



Pearmtree Hill Solar Farm

Statement of Commonality

Document Ref: EN010157/APP/9.1

August 2025

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1 Introduction

1.1 Overview

- 1.1.1 This Statement of Commonality has been prepared on behalf of RWE Renewables UK Solar and Storage Ltd (the 'Applicant'). This document provides the Examining Authority (ExA) with the position on Statements of Common Ground (SoCG) between the Applicant and relevant statutory consultees and Interested Parties in relation to the proposed Peartree Hill Solar Farm. It will be updated throughout the course of the Examination.
- 1.1.2 The Applicant has submitted a Development Consent Order (DCO) application for a Nationally Significant Infrastructure Project (NSIP) for the construction, operation (including maintenance) and decommissioning of a solar photovoltaic (PV) array electricity generating facility, Battery Energy Storage System (BESS) and associated infrastructure (the 'Proposed Development') which would allow for the generation and export of electricity. The **Location and Land Area Plan [APP-007]** shows the Order Limits (the 'Order Limits') for the Proposed Development, which is approximately 891 hectares of land located within East Riding of Yorkshire Council (ERYC or the 'Host Authority').
- 1.1.3 The Planning Act 2008 (PA 2008) **[Ref. 1]** prescribes that the Secretary of State (SoS) is responsible for determining the DCO Application, with the power to appoint an ExA of an appointed person(s) to manage and examine the Application. The ExA, appointed through the Planning Inspectorate, will make procedural decisions and examine the Application. The ExA will make a recommendation to the SoS who will then decide whether to grant a DCO Application. Where a relevant National Policy Statement has effect the SoS will determine the application for development consent in accordance with that relevant NPS.

1.2 Proposed Development Description

- 1.2.1 Peartree Hill Solar Farm is a proposed solar farm that will generate energy for export to the National Grid (the 'Proposed Development').
- 1.2.2 A summary of the description of the Proposed Development can be found in Section 3.4 of the **Environmental Statement (ES) Volume 1, Chapter 3: Proposed Development Description [APP-039]**. The terminology used in this document is defined in **ES Volume 1, Chapter 0: Contents, Glossary and Acronyms [APP-036]**.

- 1.2.3 As described in the **Statement of Need** at Appendix 3 of the **Planning Statement [APP-147]**, large scale solar generation is expected to make an important contribution to achieving the Government's objectives for the UK's energy supply. As summarised in the Overarching National Policy Statement for Energy (NPS EN-1) **[Ref. 2]** paragraph 3.2.1, these objectives include ensuring that the supply of energy always remains secure, reliable, affordable, and enables the UK to transition to a low carbon economy in order to meet its carbon emission reduction commitments.
- 1.2.4 To support this objective, the Applicant's vision for the Proposed Development is to deliver a project that will seek to maximise energy yield whilst seeking to minimise any adverse effects on the environment and at the same time taking opportunities to deliver significant local benefit.

1.3 Structure of Statement of Commonality

- 1.3.1 This Statement of Commonality document is structured as follows:
- Section 2 details the structure of each SoCG document and provides a list of the SoCGs that are being produced;
 - Section 3 addresses the status of each SoCG; and
 - Section 4 sets out the commonality between SoCGs and a summary of their position.

2 Position

2.1 Structure of SoCGs

2.1.1 Following continuous ongoing engagement with relevant statutory consultees and Interested Parties, the Applicant has prepared a number of SoCGs prior to the acceptance of the Application.

2.1.2 In terms of those submitted at this stage, this includes:

- Section 1 provides an introduction to the SoCG and a description of its purpose.
- Section 2 details the record of engagement between the Applicant and the party.
- Section 3 sets out the current position on different topics between the Applicant and the relevant party.

3 Status of SoCGs

3.1 Summary of Current Position

- 3.1.1 This section confirms the current status of each SoCG as of the submission of the DCO.
- 3.1.2 Table 1 provides a high-level position on the status of each SoCG and where necessary includes further detail to aid the understanding of the status.
- 3.1.3 With respect to the terms used in Table 1, these are as follows –
- Final SoCG - the final SoCG has been agreed upon by both parties, with no outstanding matters to resolve
 - Draft SoCG - the SoCG has mainly been agreed upon between both parties, but there are a number of issues still outstanding, and it is yet to be signed off by both parties
 - Initial draft SoCG – the initial SoCG has been drafted by the Applicant (using matters identified from meetings with the party alongside responses to Statutory Consultation, Relevant Representations) and is with the party for review, this has not had feedback by the party and is not signed off.
 - Not yet submitted – the Applicant is progressing these SoCGs with the intent to submit drafts at subsequent deadlines.

Table 1: Summary of current position of SoCGs

Document Reference	Party	Position at Deadline 1	Position at Deadline 2	Position at Deadline 3	Position at Deadline 4	Position at Deadline 5	Position at Deadline 6
EN010157/APP/9.2	East Riding of Yorkshire Council	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.3	Environment Agency	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.4	Natural England	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.5	National Highways	Final, signed SoCG					

Document Reference	Party	Position at Deadline 1	Position at Deadline 2	Position at Deadline 3	Position at Deadline 4	Position at Deadline 5	Position at Deadline 6
		submitted into the Examination. All matters agreed.					
EN010157/APP/9.6	Historic England	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.7	Beverley and North Holderness Internal Drainage Board	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.8	Yorkshire Wildlife Trust	SoCG in draft and agreed for submission into the Examination.					
EN010157/APP/9.9	Joint Local Access Forum	SoCG in draft and agreed					

Document Reference	Party	Position at Deadline 1	Position at Deadline 2	Position at Deadline 3	Position at Deadline 4	Position at Deadline 5	Position at Deadline 6
		for submission into the Examination.					
-	Humberside Fire and Rescue Service	N/A – no SoCG submitted at this time.					

4 Summary

- 4.1.1 This section provides a summary of the main topics covered by the draft SoCGs submitted as part of the Application submission and identifies where there is a commonality in the topics between the SoCG parties.
- 4.1.2 Table 2 has been produced to set out the topics covered across the SoCGs and the status of the matter at submission with the relevant part. The colour coding used within this table has been described below.
- 4.1.3 The colours of each cell correspond to the status table in each individual SoCG.

Cell	Status
	Agreed
	Subject to further discussions
	Currently subject to disagreement
	Not applicable

Table 2: Summary of Commonality with relevant stakeholders

Doc. Ref.	Party	Topics																				
		Agricultural Land	Air Quality	Approach to EIA	Biodiversity	Cable Routes	Construction	Consultation and Engagement	Cultural Heritage	Design of Development	Draft DCO	Glint and Glare	Human Health	Hydrology and Flood Risk	Landscape and Visual	Noise and Vibration	Principle of Development	Policy and Legislation	Population	Transport and Access	Waste	Water Resources
9.2	East Riding of Yorkshire Council																					
9.3	Environment Agency																					
9.4	Natural England																					
9.5	National Highways																					
9.6	Historic England																					
9.7	Beverley and North Holderness Internal Drainage Board																					
9.8	Yorkshire Wildlife Trust																					
9.9	Joint Local Access Forum																					

-	Humberside Fire and Rescue Service																					
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References

Ref. 1: Planning Act 2008. Available online:

<https://www.legislation.gov.uk/ukpga/2008/29/section/14>

Ref. 2: Department for Energy Security and Net Zero (2023). Overarching National Policy Statement for Energy (EN-1). Available online:

<https://www.gov.uk/government/publications/overarching-national-policy-statement-for-energy-en-1>

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