

EAST RIDING OF YORKSHIRE COUNCIL

Report to: Planning Committee
Date: 14th August 2025

Ward: Mid Holderness
Parish: Wawne Parish Council

East Riding of Yorkshire Council Local Impact Report

Application for Development Consent Order (DCO) for the Construction, operation (including maintenance) and decommissioning of solar photovoltaic electricity generating and storage facility with an export capacity of 320 megawatts and associated infrastructure

At Peartree Hill Plantation, Meaux Lane, Meaux, East Riding Of Yorkshire
By DWD Ltd

Application Number: 24/01813/NSIP

1. Planning Committee Resolution

- 1.1 The Local Impact report was considered by the Planning Committee on 14 August 2025. Whilst the report was agreed to be submitted to the Planning Inspectorate for consideration, the Committee resolved that the Planning Inspectorate be informed that had the Planning Committee been able to act as determining authority the decision with regard to this proposed would have been to **REFUSE** this application. The reasons for objection are as follows;

Cumulative Impact –

- 1.2 This solar farm would be one of four solar farms within the immediate area. The location of the other surrounding solar farms are shown on the attached plan, this identifies that all four of these consented solar farms adjoin the proposal at Pear Tree Hill and therefore significantly contribute to the built area, and area of countryside 'under glass'. Members noted that the development at Carr farm, Carr Lane, Tickton has recently been allowed on appeal on 18 July 2025 reference PP/E2001/W/25/3360978. In that decision the Inspector identifies that '*(Pear tree Hill) NSIP process will also take into account the cumulative impacts of other solar farms in the area, which would include the appeal site if consented*'. As such in determining this appeal the Inspector has placed the emphasis of the consideration of the cumulative impact firmly with the determination of this NSIP.
- 1.3 The scale and extent of this solar farm is vast, and when considered in conjunction the other nearby consented proposals would represent a considerable sprawl across the countryside, stretching from Meaux to Holderness. It is calculated that the area taken up by the Solar Panels within the immediate local area would be the equivalent to 1,200 football pitches and when squared off the overall area taken over would be in the region of 1,227 hectares. This would significantly affect the rural character of the locality changing it from a countryside location which accommodates solar development to one of an area within which solar has become the dominant landform

and therefore defines its character.

- 1.4 This change in character would also affect the amenity of the area and the way it is enjoyed by residents and visitors. The quiet natural character of the area would be replaced by an industrialised landscape severely affecting the intrinsic character and beauty of this countryside location contrary to Paragraph 187 of the NPPF and Policies EC5 and ENV2 of the East Riding Local Plan. Furthermore paragraph 2.10.157 of EN-3 confirms the Secretary of State will consider the effect of development on the landscape character, together with the possible cumulative effect of any existing or proposed development.

Best and Most Versatile Land

- 1.5 The proposal would result in a significant loss of best and most versatile land, approximately 35% of the whole site area, which is a considerable area. The loss of so much Best and Most Versatile land will severely reduce the overall area of quality agricultural land available for farming and therefore to produce food. This would be contrary to Policy EC5, which requires that developments and their infrastructure should be acceptable in terms of the impact on best and most versatile land Para (3 vii), and the Planning Practice Guidance which requires local authorities to consider encouraging the effective use of land by focussing large scale solar farm on previously developed and non-agricultural land. National Policy Statement EN-3 also confirms that applicants should utilise suitable previously developed land.
- 1.6 Furthermore, the impacts of the loss of this area of best and most versatile agricultural land would be exacerbated by the proposed management of the site. Rather than ensure that the land remains in some form of agricultural use, it has been proposed to use the area of land for increased provision of biodiversity rather than to continue to graze the land or use it for alternative methods of agriculture. As such the whole area of high-quality site food producing land would be lost, and as such this proposal would significantly affect the food security and production ability of this part of rural East Riding.

