



## **Application by RWE Renewables UK Solar and Storage Limited for Peartree Hill Solar Farm (EN010157)**

### **The Examining Authority's (ExA's) second written questions and requests for information (ExQ2)**

**Issued on 24 September 2025**

The following table sets out the ExA's second written questions and requests for information – ExQ2. If necessary, the examination timetable enables the ExA to issue a further round of written questions in due course. If this is done, the further round of questions will be referred to as ExQ3.

Questions are set out using an issues-based framework derived from the initial assessment of principal issues provided as **Annex C** to the [Rule 6 letter](#) dated 24 June 2025. Questions have been added to the framework of issues set out there as they have arisen from representations and to address the assessment of the application against relevant policies.

Column 2 of the table indicates which interested parties and any other persons each question is directed to. The ExA would be grateful if all parties/ persons named could answer all questions directed to them, providing a substantive response, or indicating that the question is not relevant to them for a reason. This does not prevent an answer being provided to a question by a person to whom it is not directed, should the question be relevant to their interests.

Each question has a unique reference number which starts with 2 (indicating that it is from ExQ2) and then has an issue number and a question number. For example, the first question on 'General and cross-topic' issues is identified as 2.1.1. When you are answering a question, please start your answer by quoting the unique reference number.

If you are responding to a small number of questions, answers in a letter will suffice. If you are answering a larger number of questions, it will assist the ExA if you use a table based on this one to set out your responses. An editable version of this table in Microsoft Word is available on request from the Case Team: please contact [peartreehillsolarfarm@planninginspectorate.gov.uk](mailto:peartreehillsolarfarm@planninginspectorate.gov.uk) and include 'Peartree Hill Solar Farm (EN010157)' in the subject line of your email.

**Responses are due by deadline 3: Monday 6 October 2025**



## Abbreviations used:

<b>A</b>	article	<b>HGV</b>	Heavy goods vehicle
<b>AIA</b>	Arboricultural Impact Assessment	<b>HRA</b>	Habitats Regulations Assessment
<b>AIL</b>	abnormal indivisible load	<b>IP</b>	interested party
<b>AMS</b>	arboricultural method statement	<b>LIR</b>	local impact report
<b>AP</b>	affected person	<b>LWS</b>	local wildlife site
<b>AQMA</b>	air quality management area	<b>m</b>	metres
<b>BESS</b>	battery energy storage system	<b>NE</b>	Natural England
<b>BNHIDB</b>	Beverley and North Holderness Internal Drainage Board	<b>NGET</b>	National Grid Electricity Transmission plc
<b>BNG</b>	biodiversity net gain	<b>NGTL</b>	National Gas Transmission Limited
<b>BoR</b>	Book of Reference	<b>NPS</b>	National Policy Statement
<b>CA</b>	compulsory acquisition	<b>NRIL</b>	Network Rail Infrastructure Limited
<b>DCO</b>	Development Consent Order	<b>NSIP</b>	Nationally Significant Infrastructure Project
<b>dDCO</b>	draft Development Consent order	<b>oBSMP</b>	outline Battery Safety Management Plan
<b>EA</b>	Environment Agency	<b>oCTMP</b>	outline Construction Traffic Management Plan
<b>EM</b>	Explanatory Memorandum	<b>oDEMP</b>	outline Decommissioning Management Plan
<b>ERYC</b>	East Riding of Yorkshire Council	<b>oLEMP</b>	outline Landscape and Ecological Management Plan
<b>ES</b>	Environmental Statement	<b>oOEMP</b>	outline Operational Environmental Management Plan
<b>ExA</b>	Examining Authority	<b>oSMP</b>	outline Soil Management Plan
<b>FS</b>	Funding Statement	<b>oSWMP</b>	outline Site Waste Management Plan
<b>GHG</b>	Greenhouse gas	<b>PA2008</b>	Planning Act 2008
<b>HDD</b>	horizontal directional drilling	<b>PRoW</b>	public right of way



<b>PV</b>	photovoltaic	<b>SoS</b>	secretary of state
<b>R</b>	requirement	<b>SPA</b>	Special Protection Area
<b>RPA</b>	root protection area	<b>SU</b>	statutory undertaker
<b>RR</b>	relevant representation	<b>tCO<sub>2</sub>e</b>	tonnes of carbon dioxide equivalent
<b>s</b>	section	<b>TP</b>	temporary possession
<b>SAC</b>	Special Area of Conservation	<b>YWT</b>	Yorkshire Wildlife Trust
<b>Sch</b>	schedule	<b>ZoI</b>	Zone of Influence
<b>SoR</b>	Statement of Reasons		

## The Examination Library

References in these questions set out in square brackets (for example [APP-010]) are to documents catalogued in the [Examination Library](#), which will be updated as the examination progresses.



