fund as part of the statutory consultation.
Community benefit fund should go to parish councils	
Consultation	
More detail and information is required to make an informed decision on the proposals.	Peartree Hill Solar Farm is currently at an early stage of development. The aim of the non-statutory consultation was to introduce the proposals to the community and get your feedback on our early stage plans.
Concerns about how their feedback and comments would be used as part of the non-statutory consultation.	All the feedback we have received will be reviewed and considered and used to help develop our proposals further ahead of a further round of consultation in 2024. At this stage we will present you with detailed proposals, including site layouts and environmental information.
Community should be kept up dated on progress	
Comments asking for the views of the community to be considered as the proposals are finalised.	
Respondents questioned whether the non-statutory consultation was simply a tick-box exercise.	<p>Comprehensive engagement with the local community holds immense significance for RWE. We firmly believe that engagement with the local community should go beyond a mere formality and instead focus on genuine engagement and collaboration with local people.</p> <p>Local input is critical to good design, and we are committed to ensuring that the viewpoint of the community is considered and incorporated throughout the design process. This is why we chose to host an additional earlier round of community engagement and consultation, beyond what is expected as part of the DCO planning process.</p>
Comment consultation was too short	The consultation ran for 4 weeks. We are planning our statutory consultation will run for 6 weeks, giving local people more time to consider the information and provide comments.

Do more to make people aware of consultation	During the non-statutory consultation phase, various engagement channels were employed to foster an open dialogue with the community regarding the preliminary plans for Peartree Hill Solar Farm. These methods included a dedicated project website, newsletter sent to over 11,000 local community, in-person and digital events, stakeholder briefings, social media and local media engagement.
Open communications for questions and issues	Our team can be reached on email at info@peartreehillsolar.co.uk , via our dedicated Phoneline at 01482 695 004 or you can write to them at FREEPOST PEARTREE HILL SOLAR FARM
Land Plans for Land Area F were incorrect	Thank you for your comment. Our plans were developed based on an OS map. Your comments will help with updated plans for statutory consultation.
Project name does not represent East Yorkshire	Peartree Hill Plantation is the name of the woodland block located within Area D, which is roughly the centre point of the site.
Need for solar	
Statements that there is no need for solar projects such as Peartree Hill or investment in renewables at all.	<p>The UK has made a legally binding commitment to achieve net zero carbon emissions by 2050. Reaching net zero means fossil fuels like coal, oil and gas will need to be replaced by sources of clean, low carbon electricity.</p> <p>The Government's Energy Security Strategy proposes that by 2035, 100% of electricity be delivered through low carbon sources produced in the UK – with 70GW of this power delivered through solar.</p> <p>Peartree Hill will generate 320MW of clean energy, enough to power the equivalent of approximately 136,000 homes, and will make an important contribution to helping the UK build a more secure energy system and reach our net-zero target.</p>
Profit of the developer Landowners will benefit more than community	If consented, Peartree Hill would generate approximately 320MW of clean, green, electricity. Enough energy to power approximately 136,000 homes every year. This represents a significant contribution to local and national climate commitments, by helping to decarbonise our energy mix, reduce bills and improve the UK's energy security.

Conclusion

The non-statutory consultation for the Peartree Hill Solar Farm marked a crucial phase in engaging local communities and pertinent stakeholders, providing them with a platform to share their feedback and insights on the initial project design. Throughout this process, various concerns were raised, underscoring the diversity of perspectives within the community. However, it was notable that a substantial number of respondents recognised the need for embracing renewable energy solutions.

Land use

The feedback received from respondents showed a heightened interest in land use, particularly concerns surrounding the potential loss of agricultural land and its subsequent impact on food security. Suggestions advocating for the utilisation of brownfield land or alternative spaces on buildings were frequently intertwined with these concerns. It is important to clarify that not all highlighted areas will be used exclusively for solar panels. A portion of the allocated space is earmarked for landscaping, habitat management, and amenity improvements. Detailed discussions on these aspects are earmarked for inclusion in the upcoming statutory consultation.

Impacts and further detail

A notable number of respondents expressed dissatisfaction with the perceived vagueness of the details provided, particularly concerning figures, land parcels, cable routes, biodiversity, and mitigation measures. Acknowledging this feedback, the statutory consultation will feature comprehensive and detailed information on these elements. Additionally, the ecological and environmental impacts will be thoroughly addressed, with specific focus on biodiversity features and accompanied by the Preliminary Environmental Impact Report (PIER).

Consultation approach

While some respondents found certain information to be vague, there were no complaints regarding the timing or locations of events, with a majority of respondents living in close proximity.

Suggested design changes

A number of design changes were made as part of the feedback. The project team will consider these as part of the ongoing design development process. As part of the statutory consultation material, RWE will show where changes have been made as a result of stakeholder feedback.

Next steps

In response to the feedback garnered during the non-statutory consultation, the project team will host a further statutory consultation in Spring 2024, in which both communities and statutory parties will be invited to contribute further feedback. The upcoming statutory consultation will include further stakeholder engagement, as well as events designed to allow the public to closely examine the updated plans.



An integral component of this next phase will be the inclusion of an Environmental Impact Assessment, presented in the form of the PEIR (Preliminary Environmental Impact Report). This comprehensive documentation aims to provide a thorough understanding of the project's potential environmental effects.

It is anticipated that the submission of the Development Consent Order (DCO) will be in late 2024. Throughout this period, the project website (peartreehillsolar.co.uk) will remain accessible, ensuring continued public access to project details and facilitating a revisit of the plans. The website will be updated to reflect the latest developments.

Appendix A-3 Non-statutory consultation material

Appendix A-3.1 Non-statutory consultation newsletter

Peartree Hill Solar Farm Consultation

Monday 9 October to Monday 6 November 2023



JBM Solar is delighted to introduce our preliminary proposals for Peartree Hill Solar Farm, a new solar farm project with battery storage, to be located in East Riding of Yorkshire.

Peartree Hill will deliver clean, affordable energy to meet the equivalent electricity needs of approximately 136,000 homes every year¹, contributing to local and national renewable energy goals.

The UK has a legally binding commitment to achieve net zero carbon emissions by 2050. As one of the cheapest and most rapidly deployable forms of renewable energy, solar will play an important role in achieving this commitment. The UK government has set an ambition of reaching 70 gigawatts of installed solar capacity by 2035, a five-fold increase on the current installed capacity, and our proposals for Peartree Hill will make a key contribution towards achieving this ambition.

Seeking your views

Our proposals for Peartree Hill are at a preliminary design stage. As such, this is a perfect opportunity for us to gain an early steer from local people and help shape the design.

The early-stage consultation will run from **Monday 9 October**, lasting for four weeks, until **11:59pm on Monday 6 November 2023**.

Following this consultation period, we will consider and incorporate local feedback into the design, ahead of another round of 'statutory' consultation on our more detailed plans, planned for Spring 2024. Your input is important to us, and we look forward to your active participation in shaping the proposals over the coming year.

**Scan the QR code
to visit our consultation website:
Website: peartreehillsolar.co.uk**



(1) Based on the average domestic electricity consumption per home (temperature corrected) per the Energy Consumption in the UK (published September 2022, Table C9 of ECUK: Consumption data tables)

Our Proposals

Peartree Hill will be constructed across several land areas in East Riding of Yorkshire, with an underground cable connection to Creyke Beck substation, near Cottingham.

Our vision for Peartree Hill is to deliver a project that not only contributes to the UK's net zero target, but also incorporates a wide range of ecological mitigation and enhancements. New planting will reduce landscape and visual impact, while delivering a network of habitat creation. Existing footpaths would be improved, and new connections created, providing access to educational trails, picnic areas and outdoor classrooms.

The potential cable route to connect to the Creyke Beck substation is currently at a preliminary design phase, undergoing careful planning and assessment. While there are several options which show routes passing through settlements, it is important to note that no cables will be installed under residential properties or within residential gardens.

As part of this preliminary consultation, we are encouraging the local community to provide feedback on our proposals to help inform the design.

As Peartree Hill would generate over 50MW of electricity, it is classed as a Nationally Significant Infrastructure Project (NSIP) and will proceed through the Development Consent Order (DCO) planning process. The final decision on whether to grant consent for Peartree Hill will be made by the Secretary of State for the Department of Energy Security and Net Zero.

JBM Solar is committed to providing a community benefits fund that can be used to support local causes and initiatives. As part of our consultation, we would appreciate any suggestions on how this fund can be best used.

Who is JBM Solar?

JBM Solar is at the heart of the UK's renewables revolution, helping to realise our collective goal of a net zero carbon energy market through the deployment of solar technology.

Our vision is to power the UK with reliable, affordable and clean solar energy, and to add value through innovation and investment.

In 2023 RWE acquired JBM Solar, establishing itself as one of the top three largest solar developers in the UK. It is RWE's ambition to have a carbon neutral energy portfolio by 2040, providing clean, secure and affordable energy to millions of households.

Key Milestones

- October 2023**
Early stage (non-statutory) consultation
- Winter 2023/24**
Review all community feedback and refine design
- Winter and Spring 2024**
Ongoing environmental impact assessment and further design refinement
- Spring 2024**
Statutory public consultation on more progressed plans
- Autumn /Winter 2024**
Development Consent Order application submitted
- 2025**
Examination Process by the Planning Inspectorate
- 2026**
Determination by the Secretary of State for Energy Security and Net Zero



320MW solar farm, capable of powering the equivalent of approximately 136,000 homes



£40 million generated in business rates to East Riding of Yorkshire Council over Peartree Hill's lifetime



Over 95% of the site can be made available for grazing, allowing the site to retain its agricultural use



Community benefit fund of £4.2 million to be paid annually to local Parish Councils and community groups

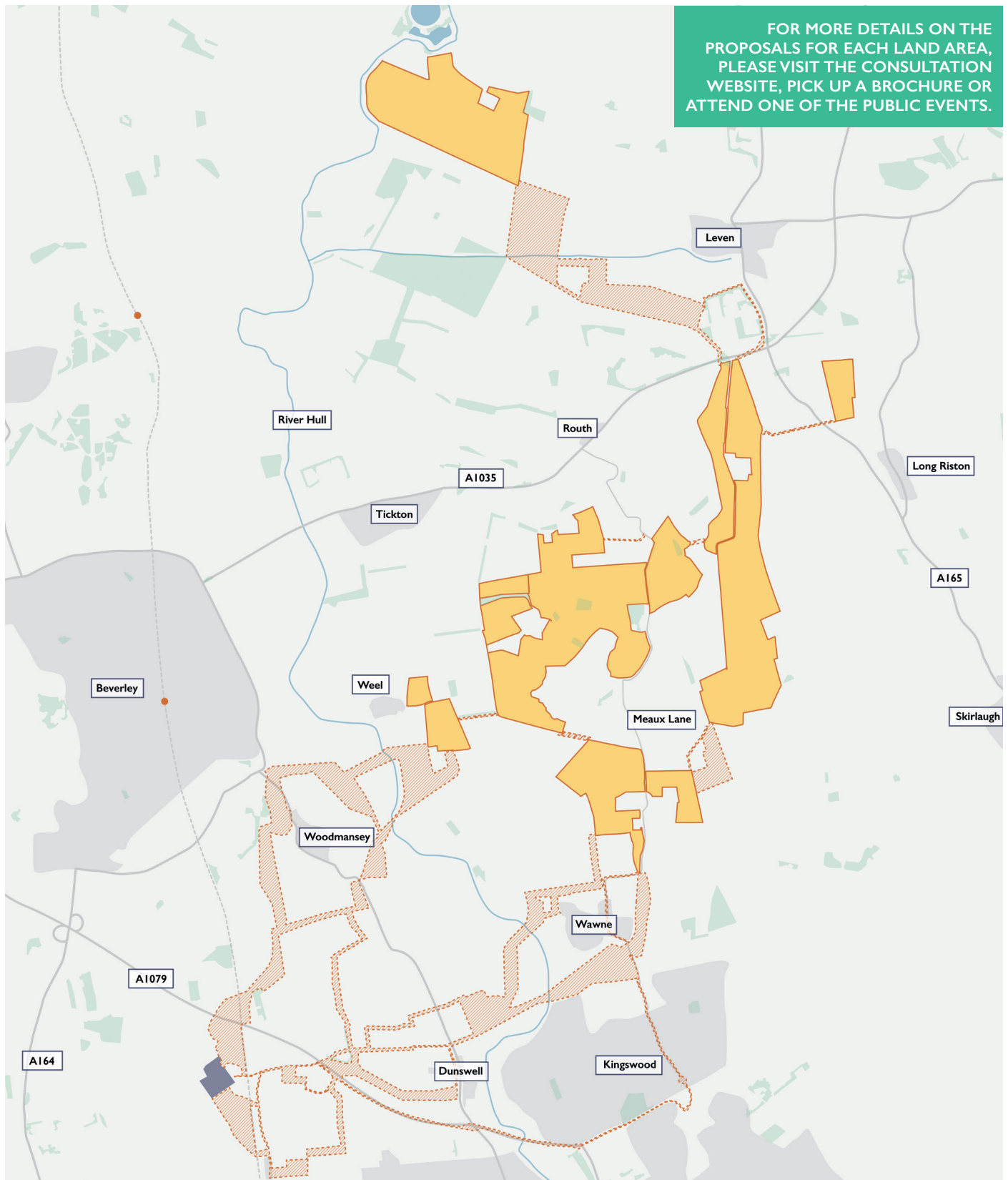


Over 50% Biodiversity Net Gain (BNG) expected to be delivered on-site, providing ecological benefits through new habitats



Increasing opportunities for local community access, with educational trails, picnic areas and outdoor classrooms

Peartree Hill Indicative Location Plan



- Indicative Site Boundary
- Potential Area for Solar Development
- Indicative Cable Corridor Options
- Creyke Beck Substation
- Existing Woodland



How to get involved!

We hope that you will take the opportunity to learn more about Peartree Hill and help shape the development plans.

The deadline for responses is **11:59pm on Monday 6 November 2023** Here is how you can get involved:

Visit our website

View our plans, learn more about solar and provide us with your feedback by visiting our consultation website at **peartreehillsolar.co.uk**.

You can also register for updates to ensure you receive important notifications about Peartree Hill as the project progresses.

Contact us

If you have any questions, suggestions, or would like to provide feedback on our proposals, our dedicated team is here to assist you. You can reach us via:

☎ **01482 695004**

@ **info@peartreehillsolar.co.uk**

✉ **FREEPOST PEARTREE HILL SOLAR FARM**

Follow us on social media

Connect with us on Facebook to stay informed, receive project updates, and engage in online discussions. Find us on Facebook using **@peartreehillsolarfarm**

Join us at our Consultation Events

Join us at our in-person consultation events or webinars to engage directly with our project team, ask questions, and share your thoughts. You'll find a full list of event details below:

Date	Time	Location
Saturday 14 October 2023	11am – 5pm	Tickton Village Hall , Main Street, Tickton, HU17 9RZ
Tuesday 17 October 2023	1pm – 7pm	Wawne Village Hall , 36 Main Street, Wawne, HU7 5XH
Wednesday 18 October 2023	1pm – 7pm	Leven Recreational Hall , 79 East Street, Leven, HU17 5NG
Thursday 19 October 2023	6:30pm - 8pm	Online Webinar (Register at peartreehillsolar.co.uk)
Wednesday 25 October 2023	6:30pm - 8pm	Online Webinar (Register at peartreehillsolar.co.uk)

Unable to get online?

If you are unable to access the internet, have any accessibility requirements or would prefer a hardcopy of our material please contact us on our dedicated phoneline at: **01482 695004**.

A member of our team would be happy to arrange for copies of the consultation information to be sent in the post, in the format required, or to record your feedback over the phone.

Appendix A-3.2 Non-statutory consultation brochure

Pearmtree Hill Solar Farm Consultation

Monday 9 October to Monday 6 November 2023

JBM
SOLAR



**Scan the QR code to visit
our consultation website:**
peartreehillsolar.co.uk



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Thank you for your interest in the consultation on our preliminary proposals for a new solar project in East Riding of Yorkshire.

JBM Solar is bringing forward proposals for Peartree Hill, a solar and battery storage project that would provide 320MW of clean energy, enough to power the equivalent of approximately 136,000 homes. This project would play a key role in supporting the UK’s energy ambitions, improving energy security, while supporting the transition away from fossil fuels.

Peartree Hill will establish a connection, via underground cables, to the existing Creyke Beck Substation, which will transfer the electricity to the national network. The exact route of this cable route is yet to be determined, but part of it could be located within the administrative area of Hull City Council.

As Peartree Hill would generate over 50MW of electricity, it is classed as a Nationally Significant Infrastructure Project (NSIP) and will be subject to the Development Consent Order (DCO) planning process, meaning that the final decision on whether the project is consented will be made by the Secretary of State for Energy Security and Net Zero.

About the consultation

JBM Solar values the input of the local community and will ensure that local perspectives are considered throughout the design process. Peartree Hill is currently at a preliminary design phase, and this consultation is an opportunity for local people to provide feedback and insight that will inform and, where appropriate, influence the design of the project.

Our early-stage consultation will run from **Monday 9 October**, lasting for four weeks, until **11:59pm on Monday 6 November**.

The feedback we receive at this stage, coupled with the ongoing environmental and technical surveys, will play a crucial role in shaping the design of Peartree Hill that we will present at a further ‘statutory’ consultation in 2024.

More details about the consultation, public events and how to contact the project team can be found on **Page 23** of this brochure.

Who is JBM Solar?

JBM Solar is at the heart of the UK’s renewables revolution, helping to realise our collective goal of a net zero carbon energy market through the deployment of solar technology.

Our vision is to power the UK with reliable, affordable and clean solar energy, and to add value through innovation and investment.

In 2023 RWE acquired JBM Solar, establishing itself as one of the top three largest solar developers in the UK. It is RWE’s ambition to have a carbon neutral energy portfolio by 2040, providing clean, secure and affordable energy to millions of households.

JBM Solar and RWE are committed to projects throughout their lifetime, from development to construction and operation, all the way through to decommissioning.



Why do we need Solar?

Solar's role in supporting national energy ambitions

While the UK has been making steady progress towards decarbonisation and reducing reliance on fossil fuels, our energy system is not self-sufficient and therefore is vulnerable to changes in global energy prices, impacting people's energy bills.

Solar power is a vital part of the energy mix helping the UK meet its net zero targets, while becoming less reliant on expensive fossil fuel imports for electricity and heating.

The UK has a legally binding commitment **to achieve net zero carbon emissions by 2050**. As one of the cheapest and most rapidly deployable forms of renewable energy, solar will play an important role in achieving this commitment.

The UK government has set an ambition of reaching 70 gigawatts of installed solar capacity by 2035, a five-fold increase on the current installed capacity, and our proposals for Peartree Hill will make a key contribution towards achieving this ambition.

Supporting a clean and green East Riding of Yorkshire

In 2021, **East Riding of Yorkshire Council declared a climate emergency** and has committed to achieving net zero through the reduction of its own emissions to assist with national and regional decarbonisation goals.

East Riding of Yorkshire and the Humber have already sought to establish the area as at the forefront of innovation, to decarbonise its industry and become a hub for net zero.

With plans already in motion to create a Zero Carbon Humber Industrial cluster, community support for renewable technology will further enhance the region's reputation, attracting investment, creating jobs, driving innovation, and fostering economic development.

Peartree Hill is well placed to support East Riding of Yorkshire and the Humber, as they look to establish the region as a leader at the heart of the UK's green energy revolution.

Why this location?

East Riding of Yorkshire is well suited for solar energy generation, with good levels of sunshine, along with days that are cool and clear, maximising the efficiency of solar modules.

