



Preliminary meeting note

Application: Peartree Hill Solar Farm

Reference: EN010157

Time and date: 10:00am Tuesday 22 July 2025

Venue: Tickton Grange Hotel, Main St, Tickton, Beverley HU17 9SH

This meeting note is not a full transcript of the preliminary meeting. It is a summary of the key points discussed.

1. Welcome and introduction

Alex Hutson (AH) welcomed those present and introduced himself as the lead member of the panel to examine the Peartree Hill Solar Farm application. Marie-Louise Milliken (MLM) introduced herself as a panel member. AH explained that together, himself and MLM constitute the Examining Authority (ExA).

The ExA explained that its appointment was made by delegation from the Secretary of State (SoS) for the Department of Housing, Communities and Local Government on 28 April 2025.

The ExA explained that it would be examining the application made by RWE Renewables UK Solar and Storage Limited (the applicant) before making a recommendation to the SoS for the Department of Energy Security and Net Zero who will decide whether an order granting development consent for the proposed project, which is a Nationally Significant Infrastructure Project (NSIP), should be made.

The ExA explained the purpose of the preliminary meeting (PM) and noted that the examination will commence after the PM closes.

The ExA confirmed that all documents and submissions received and accepted during the examination will be published on the [project-specific page](#) of the Find a National Infrastructure Project website.

2. Digital recording

The digital recording of the PM is available on the Find a National Infrastructure Project website and can be accessed [here](#).

3. General Data Protection Regulation

The ExA explained the Planning Inspectorate's duties under General Data Protection Regulation (GDPR).

Further info relating to the GDPR can be found in the Planning Inspectorate's ['Privacy Note'](#).

4. Examination process

The ExA briefly explained that details regarding the examination process under the Planning Act 2008 (PA2008) were included in annex B of the [rule 6 letter](#) published on 24 June 2025. Further info can be found here:

- ['Nationally Significant Infrastructure Projects: What to expect at a Nationally Significant Infrastructure Project event'](#)
- ['Nationally Significant Infrastructure Projects: Registering to speak at, or attend, an event'](#)

East Riding Against Solar Expansion (ERASE) (represented by George McManus) raised some concerns around the applicant's consultation process. The ExA noted that the applicant had undertaken extensive consultation. This is documented in its Consultation Report. Matters around adequacy of consultation were addressed as part of the acceptance process.

ERASE raised some concerns around the applicant paying for the hire of the venue and the audio/ visual company and implications for a conflict of interest. The ExA explained that this was standard practice and that applicants are expected to pay the costs associated with the submission of an application, as per the requirements of The Infrastructure Planning (Fees) Regulations 2010.

5. Initial assessment of principal issues

The ExA explained the purpose of the initial assessment of principal issues (section 88 of PA2008), which can be found in annex C of the [rule 6 letter](#) of 24 June 2025 and asked for any observations on them.

ERASE sought clarification regarding whether light pollution would be considered under landscape and visual amenity issues. The ExA clarified that the initial assessment of principal issues is intended as a broad overview and does not exclude consideration of other matters not specifically mentioned within the list and that light pollution would be appropriately addressed.

6. Examination Timetable

The ExA noted requests already received in writing to amend the draft examination timetable contained in annex D of the [rule 6 letter](#) and also welcomed further suggestions from the parties in attendance.

All comments received were duly noted by the ExA and considerations will be reflected in the rule 8 letter.

The ExA also highlighted some amendments it intended to make to the draft examination timetable and sought the views of parties in attendance. These will be reflected in the rule 8 letter.

The final examination timetable can be found in the [rule 8 letter](#) published on 29 July 2025.

The ExA sought the view of parties on any preferences for any future events to be blended or fully virtual and noted the responses.

7. Procedural decisions

The ExA clarified the procedural decisions made under section 89(3) of PA2008 and asked for any observations. Procedural decisions can be found in annex G of the [rule 6 letter](#).

The applicant confirmed that it has engaged with all parties identified for the preparation of statements of common ground (SoCG), and that work is ongoing to progress draft SoCGs. The ExA reminded the applicant that initial SoCGs are required to be submitted by deadline 1 in the examination timetable. The ExA asked whether the applicant is in contact with any additional parties not currently listed for a SoCG. The applicant confirmed that, to its knowledge, there are no further parties.

The ExA asked whether the applicant should prepare a SoCG with the Beverley Pasture Masters. The applicant confirmed that it has contacted the Beverley Pasture Masters with the intention of progressing a SoCG. However, it noted that engagement to date has been limited and that the extent to which the Beverley Pasture Masters are willing to enter into a SoCG remains unclear.

ERASE asked whether the applicant had engaged with Visit Hull and East Yorkshire, noting the importance of the tourism sector. The applicant acknowledged the point and confirmed that a SoCG is being progressed with East Riding of Yorkshire Council (ERYC) and that matters relating to tourism would be addressed as part of that.

The ExA noted that several statutory undertakers would be affected, primarily in relation to protective provisions, and asked whether the applicant intends to enter into SoCGs with those parties. The applicant confirmed that discussions regarding protective provisions are ongoing. It advised that, at present, it does not anticipate a sufficient number of outstanding matters to warrant the preparation of SoCGs and instead proposes to provide updates to the ExA through alternative means, such as the negotiations/ land rights tracker.

ERYC (represented by Rachael Hodgson) confirmed that it would be providing a local impact report by deadline 1.

The ExA noted that it had received one response at procedural deadline A (PDA) regarding potential locations for an accompanied site inspection. This was from the applicant relating to the proposed on-site substation locations. The ExA asked whether these locations could be visited on an unaccompanied basis, subject to landowner permission. The applicant advised that this would be possible. It further confirmed that no additional locations had been identified, having regard to the extensive unaccompanied site inspection already undertaken by the ExA.

The ExA noted that any submission at PDA does not preclude any further requests for site inspections, including suggestions of prospective locations during examination.

ERASE queried matters around the date for the close of the examination. The ExA explained that it is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the PM, which would be 22 January 2026. The ExA explained that, in exceptional circumstances, only the SoS has the power to extend this date. However, the ExA explained that it has set an earlier date of 22 December 2025 for the intended close of the examination in line with other solar development consent applications and to align with government expectations. Should the ExA consider it necessary to extend the completion beyond this date and up to 22 January 2026, for example because further examination of the issues is necessary, the ExA would inform all parties of this by way of a procedural decision.

Any other matters

The applicant identified that it is intending to make a request for minor changes to the application. It advised that a formal notification of the proposed changes is expected to be submitted in advance of deadline 1.

Close

The ExA briefly set out the next stages of the process and then closed the PM at 11:19am.