



Pearmtree Hill Solar Farm

Environmental Statement

Volume 1

Chapter 2: Location of the Proposed Development

Application Document Ref: EN010157/APP/6.1
February 2025

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

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2 Location of the Proposed Development

2.1 Introduction

- 2.1.1 The Proposed Development is located within the administrative boundary of East Riding of Yorkshire Council as shown on the **Location and Land Area Plan [EN010157/APP/2.1]**.
- 2.1.2 The Proposed Development comprises an area of approximately 891 hectares (ha) of land ('the Site'). The 'Order Limits' presented in **ES Volume 3, Figure 1.1: Order Limits and Administrative Boundaries [EN010157/APP/6.3]** constitute the maximum extent of land that will be required to facilitate the construction, operation (including maintenance) and decommissioning of the Proposed Development.
- 2.1.3 Further detail on the Proposed Development and the construction, operation (including maintenance) and decommissioning phases can be found in **ES Volume 1, Chapter 3: Proposed Development Description [EN010157/APP/6.1]**.
- 2.1.4 This chapter is supported by the following plans and figures:
- **Location and Land Area Plan [EN010157/APP/2.1];**
 - **Streets, Rights of Way and Access Plans [EN010157/APP/2.3];** and
 - **ES Volume 3, Figure 2.1: Environmental Features Plan [EN010157/APP/6.3].**

2.2 What are the nearest settlements?

- 2.2.1 The Proposed Development is located north of the city of Hull and east of the town of Beverley, between the villages of Tickton, Routh, Leven, Long Riston, Arnold, Wawne, Woodmansey and Weel.

2.3 What is the current use of the land?

- 2.3.1 The five Land Areas are identified as follows and are shown on **ES Volume 3, Figure 1.2: Land Areas and Cable Routes Plan with Field Numbering System [EN010157/APP/6.3]**:
- Land Area B: Land north-west of Long Riston;

- Land Area C: Land west of Arnold;
- Land Area D: Land south of the A1035;
- Land Area E: Land east of Weel; and
- Land Area F: Land north of Wawne.

2.3.2 There is no Land Area A. This Land Area was removed as part of the iterative design process. See **ES Volume 1, Chapter 4: Alternatives and Design Iteration [EN010157/APP/6.1]** for further detail.

2.3.3 As shown on **ES Volume 3, Figure 1.2: Land Areas and Cable Routes Plan with Field Numbering System [EN010157/APP/6.3]**, each Land Area contains several fields and each field has been given a unique reference (e.g. Field B1). The interconnecting cables between the Land Areas are identified as follows:

- Cable B-B;
- Cable C-D;
- Cable E-E; and
- Cable E-F.

2.3.4 The Proposed Development would connect to the existing National Grid Creyke Beck Substation, located approximately 5.6 kilometres (km) south-west of the southern extent of the Land Areas, by a 132 kV underground cable. This underground cable route is included within the Order Limits and shown on **ES Volume 3, Figure 1.2: Land Areas and Cable Routes Plan with Field Numbering System [EN010157/APP/6.3]**.

2.3.5 The land within the Order Limits predominantly consists of agricultural fields (mostly arable with some grassland) interspersed with hedgerows, ditches, small woodland blocks and farm access tracks. The fields are bordered by a mix of hedgerows, wet ditches and some of the many major named drains and dykes in the area, including Monk Dike and Holderness Drain.

2.3.6 There is some variation in the features immediately surrounding and within each of the Land Areas, the interconnecting cable routes and the grid connection cable route, as summarised below and **ES Volume 3, Figure 2.1: Environmental Features Plan [EN010157/APP/6.3]** displays some of these features:

- **Land Area B:** This area comprises two separate sections. One lies west of the A165 and is bounded to the north by the A1035, to the west by Meaux and Routh East Drain, to the east by an unnamed ditch, and to the south by Land Area C. Monk Dike runs through the centre of this section. The other smaller section of Land Area B lies east of the A165 and north of Long Riston and is bounded by agricultural fields and ditches.