Our site selection process has been extensive, guided by the need to identify suitable land within a reasonable proximity to the National Grid Substation at Creyke Beck, which is where the energy generated by the project will feed into the national electricity network.

During the site selection process, our team of experts have carefully considered various parameters, including:

- **Brownfield Land** – there are no suitable alternative sites for delivery on brownfield land.
- **Topography and field patterns** – the land within the site is generally flat and low-lying with areas which are screened by existing hedgerows.
- **Proximity to environmental designations** – the site is not located within places identified by the government as having special landscape and ecological value, such as Areas of Outstanding National Beauty.
- **Proximity to settlements** – the site is situated in a rural area with only a small number of individual properties and settlements within 1km of the site.
- **Agricultural land classification** – desk-top data identified that the vast majority of the site is comprised of good to moderate agricultural land.
- **Accessibility for construction and maintenance** – the site can be accessed from the A165 and other existing roads.

Our proposals for Peartree Hill

Peartree Hill is made up of several areas of land (currently named Areas A-F), with the areas being connected by a series of underground cables. Peartree Hill will establish a grid connection via underground cables to the Creyke Beck Substation, which will transfer the electricity to the national network.

The most northern part of the site is located northwest of Leven, with the remainder of the site to be located on land between the villages of Tickton, Riston, Wawne, Weel and Woodmansey.

Our vision for Peartree Hill includes prioritising the retention and enhancement of natural habitats and species, while delivering 'biodiversity net gain' through new planting and habitat creation.

Existing footpaths would be improved, and new connections created, providing improved access to the site's wildlife, educational trails, picnic areas and outdoor classrooms.

Peartree Hill will have a life span of approximately 40 years, following which it is proposed that the solar development would be decommissioned, and the land would be returned to its existing condition.

Proposals at a glance



320MW solar farm, capable of powering the equivalent of **approximately 136,000¹ homes**.



Displacing over 11,200,000 tonnes of CO₂ from equivalent fossil fuel energy, which equates to taking c. **166,000 cars off the road** for a year.



Battery Energy Storage Systems (BESS) on-site, ensuring the solar farm can be as **flexible as possible in delivering energy** to the grid.



Over 95% of the site can be made available for grazing, allowing the site to **retain its agricultural use**.



Over **50% Biodiversity Net Gain (BNG) on-site**, providing ecological enhancements through new and improved habitats, such as wildflower meadows, grassland areas, habitats for birds, bats, insects, and reptiles.



A **community benefit fund of £4.2 million** to be paid annually to Local Parish councils and community groups, to support local initiatives.



Over £40 million generated in business rates over the lifetime of the project, to be used by East Riding of Yorkshire Council to fund important local services.



Providing **additional opportunities for public recreation**, with proposed new footpaths, outdoor picnic areas and benches and community orchards.



Several kilometres of new native hedgerow and trees including a mix of mature and semi-mature tree planting to further improve visual screening and habitat creation.



Educational facilities introduced across the site, including proposed information boards, educational trails and outdoor classrooms, providing **information about local wildlife and renewable energy generation**.

¹ Based on the average domestic electricity consumption per home (temperature corrected) per the Energy Consumption in the UK (published September 2022, Table C9 of ECUK: Consumption data tables)

Components of Peartree Hill

Peartree Hill is at an early design stage and, as such, the layout and configuration of the land areas are still evolving as part of the design process. However, we would expect the site to include the below necessary components, along with a range of ecological mitigation and enhancements, as well as new community assets.

Our ongoing technical and environmental assessments, and feedback received from the community, will have an important role in determining an appropriate configuration of these components within the project site.

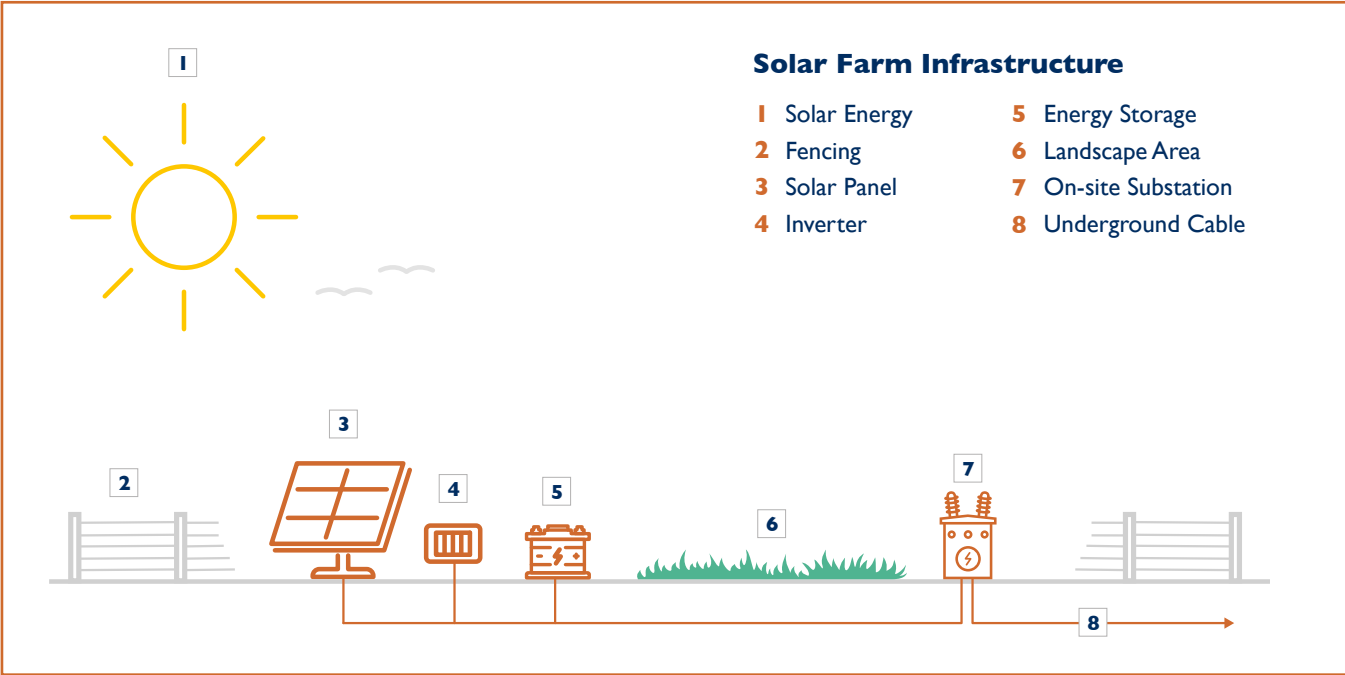
Required components

The following elements are anticipated to be included in the project:

- Solar panel modules and associated mounting structures
- On-site supporting equipment including inverters, transformers, and switchgears
- Battery Energy Storage System (BESS)
- On-site substations to connect the solar panels to the electricity network
- Underground cabling connecting solar panel areas to the on-site substation and to Creyke Beck Substation
- Supporting infrastructure including access tracks, security measures, gates and fencing, lighting, drainage infrastructure and storage containers

The site will include two on-site substations. We are still refining the location of these, but they will not be within 250m of residential houses or any protected environmental features. The final locations are still to be determined and will be informed by our environmental surveys and technical requirements. Our current expectation is that the two on-site substations will be located within Land Areas B, C or D (see the land areas on pages pages 10-12).

During the construction of Peartree Hill there will be a requirement for a number of temporary construction compounds and access tracks. More details will be provided at the next stage of consultation.



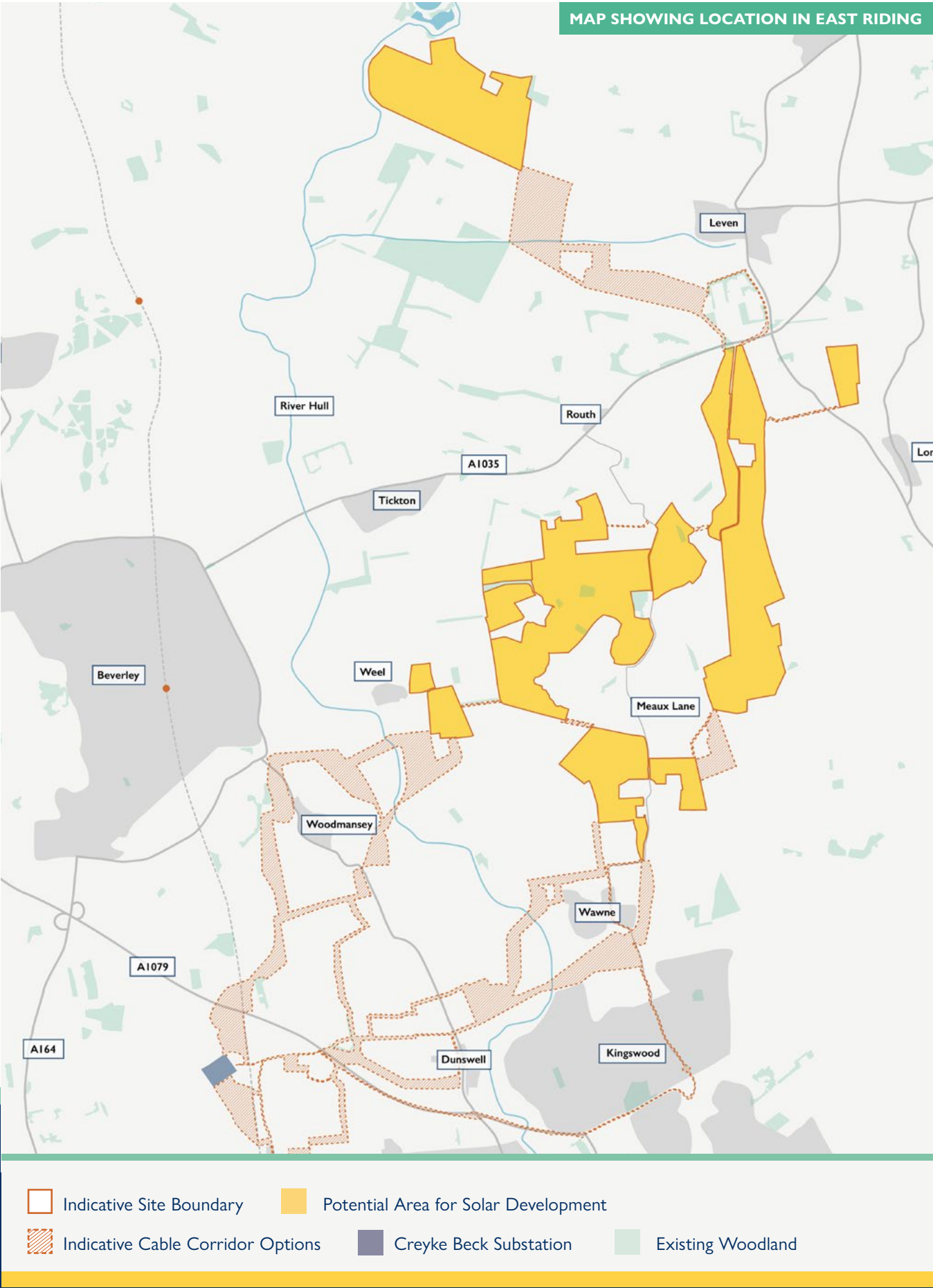
Land Areas and Cable Routes

The early design for Peartree Hill will continue to be refined as our plans evolve, with our design process guided by our design principles, which include:

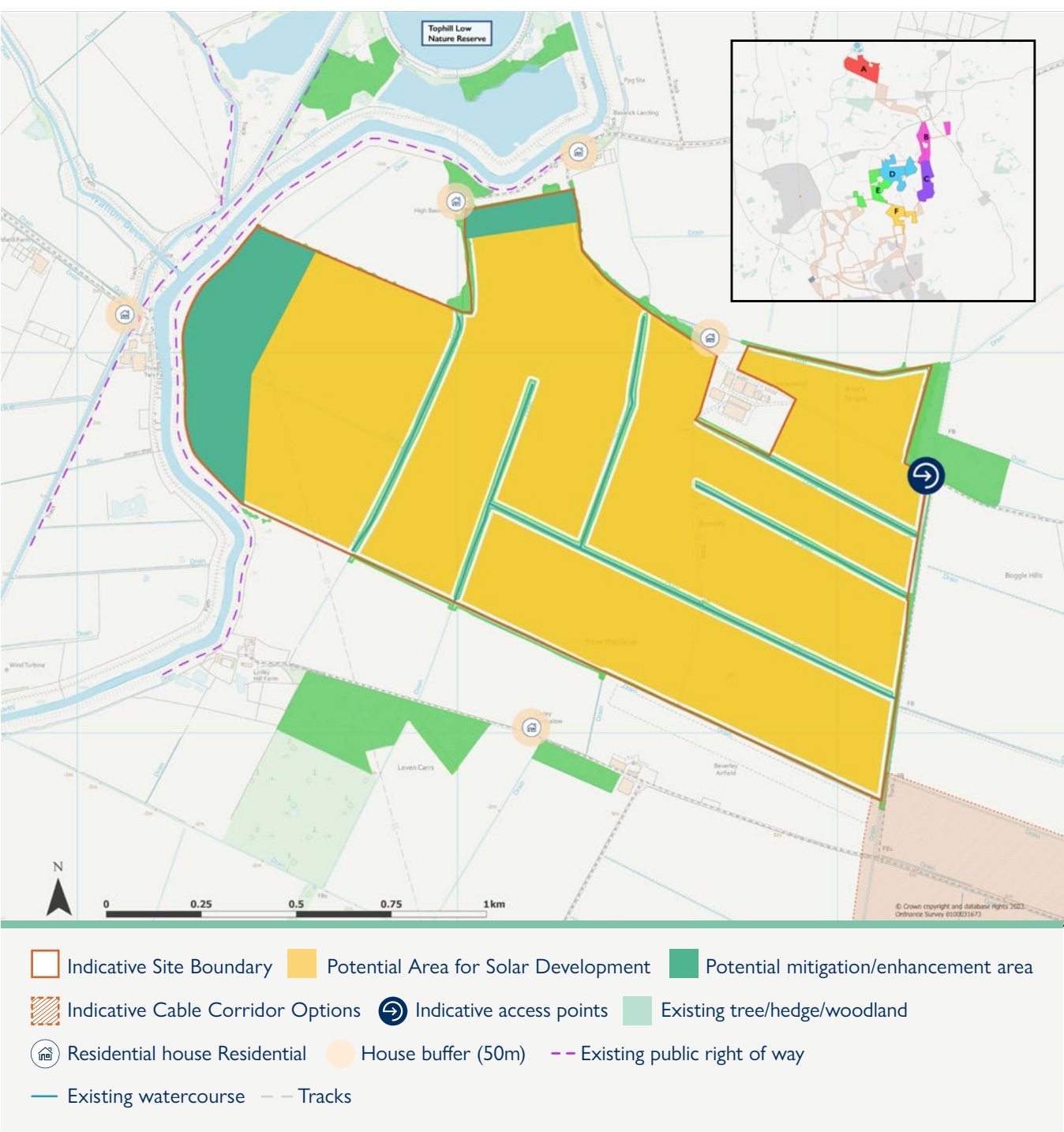
-  Sensitively designing Peartree Hill to reduce its visual impact and protect the amenity of neighbours wherever possible, including with new planting and designated areas of no development.
-  Retaining existing trees and hedgerows, wherever possible.
-  Creating new habitats to support local biodiversity.
-  Siting all critical infrastructure either away from any areas in Flood Zone 3, or above flood levels.
-  Utilising existing ditch crossings and gaps in hedges for access where possible.
-  Respecting the history and setting of nearby historic sites and assets.
-  Retaining and, where appropriate, improving existing public rights of way, whilst providing opportunities for new permissive paths.