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ExQ2	Question to:	Question:
<b>1. General and cross-topic</b>		
2.1.1	The applicant	<b>Planning history</b> The ExA notes your response to ExQ1.1.5 [REP1-073]. However, the question was intended to understand whether, in your view, the proposed development would have any effect on/ implications for the implementation of or ongoing use of any of the projects/ applications listed (the ExA notes that East Riding of Yorkshire Council (ERYC) considers not [REP1-094]). Please address this and also consider whether Table 2 of the Planning Statement [REP2-073] requires any updates noting the table at section 5.2 of ERYC's Local Impact Report (LIR) [REP1-086].
2.1.2	The applicant	<b>Statement of common ground (SoCG)</b> The ExA notes that no SoCG has been submitted in respect of the Humberside Fire and Rescue Service. Please explain the reason for this and specify when a SoCG can be expected.
2.1.3	East Riding of Yorkshire Council (ERYC)	<b>Local Impact Report (LIR)</b> The ExA notes that Appendix 1, as cited in the LIR [REP1-086], is missing from the LIR. The applicant has provided details of this towards the end of [REP2-037]. Do you intend to resubmit the LIR in full or can the ExA rely on the information provided in [REP2-037]? <a href="#">Whilst ERYC are satisfied that the ExA can rely on the information provided by the Applicant in REP2-037, ERYC will resubmit the LIR for Deadline 3.</a>
2.1.4	The applicant	<b>Supply chains and tackling modern slavery/ forced labour</b> The Examining Authority (ExA) notes the response to ExQ1.1.3 [REP1-073] (which is also cited in [REP2-038]) in respect of this matter. However, for completeness, should the relevant information also be included in the Commitments Register [REP2-125] and relevant management documents, such as the outline Construction Environmental Management Plan (oCEMP) [REP2-138] and the outline Operational Environmental Management Plan (oOEMP) [REP2-138]?
<b>2. Draft Development Consent Order (dDCO) and other consents</b>		
Note: Questions/ comments relate to dDCO revision 6 [REP2-062] (clean)/ [REP2-063] (tracked)		
<b>General</b>		
2.2.1	The applicant	<b>Contents page</b>

ExQ2	Question to:	Question:
		Whilst your response to ExQ1.2.1 [REP1-073] suggested the change had been actioned, it does not appear to have been. Please address this by adding an 's' to '45. Trees subject to tree preservation orders'.
2.2.2	The applicant	<b>Explanatory note</b> Please provide an update regarding ExQ1.2.6(b).
2.2.3	The applicant, ERYC	<b>Requirements</b> The ExA notes the difference of opinion of the parties in response to ExQ1.2.7 (and in [REP2-038] regarding whether there is a need for a requirement relating to biodiversity net gain (BNG). Please liaise on the matter and provide an update at the next deadline or an update to the SoCG [REP1-076] in this respect (noting that Natural England (NE) appears to indicate that a requirement in this regard is not necessary [REP1-093]). <a href="#">Having liaised with the applicant ERYC's Ecologist is satisfied that BNG is appropriately secured through Requirement 9 in the Draft DCO [REP2-062] through the Landscape and Ecological Management Plan.</a>
2.2.4	ERYC	<b>Requirements</b> The ExA notes your response to ExQ1.2.7 [REP1-094] and that you make no reference to any need for a requirement relating to an employment and skills plan. Please confirm your position on this, having regard to Overarching National Policy Statement for Energy (NPS EN-1) paragraph 5.13.12 and the applicant's response to ExQ1.2.7 in this regard [REP1-073]. <a href="#">ERYC note that the NPS-EN1 advises that the Secretary of State may wish to include a requirement that specifies the approval by the local authority of an employment and skills plan. Whilst an additional requirement for such document would be welcomed, ERYC are satisfied with the applicant's response to ExQ1.2.7 [REP1-073] and would therefore defer to the ExQ on this matter.</a>
<b>Questions/ comments relating to articles (A)</b>		
2.2.5	The applicant	A2 "permitted preliminary works" - the ExA notes your response to ExQ1.2.9 [REP1-094]. However, it would appear to the ExA that as currently written, this article, along with requirement 13 (Archaeology) would allow for certain 'permitted preliminary works' to commence (such as the diversion or laying of apparatus, contamination remediation and the making of boreholes) which could affect archaeology, prior to a written scheme of investigation (WSI) being submitted and approved. The ExA also notes that in the Oaklands Farm Solar Park Order 2025 cited by the applicant, the relevant requirement relating to archaeology appears to prevent any 'site preparation