- **Land Area C:** This area lies adjacent to the southern boundary of Land Area B. It is bounded to the west by Arnold West Carr Drain/Arnold and Riston Drain and to the south by Kidhill Lane. Along the eastern boundary are ditches and agricultural land.
- **Land Area D:** This area is located in the centre of the Site. It is adjacent to Land Area E, which lies to the south-west. This area is bounded by various drains and ditches and crosses Meaux Lane. On the eastern border, outside of the Order Limits, is Cote Wood Local Wildlife Site (LWS) and semi-natural ancient woodland. Meaux Abbey Scheduled Monument lies outside of the Order Limits to the south.
- **Land Area E:** This area comprises three separate sections. The westernmost of these, located approximately 300m east of Weel at the closest point, lies either side of Carr Lane (Weel) and is bounded by ditches and agricultural land. The largest section of Land Area E is primarily bounded to the west and south by Holderness Drain, to the east by Meaux West ditch, and to the north-east by Land Area D. To the north of the Order Limits is agricultural land, within which is Meaux Duck Decoy Scheduled Monument. Beyond this is the third section of Land Area E, which is divided in two by a strip of woodland. Meaux Abbey Scheduled Monument lies outside of the Order Limits to the south-east.
- **Land Area F:** This is the southernmost area, lying approximately 800m north-east of Wawne at the closest point. It is largely bounded to the north and east by Holderness Drain. In other directions are agricultural fields. To the north, beyond Holderness Drain and therefore outside of the Order Limits, is Meaux Abbey Scheduled Monument. Meaux Road runs north to south through this Land Area.
- **Cable B-B:** This cable route connects the western and eastern sections of Land Area B. It runs along a field boundary and alongside Stonleygoat Dike. It also crosses the A165.
- **Cable C-D:** This cable route connects Land Area C and Land Area D. It crosses Arnold West Carr Drain and Meaux and Routh East Drain and runs through agricultural land.
- **Cable E-E:** This cable route connects the western and eastern sections of Land Area E. It runs along a field boundary beside an area of woodland and crosses Holderness Drain.
- **Cable E-F:** This cable route connects Land Area E and Land Area F. It crosses and runs alongside Holderness Drain.

- **Grid Connection Cable Route:** This 132kV cable route runs from the south-western boundary of Land Area E and connects the Proposed Development to the National Grid Creyke Beck Substation. The route passes south of Weel and west of Woodmansey. It crosses the River Hull, Beverley and Barmston Drain, the A1174, the A1079, and the railway line that runs between Beverley and Cottingham to the west of the Proposed Development.

2.4 What are the main transport and access links in the area?

- 2.4.1 The sections of the Strategic Road Network closest to the Order Limits are the A63 and M62 (the latter being approximately 17km from the Order Limits). The A63 is predominantly a dual carriageway and serves the Port of Hull and is approximately 7.3km from the Order Limits at its closest point. The M62 is predominantly a dual carriageway and serves the wider Strategic Road network and is approximately 17km west of the Order Limits at its closest point.
- 2.4.2 The major roads in the vicinity of the Proposed Development that provide access to the Strategic Road Network are as follows:
- The A1035 – A principal road that runs to the north of the Proposed Development, from the Swinemoor Lane Roundabout in Beverley to the junction with Market Place in Hornsea. It is predominantly a wide single carriageway road; however, it has a section of dual carriageway to the east of Leven;
 - The A164 – A principal road that runs to the west of the Proposed Development, from Wingfield Farm Roundabout to the west of Hull to Swinemoor Lane Roundabout in Beverley. It is predominantly a wide single carriageway road but becomes a dual carriageway for a section to the north-west of Willerby on the edge of Hull;
 - The A165 – A principal road that runs to the east of the Proposed Development, from the junction with the A64 in Scarborough to the junction with the A1079 in Hull. It is a wide single carriageway road to the south of the White Cross Roundabout and becomes a dual carriageway to the north of the White Cross Roundabout; and
 - A1174 – A principal road that runs to the west of the Proposed Development, from the Dunswell Roundabout in Hull to the junction with the A164. It is a wide single carriageway road.
- 2.4.3 The following other minor roads can be found within and/or surrounding the Order Limits:

- Meaux Lane, Meaux;
- Meaux Road, Meaux;
- Carr Lane, Long Riston;
- Arnold Lane West, Arnold/Long Riston;
- Black Tup Lane, Arnold/Long Riston;
- Carr Lane, Arnold;
- Woodhouse Lane, west of Skirlaugh;
- Kidhill Lane, west of Skirlaugh;
- Ings Lane, west of Skirlaugh;
- Long Lane, Woodmansey; and
- Park Lane, Cottingham.

2.4.4 The following are the closest National Cycle Network (NCN) cycle routes to the Order Limits:

- NCN Route No. 1 runs from Dover to the north of Scotland, through the Order Limits at the grid connection cable route, adjacent to Cottingham;
- NCN Route No. 164 runs from Beverley to Leven, adjacent to the northern boundary of the Order Limits; and
- NCN Route No. 65 runs approximately 4km to the south-east of the Order Limits.

2.4.5 There are a number of public rights of way and a long distance path (Wilberforce Way) that lie adjacent to or intersect the Order Limits, as presented on **ES Volume 3, Figure 2.1: Environmental Features Plan [EN010157/APP/6.3]**.