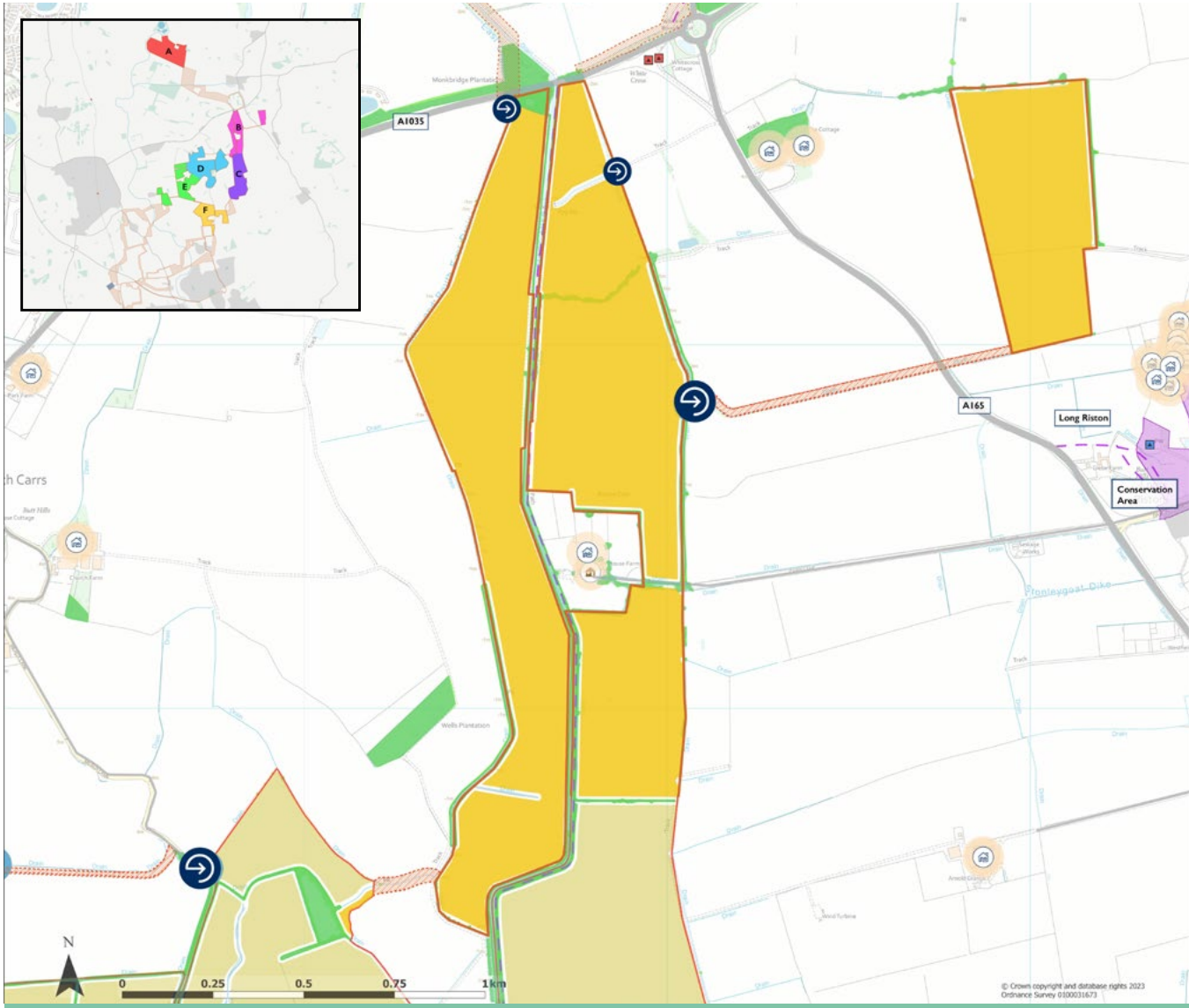
Peartree Hill Indicative Location Plan



Area A: Land South of High and Low Baswick

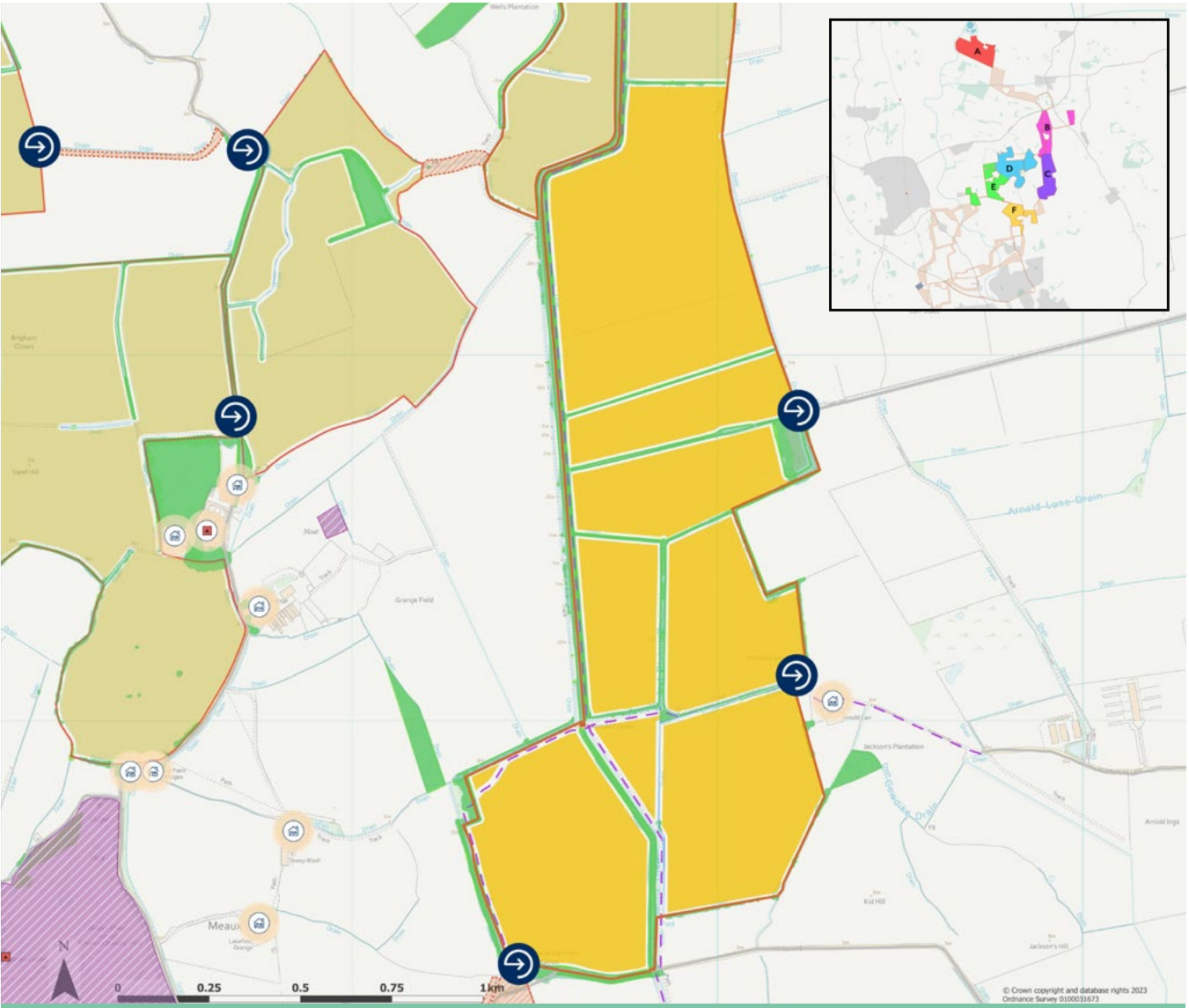


Area B: Land North West of Long Riston



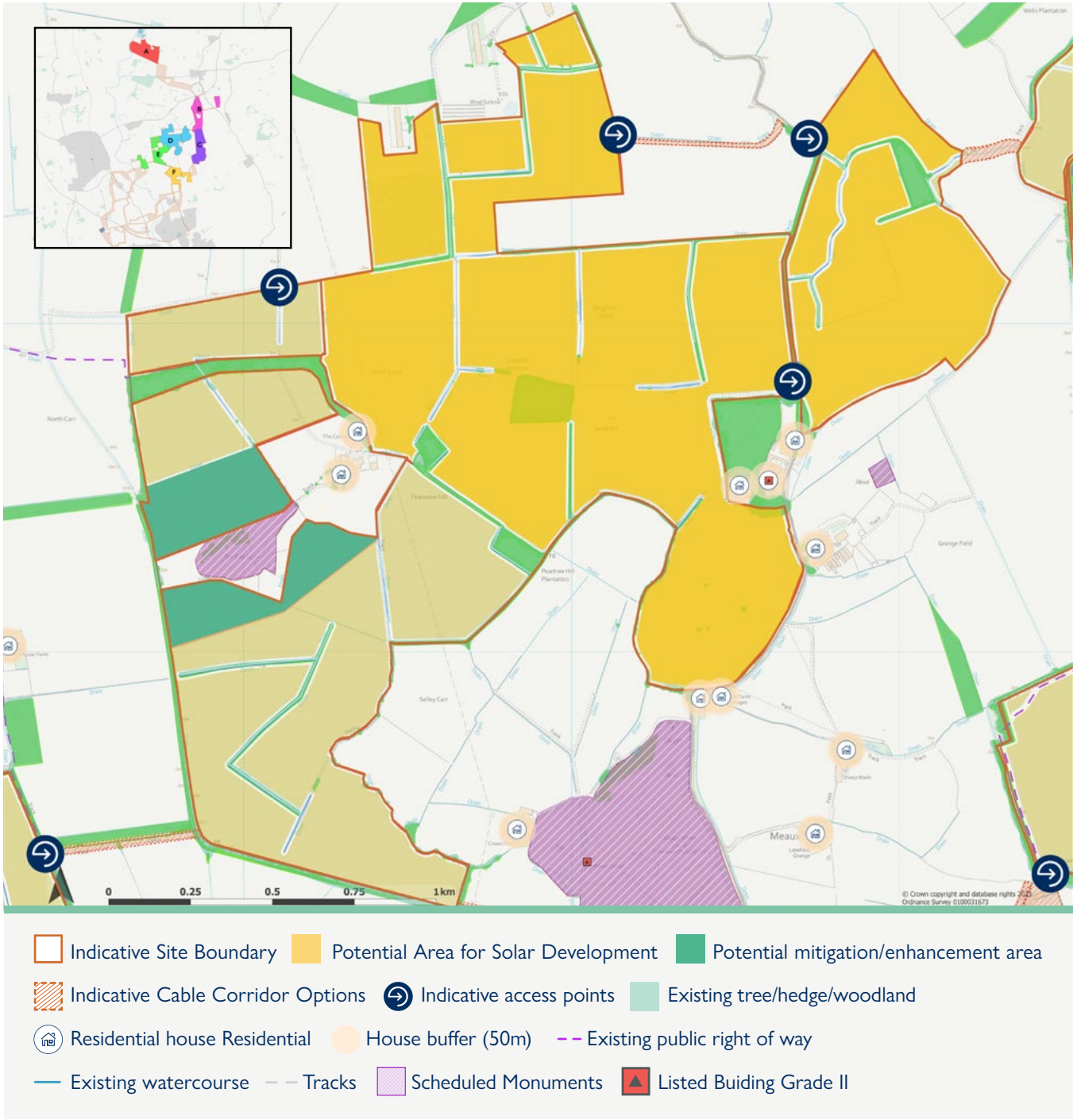
- Indicative Site Boundary
- Potential Area for Solar Development
- Potential mitigation/enhancement area
- Indicative Cable Corridor Options
- Indicative access points
- Existing tree/hedge/woodland
- Residential house Residential
- House buffer (50m)
- Existing public right of way
- Existing watercourse
- Tracks
- Scheduled Monuments
- Listed Building Grade II
- Listed Building Grade II*

Area C: Land West of Arnold

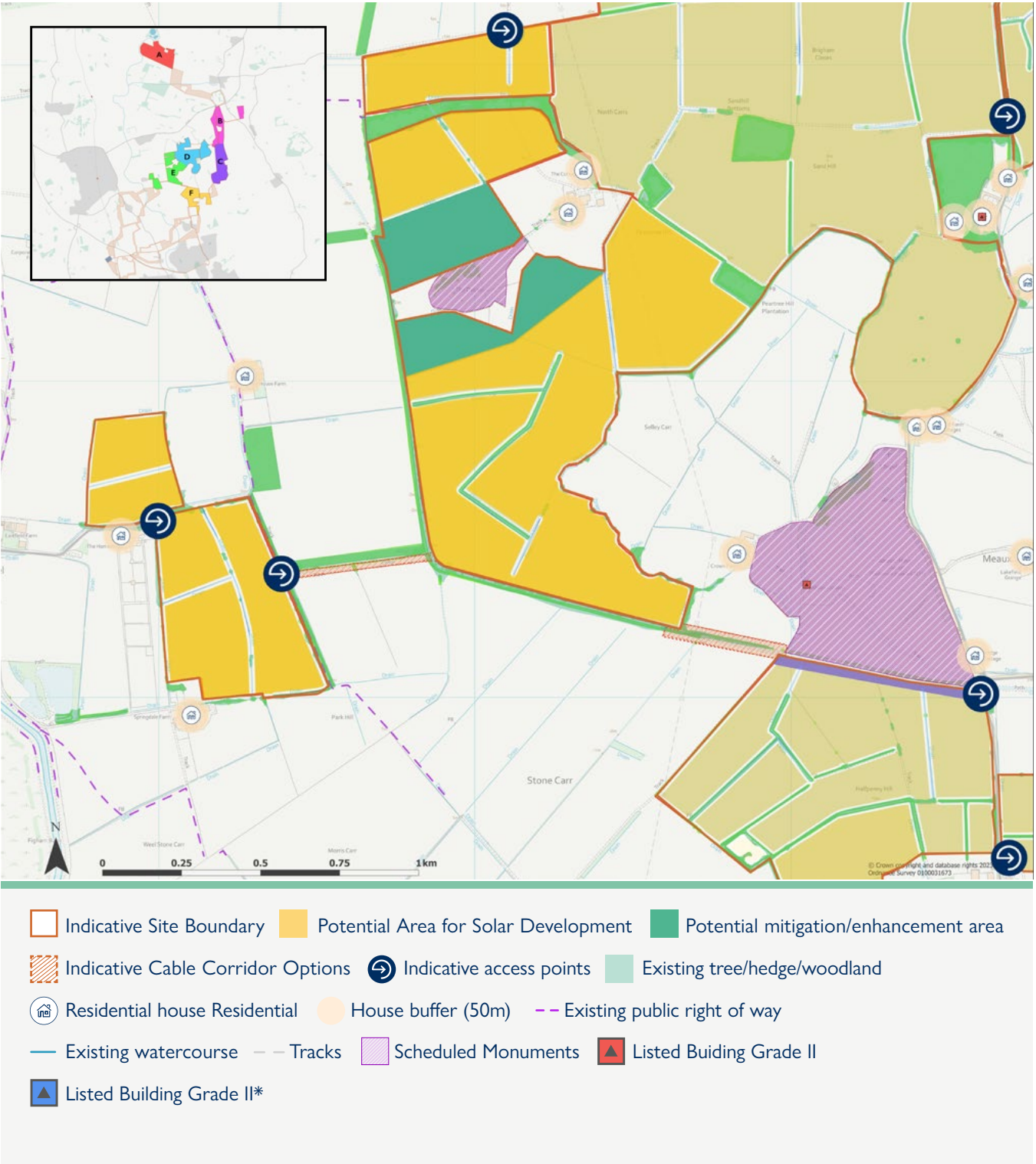


- Indicative Site Boundary
- Potential Area for Solar Development
- Indicative Cable Corridor Options
- Indicative access points
- Existing tree/hedge/woodland
- Residential house Residential
- House buffer (50m)
- Existing public right of way
- Existing watercourse
- Tracks
- Scheduled Monuments
- Listed Building Grade II

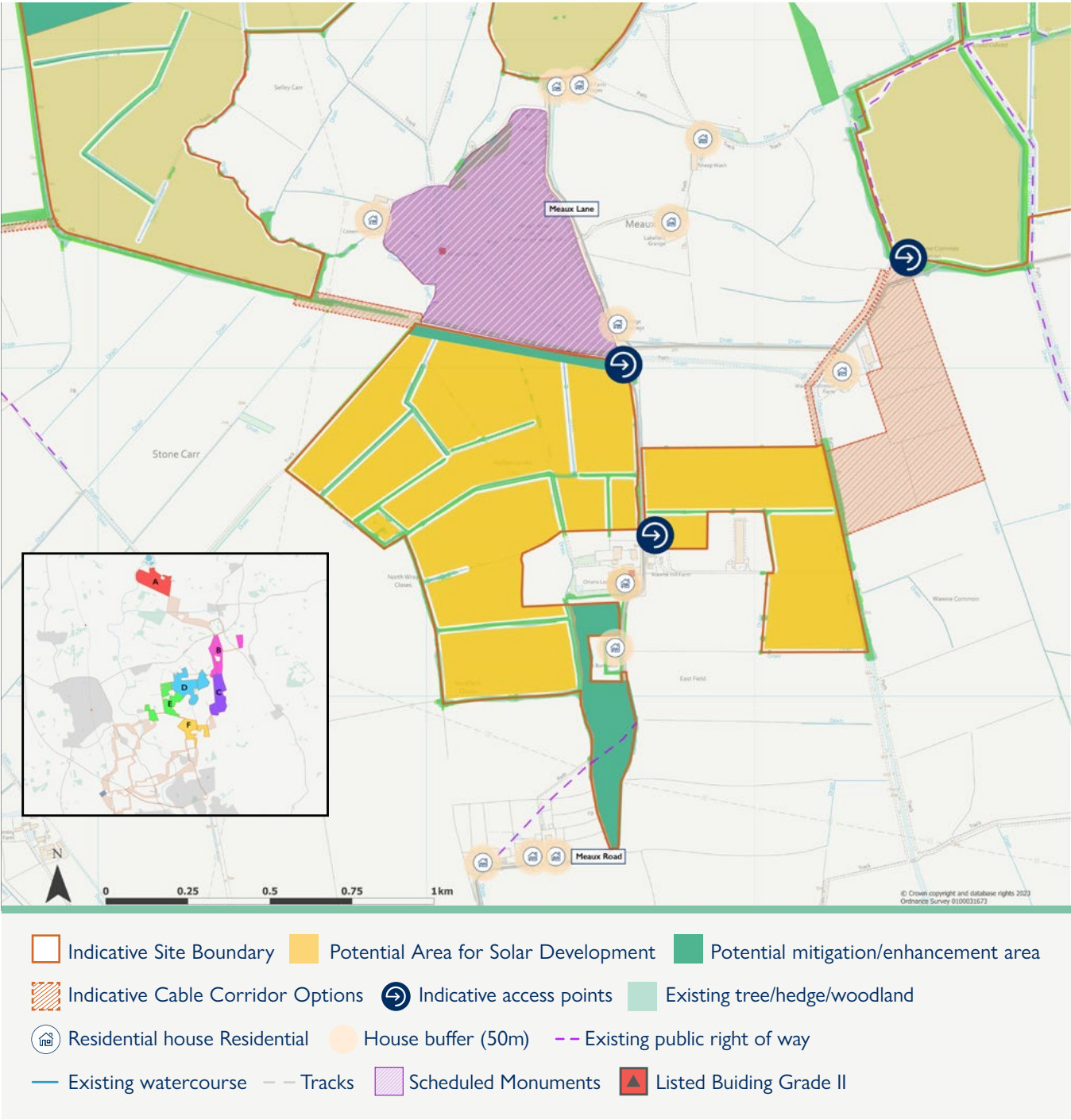
Area D: Land South of the A1035



Area E: Land East of Weel



Area F: Land North of Wawne



Cable Route Corridors

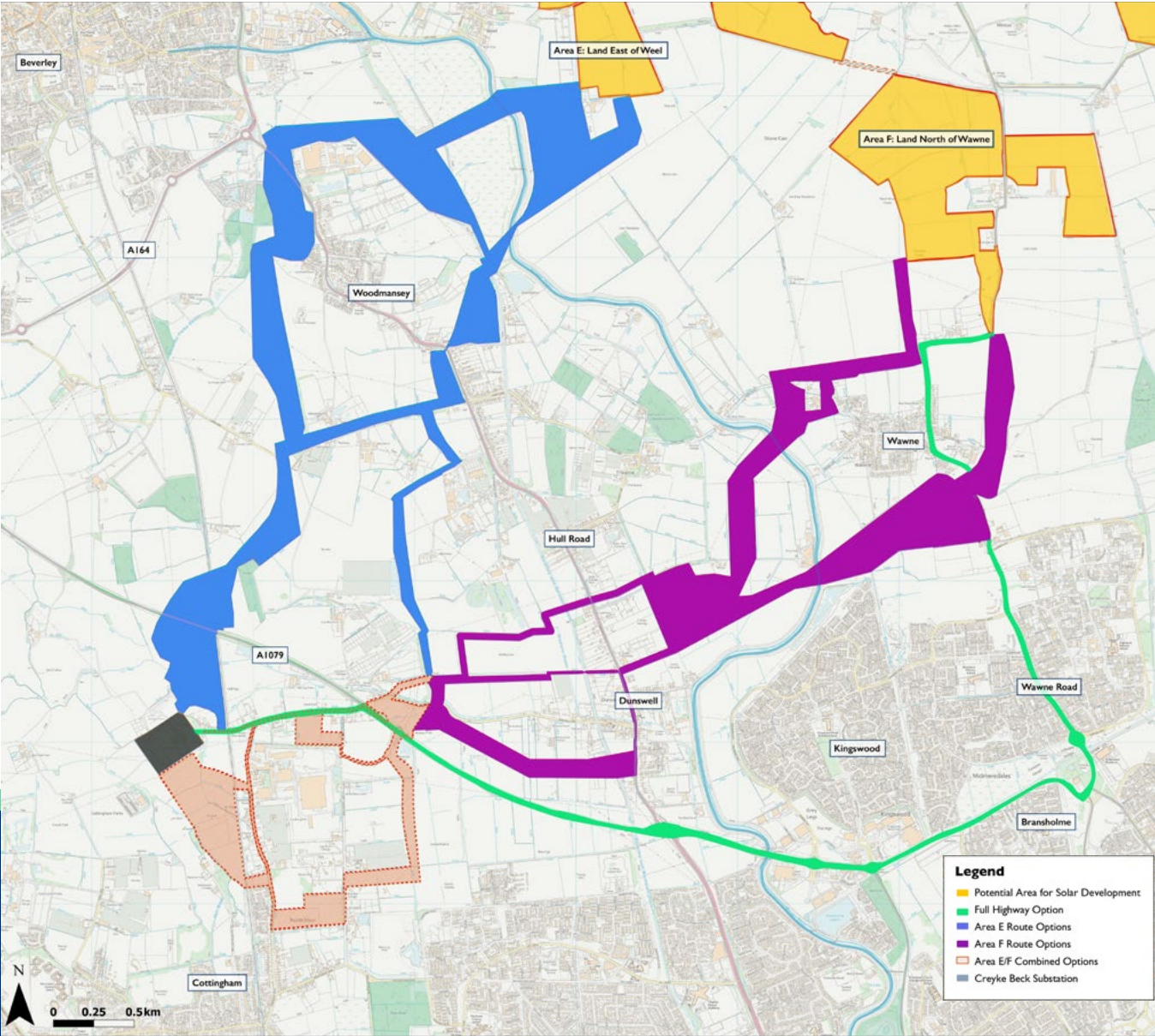
Peartree Hill would connect via underground cabling to the existing National Grid substation at Creyke Beck, near Cottingham, located approximately 5.3km southwest of Land Area F: Land North of Wawne, the most southern extent of the site.

