

RWE Renewables UK Solar and Storage Limited

FAO Jake Stephens
The Planning Inspectorate
National Infrastructure Directorate
Temple Quay House
Temple
Quay
Bristol
BS1 6PN

03/06/2025

Dear Jake Stephens,

Planning Act 2008 – section 51 - Response to Advice following issue of acceptance decision

Application reference: EN010157

On 21 March 2025 the Planning Inspectorate (PINS) issued a decision to accept for examination a Development Consent Order Application (the DCO Application) made by RWE Solar and Storage UK Limited (the Applicant) in respect of the Peartree Hill Solar Farm (the Proposed Development).

In issuing that decision, PINS also issued advice relating to its initial observations on the DCO Application. This letter provides a response to that advice and is accompanied by the submission of the following new and updated application documents:

- **Introduction to the Application [EN010157/APP/1.2 Revision 2]** (clean and tracked versions);
- **Draft Development Consent Order [EN010157/APP/3.1 Revision 2]** (clean and tracked versions);
- **Explanatory Memorandum [EN010157/APP/3.2 Revision 2]** (clean and tracked versions);
- **Book of Reference [EN010157/APP/4.2 Revision 2]** (clean and tracked versions); and,
- **Schedule of Changes to the Draft DCO [EN010157/APP/8.1].**

ES Volume 4, Appendix 5.6: Flood Risk Assessment [EN010157/APP/6.4]

The Applicant is in the process of carrying out this update to its flood risk assessment as a result of the new flood and coastal erosion risk data published by the Environment

Agency on 25 March 2025. This update will be provided to the Planning Inspectorate before the commencement of the preliminary meeting, as requested within the section 51 advice.

Consultees identified on a precautionary basis

The Applicant can confirm that it included the bodies listed in Box 6 of the section 55 checklist (and set out below) within the list of bodies served with notice of the accepted application under section 56(2)(a) of the PA2008, namely the following:

- Green Generation Energy Networks Cymru
- Aurora Utilitis Ltd
- Stark Works

These bodies are included in the section 56 notification list submitted alongside this letter.

Minor errors and omissions

The section 51 advice identified minor errors and omissions to be corrected within Box 30 of the acceptance checklist. The Applicant's response to these is set out in the table below.

Section 51 identified minor error or omission	Applicant's Response
Draft Development Consent Order (Doc 3.1)	
Schedule 13 (removal of hedgerows) references Article 44 (Planning Permission) – consider whether it should reference Article 45, which relates to the removal of hedgerows	This amendment has been made within the Draft Development Order [EN010157/APP/3.1 Revision 2] .
Work No.1(a) states “not used”, consider whether Work No.1(a) is required.	The Work Nos. were drafted to align with the relevant Land Areas. As explained within the Environmental Statement, Volume 1, Chapter 1: Background and Context (APP-037) , Land Area A was removed from the Order Limits following Statutory Consultation and, as a result, the Land Areas within the DCO Application comprise Land Areas B-F. Work No. 1(a) was not used to reflect the removal of Land Area A and ensure the other Work Nos. still aligned with the Land Areas. It is not therefore proposed to make a change to the Work Nos. as drafted.
Requirement 4 states “Construction environmental management plans”. For consistency with the Explanatory Memorandum, consider whether the Requirement	The Explanatory Memorandum [EN010157/APP/3.2 Revision 2] has been revised to align with the Draft Development Consent Order text.