2.5 What designated natural and historic assets are in the area?

2.5.1 The following section presents a summary of the designated natural and historic assets present within the Order Limits and the local area. Further detail on the existing environmental baseline is provided in:

- **ES Volume 2, Chapters 6 to 14 [EN010157/APP/6.2];**
- **ES Volume 3, Figure 2.1: Environmental Features Plan [EN010157/APP/6.3];**
- **Statutory/Non-statutory Sites or Features of Nature Conservation and Habitats of Protected Species, Important Habitats or Other Diversity Features Plan [EN010157/APP/2.11];**

- **Water Bodies in a ‘River Basin Management Plan’ Plan [EN010157/APP/2.12];**
- **Statutory/Non-statutory Sites or Features of the Historic Environment Plan [EN010157/APP/2.13];**
- Relevant figures in **ES Volume 3 [EN010157/APP/6.3];** and
- Relevant technical appendices in **ES Volume 4 [EN010157/APP/6.4].**

Biodiversity

2.5.2 No statutory ecological designations lie within the Order Limits. The closest European designated ecological sites to the Order Limits are:

- Hornsea Mere Special Protection Area (SPA), approximately 7km from the closest edge of the Order Limits;
- Humber Estuary Ramsar/SPA/Special Area of Conservation (SAC), approximately 8km to the closest edge of the Order Limits; and
- Greater Wash SPA, approximately 11km from the closest edge of the Order Limits.

2.5.3 There is one statutory nationally designated site within 2km of the Order Limits:

- Leven Canal Site of Special Scientific Interest (SSSI) (approximately 1km from the closest edge of the Order Limits).

2.5.4 There is one non-statutory designated site (Local Wildlife Site (LWS)) within the Order Limits:

- Figham Pastures LWS (which is crossed by the grid connection cable route).

2.5.5 There are a further three non-statutory designated sites within 1km of the Order Limits:

- Cote Wood LWS/ancient semi-natural woodland (borders Fields D11 and D17 in Land Area D, abutting the Order Limits);
- Meaux LWS (the northern end directly abuts the Order Limits to the south of Field D18 in Land Area D, and the southern end is approximately 20m north of Field F6 in Land Area F); and
- Arnold Drain LWS (approximately 50m from the Order Limits at its closest point (Field C7 in Land Area C)).

2.5.6 There are three veteran trees within or adjacent to the Order Limits.

- 2.5.7 Other Habitats of Principal Importance that are within or adjacent to the Order Limits include areas of priority deciduous woodland and areas of coastal and floodplain grazing marsh.

Landscape

- 2.5.8 The Site is not covered by any statutory landscape designations, nor are there any within 3km of the Order Limits. The nearest National Landscape (previously known as Areas of Outstanding Natural Beauty) to the Order Limits are the Lincolnshire Wolds and Howardian Hills National Landscapes, both of which are over 30km from the Order Limits.

- 2.5.9 The Site is located in the centre of National Character Area (NCA) 40 Holderness.

Water resources

- 2.5.10 There are five watercourses within or in close proximity to the Order Limits that are shown as 'Main Rivers' on Environment Agency mapping **[Ref. 2-1]**:

- River Hull, which runs to the west of Land Area E and crosses the Order Limits at the grid connection cable route;
- Beverley and Barmston Drain, which runs to the west of the River Hull and crosses the Order Limits at the grid connection cable route;
- Holderness Drain, which runs adjacent to Land Areas E and F and crosses the Order Limits at Cable E-E and Cable E-F;
- Monk Dike, which runs within the Order Limits through Land Areas B and C; and
- Meaux and Routh East Drain, which runs outside of the Order Limits beside Land Areas B and C and crosses the Order Limits where Land Area B connects to Land Area C and at Cable C-D.

- 2.5.11 The Site occupies predominantly low-lying land, which relies on a network of drainage systems including ditches, culverts and pumping stations. The Site is located within the area administered by the Beverley and North Holderness Internal Drainage Board.

- 2.5.12 The Site is predominantly located in Flood Zones 2 and 3, albeit benefitting from the presence of flood defences including the River Hull Tidal Surge Barrier. Flood Zone 3 indicates an area that has a high probability of flooding, defined as a 1% or greater annual probability of river or sea flooding. Flood Zone 2 is defined as having between a 0.1% and 1% annual probability of river or sea flooding.

Geology

- 2.5.13 Bedrock geology across the Site is recorded as chalk (Flamborough Chalk Formation).
- 2.5.14 The superficial geological units within the Order Limits include alluvium, till, glaciofluvial sand and gravel deposits.
- 2.5.15 The Site is underlain by superficial geological units that are classified as a secondary A aquifer and a secondary undifferentiated aquifer. A principal aquifer is present across the Site within the chalk bedrock.
- 2.5.16 A large Zone One Source Protection Zone (SPZ), with respect to a groundwater abstraction source, is present close to Cottingham, with large sections of the Order Limits being within the Zone One (inner protection zone), Zone Two (outer protection zone) and Zone Three (total catchment) sections of the SPZ.

Cultural heritage

- 2.5.17 There are no known designated heritage assets within the Order Limits. However, there are a number of Scheduled Monuments, Grade II Registered Parks and Gardens, Conservation Areas and Listed Buildings (Grade I, II and II*) within 5km of the Order Limits.

2.6 References

- **Ref. 2-1:** Environment Agency Statutory Main River Map. Available online: [Statutory Main River Map \(arcgis.com\)](https://arcgis.com)

RWE Renewables UK Limited

Windmill Hill Business Park,
Whitehill Way,
Swindon,
Wiltshire,
England,
SN5 6PB
www.rwe.com