ExQ2	Question to:	Question:
		works' (the definitions of which are similar to those of the 'permitted preliminary works' in the dDCO) from commencing prior to the submission and approval of a WSI. Please address this matter further.
2.2.6	The applicant	A2 "environmental statement" – the ExA's understanding is that the environmental statement addendum cited in (b) is intended to be temporary, with the information/ amendments contained within it to be transposed into the main ES documents which would then be submitted during the course of the examination as tracked and clean versions. On this basis, is (b) necessary?
2.2.7	The applicant	A33(10) – the ExA notes the changes made to this article in response to ExQ1.2.26. However, it was the intention of the ExA for the article to be worded: 'The undertaker may not compulsorily acquire, <b>acquire</b> new rights over or impose restrictive covenants over, the land referred to in paragraph (1)(a)(i) under this Order.', to preclude the acquisition of both land and rights.
2.2.8	The applicant	A44(1) – the ExA notes your response to ExQ1.1.28. However, by specifying trees 'near the Order limits' (that is, near to the red line boundary), would this have the effect of precluding any necessary tree works within the Order land but not 'near' to the Order limits, given the extent of the Order land. Please give further consideration as to whether more appropriate wording should be '[...] any tree or shrub within or encroaching on land within the Order limits [...]']'.
2.2.9	The applicant	A45(1) – should this also be made subject to '[...] any tree within or encroaching on land within the Order limits [...]']?
<b>Questions/ comments relating to Schedule (Sch) 2, Part 1 - requirements (R); and Sch 2, Part 2 – procedure for discharge of requirements</b>		
2.2.10	The applicant	R15 – a) should there be a comma between the words 'local planning authority' and 'no later than' in R15(2); and b) notwithstanding this, and notwithstanding the response in [REP2-038] in please further address ERYC's comment relating to R15 in response to ExQ1.10.6 [REP1-094], which raise a similar matter to the ExA's ExQ1.2.48(a), noting that the ExA is not wholly convinced that R15(2) would adequately address the matter as suggested by the applicant.
2.2.11	ERYC	Sch 2, Part 2, 21(2) – ERYC requested that the cited period of ten business days in a previous version of the dDCO be extended to allow a total of 21 days from receipt of a valid application for

ExQ2	Question to:	Question:
		further information to be requested. The applicant has amended this to '15 business days'. Are you satisfied with this? <a href="#">ERYC are satisfied with the amended period of 15 business days.</a>
<b>Questions/ comments relating to other schedules</b>		
2.2.12	The applicant	Sch 1, Work No. 1 – the ExA notes the changes made in respect of ExQ1.2.56. However, should this rather read as 'and associated development within the meaning of section 115(2) of the 2008 Act in connection with Works Nos. <u>1B</u> to 1F comprising-' (instead of reference to 'Work Nos. <u>1A</u> and 1F')?
2.2.13	The applicant	Sch 1, Work No. 4(a)(ii) – remove the dash in 'switch-gear'.
2.2.14	The applicant	Sch 1, Work No. 6(b) – notwithstanding your response to ExQ1.2.62(b), please provide a more detailed response, addressing NPS EN-5 paragraphs 2.9.59 to 2.9.64, 2.10.14, 2.10.15 and 2.11.17 in depth and in turn.
2.2.15	The applicant	Sch 1, Work No. 6(h) – your response to ExQ1.2.63 does not appear to clarify what 'structures and buildings' are envisaged, nor their permanency. The ExA is thus unclear what these would be. In addition, noting your response, it is unclear to the ExA where in ES Chapter 3: Proposed Development Description [REP2-075] the parameters of such structures and buildings are highlighted. There is also no reference to any aspect of Work No. 6 in the Design Parameters Document [REP2-012]. It is thus unclear on what basis an assessment, such as from a landscape and visual perspective, has been undertaken. Please respond to these points.
2.2.16	The applicant	Sch 4 – the entry for 'A1035' makes reference to 'SW/02a/01 to SW/02a/02' on sheet 2A of the Streets, Rights of Way and Access Plans. However, on this plan [REP2-051] the references are SW/2a/01 and SW/2a/02. Please ensure consistency between references on plans and within the dDCO.
2.2.17	The applicant	Sch 5, Part 2 – a) the ExA notes your response to ExQ1.2.66 [REP1-073]. However, please review the information given in ES Chapter 13 paragraph 13.9.1 [APP-049], noting that the Streets, Rights of Way and Access Plans [REP2-051], the outline Rights of Way and Access Management Plan Table 3-1 [REP2-144] and Sch 5, Part 2 of the dDCO refer to measures the three cited footpaths would be subject to; and