should be named “Construction and environmental management plans”.	
Explanatory Memorandum (Doc 3.2)	
Section 1.1.1 “draft Peartree Hill Solar Farm Order 202[] (the Order) [EN010157/APP/3.1]” is not consistent with the dDCO application document name “draft Development Consent Order [EN010157/APP/3.1]”, as referenced in other documents.	This amendment has been made within the Explanatory Memorandum [EN010157/APP/3.2 Revision 2] .
Section 4.4 states “Article 3 – Development consent granted by the Order”, but the respective Article in the dDCO states “Development consent etc. granted by this Order”.	This amendment has been made within the Explanatory Memorandum [EN010157/APP/3.2 Revision 2] .
Section 4.45 “Planning Permission” has double capitalisation, whereas the Article 45 in the dDCO does not.	This amendment has been made within the Explanatory Memorandum [EN010157/APP/3.2 Revision 2] .
Schedules in 5.1.26, 5.1.27 and 5.1.30 use lower-case “a” for Article. Suggest a full consistency check is carried out.	These amendments have been made within the Explanatory Memorandum [EN010157/APP/3.2 Revision 2] and a full consistency check of the document carried out.
Schedules in 5.1.31 and beyond do not reference which Article they relate to, whereas previous schedules do. Suggest a full consistency check is carried out.	These amendments have been made within the Explanatory Memorandum [EN010157/APP/3.2 Revision 2] and a full consistency check of the document carried out.
Book of Reference (Doc 4.2)	
Plot 4-10 states “Carr Land”, consider whether this should be “Carr Lane”	This amendment has been made within the Book of Reference [EN010157/APP/4.2 Revision 2] .

Additional minor amendments beyond scope of section 51 advice

In addition to the above minor errors and omissions identified in the section 51 advice, the Applicant has taken the opportunity to carry out a further review of the **Draft Development Consent Order (APP-019)** and **Explanatory Memorandum (APP-020)**. The Applicant has made some further amendments to the Draft Development Order and Explanatory Memorandum **[EN010157/APP/3.2 Revision 2]** as a result of this process **[EN010157/APP/3.1 Revision 2]**.

The **Schedule of changes to the Draft Development Consent Order [EN010157/APP/8.1]**, submitted alongside this cover letter clearly sets out the changes made to the **Draft Development Consent Order (APP-019)** and provides an explanation as to why these changes have been made.

Notification of proposed corrections to the DCO Application

The Applicant is also proposing to make two minor corrections to the DCO Application in response to errors identified in the further review which has been undertaken. These are set out below.

The Applicant has had regard to the Planning Inspectorate's guidance on changes to an application after it has been accepted for examination (dated 8 August 2024) ("the **Changes Guidance**"). Whilst the Applicant does not regard the proposed corrections to be *changes* for the purposes of the Changes Guidance, the Applicant is nevertheless adopting the spirit of the Changes Guidance by notifying the Planning Inspectorate of the proposed corrections (in the manner envisaged by step 1 of the Changes Guidance) and providing the information which the Changes Guidance requires to be included in a formal change notification.

The proposed corrections comprise the following:

1. **Correction 1:** The Applicant is proposing to remove a section of solar panels which was incorrectly included within the layout in Land Area B. An image showing the relevant section of solar panels to be removed is set out below as Figure 1. Prior to the submission of the DCO Application, the Applicant had agreed with the owner of a nearby residential property, Carr House Farm, to remove this section of panels in order to further reduce the visual impacts of the panels on their property. However, this was not reflected in the application documents prior to submission of the DCO Application. This area is proposed to be left for environmental mitigation following the removal of the panels, contributing to the Proposed Development's biodiversity net gain proposals. No changes to the Order land, including the powers of compulsory acquisition sought in respect of the land, would be necessary as a result of the correction. An image showing the land with the proposed removal of this section of solar panels is also set out below as Figure 2. The Applicant has engaged with relevant affected parties in the manner described below.

Figure 1 Extract of Environmental Masterplan showing the relevant section of solar panels to be removed

Figure 2. Updated extract of the Environmental Masterplan showing the land with the proposed removal of the section of solar panels

2. **Correction 2:** The Applicant also proposes to remove a section of private road (Carr Lane) that is no longer needed in connection with the Proposed Development following the relocation of the site access further west. This land will be removed from the Order Limits, resulting in a minor reduction in the scope of compulsory acquisition powers sought in respect of land. An image showing the land, identified as parcels 10-4, 10-5 and 10-6, to be removed from the Order Limits is set out below as **Figure 3**.