The potential cable route is currently at a preliminary design phase, undergoing careful planning and assessment. Our team is working diligently to consider the most efficient and environmentally responsible cable routes to connect Peartree Hill to the Creyke Beck Substation.

The below map shows the indicative cable route corridor options under consideration. These corridors will be refined and presented at a further ‘statutory’ consultation, expected to be held in Spring 2024. This will be based on the findings of detailed engineering works, environmental assessments and other relevant investigations and considerations.

While there are several options which show routes passing through settlements, no cables will be installed under residential properties or within residential gardens. The public highway within these areas is being considered as part of the ongoing cable route investigations and the final cable route may utilise a combination of existing road routes (alongside roads) and greenfield land (through fields).

As we continue to refine our cable route, we will commence engagement with relevant landowners. The final corridor of land required for any cable route to Creyke Beck Substation is expected to be no wider than 10m.



Providing benefits to the local community

We are committed to delivering a solar farm that contributes to local and national energy goals, while also providing tangible benefits to the local community, both within the land areas and through a community benefit fund.

Creating a local space for wildlife, leisure and education

Our vision for Peartree Hill is to deliver a project that not only contributes to the UK's net zero target, but also encourages biodiversity, with a wide range of ecological mitigation and enhancements. This includes new wildflower meadows, grassland areas and habitat creation.

These ecological enhancements will be coupled with new and improved footpaths, providing access to outdoor classrooms, picnic areas and benches.

By incorporating public information boards and outdoor classrooms, Peartree Hill can serve as an educational facility for nearby schools and the wider community, where local people can learn about local biodiversity and renewable energy technology.

Community Benefit Fund

Beyond the benefits of the Peartree Hill solar farm, JBM Solar wants to give back to the local community and is committed to providing a community benefits fund that can be used to support local causes and initiatives. This would take the form of annual payments spread across the 40-year lifespan of the project's operation.

We will work with local community representatives to understand how this fund can be best used to meet the area's needs and aspirations.

On previous solar projects, this money has been used by Parish Councils for a wide range of local causes, from investing in community infrastructure such as village halls, to bolstering local services, and funding local clubs.

As part of our community consultation, we would appreciate feedback and suggestions from local people on how this fund can contribute to the community's upkeep and welfare.



Assessing Environmental Impacts

As part of the DCO process we will be undertaking an Environmental Impact Assessment (EIA) to assess the potential significant effects (both positive and negative) the project could have on the environment. Where significant environmental effects are identified, the EIA will propose measures to avoid, mitigate or compensate for these effects to reduce the project's impact on the environment.

These assessments will help us to identify the most suitable configuration of the land areas, in terms of solar panels and associated infrastructure, as well as ecological enhancements and community assets.

The EIA process is a critical step in progressing the design, allowing us to better understand the local environment of the development. These assessments support us to develop Peartree Hill to operate in harmony with the existing ecosystem, protecting and preserving local biodiversity, while mitigating impact on local communities.

The EIA process involves several stages:

EIA Scoping

The EIA Scoping phase is a crucial element within the EIA process. It identifies the key environmental, social, and health impacts that could arise due to the construction, operation, and decommissioning phases

of Peartree Hill. Additionally, it sets out the proposed approach to assessing these effects. This will be set out in an EIA Scoping Report that will be submitted to the Planning Inspectorate to seek their opinion on the proposed scope of the EIA.

Preliminary Environmental Information Report (PEIR)

The Preliminary Environmental Information Report (PEIR) provides a preliminary account of the likely significant environmental effects of Peartree Hill to inform the consultation process. The purpose of the PEIR is to enable interested parties (including members of the public, local planning authorities and statutory bodies), to develop an informed view of the likely environmental effects of Peartree Hill and to help inform their consultation responses during the proposed statutory consultation in 2024.

Environment Statement (ES)

Building on the PEIR, the ES will accompany the DCO application and will report the process and final outcomes of the EIA and explain the likely significant effects of Peartree Hill on the environment once mitigation measures have been taken into account.



Environmental Impact Assessment (EIA)

Environmental assessments will assess a wide range of topics such as landscape and visual, biodiversity, cultural heritage, flood risk, traffic, noise and other considerations.

JBM Solar is aware that there are already some consented and proposed solar schemes in East Riding of Yorkshire and in proximity to Peartree Hill. As part of the planning process, we will assess the combined impacts of these projects both during construction and operation, ensuring that the impacts of Peartree Hill are considered alongside that of other nearby existing and proposed renewable energy projects.

Further detail on how we will approach the assessments of some of the topics is provided in the following sections.

Biodiversity

We are, and we will continue to, undertaking surveys to establish the habitats present on-site, their potential to support protected and/or priority species, and the potential impact of Peartree Hill on surrounding sites of ecological importance.

After the collection of baseline ecological information, the extent and significance of ecological effects will be assessed. Mitigation measures will be devised including avoidance, compensation and enhancement to reduce any identified potential significant effects from the construction, operation or decommissioning of Peartree Hill on ecological features.

Once any likely significant effects have been mitigated, opportunities for ecological enhancement will be identified to achieve 'biodiversity net gain'. Biodiversity net gain (BNG) is the term used to describe the process of increasing the overall biodiversity value of a given site. The provision of BNG is not currently a legal requirement for NSIP projects, but it is expected to be from 2025.

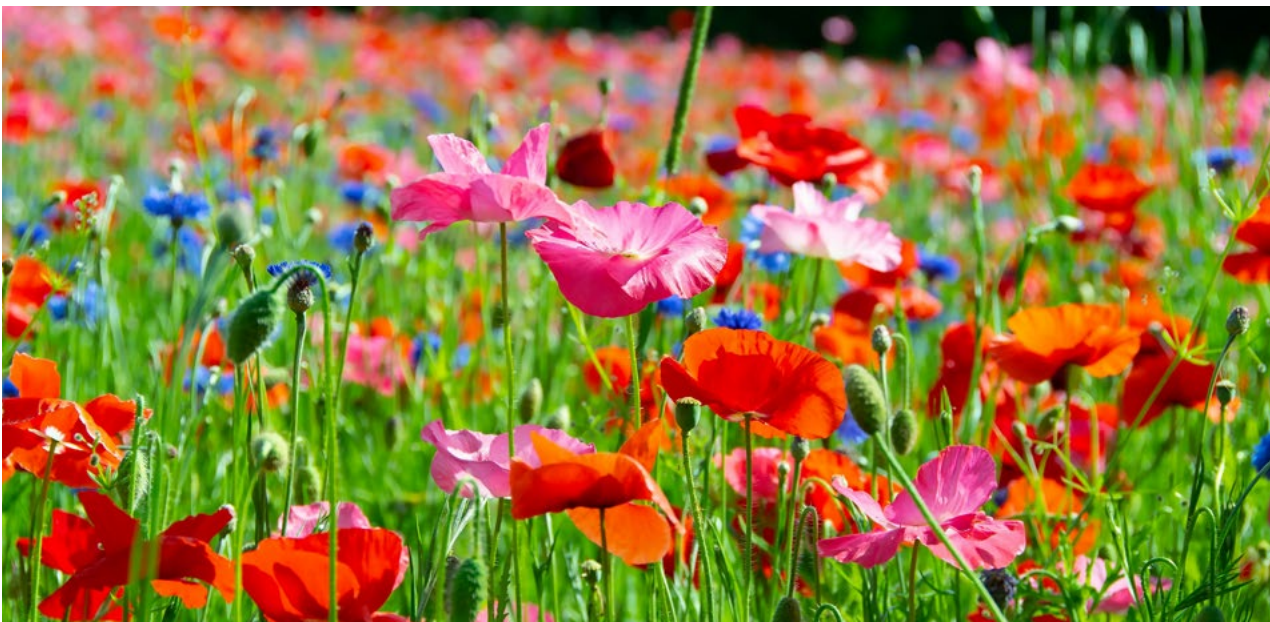
Landscape and Visual Impact

We will consider the landscape character of the site and its relationship with nearby communities, roads and Public Rights of Way, to identify the potential effects on the local landscape and visual amenity.

By distributing Peartree Hill across several separate land areas, rather than one large site, we are seeking to effectively minimise the landscape and visual impact of the proposed development.

As part of the assessments on landscape and visual impact, we will make appropriate recommendations for how land within each area can be best utilised to mitigate any resulting impacts on the landscape and reduce the visual impact of Peartree Hill.

These assessments will help to support a core goal of JBM Solar, which is to design a development that works in harmony with the surrounding landscape, ensuring minimal visual disruption and preserving the amenity of the area.



Heritage

The Cultural Heritage and Archaeology assessment will identify the likely significant effects Peartree Hill may have on the local historic environment, including identified and potential archaeology and cultural heritage features such as listed buildings, scheduled monuments and conservation areas. This will be achieved through desk-based research, site visits and consultation with key stakeholders, such as Historic England.

We are also currently undertaking a geophysical (magnetometer) survey across the site that uses a variety of instruments to measure very small magnetic fields associated with buried archaeological remains. The results of this survey will inform design and the future archaeological strategy, if required.

Noise

We will undertake an assessment of the potential noise and vibration effects arising from both the construction and operation of Peartree Hill.

Baseline noise survey information from existing background levels will be utilised to understand the existing noise climate within the surrounding area. Noise sensitive receptor locations will be identified and agreed with East Riding of Yorkshire Council as part of the EIA Scoping.

Good design and high-quality infrastructure will serve to reduce noise from Peartree Hill at source. However, sound attenuation measures may be incorporated into the design of Peartree Hill to support noise levels to remain under acceptable limits, if required.



During construction, an appropriate Construction and Environmental Management Plan (CEMP) is expected to restrict noise to within an acceptable level based on the location of the development.

Traffic & Access

We will undertake a transport assessment which will assess the potential impacts of Peartree Hill on the local and strategic road network in the surrounding area. This will also set out the proposed sustainable transport measures that can be implemented during the construction and operational phases of Peartree Hill to minimise disruptions to local roads and communities.

Given the distribution of Peartree Hill across several land areas, the site will be accessed from a number of different locations. As part of our assessment, a detailed access review is being undertaken to develop suitable access points and routes for the site. This will be consulted on with East Riding of Yorkshire Council.

Flood Risk

A Flood Risk Assessment and Drainage Strategy are being prepared to accompany the DCO application. This will consider the watercourses, surface water flows and flooding issues for Peartree Hill. The assessment will set out a drainage strategy to integrate with natural drainage on-site to mitigate any potential flood risk created by the proposed development.

DCO Process Explained

As Peartree Hill will generate more than 50MW of power, it is classed as a Nationally Significant Infrastructure Project (NSIP) and will proceed through the Development Consent Order (DCO) planning process.

The DCO process provides a dedicated framework specifically designed to address the complexities associated with large, complex energy projects (as well as other project types).

Applications for DCOs are examined independently by the Planning Inspectorate (PINS). Following an Examination of the project, the Planning Inspectorate will make a recommendation to the Secretary of State for the Department of Energy Security and Net Zero, who will decide on the outcome of the application.

As the host authority, East Riding of Yorkshire Council will be a statutory consultee for the application and will play an important role in shaping aspects of the project. JBM Solar is committed to working closely with the Council, along with local Parish Councils and statutory consultees such as the Environment Agency. As part of this commitment, we will exhibit a proactive approach to taking onboard feedback and incorporating comments.

The DCO process involves several stages:

Pre-application: This initial stage involves engaging with the local community, relevant Parish Councils, East Riding of Yorkshire Council and regulatory bodies, such as the Environment Agency. It is an essential step in gathering feedback and incorporating valuable insights into Peartree Hill's design and planning and includes a statutory consultation period which is expected to take place in Spring 2024.

Once Peartree Hill's design is refined, the formal DCO application is submitted, accompanied by a comprehensive Environmental Statement (ES) and detailed documentation outlining the project's scope, benefits, adverse effects, and mitigation measures.

Acceptance: After an application is submitted, PINS has 28 days to decide whether it meets the standards required to be accepted for Examination.

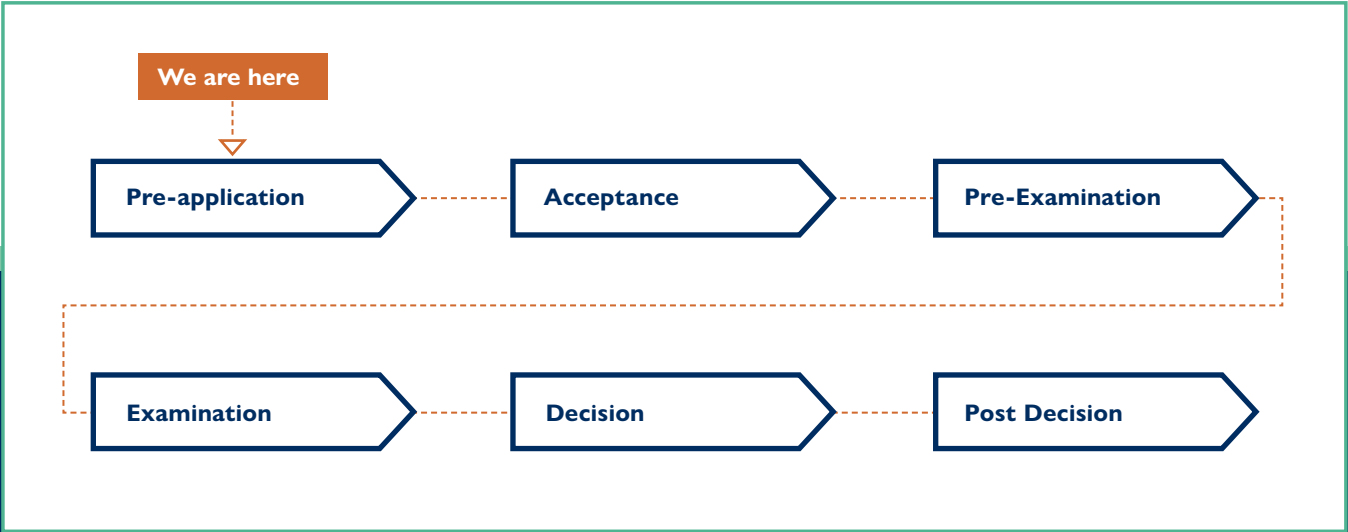
Pre-Examination: During this stage, consultees may register as an Interested Party by making a Relevant Representation, which is a written summary of their views on the proposed project. Independent Inspectors from PINS are selected, who then hold a Preliminary Meeting to set out the timetable for Examination.

Examination: The application undergoes a rigorous six-month period of examination conducted by an independent Inspector(s). This stage is mostly a written process and those who have registered as Interested Parties will be invited to provide further information in writing. There may also be a small number of hearings, including an open floor hearing, which members of the public can register to attend and speak.

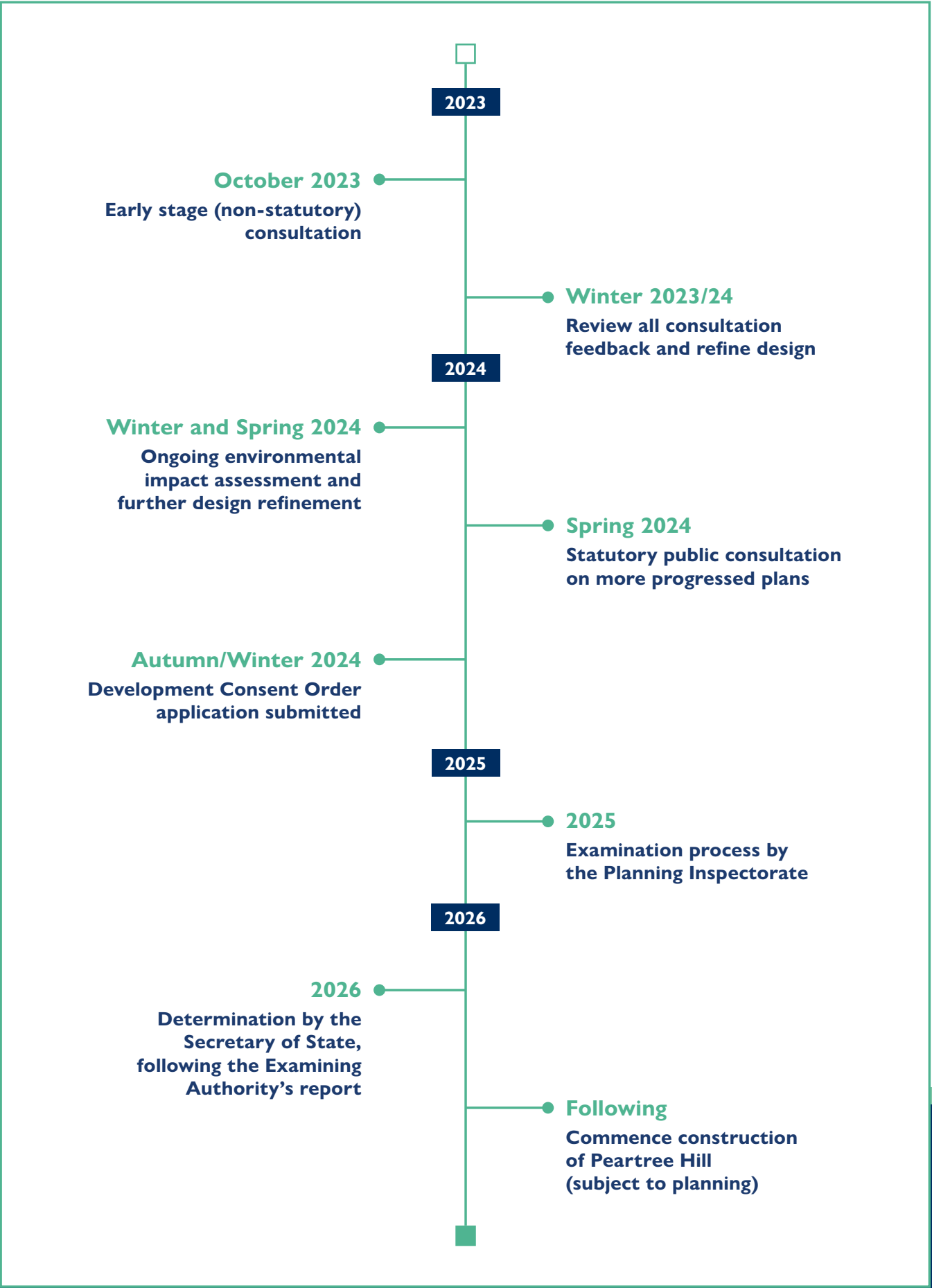
Decision: Following receipt of a report by the independent inspector(s), the Secretary of State for Energy Security and Net Zero will make the final decision on whether to grant development consent for Peartree Hill.

Post Decision: Once a decision has been made and the standard legal challenge period has passed without challenge, the project is expected to propose towards implementation, subject to any conditions or requirements specified in the approval.

You can read more about the DCO Process here: <https://infrastructure.planninginspectorate.gov.uk/application-process/the-process/>



Key Milestones



What can you provide comments on?