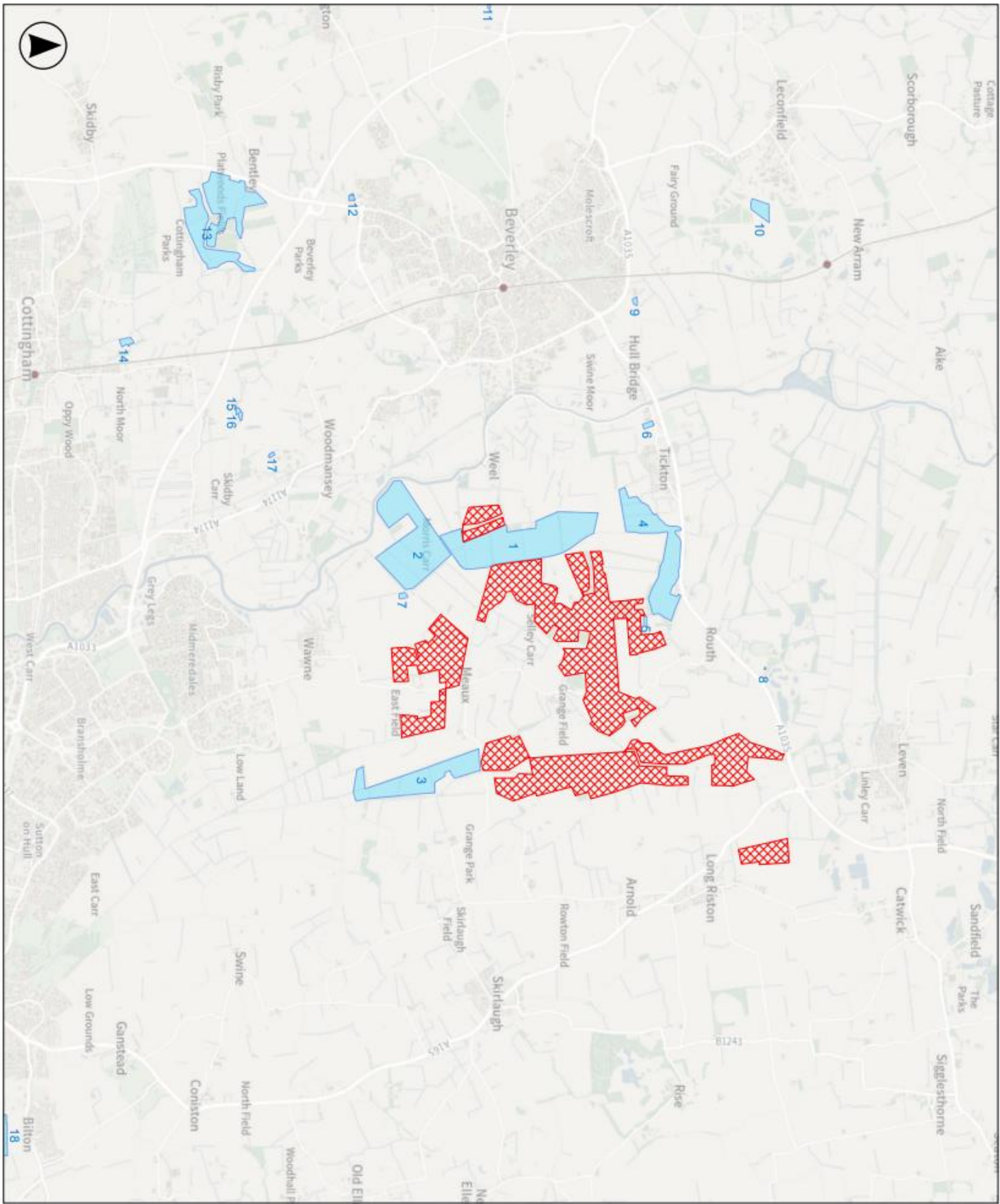
Peartree Hill Solar Farm

Legend

-  Consented Solar Developments
-  Peartree Hill Solar Farm

Please note that this map only shows solar development and that the boundaries only show the existing or potential extent of the built, overground development. Ecological mitigation areas, underground cables or infrastructure are not shown so the individual features on the map may not reflect the full extent of the application site boundary area.

Scale: 1:50,000



Site No.	Application No.	Address	Proposal	Size	Decision and Date
1	22/03648/STPLF	Carr Farm Carr Lane Tickton East Riding Of Yorkshire HU17 9SD	Construction of 49.9MW Solar Farm comprising of ground mounted solar panels, underground cabling, a temporary construction compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated ancillary grid infrastructure and work	49.9 MW 101.5 ha	Allowed at appeal 18.07.2025
2	22/01208/STPLF	Land North East And West Of Carr Plantation Ferry Road Wawne East Riding Of Yorkshire HU7 5XZ	Construction of solar photovoltaic development including solar panels, installation of sub-station, transformers, storage containers, erection of perimeter fence and CCTV poles with associated access, gates, internal tracks, infrastructure, landscaping and biodiversity enhancements and erection of temporary construction compound	49.9 MW 94 ha	Approved 18.11.2022
3	22/02775/STPLF	Land West Of Benningholme Grange Farm Kidhill Lane Benningholme East Riding Of Yorkshire HU11 5EF	Construction of a 49.99MW Solar Farm comprising: ground mounted solar panels, transformers, substation, DNO control room, customer substation, GRP communications cabin, security fencing, landscaping and other associated infrastructures	49.99 MW 64.26 ha	Approved 29.05.2024
4	22/00824/STPLF	Land East South West And West Of Tickton Bridge Plantations Main Road Routh East Riding Of Yorkshire HU17 9SL	Construction of solar photovoltaic development including solar panels, installation of sub-station, medium voltage power stations, battery energy storage containers, erection of perimeter fence and CCTV poles with associated access and erection of temporary construction compound	40 MW 75 ha	Approved 08.07.2022
5	13/04184/PLF	Land South West Of Manor House Farm Meaux Lane Routh East Riding Of Yorkshire	Installation of ground mounted solar panels	200 kW 0.2 ha	Approved 24.02.2014
6	12/04109/PLF	Kinetic Special Vehicles Limited Weel Road Tickton East Riding Of	Installation of ground mounted solar panels and associated cable	249.57 kW 0.76 ha	Approved 03.04.2013