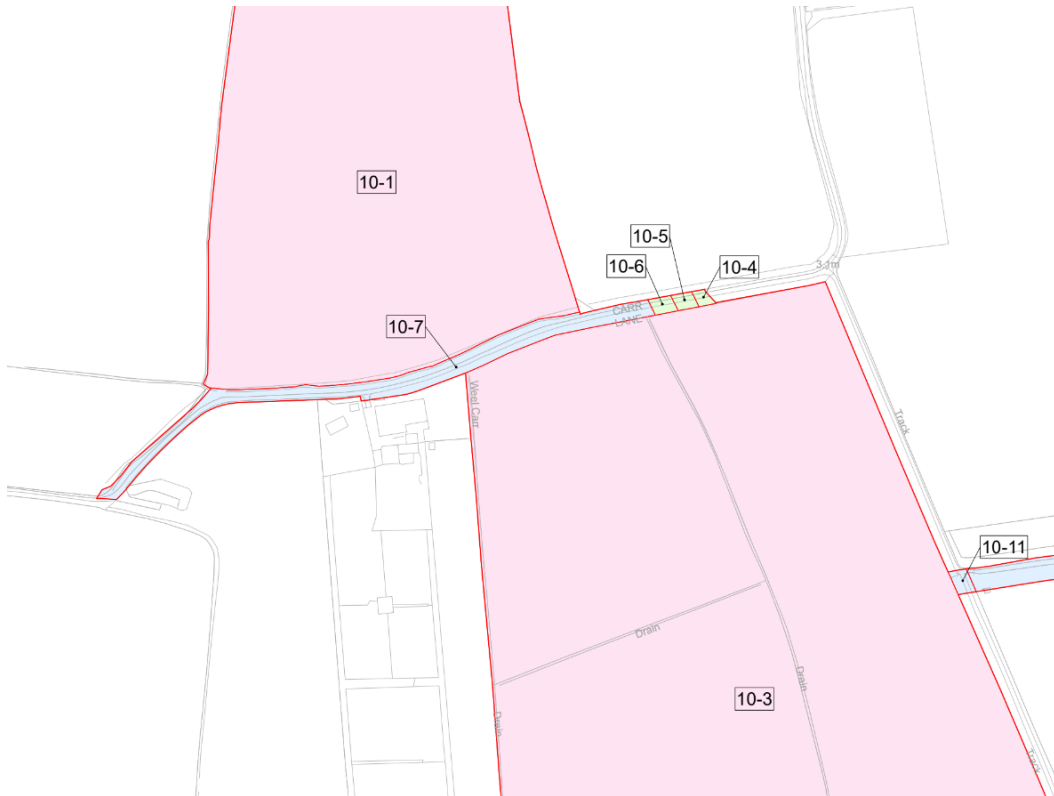


Figure 3 Extract of submitted Land Plans showing parcels 10-4, 10-5 and 10-6 now proposed to be removed

The Applicant has engaged with relevant landowners in relation to these corrections. Given the minor, site-specific nature of the corrections, the Applicant considers that its approach to engagement has been proportionate to the circumstances.

In respect of Correction 1, letters were sent to the neighbouring landowner and to the owner of the land affected by the removal of the solar panels on Wednesday 14 May 2025. These are provided with this letter as Appendices 1a and 1b respectively. The Applicant has not received any responses to those letters.

In respect of Correction 2, the relevant section of Carr Lane to be removed from the Order Limits is unregistered land and the owner recorded as 'unknown' in the **Book of Reference (APP-023)**. However, for completeness, the Applicant did contact SSE, who had an interest in the land as a result of the Doggerbank A&B cable which intersected with the parcels proposed to be removed, by letter dated Wednesday 14 May 2025, which is enclosed as Appendix 2. Again, the Applicant has not received a response to this letter.