While we welcome feedback on all aspects of Peartree Hill, local insight on the below areas would be particularly valuable in helping to shape the project:

Site configuration

The layout and configuration of land areas is still evolving as part of the design process. Our ongoing technical and environmental assessments, and feedback received from all consultees, will have an important role in determining an appropriate configuration of components within the land areas. We would be pleased to hear your thoughts on the suggested site layout, and placing of on-site ecological enhancements, and community assets.

Environmental Mitigation/Enhancements

We would appreciate your insight on how you think we can most appropriately mitigate the impact of Peartree Hill on the surrounding environment. Furthermore, we would be pleased to hear any suggestions on how we could go beyond mitigation and encourage new habitats and enhance biodiversity in the area.

Community Benefits

We have earmarked a community benefits fund that would be provided to local representatives in annual payments. As part of our consultation, we would be pleased to hear your suggestions on how this money could be best utilised to support the local area. Your feedback will play a pivotal role in our ambition to support the needs of the local community.

On-site community assets

We are committed to improving local accessibility and, where appropriate, transforming parts of the site into a shared communal space for wildlife, leisure and education. We are currently considering incorporating wildflower meadows, habitat creation, new permissive pathways, picnic areas/benches, information boards, educational trails and community orchards. But if you have other ideas of community assets to make Peartree Hill a more pleasant environment that you would want to enjoy, then please let us know in your consultation response.

Access and Traffic Management

Our traffic management strategy will be informed by both community feedback and our transport assessment. We are keen to hear your thoughts on how we can ensure smooth traffic flow, both during construction and operation of Peartree Hill.

Local Concerns

To be able to make positive changes to Peartree Hill, it is critical that we can understand any concerns at an early stage. If you have concerns or questions regarding Peartree Hill, please let us know within our feedback form or contact the team via our community engagement channels.



Consultation information

Your involvement in this consultation is invaluable as we look to shape Peartree Hill at this early stage.

To ensure we can gain feedback from all corners of the local community, we have a wide range of mechanisms through which you can learn about our Peartree Hill and provide feedback.

Information about Peartree Hill is available via:

Online

Explore our dedicated consultation website, where you can find detailed information about Peartree Hill and our commitment to the community and the local environment. By visiting the website, you can stay connected with the latest project updates and announcements throughout the consultation and planning process.

In-person events

Get to know our team and project firsthand by attending our in-person events. These events offer an excellent opportunity to interact with our experts, ask questions, and provide feedback in a friendly and engaging environment. Your input is crucial in shaping Peartree Hill, and we would be pleased to speak with you in-person.

Date	Time	Location
Saturday 14 October 2023	11am – 5pm	Tickton Village Hall Main Street, Tickton, HU17 9RZ
Tuesday 17 October 2023	1pm – 7pm	Wawne Village Hall 36 Main Street, Wawne, HU7 5XH
Wednesday 18 October 2023	1pm – 7pm	Leven Recreational Hall 79 East Street, Leven, HU17 5NG

Webinars

Our project team will be hosting two online webinars during this initial consultation. These will be free for anyone to join online, as an alternative for those who may not be able to attend the in-person events. These will be held on the following dates, with recordings shared shortly after:

Date	Time	Location
Thursday 19 October 2023	6.30pm – 8pm	Online Webinar (Register at peartreehillsolar.co.uk)
Wednesday 25 October 2023	6.30pm – 8pm	Online Webinar (Register at peartreehillsolar.co.uk)

Please register for the webinars via the project website peartreehillsolar.co.uk or by emailing info@peartreehillsolar.co.uk.

Materials in alternative formats

Upon request, all documents can be made available in alternative accessible formats, such as braille, speaking text and alternative languages. All requests should be made to the communications team by email at info@peartreehillsolar.co.uk or via our dedicated Phoneline at **01482 695 004**.



How to provide comments

There are a number of different ways you can respond to the consultation:

- **By returning a feedback form at our in-person events or via the Freepost address**
- **By completing the feedback form on our consultation website**
- **By getting in touch via email**

The deadline for the non-statutory consultation is **11:59pm on Monday 6 November 2023**.

We encourage you to provide your feedback within this period to ensure that your comments are considered as we further refine our proposals for Peartree Hill.

Thank you for participating in our initial consultation on proposals for Peartree Hill. Your engagement and feedback will be instrumental in shaping Peartree Hill to align with local needs and contribute to the local community.

Contact us

If you would like to speak with a member of the Peartree Hill project team, please don't hesitate to reach out to us. We are here to provide information, answer any questions and to take your feedback.

 Website: **peartreehillsolar.co.uk**

 Email: **info@peartreehillsolar.co.uk**

 Phonenumber: **01482 695 004**

 Mail: **FREEPOST PEARTREE HILL SOLAR FARM**

You can also stay up to date with the proposals, with regular updates and announcements, by following us on our Facebook page: **@peartreehillsolarfarm**

Appendix A-3.3 Non-statutory consultation feedback form

Peartree Hill Solar Farm Consultation

Monday 9 October until 11:59pm on Monday 6 November 2023

JBM
SOLAR



Preliminary consultation feedback questionnaire

Thank you for taking the time to view our preliminary proposals for Peartree Hill Solar Farm. Your involvement in this early-stage consultation is invaluable as we look to develop our proposals. To inform your responses to this feedback form, please review the information presented in our consultation brochure, on our project website, or attend one of our public events.

You can respond to this consultation by:

- Completing a feedback questionnaire, or writing a response, and returning it to:
FREEPOST PEARTREE HILL SOLAR FARM (no stamp needed)
- Completing the feedback questionnaire online at: **peartreehillsolar.co.uk/have-your-say**
- Emailing us at: **info@peartreehillsolar.co.uk**

The deadline for responses is **11:59pm on Monday 6 November 2023**.

About you

☐ I confirm I am over 13 years old and agree to the privacy statement* (see overleaf)

We will only use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Name: _____ Organisation (if applicable): _____

Address: _____ Postcode: _____

Email address: _____ Phone Number: _____

Q1. How would you describe your interest in Peartree Hill?

- ☐ Local resident ☐ Local Representative ☐ Landowner ☐ Local Business Owner
- ☐ Local interest group member ☐ Statutory Organisation (please name below) ☐ Other (please specify below)

Our Proposals

Q2. Based on the information we have presented as part of our early-stage consultation, how supportive are you of our emerging proposals, which would generate clean, affordable energy, helping the UK to reach its decarbonisation targets?

☐ Strongly support ☐ Support ☐ Unsure ☐ Oppose ☐ Strongly oppose

Please explain why

Q3. What elements of Peartree Hill are most important to you?

☐ Traffic, access and construction ☐ Air quality ☐ Noise and Amenity ☐ Water and flood risk
☐ Landscape and visual ☐ Local ecology and biodiversity ☐ Land use and agriculture
☐ Archaeology and heritage ☐ Other (please detail below)

Please add any supporting comments

Q4. Peartree Hill is distributed over several land areas (A-F), do you have any comments on any of the specific areas? Please tick the relevant areas and add comments below.

☐ **Area A:** Land South of High and Low Baswick ☐ **Area B:** Land North West of Long Riston
☐ **Area C:** Land West of Arnold ☐ **Area D:** Land South of the A1035 ☐ **Area E:** Land East of Weel
☐ **Area F:** Land North of Wawne ☐ **All areas**

Q5. We have shared our options for cable corridors to connect Peartree Hill to Creyke Beck substation via underground cables. We are working to refine these options as we develop our proposals. Do you have any comments on the cable corridor options presented?

Q6. JBM Solar is committed to providing a community benefit fund to support local community groups or initiatives, and to enhance local community assets or infrastructure. What types of community benefits or initiatives would you like to see us explore as part of our proposals for Peartree Hill?

Q7. Do you have any further comments on our proposals at this stage?

Consultation

Q8. Please provide any overall comments you have on this consultation and any suggestions you would like us to consider for our future phases of consultation.

Q9. How did you find out about this consultation?

- ☐ Social media ☐ Word of mouth ☐ Media (newspaper, radio, TV)
☐ Through a local group/organisation ☐ Project newsletter ☐ Other

Q10. How informative have you found our consultation?

- ☐ Very Informative ☐ Somewhat informative ☐ Not Informative ☐ Don't know

What happens next?

Thank you for providing us with your feedback. We will review all the feedback we have received once the consultation closes **at 11:59pm on Monday 6 November 2023.**

After this initial phase of consultation we will use your comments, together with the findings of our environmental and technical studies, to help us refine our proposals for Peartree Hill. We will then present more detailed proposals in a further round of consultation expected to take place during Spring 2024.

Privacy Statement

Cavendish Consulting is working on behalf of JBM Solar to undertake community consultation on plans for Peartree Hill. By filling in this form, you are agreeing that Cavendish Consulting can hold and process your personal data in relation to this Development Consent Order application.

- Cavendish may share your comments and personal data with the Planning Inspectorate and JBM Solar planning team as part of a Consultation Report. This will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.
- If you provide us with your contact details, Cavendish will send you updates about the project.

Your personal data will not be used for any other purpose without your consent.

Data Protection

We process all personal data in accordance with the UK General Data Protection Regulation, the EU General Data Protection Regulation 2016/679 (together the "GDPR") and the Data Protection Act 2018.

Your personal data will not be transferred outside the European Economic Area (the EU member states plus Norway, Iceland and Liechtenstein). You can see our full Privacy Notice, Data Protection Policy, Data Retention Policy and find out how to exercise any of your data subject rights at the following website address: **cavendishconsulting.com/data-protection/**.

If you have any questions or concerns about the way we are processing your personal data, please contact us on **01962 893 893** or email **dataprotection@cavendishconsulting.com**.

Contact Us

If you would like to speak with a member of the Peartree Hill project team, please don't hesitate to reach out to us. We are here to provide information, answer any questions and to receive your feedback.

 **peartreehillsolar.co.uk**
(or scan QR code to the right)

 **info@peartreehillsolar.co.uk**

 **01482 695 004**



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SOLAR FARM**

You can also stay up to date with the proposals, with regular updates and announcements, by following us on our Facebook page: **@peartreehillsolarfarm**

Appendix A-3.4 Non-statutory consultation poster

Help shape plans for Peartree Hill Solar Farm!

JBM
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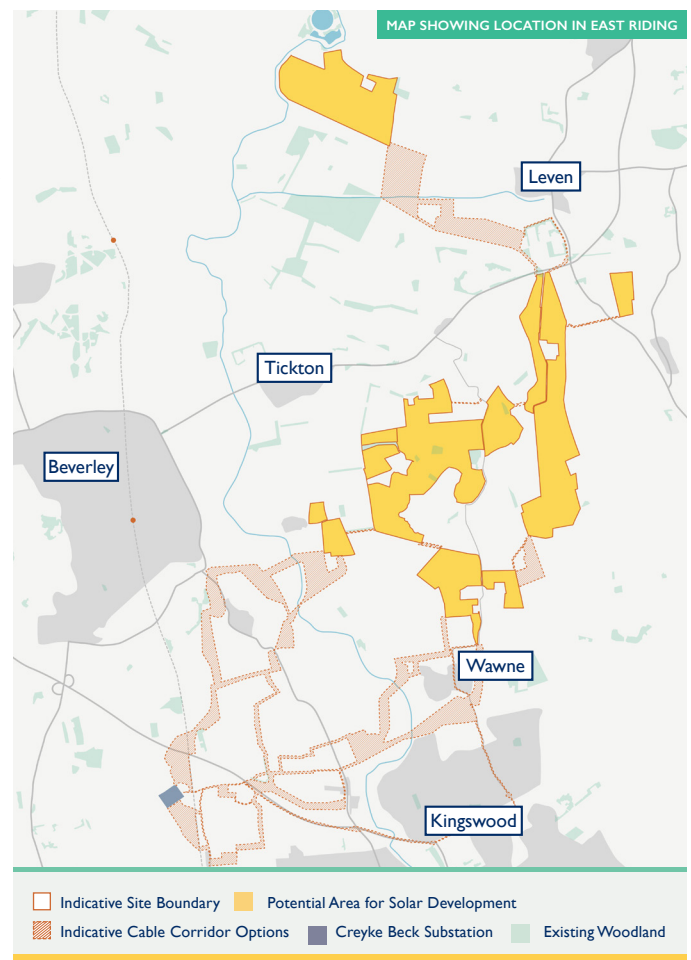
JBM Solar is at an early stage of developing plans for a new solar project in East Riding of Yorkshire. We value your input and want to hear your thoughts, concerns, and ideas.

Our early-stage consultation will run from **Monday 9 October**, lasting for four weeks until **11:59pm** on **Monday 6 November**.

Learn more and have your say at: peartreehillsolar.co.uk

Join us at our in-person consultation events or webinars:

Date	Time	Location
Saturday 14th October 2023	11am – 5pm	Tickton Village Hall , Main Street, Tickton, HU17 9RZ
Tuesday 17th October 2023	2pm – 7pm	Wawne Village Hall , 36 Main Street, Wawne, HU7 5XH
Wednesday 18th October 2023	2pm – 7pm	Leven Recreational Hall , 79 East Street, Leven, HU17 5NG
Thursday 19th October 2023	6.30pm – 8pm	Online Webinar (Register on our website or via email)
Wednesday 25th October 2023	6.30pm – 8pm	Online Webinar (Register on our website or via email)



Contact Us

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 peartreehillsolar.co.uk
(or scan QR code to the right)

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Appendix A-3.5 Non-statutory consultation pull up banners

Welcome to our public exhibition

Thank you for attending our public exhibition on preliminary proposals for a new solar project in the East Riding of Yorkshire.

JBM Solar is bringing forward proposals for Peartree Hill, a solar and battery storage project that would provide 320MW of clean energy, enough to power the equivalent of approximately 136,000 homes. This project would play a key role in supporting the UK's energy ambitions, improving energy security, while supporting the transition away from fossil fuels.

Peartree Hill is currently at a preliminary design phase, and this consultation is an opportunity for local people to provide feedback and insight that will inform and, where appropriate, influence the design of the project.

Our early-stage consultation will run from **Monday 9 October**, lasting for four weeks, until **11:59pm on Monday 6 November 2023**.

The feedback we receive at this stage, coupled with the ongoing environmental and technical surveys, will play a crucial role in shaping the design of Peartree Hill that we will present at a further 'statutory' consultation in 2024.

Who is JBM Solar?

JBM Solar is at the heart of the UK's renewables revolution, helping to realise our collective goal of a net zero carbon energy market through the deployment of solar technology.

Our vision is to power the UK with reliable, affordable and clean solar energy, and to add value through innovation and investment. We're bringing the benefits of solar energy to communities – at the scale and pace that is needed to help the UK meet its net zero ambitions.

In 2023, RWE acquired JBM Solar, establishing itself as one of the top three largest solar developers in the UK. It is RWE's ambition to have a carbon neutral energy portfolio by 2040, providing clean, secure and affordable energy to millions of households.

JBM Solar and RWE are committed to projects throughout their lifetime, from development to construction and operation, all the way through to decommissioning.





Why do we need solar?

Solar's role in supporting national energy ambitions

While the UK has been making steady progress towards decarbonisation and reducing reliance on fossil fuels, our energy system is not self-sufficient and therefore is vulnerable to changes in global energy prices, impacting people's energy bills.

Solar power is a vital part of the energy mix helping the UK meet its net zero targets, while becoming less reliant on expensive fossil fuel imports for electricity and heating.

The UK has a legally binding commitment **to achieve net zero carbon emissions by 2050**.

As one of the cheapest and most rapidly deployable forms of renewable energy, solar will play an important role in achieving this commitment.

The UK government has set an ambition of reaching **70 gigawatts of installed solar capacity by 2035**, a five-fold increase on the current installed capacity, and our proposals for Peartree Hill will make a key contribution towards achieving this ambition.

Supporting a clean and green East Riding of Yorkshire

In 2021, **East Riding of Yorkshire Council declared a climate emergency** and has committed to achieving net zero through the reduction of its own emissions to assist with national and regional decarbonisation goals.

East Riding of Yorkshire and the Humber have already sought to establish the area as at the forefront of innovation, to decarbonise its industry and become a hub for net zero.

With plans already in motion to create a Zero Carbon Humber Industrial cluster, community support for renewable technology will further enhance the region's reputation, attracting investment, creating jobs, driving innovation, and fostering economic development.

Peartree Hill is well placed to support East Riding of Yorkshire and the Humber, as they look to establish the region as a leader at the heart of the UK's green energy revolution.



Why this location?

Our land area selection process has been extensive, guided by the need to identify suitable land within a reasonable proximity to the National Grid Substation at Creyke Beck, which is where the energy generated by the project will feed into the National Electricity Network.

During the land area selection process, our team of experts has carefully considered various parameters, including:

- **Brownfield Land** – there are no suitable alternative sites for delivery on brownfield land.
- **Topography and field patterns** – the land within the site is generally flat and low-lying with areas which are screened by existing hedgerows.
- **Proximity to environmental designations** – the site is not located within places identified by the government as having special landscape and ecological value, such as Areas of Outstanding National Beauty.
- **Proximity to settlements** – the site is situated in a rural area with only a small number of individual properties and settlements within 1km of the site.
- **Agricultural land classification** – desk-top data identified that the vast majority of the site is comprised of good to moderate grade agricultural land.
- **Accessibility for construction and maintenance** – the site can be accessed from the A165 and other existing roads.





Our proposals for Peartree Hill

Peartree Hill is made up of several areas of land (currently named Areas A-F), with the areas being connected by a series of underground cables. Peartree Hill will establish a grid connection via underground cables to the Creyke Beck Substation, which will transfer the electricity to the national network.

The most northern part of the site is located northwest of Leven, with the remainder of the site to be located on land between the villages of Tickton, Riston, Wawne, Weel and Woodmansey.

Our vision for Peartree Hill includes prioritising the retention and enhancement of natural habitats and species, while delivering 'biodiversity net gain' through new planting and habitat creation.

Existing footpaths would be improved, and new connections created, providing improved access to the site's wildlife, educational trails, picnic areas and outdoor classrooms.

Peartree Hill will have a life span of approximately 40 years, following which it is proposed that the solar development would be decommissioned, and the land would be returned to its existing condition.

Proposals at a glance



320MW solar farm, capable of powering the equivalent of approximately 136,000 homes.



Displacing over 11,200,000 tonnes of CO2 from equivalent fossil fuel energy, which equates to taking c. 166,000 cars off the road for a year.



Battery Energy Storage Systems (BESS) on-site, ensuring the solar farm can be as flexible as possible in delivering energy to the grid.



Over 95% of the site can be made available for grazing, allowing the site to retain its agricultural use.



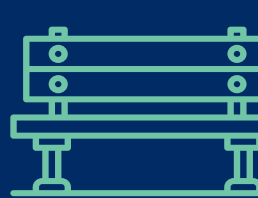
Over 50% Biodiversity Net Gain (BNG) on-site, providing ecological enhancements through new and improved habitats, such as wildflower meadows, grassland areas, habitats for birds, bats, insects, and reptiles.



A community benefit fund of £4.2 million to be paid annually to Local Parish councils and community groups, to support local initiatives.



Over £40 million generated in business rates over the lifetime of the project, to be used by East Riding of Yorkshire Council to fund important local services.



Providing additional opportunities for public recreation, with proposed new footpaths, outdoor picnic areas and benches and community orchards.



Several kilometres of new native hedgerow and trees including a mix of mature and semi-mature tree planting to further improve visual screening and habitat creation.



Educational facilities introduced across the site, including proposed information boards, educational trails and outdoor classrooms, providing information about local wildlife and renewable energy generation.

What do solar farms look like?

