



Planning Inspectorate

National Infrastructure
Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Customer
Services: 0303 444 5000
e-mail: peartreehillsolarfarm@planninginspectorate.gov.uk

The applicant

Your Ref:

Our Ref: EN010157

Date: 6 June 2025

To the applicant,

The Planning Act 2008 – section 89

Application by RWE Renewables UK Solar and Storage Limited (the applicant) for an order granting development consent for Peartree Hill Solar Farm (EN010157)

The applicant's notice of intention to make changes/ corrections to the application

Thank you for your letter dated 3 June 2025 [[AS-004](#)] which the Examining Authority (ExA) understands, amongst other things, gives notice of the intention of the applicant to submit a request to make changes/ corrections to the Peartree Hill Solar Farm (the proposed development) application. This has been published on the [project webpage](#) of the Find a National Infrastructure Project website. The applicant is seeking advice from the ExA on the procedural implications of the proposed changes/ corrections.

The applicant's letter sets out two proposed changes/ corrections to the application, as follows:

1. To remove a section of the proposed solar array from 'Land Area B' to reduce visual effects for the residents of a nearby property and to instead use the land for environmental mitigation; and
2. To remove three plots from the Order limits along Carr Lane which are currently proposed for temporary possession (Plots 10-4, 10-5 and 10-6) but which are no longer required.

In the applicant's view, each of the proposed changes/ corrections are not material. This is because they represent either a reduction in the Order limits/ Order land, or would not, either alone or in combination, give rise to materially new or materially difference effects to those reported in the environmental statement (ES) submitted with the application. In addition, the applicant sets out that it has carried out a targeted consultation to the relevant parties affected. Consequently, the applicant considers that none of the proposed changes/ corrections merit further consultation.

The ExA has considered the [Planning Inspectorate's Advice Note 16 Guidance on changes to an application](#) (AN16) and the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations) and makes the following comments.

Paragraph 2.1 of AN16 advises that on receipt of a request to make a change to the application, the ExA must initially consider whether the development being proposed is in substance the same as the development which was originally applied for.

In respect of the proposed changes/ corrections and based upon the applicant's information provided in its letter, the ExA agrees with the applicant that the proposed changes/ corrections would either amount to a reduction in land take required and/ or would be unlikely to give rise to any materially new or materially different effects to those reported in the environmental statement submitted with the application. In addition, the ExA is satisfied that the proposed changes/ corrections would not engage the relevant provisions of the CA Regulations.

As such, the ExA is minded to accept the applicant's view that the proposed changes/ corrections are not material and would not lead to the proposed development being different in nature or substance to that which was originally applied for. The ExA also considers that given this and due to the applicant's targeted consultation, additional consultation is unlikely to be required. Moreover, there would be opportunity during the examination for parties to make any representations on any revised plans or documents submitted by the applicant, should they be accepted by the ExA, which reflect the proposed changes/ corrections.

Regarding consultation, the ExA notes that in the fifth paragraph of Appendix 2 of the applicant's letter, it states that the relevant section of Carr Lane is 'unregistered and recorded in the book of reference with "unknown" ownership.'. However, whilst this is the case for Plot 10-4, the book of reference identifies 'Doggerbank Offshore Wind Farm Project 2 Projco Limited' as the owner and occupier of Plots 10-5 and 10-6. The applicant may therefore wish to consider, in the interests of clarity, whether it would be prudent to re-issue the letter to the affected party, allowing reasonable time for a response, prior to the submission of the formal change request.

The ExA recognises that any changes to the Order limits/ Order land and layout of the proposed solar array in 'Land Area B' is likely to require revisions to many plans and documents as well as the draft Development Consent Order. The ExA requests that the applicant undertakes a thorough check of all plans and documents which would be affected and provides revisions of these. Should there be any need to update any ES chapters and associated appendices, such as those relating to landscape and visual amenity and biodiversity, the applicant may wish to consider whether at this stage, an addendum to the ES setting out any changes to the assessments/ conclusions may suffice, or whether full revised versions of these documents may be more appropriate.

In addition, regarding the proposed change/ correction relating to the removal of a section of the solar array, it would be helpful for the applicant to explain whether this has any implications for the intended gross electrical output capacity of the proposed development.

You are asked to ensure that the change request that is intended to be submitted (with any relevant associated revised documents in clean and track changed versions and any revised plans to include a note citing the reason for revisions), is done so **no later than 8 July 2025**.

A formal procedural decision will then be issued by the ExA on whether to accept such changes/ corrections.

The ExA also requests that, if feasible, the updated flood risk assessment as referred to in the applicant's letter is submitted at the same time.

Please do not hesitate to contact the case team using the contact details at the head of this letter should you have any queries.

Yours faithfully

Alex Hutson

Lead member of the Examining Authority

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