It will therefore be observed that the proposed corrections are very minor in extent and have been the subject of appropriate engagement with relevant stakeholders. The Applicant can also confirm that the changes would not, either alone or in combination, give rise to materially new or materially difference effects to those reported in the Environmental Statement submitted with the DCO Application.

If the Planning Inspectorate is content with the proposed corrections, the Applicant proposes to set out the formal revisions to documents required to give effect to the corrections and to agree an appropriate date for submission of the same for examination with the Planning Inspectorate.

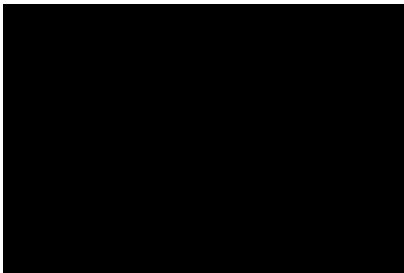
Certificates of Compliance

The Applicant also encloses for your attention the following documents certifying compliance with the Applicant's duty to notify relevant persons of the acceptance of the DCO Application for examination:

- Certificate of compliance with section 56 of the Planning Act 2008;
- Certificate of compliance with section 59 of the Planning Act 2008;
- Certificate of compliance with Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017; and
- Applicant's s56 Notification List.

I would be grateful if you would please acknowledge safe receipt of this letter and the enclosed documents.

Kind regards,



Lead DCO Development Project Manager
RWE Solar and Storage UK Ltd



Appendix 1a Letter to neighboring landowner for Correction 1

Wednesday 14th May 2025

Dear Sir/Madam

Proposed Peartree Hill Solar Farm Proposed correction to application for development consent

RWE Renewables UK Solar and Storage Limited (RWE) is writing to you regarding proposals to build Peartree Hill Solar Farm, a solar and battery storage project which would allow for the generation and export of up to 320 megawatts of electricity on land to the east of Beverley, in the administrative boundary of East Riding of Yorkshire Council (the Proposed Development).

As you may be aware, RWE submitted an application for development consent to the Planning Inspectorate on Friday 21 February 2025. The application was accepted for examination by the Planning Inspectorate on Friday 21 March 2025. We are currently in the pre-examination period.

We wrote to you on Friday 4 April 2025 setting out how you could register as an interested person by making a relevant representation to the Planning Inspectorate by 23:59 on Friday 30 May 2025. Registering as an interested person gives you the right to make further representations about the application during the examination process.

Please note that this letter is being sent to inform you about a proposed correction to the application (details of which are provided below and which we have discussed with you previously) and does not affect your ability to register as an interested person as set out in our letter dated 4 April 2025. However, if you do have any questions about our letter of 4 April, please let us know using the contact details provided below.

Proposed correction

As discussed with you previously, we have identified the need for a minor correction to the Proposed Development which affects land that you hold an interest in. We propose setting back the solar panels in a section of Land Area B in order to reduce the visual impacts on the nearby residential property, Carr House Farm. This proposal was discussed with the nearby property owner but was not shown on the plans submitted with our application.

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Registered in England
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...

The land without solar panels will be left for environmental mitigation, contributing to the Proposed Development's biodiversity net gain.

Enclosed with this letter are extracts of the Environmental Masterplan showing the proposed correction and the version submitted with the application, to help understand the correction.

The Proposed Development is an Environmental Impact Assessment ("EIA") development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. RWE therefore submitted an Environmental Statement as part of the DCO application, which detailed our assessments of the potential impacts of the Proposed Development.

The proposed correction is minor in extent and has been assessed as not introducing any new or different significant environmental effects. Therefore, the proposed correction does not alter the conclusions of the Environmental Statement.