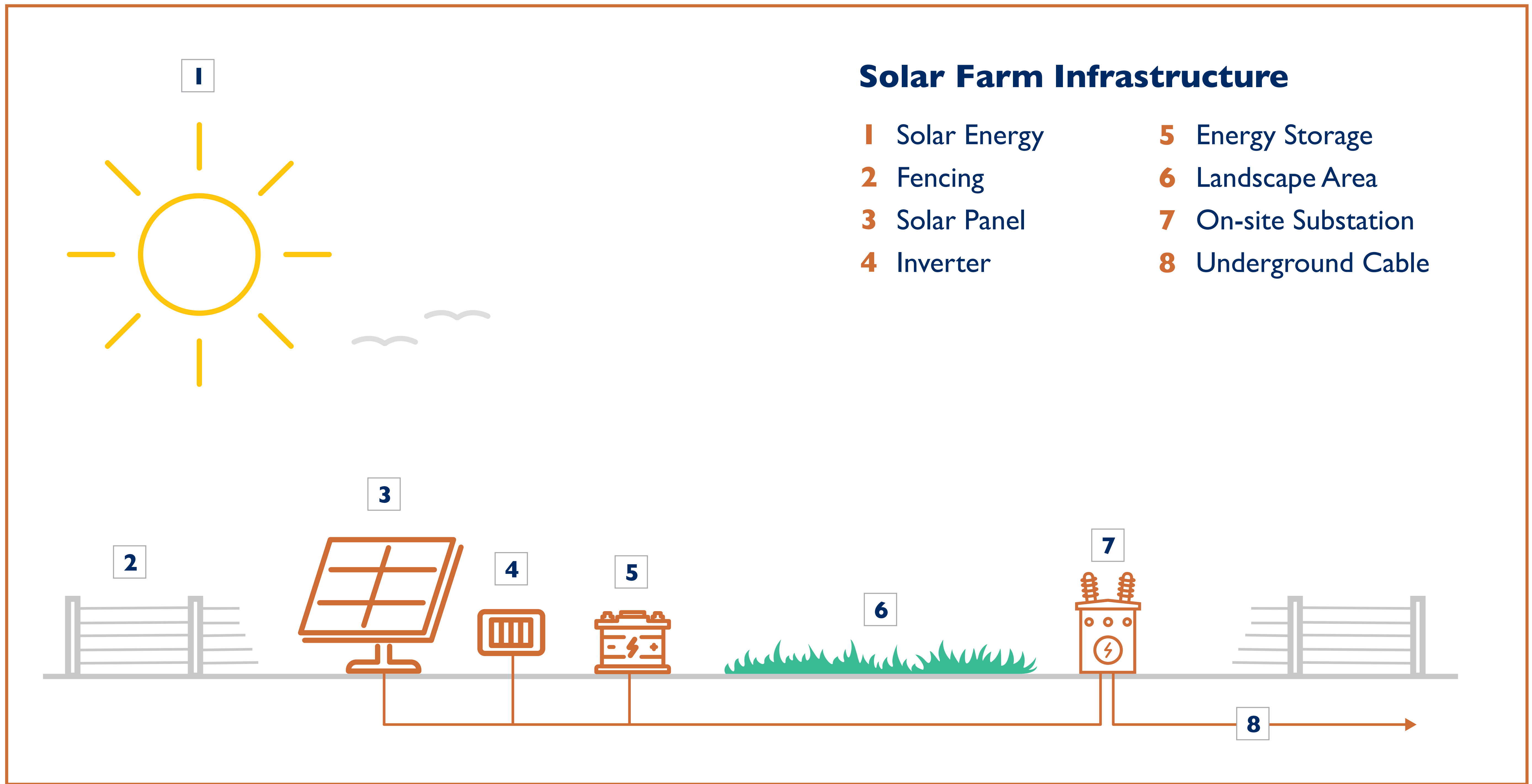
Peartree Hill is at an early design stage and, as such, the layout and configuration of the land areas are still evolving as part of the design process. However, we would expect the site to include the below necessary components, along with a range of ecological mitigation and enhancements, as well as new community assets.

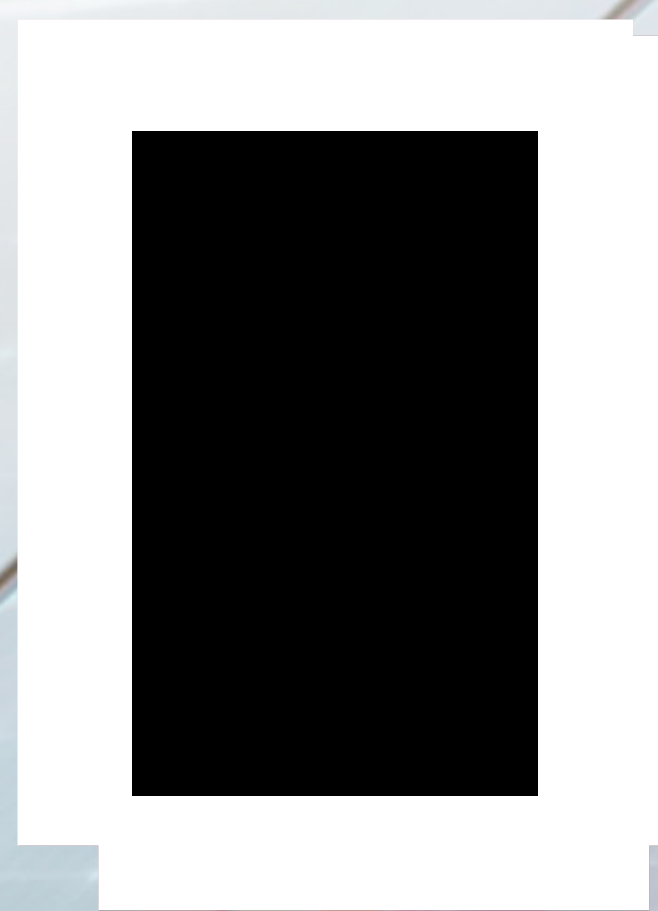
Our ongoing technical and environmental assessments, and feedback received from the community, will have an important role in determining an appropriate configuration of these components within the project site.

Required components

The following elements are anticipated to be included in the project:

- Solar panel modules and associated mounting structures
- On-site supporting equipment including inverters, transformers, and switchgears
- Battery Energy Storage System (BESS)
- On-site substations to connect the solar panels to the electricity network
- Underground cabling connecting solar panel areas to the on-site substation and to Creyke Beck Substation
- Supporting infrastructure including access tracks, security measures, gates and fencing, lighting, drainage infrastructure and storage containers




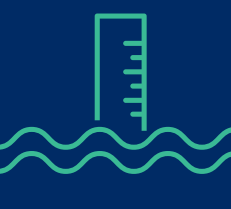





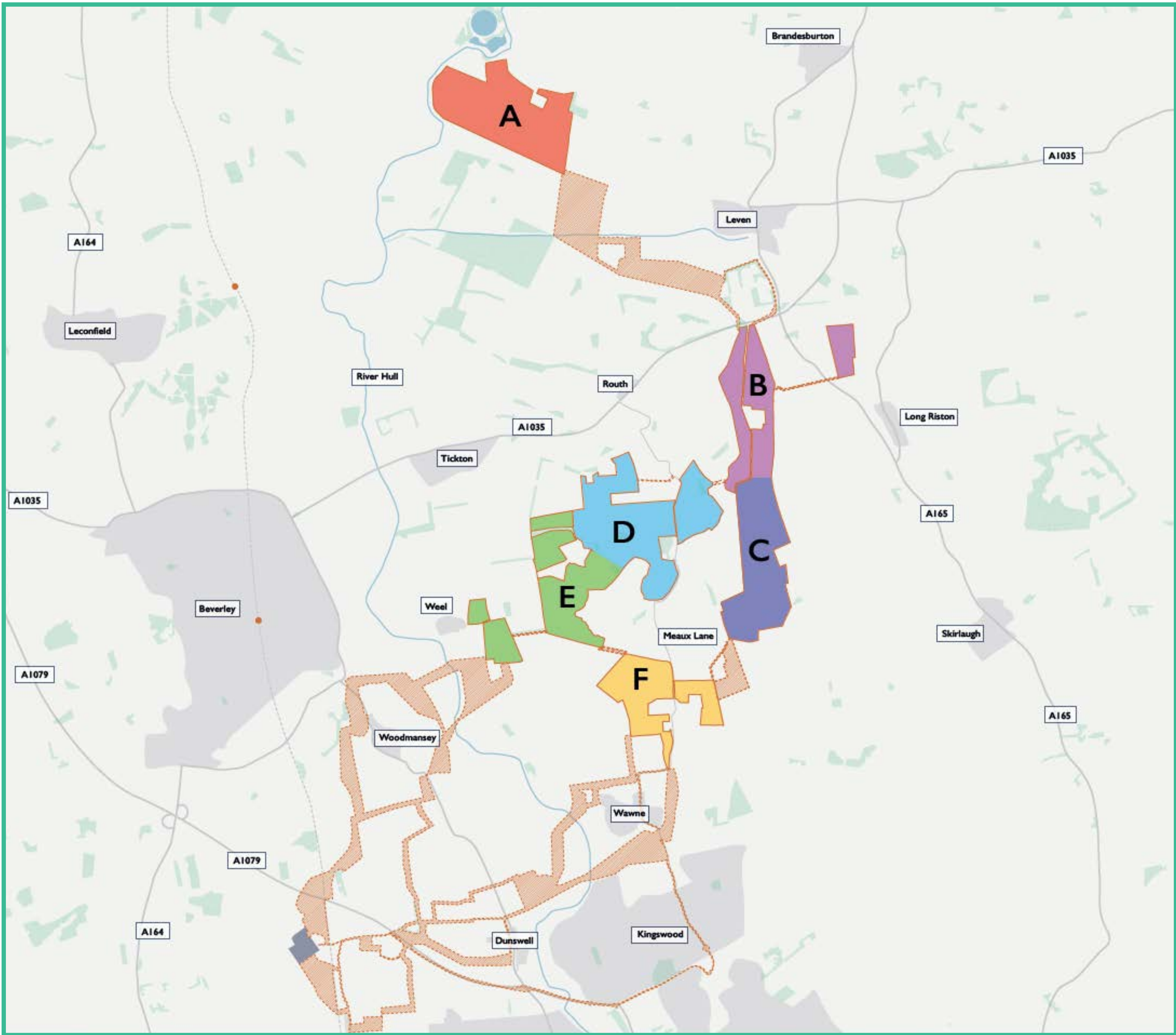


Land Areas

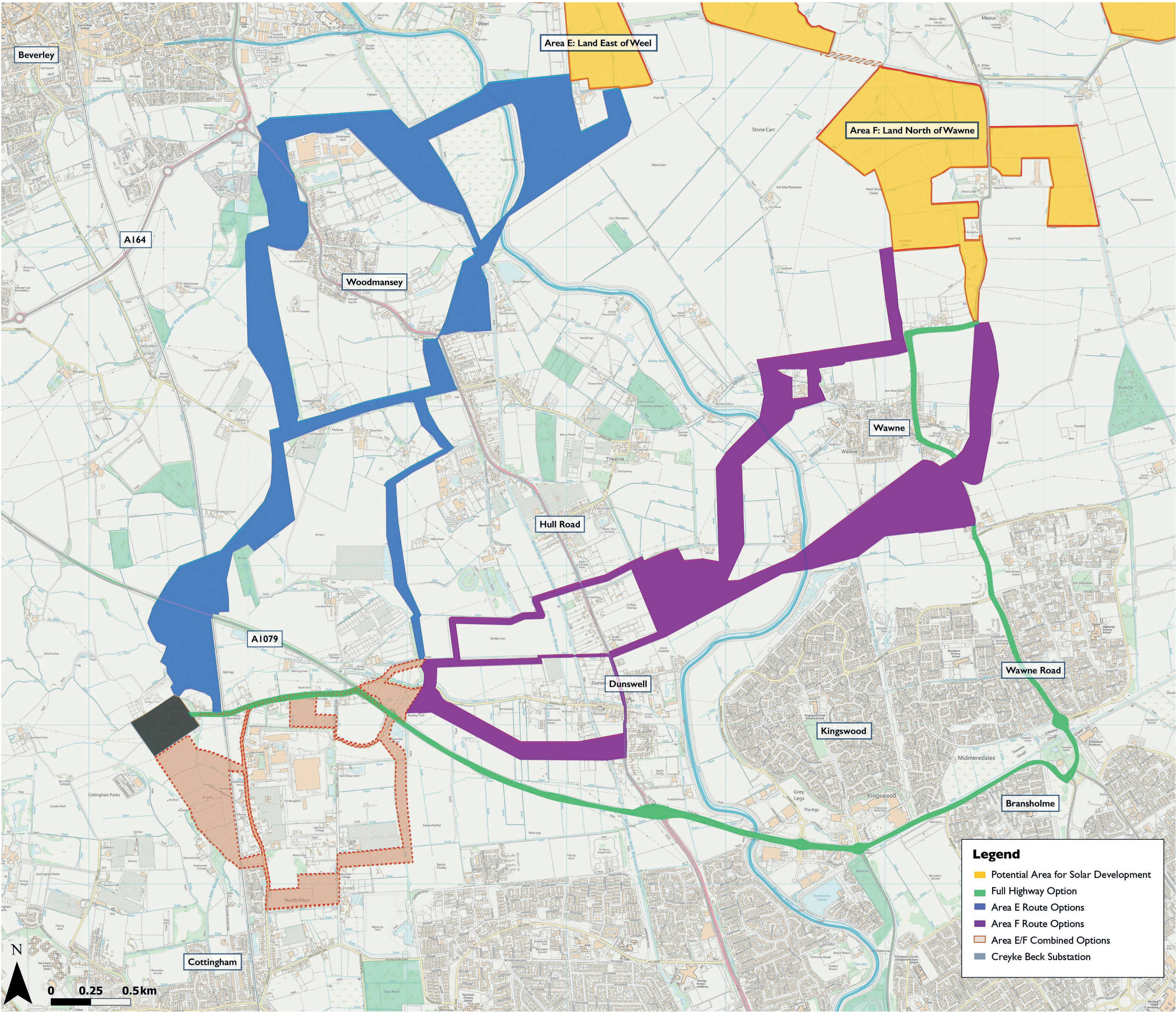
Take a closer look at each Land Area (A-F) by considering the plans located on the table.

The early design for Peartree Hill will continue to be refined as our plans evolve, with our design process guided by our design principles, which include:

-  Sensitively designing Peartree Hill to reduce its visual impact and protect the amenity of neighbours wherever possible, including with new planting and designated areas of no development
-  Retaining existing trees and hedgerows, wherever possible
-  Creating new habitats to support local biodiversity
-  Siting all critical infrastructure either away from any areas in Flood Zone 3, or above flood levels
-  Utilising existing ditch crossings and gaps in hedges for access where possible
-  Respecting the history and setting of nearby historic sites and assets
-  Retaining and, where appropriate, improving existing public rights of way, whilst providing opportunities for new permissive paths



Cable route options



Peartree Hill would connect via underground cabling to the existing National Grid substation at Creyke Beck, near Cottingham.

The potential cable route is currently at a preliminary design phase, undergoing careful planning and assessment. Our team is working diligently to consider the most efficient and environmentally responsible cable routes to connect Peartree Hill to the Creyke Beck Substation.

Areas shaded on the above layout represents the Grid Connection Corridor Options. For a closer look, there are larger maps available on the tables.

These corridors will be refined and presented at a further ‘statutory’ consultation, expected to be held in Spring 2024. This will be based on the findings of detailed engineering works, environmental assessments and other relevant investigations and considerations.

While there are several options which show routes passing through settlements, no cables will be installed under residential properties or within residential gardens.

How will this benefit the community?

We are committed to delivering a solar farm that contributes to local and national energy goals, while also providing tangible benefits to the local community, both within the land areas and through a community benefit fund.

Creating a local space of wildlife, leisure and education

Our vision for Peartree Hill is to deliver a project that not only contributes to the UK's net zero target, but also encourages biodiversity, with a wide range of ecological mitigation and enhancements. This includes **new wildflower meadows, grassland areas and habitat creation**.

These ecological enhancements will be coupled with **new and improved footpaths, providing access to outdoor classrooms, picnic areas and benches**.

By incorporating public information boards and outdoor classrooms, Peartree Hill can serve as an educational facility for nearby schools and the wider community, where local people can learn about local biodiversity and renewable energy technology.



Community Benefit Fund

Beyond the benefits of the Peartree Hill solar farm, JBM Solar wants to give back to the local community and is committed to providing a community benefits fund that can be used to support local causes and initiatives.

This community benefit fund would take the form of annual payments spread across the 40-year lifespan of the project's operation.

We will work with local community representatives to understand how this fund can be best used to meet the area's needs and aspirations. On previous solar projects, this money has been used by Parish Councils for a wide range of local causes, from investing in community infrastructure such as village halls, to bolstering local services, and funding local clubs.

As part of our community consultation, we would appreciate feedback and suggestions from local people on how this fund can contribute to the community's upkeep and welfare.



Environmental Impact Assessment (EIA)

As part of the DCO process we will be undertaking an Environmental Impact Assessment (EIA) to assess the potential effects (both positive and negative) the project would have on the environment.

Where significant environmental effects are identified, the EIA will propose measures to avoid, mitigate or compensate for these effects to reduce the project's impact on the environment. These assessments will help us to identify the most suitable configuration of the land areas, in terms of solar panels and associated infrastructure, as well as ecological enhancements and community assets.

JBM Solar is aware that there are already some consented and proposed solar schemes in East Riding of Yorkshire and in proximity to Peartree Hill. As part of the planning process, we will assess the combined impacts of these projects both during construction and operation, ensuring that the impacts of Peartree Hill are considered alongside that of other nearby existing and proposed renewable energy projects.

Biodiversity - We are undertaking surveys to establish the habitats present on-site and the potential impact of Peartree Hill on surrounding sites of ecological importance. Mitigation measures will be devised to reduce any identified potential significant effects. Once any likely significant effects have been mitigated, opportunities for ecological enhancement will be identified to achieve 'biodiversity net gain'.

Landscape and Visual Impact - We will consider the landscape character of the site to identify the potential effects on the local landscape and visual amenity and make appropriate recommendations to mitigate any resulting impacts.

Heritage - We will identify the likely significant effects Peartree Hill may have on the local historic environment. The results of the surveys will inform design and the future archaeological strategy, if required.

Noise - We will undertake an assessment of the potential noise and vibration effects arising from both the construction and operation of Peartree Hill. Good design and high-quality infrastructure will serve to reduce noise from Peartree Hill at source.

Traffic & Access - We will undertake a Transport Assessment which will assess the potential impacts of Peartree Hill on the local and strategic road network in the surrounding area and set out measures to minimise disruptions.

Flood Risk - A Flood Risk Assessment and Drainage Strategy are being prepared to accompany the DCO application. This will consider the watercourses, surface water flows and flooding issues for Peartree Hill. The assessment will set out a drainage strategy to integrate with natural drainage on-site to mitigate any potential flood risk created by the proposed development.

Further information on our Environmental Impact Assessments can be found in the Consultation Brochure.