ExQ2	Question to:	Question:
		b) remove the additional spaces between the words 'Temporarily' and 'restricted' for Riston Footpath No. 2 and Wawne Footpath No. 1.
2.2.18	The applicant	Sch 6 - the entry for 'A1035' makes reference to 'A/02a/01 and A/02a/02' on sheet 2A of the Streets, Rights of Way and Access Plans. However, on this plan [REP2-051] the references are A/2a/01 and A/2a/02. Please ensure consistency between references on plans and within the dDCO.
2.2.19	The applicant	Sch 7, Part 1 – amend reference to 'TTM/02/a/01' so it reads 'TTM/02a/01' to reflect the reference on the Traffic Measures Plan.
2.2.20	The applicant	Sch 13 and EM paragraph 5.1.35 [REP2-064] – the ExA notes your response to ExQ1.2.75 [REP2-057]. However, the hedgerow numbering within Table 2 of the Arboricultural Impact Assessment (AIA) [REP2-127] does not appear to correlate with the hedgerow numbering in Sch 13 (or on the Tree Preservation Order and Hedgerow Plan [PDA-007]). This makes cross referencing difficult and thus the ExA does not consider that the matter raised under ExQ1.2.75 has been suitably addressed. Please address the matter further.
<b>3. Compulsory acquisition (CA), temporary possession (TP) and related matters</b>		
2.3.1	The applicant	<b>Rights sought/ inconsistencies</b> The ExA notes your response to ExQ1.3.3 [REP1-073]. However, please address the following apparent inconsistencies: a) rights shown as being sought in Plot 2-8 in Part 3 of the Book of Reference (BoR) [REP2-151] compared to rights shown as being sought over this plot in Parts 1 and 2; and b) rights shown as being sought in Plot 4-10 in Part 2 of the BoR compared with the rights shown as being sought over this plot in Parts 1 and 3 of the BoR.
2.3.2	The applicant	<b>Rights sought/ inconsistencies</b> There appear to be inconsistencies between relevant schedules of the dDCO and the Land Plans [including REP2-052]/ Statement of Reasons [REP2-066]/ BoR [REP2-068]/ Land and Rights Negotiations Tracker [REP2-070] insofar as powers sought over Plots 1-10, 1-12, 2-7, 2-8, 2-12b, 4-4, 4-5, 4-8, 4-9, 4-10. Please clarify the powers sought and update relevant documents as necessary.
2.3.3	The applicant	<b>Figham Common</b>

**ExQ2: 24 September 2025****Responses due by deadline 3: Monday 6 October 2025**

ExQ2	Question to:	Question:
		The ExA notes that you highlight an error in the Planning Statement [REP2-073] regarding horizontal directional drilling (HDD) under Figham Common, in response to ExQ1.3.9(a). Should the Planning Statement be updated to address this error?
2.3.4	The applicant	<b>Community accessible land</b> The ExA notes your response to ExQ1.13.14(b). However, the ExA remains uncertain as to whether all three areas of land shown as being under consideration for community accessible land (on sheets 3, 8 and 12 of the Indicative Environmental Masterplan [REP2-091]), would be used for such a purpose. Please clarify this and also clarify, should any area not be used for such a purpose, the areas shown as being under consideration for community accessible land would still serve another purpose associated with the proposed development.
2.3.5	The applicant	<b>Funding for decommissioning</b> The ExA notes your response to ExQ1.3.16. However, please provide your view as to whether arrangements for funding for decommissioning and restoration works (that is, those under R15 of the dDCO) should be made subject to a separate requirement of the dDCO, in the interests of certainty.
2.3.6	The applicant	<b>BoR and Land Plans</b> Should the key in the Land Plans [REP2-052] fully reflect the information provided in Table 5-1 of the BoR (that is, should the key reflect that land proposed to be permanently acquired may also be used temporarily)?
2.3.7	The applicant	<b>Funding Statement (FS)</b> FS paragraph 7.1.1 [APP-024] cites that 183 plots would be subject to CA of land or rights and 16 plots would be subject to TP. These figures should be updated to accord with any changes which have occurred after the submission of the FS (note also the inconsistency matters outlined in ExQ2.3.1/2.3.2 above).
2.3.8	Leonards Property on behalf of TS Caley, MC Caley, TH Caley & Sons Ltd	<b>Plot 2-6</b> The ExA notes your representation [REP2-157]. However, the sole landowner of Plot 2-6 is identified in the BoR [REP2-068] as Caroline Mary Caley. Please confirm: a) Whether this person is one of the persons you list as representing; and