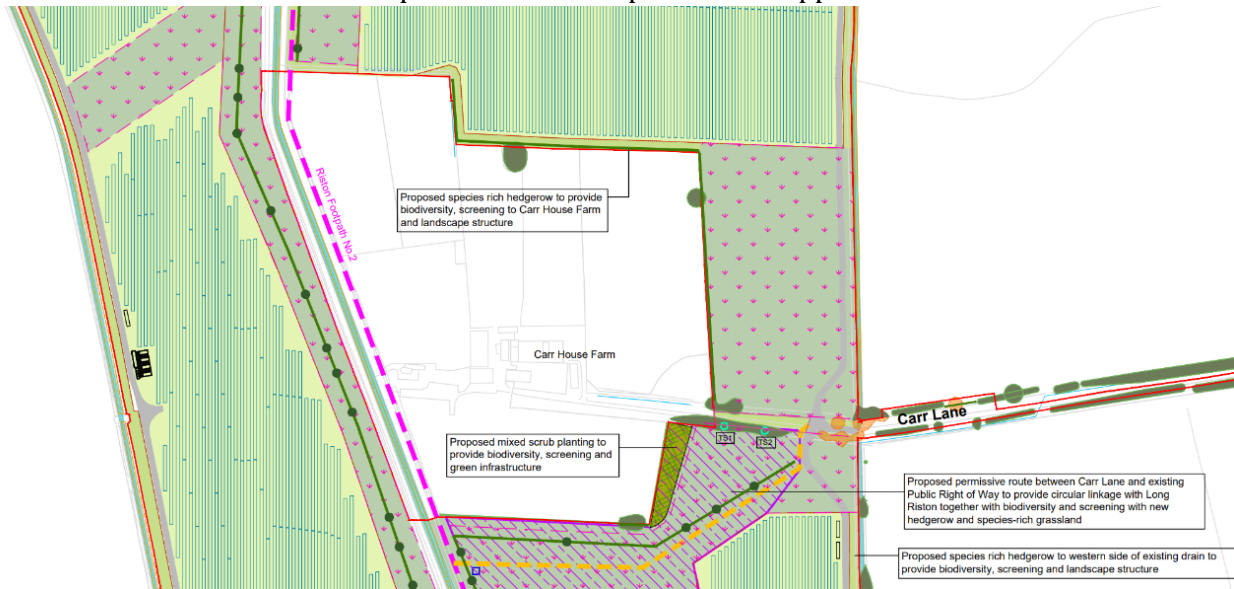
We therefore propose in due course to notify the Planning Inspectorate of our intention to correct the application documents by removing solar panels from this area of land. We anticipate doing this following the end of the period for relevant representations on Friday 30 May 2025.

If you have any questions on the content of this letter or the Proposed Development please contact us on the details above or call us on 01482 695 004.