		Yorkshire HU17 9RY			
7	23/01533/PLF	Land South Of Carr House Farm Drove Lane Wawne East Riding Of Yorkshire HU7 5XZ	Installation of ground mounted solar array, 5 CCTV cameras with speakers mounted on a 2.5m high poles, siting of equipment container and kiosk, erection of 1.8m high security perimeter fence with gate and associated cable trenching	190 kW 0.4 ha	Approved 01.09.2023
8	15/00535/PLF	Land South East Of High Farm Main Road Routh East Riding Of Yorkshire	Installation of 40 no. ground mounted solar array	10 kW 0.02 ha	Approved 09.04.2015
9	14/02876/PLF	Molescroft Grange Farm House Grange Way Molescroft East Riding Of Yorkshire HU17 9FS	Installation of ground mounted solar panels	190 kW 0.08 ha	Approved 18.11.2014
10	19/11576/EIASCR	Defence School of Transport, Grange Road, Leconfield.	Installation of a ground mounted solar photovoltaic array to provide approximately 2.3mw generating capacity together with associated infrastructure, security fencing, CCTV and access gate		Environmental Impact Assessment Screening Opinion Issued 14.01.2020. No planning application submitted.
11	23/01074/PLF	Grange Farm Finchcroft Lane Bishop Burton East Riding Of Yorkshire HU17 8QU	Installation of ground mounted solar panels	364 kW 0.146 ha	Approved 13.06.2023
12	22/00363/PVNOT	Morrisons Wingfield Way Beverley East Riding Of Yorkshire HU17 8XE	Installation of solar photovoltaic panels to flat roof of supermarket building	607.5 kW 0.532 ha	Approved 29.03.2022
13	23/00846/STVAR	Land South Of Creyke Beck Substation 4875 Park Lane Cottingham East Riding Of Yorkshire	Variation of Condition 3 (approved plans) of planning permission 21/02335/STPLF - Construction of a 49.9MW Solar Farm, underground cabling, 18 inverter substations, installation of perimeter fencing (up to 2.5m high) with access gates and 176 CCTV cameras/infra-red lighting on steel poles (up to 3.5m high steel poles) and 2 temporary construction	49.9 MW 87.33 ha	Approved 29.06.2023

			compounds; construction of a grid compound consisting of substations, control rooms, transformers, cabling and fencing; construction of a storage compound consisting of 24 battery storage containers, 24 PCS units and 2.5m high perimeter fencing and associated grid infrastructure and associated works to allow for minor design changes to battery layout to reflect a more efficient and optimised design for construction		
14	23/01363/CLP	Cottingham Water Pumping Station Mill House Woods Lane Cottingham East Riding Of Yorkshire	Certificate of Lawfulness for the proposed installation of ground mounted solar array with associated underground cabling; installation of 9 CCTV cameras; erection of fencing and temporary construction compound	370 kW 2 ha	Approved 29.09.2023
15	17/04348/PLF	Low Farm Dunswell Lane Dunswell East Riding Of Yorkshire HU16 4JP	Installation of ground mounted solar panels	205.7 kW 0.15 ha	Approved 12.02.2018
16	15/02321/PLF	Land East Of Low Farm Dunswell Lane Dunswell East Riding Of Yorkshire HU16 4JP	Installation of ground mounted solar panels	200 kW 0.62 ha	Approved 22.09.2015
17	14/03409/PLF	Petunia Nurseries Plaxton Bridge Road Woodmansey East Riding Of Yorkshire HU17 0RT	Installation of ground mounted solar array	140 kW 0.391 ha	Approved 24.12.2014
18	15/01752/STPLF	Land South Of Main Road Bilton East Riding Of Yorkshire	Installation and operation of a solar photovoltaic (PV) farm of up to 32MW output on 59.89 hectares of land, comprising the installation of arrays of solar PV panels up to 2.8 metres high; laying of a new access track to Main Road (B1238); temporary construction compound; inverter platforms; transfer station; collecting stations; energy storage containers; general storage container; underground cabling; security fencing; CCTV	32 MW 59.9 ha	Approved 06.09.2017

			security monitoring system; solar modules monitoring system; landscaping and associated works and infrastructure		
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