ExQ2: 24 September 2025

Responses due by deadline 3: Monday 6 October 2025

ExQ2	Question to:	Question:
		b) The reasons for your objection, noting that the applicant's Land and Rights Negotiations Tracker [REP2-070] indicates landowner agreement in respect of this plot.
2.3.9	The applicant	<b>Clarification</b> Please provide any updates in light of ExQ2.3.8, as necessary.
2.3.10	Environment Agency, Network Rail Infrastructure Limited, National Gas Transmission plc, National Grid Electricity Transmission plc, Northern Powergrid (Yorkshire) plc, Yorkshire Water Services, Beverley and North Holderness Internal Drainage Board	<b>Protective provisions</b> Please review the applicant's deadline 2 (including change request) submissions and: a) identify any outstanding key concerns or impediments with regard to reaching agreement with the applicant on CA/ TP matters and protective provisions; and b) clarify whether you are confident of reaching agreement with the applicant before the close of the examination, and if not, any implications for this?
2.3.11	The applicant	<b>Crown Land</b> Please provide an update regarding Crown land and s135(1) and 135(2) of PA2008.
<b>4. Need, site selection and alternatives</b>		
2.4.1	Robertson James Wade	The ExA notes your representation [REP2-155]. However, the applicant sets out in its Grid Connection Statement at paragraph 2.1.2 [APP-152] (and in other documents) that it has received a grid connection offer for connection to the existing 132kV Creyke Beck substation. Accordingly, it is not relying on the 400kV part of Creyke Beck substation. Does this alleviate your concern in this regard?
2.4.2	The applicant	The applicant might wish to confirm the above/ respond to [REP2-155] to further clarify the matter.
<b>5. Air quality</b>		
<b>No further questions at this time</b>		
<b>6. Biodiversity (including Habitats Regulations Assessment (HRA))</b>		

ExQ2	Question to:	Question:
2.6.1	The applicant	<p><b>Horizontal Directional Drilling (HDD) crossings of the River Hull</b></p> <p>The ExA notes ongoing discussions with the EA as outlined in the SoCG [REP1-077], regarding the commitment to complete HDD crossings of the River Hull between April to September in order to avoid noise and vibration impacts during the peak lamprey migration period, and for this to be secured through the CEMP. Please provide an update regarding this matter, including whether amendments to the oCEMP [REP2-138] in relation to this matter are proposed.</p>
2.6.2	The applicant	<p><b>Mitigation areas – disturbance</b></p> <p>The ExA notes concerns in ERYC's LIR [REP1-086] regarding the potential for disturbance to wildlife in and around mitigation areas 9 and 11, due to the proposed presence of permissive paths/ recreational activity within the vicinity and the applicant's response [REP2-037]. Please provide an update regarding this matter, including whether any potential disturbance could be overcome through the rerouting of areas, or the use of additional mitigation, for example.</p>
2.6.3	The applicant	<p><b>HRA</b></p> <p>Please confirm that, with regards to noise disturbance, specifically paragraph 7.3.5 of the HRA [REP2-071] whether the assessment is based on guidance that is supported by NE, in response to concerns raised in ERYC's LIR [REP1-086].</p>
2.6.4	The applicant	<p><b>HRA</b></p> <p>NE's deadline 2 submission [REP2-154] updates its position following the submission of the applicant's updated HRA [REP1-015] (superseded by [REP2-071], Grid Connection Bird Survey Report [REP1-072] and the outline Landscape and Ecological Management Plan (oLEMP) [REP1-056] (superseded by [REP2-032] and subsequently by [REP2-140]). NE identifies remaining concerns at item numbers NE1a, NE1b, NE1c, NE1d, NE1e, NE1g, NE2a and NE5. Please provide an update on each of these matters, including amended versions of the HRA, oLEMP, oCEMP and ES Chapter 7 as appropriate.</p>
2.6.5	The applicant	<p><b>HRA</b></p> <p>Noting concerns and outstanding matters in relation to biodiversity/ HRA matters, please respond in detail to the points raised in ERYC's LIR [REP1-086] and the matters remaining under discussion in the draft SoCG [REP2-042].</p>
2.6.6	NE	<p><b>HRA</b></p>