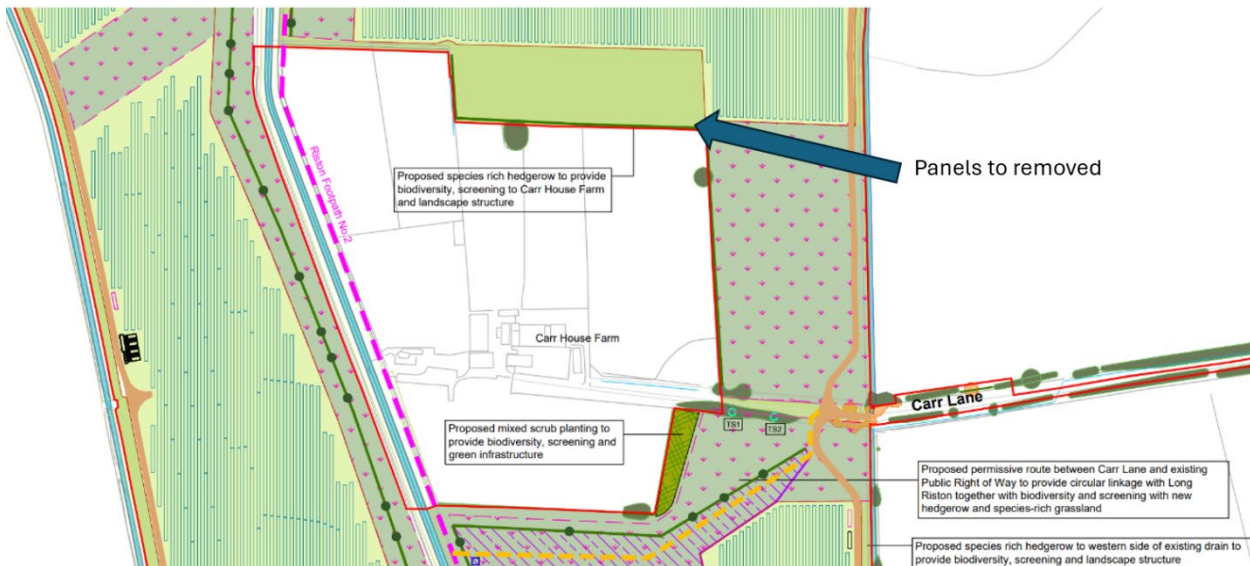
Yours sincerely,

Mike Greslow
Development Project Manager
RWE Renewables, Solar and Storage

Extract of Environmental Masterplan submitted as part of DCO Application



Extract of Environmental Masterplan showing the section of panels north of Carr House Farm removed





Appendix 1b Letter to landowner for Correction 1

Wednesday 14th May 2025

Dear Sir/Madam

Proposed Peartree Hill Solar Farm Proposed correction to application for development consent

RWE Renewables UK Solar and Storage Limited (RWE) is writing to you regarding proposals to build Peartree Hill Solar Farm, a solar and battery storage project which would allow for the generation and export of up to 320 megawatts of electricity on land to the east of Beverley, in the administrative boundary of East Riding of Yorkshire Council (the Proposed Development).

As you may be aware, RWE submitted an application for development consent to the Planning Inspectorate on Friday 21 February 2025. The application was accepted for examination by the Planning Inspectorate on Friday 21 March 2025. We are now in the pre-examination period. There is currently an opportunity to register as an interested person in respect of the forthcoming examination of the application by making a relevant representation to the Planning Inspectorate by 23:59 on Friday 30 May 2025. Further details can be found on the project page of the Planning Inspectorate's website at the following link <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010157> or on our website peartreehillsolar.co.uk.

We are writing to you regarding a proposed correction to our application, which we have discussed with you previously.

Proposed correction

We have identified the need for a minor correction to the Proposed Development which affects neighbouring land to the north of Carr House Farm. We propose setting back the solar panels in a section of Land Area B in order to further reduce the visual impacts on your property. This proposal was discussed when I visited on site in March 2025 but was not shown on the plans submitted with the application. You had also raised concerns regarding proximity of panels to Carr House Farm in your response to our statutory consultation in June 2025.

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The land without solar panels will be left for environmental mitigation, contributing to the Proposed Development's biodiversity net gain.

Enclosed with this letter are extracts of the Environmental Masterplan showing the proposed correction and the version submitted with the application, to help understand the correction.

The Proposed Development is an Environmental Impact Assessment ("EIA") development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. RWE therefore submitted an Environmental Statement as part of the DCO application, which detailed our assessments of the potential impacts of the Proposed Development.

The proposed correction is minor in extent and has been assessed as not introducing any new or different significant environmental effects. Therefore, the proposed correction does not alter the conclusions of the Environmental Statement.

