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To the Applicant
(By email only)

Your Ref:

Our Ref: EN010157

Date: 21 March 2025

Dear Ms Tinker,

Planning Act 2008 – section 51

Application by RWE Renewables UK Solar and Storage Limited for an order granting development consent for the Peartree Hill Solar Farm

Advice following issue of decision to accept the application for examination

On 21 March 2025 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the applicant provided under section 51 of the PA2008 in respect of these initial observations. The applicant should pay attention to its content and consider how appropriate action might be taken in response.

ES Appendix 5.6 – Flood Risk Assessment (Doc 6.4)

The Environment Agency published new flood and coastal erosion risk data on 28 January 2025 with further data planned for release on 25 March 2025. Once this further data has been released by the Environment Agency, the applicant should provide updated versions of the relevant assessments based upon the updated Environment Agency data.

Consultees identified on a precautionary basis

Given the individual circumstances relevant to this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application

are given the opportunity to participate fully in the examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

Minor errors and omissions

There are minor errors and omissions to be corrected, as reflected in Box 30 of the acceptance checklist.

Please pay close attention to the advice set out in this letter and act on it accordingly. It is requested that you action these points before the commencement of the preliminary meeting. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

Jake Stephens

Jake Stephens
Case Manager

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