ExQ2	Question to:	Question:
		An update to the HRA [REP2-071] was provided to reflect the Change Request. Please confirm if you agree with the applicant's conclusions regarding the effects of the Change Request on European sites from all phases of the proposed development, including in-combination effects.
<b>7. Climate</b>		
2.7.1	The applicant	<b>Carbon reduction plans</b> The ExA notes your response to ExQ1.7.7 and an update to the oDEMP. However, please further justify your response regarding the oOEMP [REP1-052], noting that ES Chapter 8 paragraph 8.7.9 and Table 8-13 [APP-044] identify that the highest percentage of emissions would occur during operation.
2.7.2	The applicant	<b>Greenhouse gas technical note</b> Please clarify: <ul style="list-style-type: none"> <li>a) whether the inclusion of paragraph 1.3.4 in Appendix 3 of [REP1-073] is a typo or if there is missing information;</li> <li>b) regarding Table 3, what 'Solar – utility' refers to;</li> <li>c) regarding Table 3, how the 'GHG Intensity' single figure and the figures which follow in brackets relate to each other; and</li> <li>d) whether any information can be provided in respect of the GHG intensity figure(s) for the proposed development compared with the GHG intensity figure(s) of other recently consented solar farms.</li> </ul>
<b>8. Cultural heritage</b>		
2.8.1	ERYC	<b>Church of St. Margaret</b> Please confirm whether you are content with the applicant's response [REP2-038] to concerns detailed in your response to ExQ1 [REP1-094] regarding the need to consider the impact of the proposed development in relation to the Church of St. Margaret, a grade II* listed building. ERYC raised in our previous comments that there would be a benefit to an additional assessment of the potential impact on the development on the Church of St. Margaret in Long Riston, but that we did not have concerns with the assessment of no impact on the significance of the Long Riston Conservation Area. The applicant has referred back to their initial heritage assessment (APP-118 and APP-119) and their assessment that there would be no impact on the significance of the church.

ExQ2	Question to:	Question:
		<p>While it is appreciated that we did not raise initial concerns in relation to this asset, following the previous round of questions we did give this asset additional thought.</p> <p>It is noted from a desk-based analysis that there will likely be long views from the A165, looking south-east, where there will be some intervisibility with the solar panels in the foreground and the church in the background- albeit one offset from the other. While it is appreciated that intervisibility does not intrinsically equate to harm, and that the panels would be offset rather than directly intervening, it is suggested that a further consideration of the impact would be beneficial. In particular, the longer views of the church do allow its presence and its architectural sophistication to be appreciated, as well as having a functional reason- by providing a landmark in the wider landscape, emphasising the centrality of faith in medieval and early modern life, and serving to emphasise the importance of the Church in the social hierarchy. It is, however, noted that the impact of any solar panels would affect one element that contributes to the significance of the church, its setting. Within this, it would only affect one element of its setting, and would not alter its immediate setting, or the contribution that its setting makes to illustrating the church's relationship with the rest of the village. Any harm would therefore need to be assessed as part of this cumulative significance, and it is accepted that this impact would be low and would have a cumulatively minimal effect on the overall impact of the development.</p>
2.8.2	ERYC	<p><b>Abbey Cottage</b></p> <p>Please confirm whether you are content with the applicant's response [REP2-037] to concerns detailed in the LIR [REP1-086] regarding the need to consider the impact of the proposed development in relation to Abbey Cottage, a grade II listed building.</p> <p>The applicant has provided additional information in relation to why this has been scoped out. It is noted that the site is outside the development limit and that the likely quantum of effect will be none or negligible, particularly if the existing landscaping around the listed building remains. While we flagged that it would be positive if some thought were to be given to the potential for the works to allow any heritage benefits which would be accrued from the removal of the existing surrounding landscape, it is accepted that this goes beyond what can be controlled under the Development Order. As such we are happy to accept this asset being scoped out.</p>

ExQ2	Question to:	Question:
<b>9. Land, soil and groundwater</b>		
2.9.1	The applicant	<p><b>Infrastructure height surrounding BESS</b></p> <p>As outlined in the EA's response to ExQ1 [REP1-095] please provide the height of infrastructure in the areas surrounding BESS infrastructure in metres above Ordnance Datum within the flood risk assessment.</p>
2.9.2	ERYC	<p><b>Soils assessment methodology</b></p> <p>Please confirm whether you are satisfied with the applicant's response [REP2-037] and updated documents relating to concerns raised in the LIR [REP-086] regarding ES Chapter 10 [REP2-077].</p> <p>ERYC are satisfied with the updated Agriculture and soils element of the ES chapter. Which includes a much better consideration to the soils and agriculture as separate resources. The changes are therefore considered sufficient with enough care taken.</p>
<b>10. Landscape and visual (including good design)</b>		
2.10.1	ERYC	<p><b>Residential visual amenity</b></p> <p>a) Are you satisfied with the applicant's response on page 17 of [REP2-037] to your concern in LIR paragraph 7.64 of [REP1-086] relating to the Residential Visual Amenity Assessment (RVAA) [APP-132] and potential for cumulative effects for residents of Woodhouse and Meaux Decoy Farm as a result of Carr Farm Solar Farm; and Yes, the response is satisfactory and we are grateful for the clarification that there are two Carr House Farms, which does lead to some confusion.</p> <p>b) Regarding paragraph 7.64 of your LIR [REP1-086] relating to the RVAA [APP-132] and potential for cumulative effects as a result of Carr Farm Solar Farm, the ExA notes there are two properties named 'Carr House Farm', the closest of which to the site of Carr Farm Solar Farm being Carr House Farm (Weel), with Carr House Farm (Long Riston) being remote from it. While the RVAA identifies potential for a significant visual effect for the residents of Carr House Farm (Long Riston), this is not the case for Carr House Farm (Weel). The applicant also notes this to be the case in [REP2-037]. Please thus clarify your concern in this regard. The distinction</p>