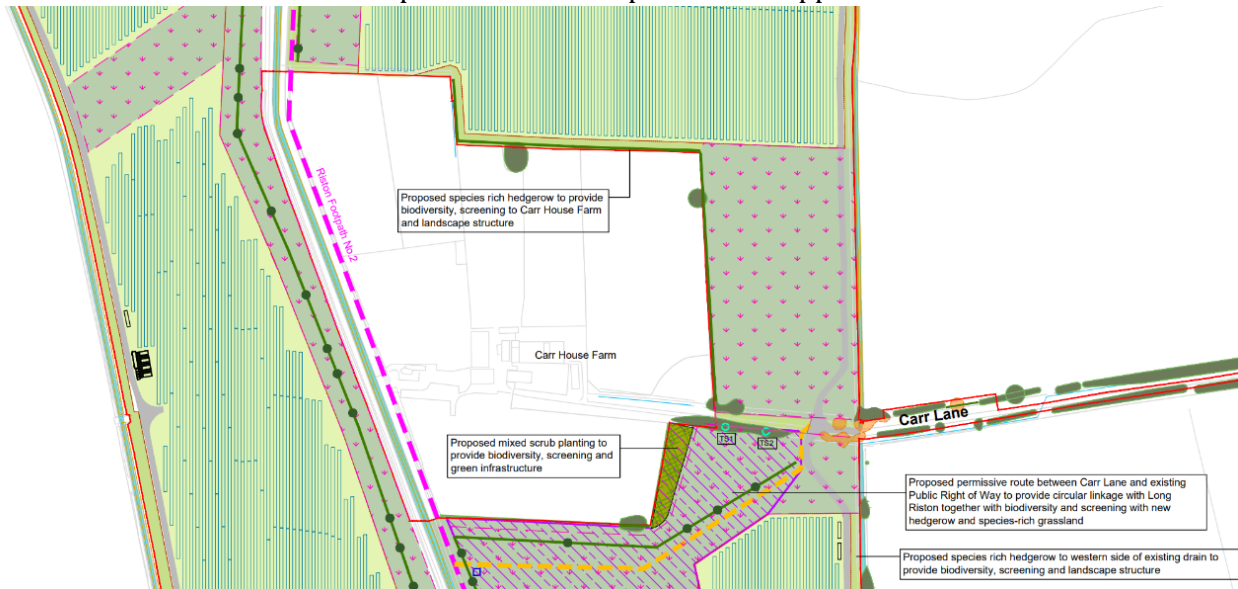
We therefore propose in due course to notify the Planning Inspectorate of our intention to correct the application documents by removing solar panels from this area of land. We anticipate doing this following the end of the period for relevant representations on Friday 30 May 2025.

If you have any questions on the content of this letter or the Proposed Development please contact us on the details above or call us on 01482 695 004.

