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The applicant

Your Ref:

Our Ref: EN010157

Date: 30 September 2025

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To the applicant,

**The Planning Act 2008 – section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 9**

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

**Notice by the applicant of an intention to submit a request for changes to the application**

Thank you for your letter dated 23 September 2025 [AS-017] which gives notice of the intention of RWE Renewables UK Solar and Storage Limited (the applicant) to submit a request to make changes to the Peartree Hill Solar Farm (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 Examining Authority (ExA) on the procedural implications of the proposed changes.

The change notification is the applicant's third notification, with the first [PD-007] and second [PD-011] involving changes, corrections and subsequent amendments to the application, further to consultation with interested parties. The applicant's letter sets out four further proposed changes to the application, detailed as follows:

- a) **Change 10** – Change to permissive path route around Field D18.
- b) **Change 11** – Change to remove permissive path route around Field E6 and to extend permissive path route around Fields E7 and E8.
- c) **Change 12** – a package of analogous changes comprised of:
  - a) Moving the permissive path that runs through the proposed biodiversity mitigation area between Fields D16 and D17 closer to the edge of Field D16.
  - b) Moving the permissive path in Field B2 closer to the eastern edge of this field.
  - c) Moving the permissive path at the north of Field B8 closer to the northern edge of the field so that it is to the edge of the proposed biodiversity mitigation area in this field.

- d) Moving permissive paths throughout Land Area F closer to the edge of the fields (this includes Fields F9, F10, F14 and F16).
- d) **Change 13** – The provision of additional post and wire fencing between permissive paths and ecological mitigation areas. The total length of the proposed additional post and wire fencing is approximately 6 kilometres and would be up to 1 metre in height.

### **Materiality of the proposed changes**

In the applicant's view, both individually and cumulatively (including changes already notified to the ExA), the proposed changes would not constitute material changes to the proposed development. This is because the applicant considers no materially new or materially different environmental effects beyond those reported in the environmental statement (ES) submitted with the application are anticipated. It is noted that the proposed changes would help to address some concerns raised during the examination, further to consultation with interested parties.

The applicant advises that the proposed changes would not alter the Order limits and would not alter the powers of compulsory acquisition/ temporary possession being sought. It also advises that no updates to consents, permits or licences would be required and that the proposed changes would not impede the securing of any consents, permits or licences required to undertake the proposed development.

The applicant states that it is proposing to launch a targeted consultation, including with persons with an interest in land affected by the proposed changes, prescribed consultees and local authorities, properties in the vicinity of the proposed changes and organisations or individuals who have commented on permissive paths and whom the applicant has contact details for.

The ExA has considered the [Planning Inspectorate's advice page 'Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination'](#) and makes the following comments.

The Planning Inspectorate's advice page 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 addition, the ExA must also consider if the combined impact of a series of incremental changes may collectively result in a materially different project.

In respect of the proposed changes and based upon the applicant's information provided in its letter, the ExA's initial view is that the proposed changes would be unlikely to result in materially new or materially different effects to those reported in the ES. Nor does the ExA consider there would be any incremental materially new or materially different effects in this regard following on from the applicant's previous change requests. In addition, it is the ExA's initial view that the proposed changes would be unlikely to lead to the proposed development being materially different in nature or substance to that which was initially applied for. In addition, the ExA is satisfied that the proposed changes would not engage the provisions of The Infrastructure Planning (Compulsory Acquisition) Regulations 2010.

Therefore, the ExA is minded to accept the applicant's view that the proposed changes would not be material. However, the ExA would reach a conclusion on the materiality of the

proposed changes once the formal change request is made, with the appropriate supporting information.

## Consultation

The ExA is satisfied with the applicant's proposals for consultation. Any responses to the consultation must be sent to the applicant, and not to the Planning Inspectorate. The applicant should then provide evidence of its consultation and any responses to it as part of the formal change request. If the ExA decides to accept the changes into the examination, all interested parties will have an opportunity to make representations on the changed application as the examination progresses.

## Impact on examination timetable

The ExA considers that, on the basis of the applicant's letter, any formal change request could be accommodated within the examination timescales.

## Next steps

The applicant is 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 **deadline 4 – 31 October 2025**. A formal procedural decision will then be issued by the ExA on whether to accept such changes into the examination.

The ExA recognises that the proposed changes are likely to require revisions to some plans and documents, and possibly to 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, where necessary.

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

This communication does not constitute legal advice.

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