ExQ2	Question to:	Question:
		between Carr House Farm (Weel) and Carr House Farm (Long Riston) is noted and we acknowledge that there is no anticipated significant effect upon the latter.
2.10.2	The applicant	<b>Residential visual amenity</b> An area of the proposed solar array was reduced in size in field B4 to the north of Carr House Farm as part of the first change request [PD-007]. Please clarify whether the distance of 190 metres as cited in the first row of Table A11.5-2 (page 19) of the RVAA [APP-132] remains accurate.
2.10.3	ERYC	<b>Effects</b> The applicant addresses [REP2-037] matters raised in your LIR at paragraph 7.47 (landscape character area) and 7.55 (lighting). Please confirm whether you are satisfied with the response, and if not, explain why. <b>LCAs:</b> We are grateful to the applicant for pointing out the specific LVIA reference para 11.4.12 and note the subsequent information at paras 11.5.20/21. <b>Lighting:</b> we acknowledge the OOEMP [APP-154] statement at para 4.3.1 “During operation (including maintenance), no part of the Proposed Development will be continuously lit; infra-red security lighting will be utilised for operational and security purposes.” This being the case, we accept that Operational nighttime and lighting effects are appropriately scoped out of the LVIA. What is less clear is what the Construction phase effects would be, and what would be the (temporary landscape and visual) effects of the lighting described in the OCEMP [APP-153] at para 4.4. Whilst effects might be minor, the extent, duration and visibility of this lighting is not clearly described. Effects of vehicular lighting (in winter months) might also be usefully considered. These matters could be addressed as part of the examination.
2.10.4	ERYC	<b>Mitigation</b> The applicant has responded [REP2-037] to the LIR (including paragraphs 7.185, 7.189, 7.295) in respect of ERYC’s suggestion for additional planting along the southern boundary of field F13 to address effects for users of ‘Swine PROW’ (which the ExA understands refers to footpath SWINF07). The applicant notes there is already a hedge in this location and in other fields and due to this, and distances involved, views of the proposed development from this PROW, and one to the south (which the ExA understands to be WAWNB10) would be limited. Please confirm whether this alleviates your concerns, and if not, explain why. <b>The detailed local knowledge of the applicant is</b>




ExQ2	Question to:	Question:
		<p>appreciated in respect of identifying existing hedgerow cover. We also note the proposed approach in [REP2-037] “as a hedgerow on the site boundary the height of the hedgerow would be allowed to grow by reduced hedgerow flailing” which is confirmed in LVIA [APP-048] para 11.4.32 “It has been assumed that, where necessary and appropriate for the mitigation of landscape and visual effects, any existing hedgerows adjoining the Site would be repaired/improved with new planting to infill gaps. It has also been assumed that any existing hedgerows adjoining the Site would be maintained at a minimum of 3.5m in height...”. This commitment is confirmed in the LEMP [REP2-140] which states (Table 6.1) “Existing hedgerow trimmed to desired height: Generally existing hedgerows will be allowed to grow to a height of 3.5m. Hedgerows adjacent to Monk Dike will be allowed to grow to a height of 4m. All will be cut on a two- or three-year rotation (different sections of hedgerow being cut each year).” Presumably, this will have the same result as stated for new hedgerows, Table 10-3 “The established ... hedge is to be maintained at 3- 3.5m high and 2-3m wide.” Given the proposed maximum panel height of 3m, this approach would, in most instances, be sufficient to effectively screen the panels.</p>
2.10.5	ERYC	<p><b>Mitigation</b></p> <p>The applicant has responded to ERYC’s other suggestions in the LIR relating to additional mitigation planting (including at paragraphs 7.63, 7.251, 7.293, and 7.298 of the LIR) to further reduce adverse visual effects. Please confirm whether you are satisfied with the response, and if not, explain why.</p> <p><b>Carr House Farm, Long Riston:</b> It seems likely that more tree/scrub planting could be carried out in the field immediately south of Carr House Farm to enhance mitigation, with no effect on the overall capacity of the Proposed Development to produce energy. ‘Off-site’ planting, to the south and west boundaries, could be explored with the property owner.</p> <p><b>Meaux Decoy Farm:</b> there appears to be scope for more hedgerow/scrub/tree planting within the proposed biodiversity mitigation area, or within the garden area.</p> <p><b>Woodhouse:</b> there appears to be scope for more hedgerow/scrub/tree planting within/adjacent to the proposed biodiversity mitigation area, to benefit the approach to the property.</p> <p>Planting within or adjacent to property boundaries obviously has to be secured with the approval of the property and/or landowner. Does the applicant have capacity to implement planting outside the DCO boundary?</p>
2.10.6	The applicant	<b>Design</b>