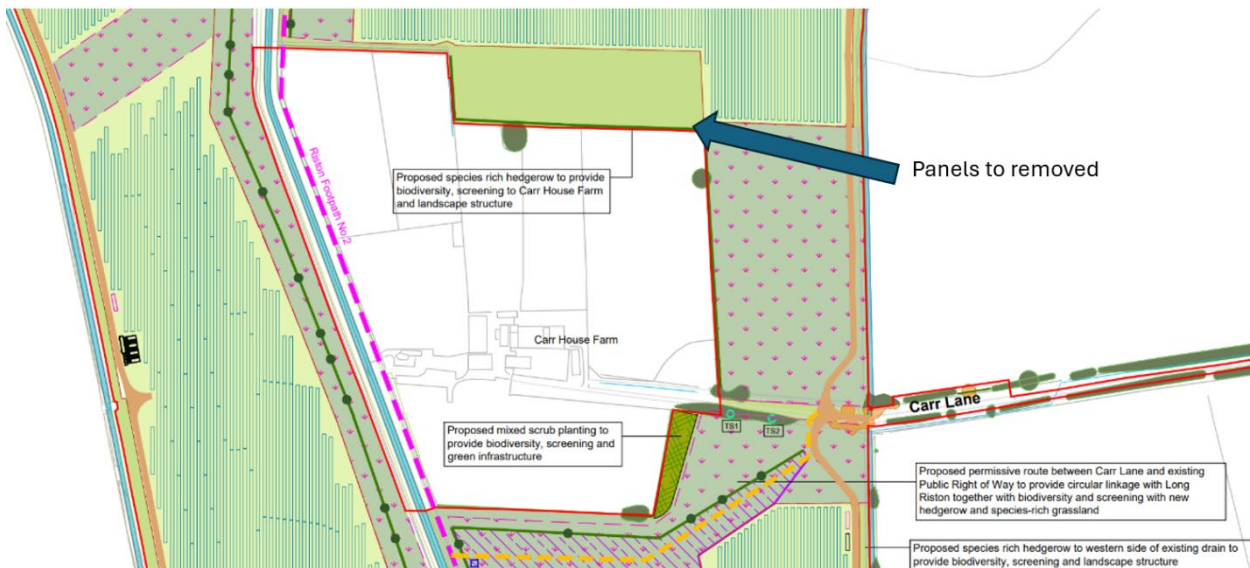
Yours sincerely,

Mike Greslow
Development Project Manager
RWE Renewables, Solar and Storage

Extract of Environmental Masterplan submitted as part of DCO Application



Extract of Environmental Masterplan showing the section of panels north of Carr House Farm removed





Appendix 2 Letter to person with interest in land for Correction 2

Wednesday 14 May 2025

Dear Sir/Madam

Proposed Peartree Hill Solar Farm Proposed change to application for development consent

RWE Renewables UK Solar and Storage Limited (RWE) is writing to you regarding proposals to build Peartree Hill Solar Farm, a solar and battery storage project which would allow for the generation and export of up to 320 megawatts of electricity on land to the east of Beverley, in the administrative boundary of East Riding of Yorkshire Council (the Proposed Development).

As you may be aware, RWE submitted an application for development consent to the Planning Inspectorate on Friday 21 February 2025. The application was accepted for examination by the Planning Inspectorate on Friday 21 March 2025. We are currently in the pre-examination period.

We wrote to you on Friday 4 April 2025 setting out how you could register as an interested person by making a relevant representation to the Planning Inspectorate by **23:59 on Friday 30 May 2025**. Registering as an interested person gives you the right to make further representations about the application during the examination process.

Please note that this letter is being sent to inform you about a proposed change to the application (details of which are provided below and which we have discussed with you previously) and does not affect your ability to register as an interested person as set out in our letter dated 4 April 2025. However, if you do have any questions about our letter of 4 April, please let us know using the contact details provided below.

Proposed change

We have identified a change to the Proposed Development which may affect land that you hold an interest in. This change relates to the removal of a section of private road (Carr Lane) that is no longer needed for the Proposed Development, following the relocation of the site access further west. This section of Carr Lane is unregistered and recorded in the Book of Reference with “unknown” ownership.

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...

Enclosed with this letter is an extract of the Land Plans submitted with the application showing plots 10-4, 10-5 and 10-6. RWE can confirm that these plots have now been removed from the Proposed Development.

The Proposed Development is an Environmental Impact Assessment ("EIA") development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. RWE therefore an Environmental Statement as part of the DCO application, which detailed our assessments of the potential impacts of the Proposed Development.

The changes proposed are minor and have been assessed as not introducing any new or different significant environmental effects. Therefore, the proposed changes do not alter the conclusions of the Environmental Statement.

We therefore propose in due course to notify the Planning Inspectorate of our intention to amend the application documents accordingly. We anticipate doing this following the end of the period for relevant representations on Friday 30 May 2025.

If you have any questions on the content of this letter or the Proposed Development please contact us on the details above or call us on 01482 695 004.

Yours sincerely,

Mike Greslow
Development Project Manager
RWE Renewables, Solar and Storage

Figure 1: Extract of submitted Land Plans showing parcels 10-4, 10-5 and 10-6 now proposed to be removed