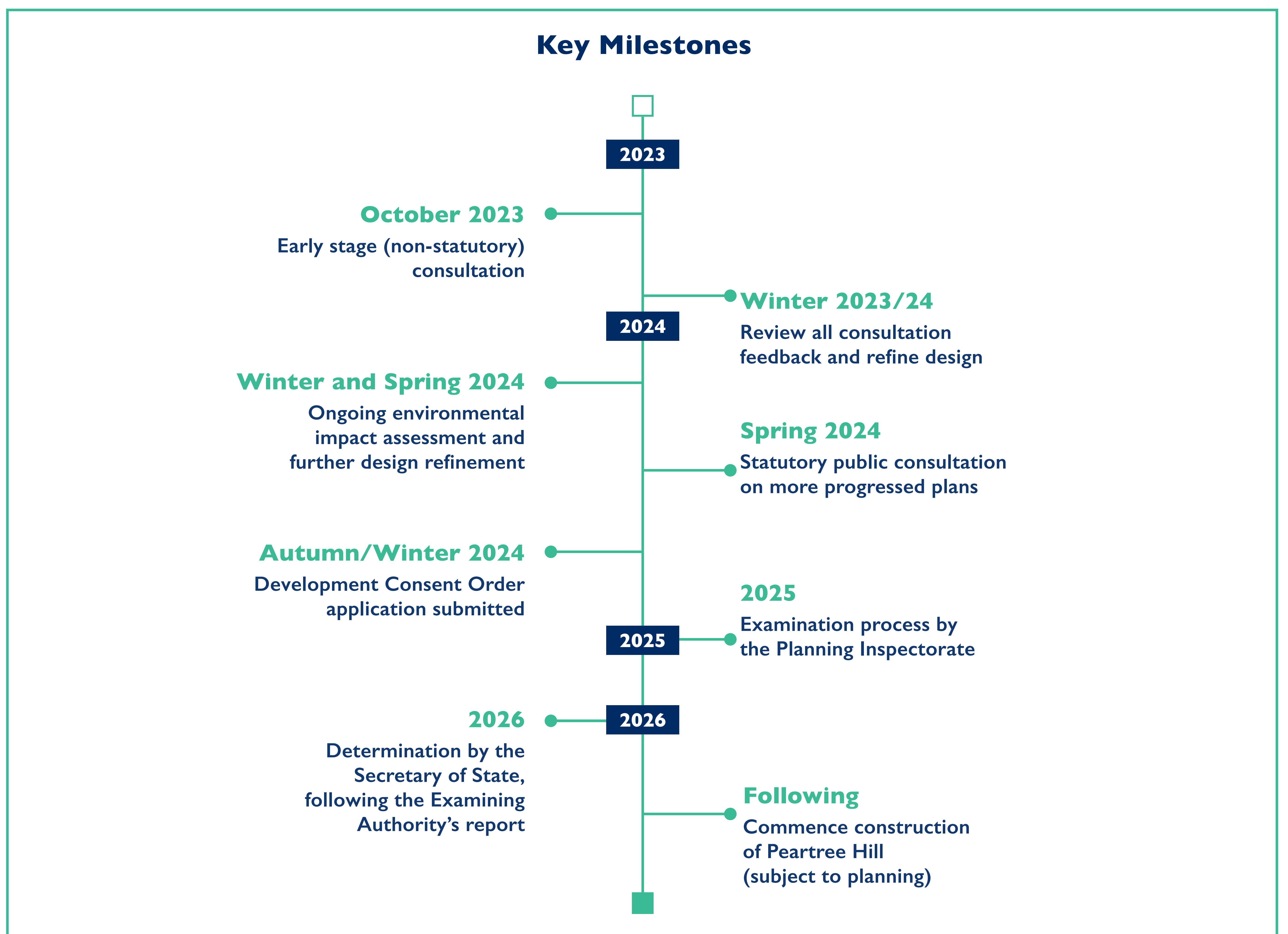
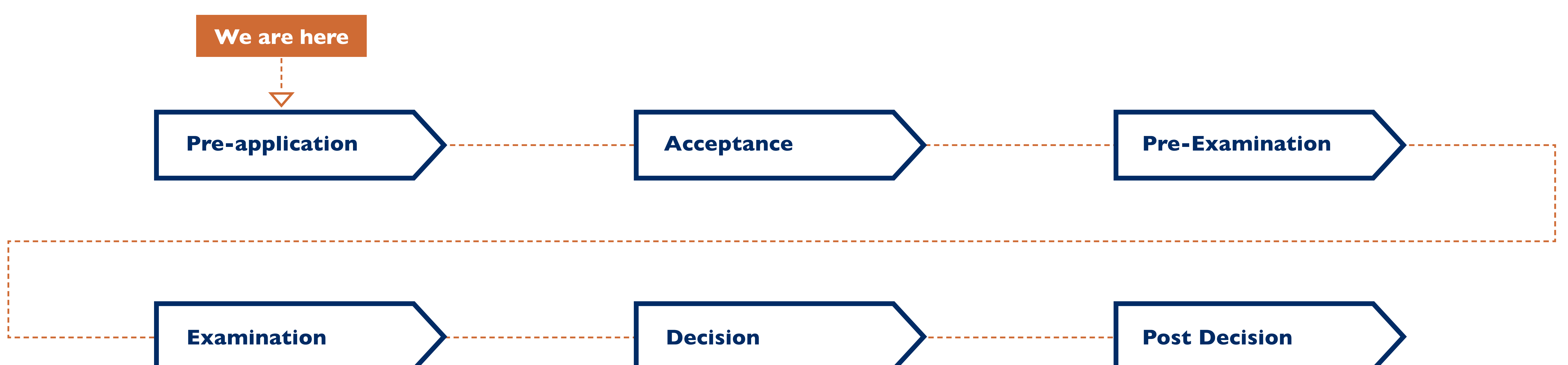


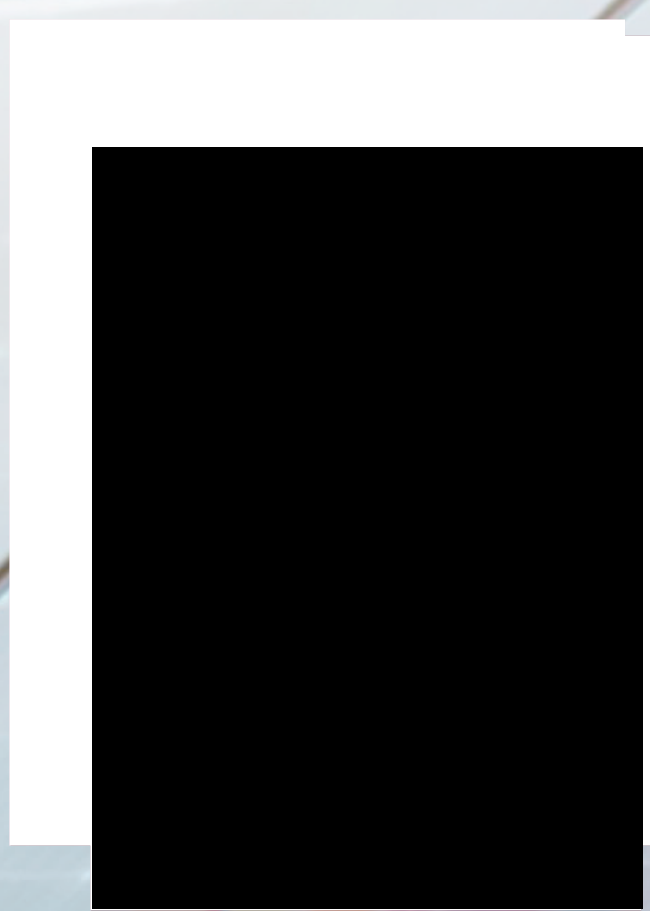
DCO Process Explained

As Peartree Hill will generate more than 50MW of power, it is classed as a Nationally Significant Infrastructure Project (NSIP) and will proceed through the Development Consent Order (DCO) planning process.

Applications for DCOs are examined independently by the Planning Inspectorate. Following an Examination of the project, the Planning Inspectorate will make a recommendation to the Secretary of State for the Department of Energy Security and Net Zero, who will decide on the outcome of the application.

Consultation is an important part of the DCO process as it enables everyone to comment on the proposals. The feedback received, along with further technical work and environmental studies, will inform the development of our proposals ahead of the submission of our DCO application to the Planning Inspectorate.





How can you help to shape our proposals?

While we welcome feedback on all aspects of Peartree Hill, local insight on the below areas would be particularly valuable in helping to shape the project:

Site Configuration: The layout and configuration of land areas is still evolving as part of the design process. We would be pleased to hear your thoughts on the suggested site layout, placing of on-site ecological enhancements, and community assets.

Environmental Mitigation/Enhancements: We would appreciate your insight on how you think we can most appropriately mitigate the impact of Peartree Hill on the surrounding environment. Furthermore, we would be pleased to hear any suggestions on how we could go beyond mitigation and encourage new habitats and enhance biodiversity in the area.

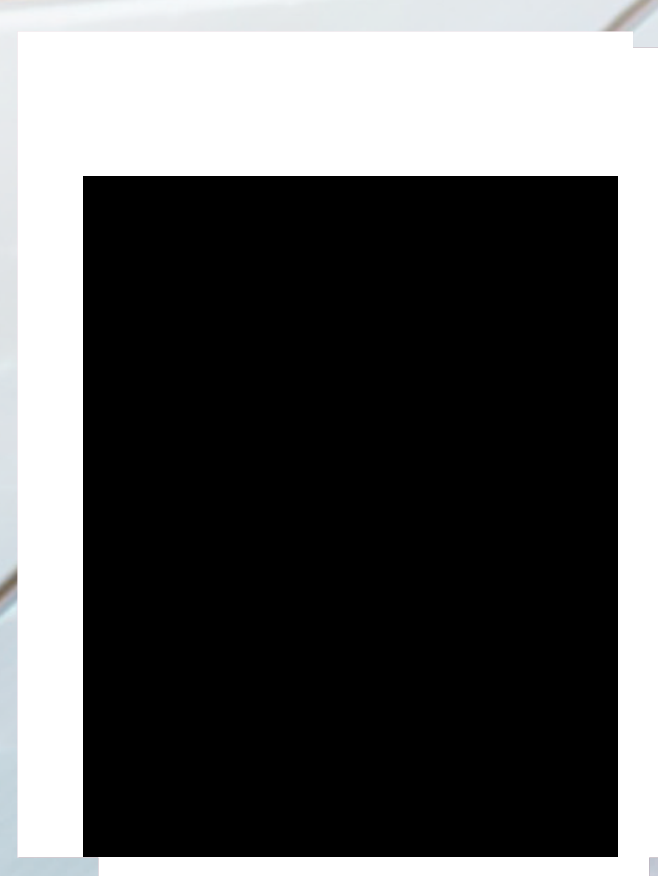
Community Benefits: We have earmarked a community benefits fund that would be provided to local representatives in annual payments. As part of our consultation, we would be pleased to hear your suggestions on how this money could be best utilised to support the local area.

On-site Community Assets: We are committed to improving local accessibility and, where appropriate, transforming parts of the site for wildlife, leisure and education. We are currently considering incorporating wildflower meadows, habitat creation, new permissive pathways, picnic areas/benches, information boards, educational trails and community orchards. But if you have other ideas of community assets to make Peartree Hill a more pleasant environment that you would want to enjoy, then please let us know in your consultation response

Access & Traffic Management: Our traffic management strategy will be informed by both community feedback and our transport assessment. We are keen to hear your thoughts on how we can ensure smooth traffic flow, both during construction and operation of Peartree Hill.

Local Concerns: To be able to make positive changes to Peartree Hill, it is critical that we can understand any concerns at an early stage. If you have concerns or questions regarding Peartree Hill, please let us know within our feedback form or contact the team via our community engagement channels.





Next Steps

How to provide comments

There are a number of different ways you can respond to the consultation:

- **By returning a feedback form at our in-person events or via the Freepost address**
- **By completing the feedback form on our consultation website**
- **By getting in touch via email**

The deadline for the non-statutory consultation is **11:59pm on Monday 6 November 2023**. We encourage you to provide your feedback within this period to ensure that your comments are considered as we further refine our proposals for Peartree Hill.



Contact us

If you would like to speak with a member of the Peartree Hill project team, please don't hesitate to reach out to us. We are here to provide information, answer any questions and to take your feedback.

 Website: **peartreehillsolar.co.uk**

 Email: **info@peartreehillsolar.co.uk**

 Phoneline: **01482 695 004**

 Freepost: **PEARTREE HILL SOLAR FARM**

You can also stay up to date with the proposals, with regular updates and announcements, by following us on our Facebook page: **@peartreehillsolarfarm**

Thank you for participating in our initial consultation on proposals for Peartree Hill. Your engagement and feedback will be instrumental in shaping Peartree Hill to align with local needs and contribute to the local community.

Appendix A-3.6 Non-statutory consultation press release

JBM Solar launches consultation on new East Riding of Yorkshire solar farm that would power 136,000 homes

JBM Solar, part of the RWE Group, has announced plans for Peartree Hill Solar Farm, a new 320MW solar project to the east of Beverley in East Riding of Yorkshire, that would generate enough electricity to power the equivalent of approximately 136,000 homes.

Details of the preliminary proposals are available at <https://peartreehillsolar.co.uk/> and the community is encouraged to find out more about the plans and to provide feedback as part of an initial consultation period running from Monday 9 October until Monday 6 November 2023.

JBM Solar has outlined a commitment to community engagement and, as well as the project website, will be hosting several in-person and online events to offer people the opportunity to meet the project team, provide feedback and ask questions.

Peartree Hill is made up of several areas of land, connected by a series of underground cables. The most northern part of the site is located northwest of Leven, with the remainder of the solar farm located on land between the villages of Tickton, Riston, Wawne, Weel, and Woodmansey.

Although plans are at an early stage, the developer has outlined their commitment to the retention and enhancement of natural habitats and species, while delivering 'biodiversity net gain' through new planting and habitat creation.

The project also proposes to increase opportunity for access, with enhanced public footpaths, wildflower meadows, picnic areas, information boards and educational trails.

JBM Solar will establish a £4.2M community benefit fund to support local causes and initiatives and is seeking feedback on how this fund can best serve the local community.

Development Project Manager, Mike Greslow, commented on the proposals and consultation, stating:

"Our plans for Peartree Solar Farm are at an early stage and we strongly encourage the community to actively participate in the consultation process. Local insight and feedback will go a long way in helping to shape the proposals."

"This project is an opportunity to help tackle the climate crisis and deliver on local and national energy targets. The UK needs to rapidly expand its renewable energy network to deliver on its aim to decarbonise the energy sector by 2035, and renewable energy projects like Peartree Hill will help to achieve that."

"We are eager to hear from local people on our plans, so if you are able, please visit our consultation website or come along to one of our in-person events and let us know what you think."

JBM Solar is holding three in-person consultation events for local people, on:

- Tickton Village Hall, Main Street, Tickton, HU17 9RZ – Saturday 14 October 2023 11am – 5pm
- Wawne Village Hall, 36 Main Street, Wawne, HU7 5XH – Tuesday 17 October 2023 1pm – 7pm
- Leven Recreation Hall, 79 East Street, Leven, HU17 5NG – Wednesday 18th October 2023 1pm – 7pm

In addition to the in-person events, the team will also be hosting two online webinars which can be registered for on the project website.

- Online Webinar – Thursday 19 October 2023 6:30pm – 8pm
- Online Webinar – Wednesday 25 October 2023 6:30pm – 8pm

Feedback on the proposals will be accepted until 11:59pm on Monday 6th November 2023.

Feedback received, coupled with ongoing environmental and technical surveys, will play a crucial role in shaping the plans that are presented in a further 'statutory' consultation in 2024.

Peartree Hill is classed as a Nationally Significant Infrastructure Project (NSIP) and will proceed through the Development Consent Order (DCO) planning process. The final decision on whether to grant consent for the project will be made by the Secretary of State for the Department of Energy Security and Net Zero.

Detailed information about the proposals, and the methods for providing feedback can be found at the project website: <https://peartreehillsolar.co.uk/> or by contacting the project team by email at info@peartreehillsolar.co.uk or by phone on 01482 695 004. Upon request, all documents can be made available in alternative accessible formats.

- Information Ends -

For more information please contact:

Tel: [REDACTED]

Email: info@peartreehillsolar.co.uk

Notes to editors:

About JBM Solar

JBM Solar is at the heart of the UK's renewables revolution, helping to realise our collective goal of a Net Zero carbon energy market through the deployment of solar technology.

Our vision is to power the UK with reliable, affordable and clean solar energy, and to add value through innovation and investment.

In 2023, RWE acquired JBM Solar, establishing itself as one of the top three largest solar developers in the UK. It is RWE's ambition to have a carbon neutral energy portfolio by 2040, providing clean, secure and affordable energy to millions of households.

JBM Solar and RWE are committed to projects throughout their lifetime, from development to construction and operation, all the way through to decommissioning.

We have appointed a team of technical experts to support us in progressing the design and assessment work for Peartree Hill Solar. This team will help us to unlock the project's full potential, ensuring the benefits of solar energy is realised in a way that positively impacts the local community.

More information about JBM Solar can be found on their website: <https://jbm-solar.com/>

Appendix A-3.7 Non-statutory consultation reminder press release

For release Thursday 24 October 2023

Time remaining to help shape East Riding of Yorkshire solar farm proposals that would power 136,000 homes

JBM Solar, part of the RWE Group, is currently undertaking a community consultation on plans for Peartree Hill Solar Farm, a new 320MW solar project to the east of Beverley in East Riding of Yorkshire, that would generate enough electricity to power the equivalent of approximately 136,000 homes.

Details of the preliminary proposals are available at <https://peartreehillsolar.co.uk/> and the community is encouraged to find out more about the plans and to provide feedback as part of an initial consultation period running from **Monday 9 October until Monday 6 November 2023**.

JBM Solar has outlined a commitment to community engagement and, as well as the project website, has hosted several in-person and online events over the past few weeks to offer people the opportunity to meet the project team, provide feedback and ask questions.

The in-person events in Tickton, Leven and Wawne attracted 130+ local people and provided valuable insight and comments that will help to shape the proposals at this early stage.

Development Project Manager, Mike Greslow, commented on the proposals and consultation, stating:

"We were pleased to see so many people in attendance at our in-person events and webinars. Community input is critical to good design and the comments received will go a long way in helping to shape the proposals."

"Our consultation is running until Monday 6th November and I encourage local people to visit our consultation website, learn more about the proposals and to let us know what they think."

"Feedback received, coupled with ongoing environmental and technical surveys, will play a crucial role in helping to progress the plans. We will then hold a further round of 'statutory' consultation on our more progressed plans in 2024."

Peartree Hill is classed as a Nationally Significant Infrastructure Project (NSIP) and will proceed through the Development Consent Order (DCO) planning process. The final decision on whether to grant consent for the project will be made by the Secretary of State for the Department of Energy Security and Net Zero.

Feedback on the proposals will be accepted until **11:59pm on Monday 6 November 2023**.

Detailed information about the proposals, and the methods for providing feedback can be found at the project website: <https://peartreehillsolar.co.uk/> or by contacting the project team by email at info@peartreehillsolar.co.uk or by phone on **01482 695 004**. Upon request, all documents can be made available in alternative accessible formats.

- Information Ends -

For more information please contact:

██████████

Tel: ██████████

Email: info@peartreehillsolar.co.uk

Notes to editors:

About JBM Solar

JBM Solar is at the heart of the UK's renewables revolution, helping to realise our collective goal of a Net Zero carbon energy market through the deployment of solar technology.

Our vision is to power the UK with reliable, affordable and clean solar energy, and to add value through innovation and investment.

In 2023, RWE acquired JBM Solar, establishing itself as one of the top three largest solar developers in the UK. It is RWE's ambition to have a carbon neutral energy portfolio by 2040, providing clean, secure and affordable energy to millions of households.

JBM Solar and RWE are committed to projects throughout their lifetime, from development to construction and operation, all the way through to decommissioning.

We have appointed a team of technical experts to support us in progressing the design and assessment work for Peartree Hill Solar. This team will help us to unlock the project's full potential, ensuring the benefits of solar energy is realised in a way that positively impacts the local community.

More information about JBM Solar can be found on their website: <https://jbm-solar.com/>

About Peartree Hill Solar Farm

Peartree Hill is made up of several areas of land, connected by a series of underground cables. The most northern part of the site is located northwest of Leven, with the remainder of the solar farm located on land between the villages of Tickton, Riston, Wawne, Weel, and Woodmansey.

Although plans are at an early stage, the developer has outlined their commitment to the retention and enhancement of natural habitats and species, while delivering 'biodiversity net gain' through new planting and habitat creation.

The project also proposes to increase opportunity for access, with enhanced public footpaths, wildflower meadows, picnic areas, information boards and educational trails.

JBM Solar will establish a £4.2M community benefit fund to support local causes and initiatives and is seeking feedback on how this fund can best serve the local community.

Appendix A-3.8 List of media outlets the press release was sent to

Type	Outlet
Local and national media	Hull Daily Mail
	Yorkshire Post
	Beverley Life
Trade publications	Air Quality News
	AZoCleanTech
	Batteries International
	Business Green
	Business Live
	Clean Energy Pipeline
	Cleantech Business News
	Climate Home News
	Cornwall Insight
	Current+
	DeSmog UK
	Edie.net
	Energy Storage Journal
	Energy Storage News
	Environment Times
	Envirotec
	PV Tech
	Solar Energy UK
	Solar Power Portal
	World Battery News

Appendix A-3.9 Stakeholder launch letter



DATE

ADDRESS

Dear XX,

Peartree Hill Solar Farm Consultation: Monday 9 October to Monday 6 November 2023

I'm writing to let you know that we have launched our initial consultation for Peartree Hill Solar Farm near Beverley, in the East Riding of Yorkshire.

Peartree Hill Solar Farm would generate approximately 320MW of renewable energy, contributing to local and national climate commitments. Due to the size of the project, it is classified as a Nationally Significant Infrastructure Project (NSIP) requiring a Development Consent Order (DCO) to construct and operate the project. We have identified you as a statutory party and are seeking your views on our initial consultation.

Following this consultation period, we will consider and incorporate feedback into the design, ahead of another round of statutory consultation on our more detailed plans, planned for Spring 2024.

About JBM Solar

JBM Solar, part of RWE, is a reputable renewable energy company at the forefront of the UK's clean energy revolution. With a decade-long track record, JBM Solar has successfully obtained planning permission for over 1GW of solar projects since 2012, providing clean energy to more than 265,000 homes.

As specialists in large-scale solar farms complemented by battery storage, JBM Solar ensures reliable and consistent renewable energy generation while prioritising a minimum 50% biodiversity net gain on every project, including Peartree Hill Solar Farm. JBM Solar values close collaboration with landowners, communities, local authorities, and environmental agencies to develop projects that seek to meet the needs of all stakeholders.

Project Overview

The proposed Peartree Hill Solar Farm is a large-scale solar project and associated battery storage spread across several separate land parcels, located to the east of Beverley, extending north towards Leven and will connect into the Creyke Beck Substation via underground cables.

As part of the DCO process, we will be undertaking comprehensive rounds of non-statutory and statutory consultation, supported by detailed environmental and technical work to inform the scheme design.

Embracing solar energy on a large scale aligns with the UK's ambitious decarbonisation targets and our need to transition to sustainable energy sources. Peartree Hill Solar Farm will contribute to



diversifying the UK's energy supply and play a vital role in shaping a greener and more sustainable future. Furthermore, the project will sit alongside other renewable energy projects in the region, helping to attract more renewable energy companies, manufacturers, and research institutions, fostering green job opportunities, innovation, and sustainable economic development.

Next steps

Our consultation will run from Monday 9 October until 11.59pm on Monday 6 November 2023.

You can view our proposals and provide your feedback by visiting our website (<https://peartreehillsolar.co.uk/>).

We are also hosting several in-person events to facilitate discussions and allow community members to view the project plans while engaging with members of the project team. These events are scheduled as follows:

- Tickton Village Hall on Saturday 14 October 2023 from 11 am to 5 pm.
- Wawne Village Hall on Tuesday 17 October 2023 from 1 pm to 7 pm.
- Leven Recreational Hall on Wednesday 18 October 2023 from 1 pm to 7 pm.

In addition to these events, we will also be hosting two online webinars as an alternative for those unable to attend in-person:

- Thursday 19 October 2023 from 6.30 pm to 8 pm.
- Wednesday 25 October 2023 from 6.30 pm to 8 pm.

Further comprehensive details of our solar farm project are available on our website. We appreciate your engagement and look forward to hearing your insights and suggestions.

We hope that you take the opportunity to come and view our plans for Peartree Hill Solar Farm. In the meantime, if you have any questions about the project, please do not hesitate to contact the communications team at info@peartreehillsolar.co.uk or 01482 695 004.

Yours sincerely,

Mike Greslow

Development Project Manager

JBM Solar



Appendix A-3.10 Letter to cable route land interests

[PROPRIETOR NAME]

[PROPRIETOR ADDRESS]

Date: 10th October 2023

Dear [SALUTATION],

Peartree Hill Solar Farm Consultation: Monday 9 October to Monday 6 November 2023

I'm writing to let you know that we have launched our initial consultation for Peartree Hill Solar Farm near Beverley, in the East Riding of Yorkshire.

Peartree Hill Solar Farm would generate approximately 320MW of renewable energy, contributing to local and national climate commitments. Due to the size of the project, it is classified as a Nationally Significant Infrastructure Project (NSIP) requiring a Development Consent Order (DCO) to construct and operate the project.

Our project is in the early stages of development. We have identified that you may be impacted by the cable route, that would connect to the existing National Grid substation at Creyke Beck, near Cottingham.

Who we are

JBM Solar, part of RWE, is a reputable renewable energy company at the forefront of the UK's clean energy revolution. With a decade-long track record, JBM Solar has successfully obtained planning permission for over 1GW of solar projects since 2012, providing clean energy to more than 265,000 homes.

As specialists in large-scale solar farms complemented by battery storage, JBM Solar ensures reliable and consistent renewable energy generation while prioritising a minimum 50% biodiversity net gain on every project, including Peartree Hill Solar Farm. JBM Solar values close collaboration with landowners, communities, local authorities, and environmental agencies to develop projects that seek to meet the needs of all stakeholders.

Project Overview

The proposed Peartree Hill Solar Farm is a large-scale solar project with associated battery storage spread across several separate land parcels, located to the east of Beverley, extending north towards Leven and will connect into the Creyke Beck Substation via underground cables.

As part of the DCO process, we will be undertaking comprehensive rounds of non-statutory and statutory consultation, supported by detailed environmental and technical work to inform the scheme design.

Cable corridor options

Peartree Hill would connect via underground cabling to Creyke Beck substation, located approximately 5.3km southwest of the most southern extent of the site.

The potential cable route is currently at a preliminary design phase, undergoing careful planning and assessment. Our team is working diligently to consider the most suitable cable routes to connect Peartree Hill to the Creyke Beck Substation.

The enclosed map shows the indicative cable route corridor options under consideration at this stage.

As we believe that one of our options passes through land you own and/or occupy, we are writing to make you aware of the proposals and to invite your views in relation to your land, as well as the wider project proposals. The land we believe you have an interest in is as follows:

Title Number: [TITLE NUMBER]

Property Description: [PROPERTY DESCRIPTION]

Inclusion within the cable route options at this stage does not necessarily mean that the final cable route will pass through your land.

Where land is selected for cable installation, an open cut trench measuring one metre wide and one metre deep will be excavated and the cable laid within it. During this process, a working width of up to 20m may be required to provide safe working for the team laying the cable. Once the cable is laid, the land would be reinstated and an easement of 5m in width required to avoid risk of cables being damaged. Though standard farming and agricultural operations (including planting of crops) can continue to be undertaken on the land.

We are currently undertaking additional desk-top research into the existing utilities, potential environmental and physical constraints in order to begin ruling out several options. As we continue to refine our cable route, we will commence engagement with relevant landowners and will contact you again later this year if your land is likely to be impacted.

The updated corridors will then be refined and presented at a further 'statutory' consultation, expected to be held in Spring 2024.

Next steps

Our consultation will run from Monday 9 October until 11.59pm on Monday 6 November 2023.

You can view our proposals and provide your feedback by visiting our website (<https://peartreehillsolar.co.uk/>).



We are also hosting several in-person events to facilitate discussions and allow community members to view the project plans while engaging with members of the project team. These events are scheduled as follows:

- Tickton Village Hall on Saturday 14 October 2023 from 11 am to 5 pm.
- Wawne Village Hall on Tuesday 17 October 2023 from 1 pm to 7 pm.
- Leven Recreational Hall on Wednesday 18 October 2023 from 1 pm to 7 pm.

Further comprehensive details of our solar farm project are available in the enclosed newsletter and brochure, which were included with this correspondence. We appreciate your engagement and look forward to hearing your insights and suggestions.

We hope that you take the opportunity to come and view our plans for Peartree Hill Solar Farm. In the meantime, if you have any questions about the project, please do not hesitate to contact the communications team at info@peartreehillsolar.co.uk or 01482 695 004.

Yours [SINCERELY/FAITHFULLY],

Mike Greslow


Development Project Manager

JBM Solar

Enc. Map – Cable Route Corridor Options

Appendix A-3.11 Example of social media posts during non-statutory consultation


Appendix 3.11 – Examples of social media posts from non-statutory consultation

**Peartree Hill Solar Farm**
10 October 2023 · 🌐

As part of the consultation, we are holding a series of in-person and online events. Join us and learn more about our plans for Peartree Hill.

Visit our website to find out more about how to get involved: <https://peartreehillsolar.co.uk/>.

Date	Time	Location
Saturday 14 October 2023	11am – 5pm	Tickton Village Hall , Main Street, Tickton, HU17 9RZ
Tuesday 17 October 2023	1pm – 7pm	Wawne Village Hall , 36 Main Street, Wawne, HU7 5XH
Wednesday 18 October 2023	1pm – 7pm	Leven Recreational Hall , 79 East Street, Leven, HU17 5NG
Thursday 19 October 2023	6:30pm - 8pm	Online Webinar (Register at peartreehillsolar.co.uk)
Wednesday 25 October 2023	6:30pm - 8pm	Online Webinar (Register at peartreehillsolar.co.uk)

 1

**Peartree Hill Solar Farm**
9 October 2023 · 🌐

JBM Solar is bringing forward proposals for Peartree Hill, a solar and battery storage project that would provide 320MW of clean energy, enough to power the equivalent of approximately 136,000 homes.

This project will play a key role in supporting the UK's energy ambitions, improving energy security, while supporting the transition away from fossil fuels.

Find out more about our proposals on the consultation website.



**PEARTREEHILLSOLAR.CO.UK**
JBM Peartree Hill Solar
While the UK has made ambitious strides towards decarbonisation and reducing its dependence on fossil fuels, our energy system still heavily relies on expensive foreign gas imports for electricity and heating.

 Like  Comment  Send  Share



Peartree Hill Solar Farm

11 October 2023 · 🌐

...

Our vision for Peartree Hill includes prioritising the retention and enhancement of natural habitats and species, while delivering 'biodiversity net gain' through new planting and habitat creation.

Existing footpaths would be improved, and new connections created, providing improved access to the site's wildlife, educational trails, picnic areas and outdoor classrooms.

Learn more about the ecological enhancements and community assets proposed for Peartree Hill on our consultation website: <https://peartreehillsolar.co.uk/>.



Peartree Hill Solar Farm

18 October 2023 · 🌐

...

We're back with another consultation event! 🗓️

Come along today at 📍 Leven Recreational Hall, 79 East Street, Leven, HU17 5NG to learn more about our proposals for Peartree Hill.

Our project team is available between 1pm – 7pm, don't miss out on a day full of insights.

Discover more 📄: <https://peartreehillsolar.co.uk/>.





Peartree Hill Solar Farm

13 October 2023 · 🌐

...

On Saturday 14 October, we will be holding an in-person event at Tickton Village Hall, Main Street, Tickton, HU17 9RZ.

Come along from between 11am and 5pm and get to know our team and project firsthand. These events offer an excellent opportunity to interact with our experts, ask questions, and provide feedback in a friendly and engaging environment.



Come and meet the team at
our public event!

JBM
SOLAR



Peartree Hill Solar Farm

16 October 2023 · 🌐

...

We are running three consultation events this week, two in-person events in the local community and one online webinar.

Join us and you'll have the opportunity to interact with our experts, ask questions, and provide feedback in a friendly and engaging environment:

- ✓ In-person event at Wawne Village Hall, 36 Main Street, Wawne, HU7 5XH on Tuesday 17 October 2023 from 1pm – 7pm;
- ✓ In-person event at Leven Recreational Hall, 79 East Street, Leven, HU17 5NG on Wednesday 18 October 2023 from 1pm – 7pm;
- ✓ Online Webinar (Register here) on Thursday 19 October 2023 from 6.30pm – 8pm.

Find out more information on our consultation website: <https://peartreehillsolar.co.uk/>.



PEARTREEHILLSOLAR.CO.UK

JBM Peartree Hill Solar

The solar farm, located in the East Riding of Yorkshire would provide enough low-carbon energy to meet the equivalent annual needs of approximately 136,000 homes.



Appendix A-3.12 Non-statutory consultation launch email

From: info@peartreehillsolar.co.uk
Bcc: [REDACTED]
Subject: Peartree Hill Solar Farm Consultation
Date: 13 October 2023 14:09:29

Good Afternoon,

We are emailing to inform you about our consultation on proposals for Peartree Hill Solar Farm, a new solar farm project with battery storage, to be located in East Riding of Yorkshire. **The consultation will run until 11.59pm on Monday 6 November.**

As part of our consultation, we have launched a dedicated project website (<https://peartreehillsolar.co.uk/>). Please visit this website to find out more about our proposals and give your feedback.

Our proposals for Peartree Hill are at a preliminary design stage. As such, this is a perfect opportunity for us to gain an early steer from local people and interested organisations, and help shape the design.

We will also be hosting several in-person events to allow the community to view the project plans while and speak to members of the project team. These events will be held at:

- Tickton Village Hall on Saturday 14 October 2023 from 11 am to 5 pm;
- Wawne Village Hall on Tuesday 17 October 2023 from 1 pm to 7 pm;
- Leven Recreational Hall on Wednesday 18 October 2023 from 1 pm to 7 pm.

In addition to these events, we will also be hosting two online webinars as an alternative for those unable to attend in-person. To attend, you can sign up on our website for the events on:

- Thursday 19 October 2023 from 6.30 pm to 8 pm;
- Wednesday 25 October 2023 from 6.30 pm to 8 pm.

We hope that you take the opportunity to come and view our plans for Peartree Hill Solar Farm. Your feedback is valuable to us and will be used to help us develop our proposals further, before presenting you with more detailed proposals in a further round of consultation next year.

In the meantime, if you have any questions about the project, please do not hesitate to contact the communications team by responding to this email or calling our communications team on 01482 695 004.

Many thanks

Peartree Hill Solar Farm Communications Team

Appendix A-3.13 Non-statutory consultation reminder email

From: info@peartreehillsolar.co.uk

Bcc:

Subject: Make sure to have your say on proposals for Peartree Hill Solar Farm
Date: 26 October 2023 18:24:43

Make sure to have your say on proposals for Peartree Hill Solar Farm

Thank you for registering for updates on proposals for Peartree Hill Solar Farm. By registering, we will make sure you are notified of all key milestones of the proposals throughout consultation and in the planning process.

As you may be aware, we are currently undertaking a non-statutory consultation on our preliminary proposals. With plans at an early stage, this is the perfect opportunity for local people to help shape the plans.

Community input is critical to good design and the comments received will go a long way in helping to shape the proposals.

If you have not already, please take a look at our proposals <https://peartreehillsolar.co.uk/proposals/>. We would be pleased if you could take the time to provide your feedback on the proposals. You can do so via the consultation website: <https://peartreehillsolar.co.uk/have-your-say/>.

Feedback on the proposals will be accepted until **11:59pm on Monday 6 November 2023**.

Feedback received, coupled with ongoing environmental and technical surveys, will play a crucial role in helping to progress the plans. We will then hold a further round of 'statutory' consultation on our more progressed plans in 2024.

If you have any questions regarding the proposals, please get in touch with the project team directly by email at info@peartreehillsolar.co.uk or by phone on 01482 695 004.

Yours sincerely,

Mike Greslow

Development Project Manager

JBM Solar

Appendix A-4 Email following non-statutory consultation



Dear XXXX,

We are writing to provide you with an update on our proposals for Peartree Hill Solar Farm.

As you may be aware, in October 2023 we undertook a non-statutory consultation in which we sought to introduce ourselves and our early-stage proposals to the community, encouraging feedback on our preliminary plans.

The four-week consultation, ran from 9 October to 6 November 2023, and included a dedicated project website, community newsletters, in-person and digital events, stakeholder briefings, and social media outreach. The project website and consultation events featured detailed information on the preliminary plans, with a feedback form encouraging the community to provide comments. Those with questions or feedback could also get in touch via a freepost address, a project phonenumber, and project email address.

We held three in-person events at local venues and two webinars during the consultation. These were attended by over 150 local people. Additionally, meetings were held with local stakeholders and five local parish councils to encourage feedback from community representatives.

Following the consultation period, all feedback was collected and analysed. These comments are playing a critical role in shaping and refining the proposals, with more comprehensive plans to be presented at a statutory consultation in Spring 2024.

A report detailing the activities we undertook during the non-statutory consultation, the feedback we received and how we have responded to it, can be found on our [project website](#). However, we have summarised the key headlines below.

Summary of consultation response

Throughout the four-week non-statutory consultation period, we received 102 responses to the consultation, via feedback forms, emails and phone calls.

As a non-statutory consultation, details of the proposals were preliminary, and the community was asked to outline any key early-stage concerns based on the information provided, while also providing constructive input that would help to further progress a suitable design.

Some respondents used the opportunity to provide suggestion on additional features such as new footpaths across the site, picnic areas and information boards detailing local history and ecology.

Other respondents outlined initial concerns regarding the preliminary plans for the project team to take into account when progressing the layout and design of the project. The following concerns were raised most frequently:

- The loss of agricultural land and its potential impact on UK food security.

- The visual impact of the solar farm, and associated infrastructure, on the rural landscape.
- The perceived impact of the project on local health and wellbeing and on local businesses.
- Potential local disruption caused by construction traffic and noise.
- Potential noise and glint caused by the solar panels, and associated infrastructure.

The feedback received during the non-statutory consultation is being used alongside ongoing environmental and technical assessments to shape proposals for Peartree Hill Solar Farm ahead of the statutory consultation in 2024.

We are thankful to the community and local stakeholders for taking part in our non-statutory and we look forward to your continued involvement as we progress the plans.

To gain a better understanding of the community response, please read the Non-Statutory Consultation Report, found on the [project website](#).

If you have any questions, please do not hesitate to contact us. You can reach us via email at info@peartreehillsolar.co.uk or by phone at 01482 695 004.

We will be writing to potentially impacted landowners in the coming weeks to arrange further surveys as we progress our evolving plans. If you are contacted by any residents about these letters, or have any questions, please do get in touch.

Kind regards,
Mike Greslow

RWE Renewables UK Limited
Windmill Hill Business Park,
Whitehill Way,
Swindon,
Wiltshire,
England,
SN5 6PB