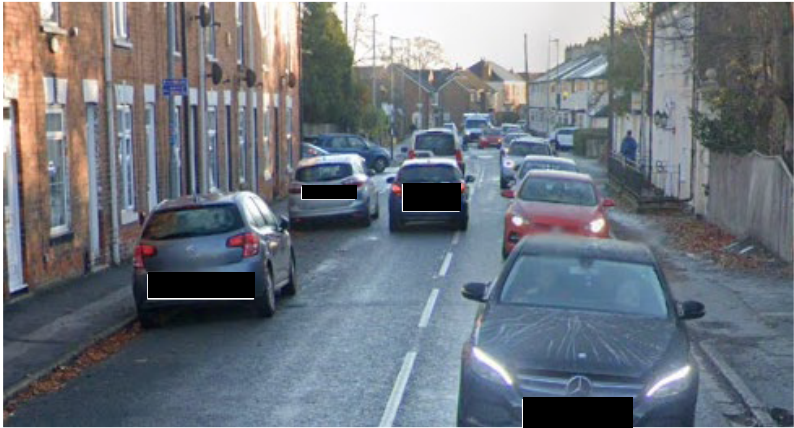
ExQ2	Question to:	Question:
		ERYC's LIR [REP1-086] suggests the use of an Environmental Colour Assessment with regard to colour selection for components of the proposed development. Would the applicant be willing to adopt this approach and make provision for this within relevant documents, such as the Design Parameters Document [REP2-012] and R3 of the dDCO?
2.10.7	The applicant	<p><b>Parameters/ layout plans</b></p> <p>The ExA notes your response to ExQ1.10.11 and updates to the Indicative Layout and Cross Section Plan [REP1-004]. However, please clarify:</p> <ul style="list-style-type: none"> <li>a) whether the number and sizes of 'spares containers' should be defined in the Design Parameters Document [REP2-012] and shown on the Indicative Operational Layout Plan [REP2-088];</li> <li>b) which other application documents make reference to 'spares containers'; and</li> <li>c) whether the locations of the seven switchgears, as cited in the Design Parameters Document, should be shown on the Indicative Operational Layout Plan?</li> </ul>
<b>11. Noise and vibration</b>		
2.11.1	ERYC	<p><b>Noise mitigation measures</b></p> <p>Please confirm that you are content with the applicant's response [REP2-037] to the LIR [REP1-086], regarding whether there is a need for more robust mitigation measures in relation to residential properties where the noise impact/ rating level of the proposed development is predicted to be in excess of +10dB taking into account mitigation. <a href="#">ERYC's Environmental Control Officer is satisfied with the Applicants response and the recommendation of exploring additional or more robust mitigation measures to lower the noise impact on these properties as far as is reasonably practicable.</a></p>
2.11.2	The applicant	In relation to Change 9 of the Change Request [REP2-149], it is predicted that there would be short-term, temporary adverse noise impacts on properties at Field House Farm during construction, which are assessed as not significant. The ExA notes that limited justification has been provided to support this conclusion. Please provide further details regarding how this conclusion has been reached and, where necessary, supply further details of noise impacts on these receptors, including the results of any relevant monitoring.
<b>12. Population</b>		
<b>No further questions at this time</b>		

ExQ2	Question to:	Question:
13.	Transport and access	
2.13.1	ERYC	<p><b>Use of Park Lane during construction</b></p> <p>The applicant has responded (on pages 19 and 20 of [REP2-037] and pages 71 to 74 of [REP2-038]) to your concerns regarding the use of Park Lane during construction (and has committed to the restriction of the use of this route around school drop off and pick up times (oCTMP paragraph 6.1.8 [REP2-142])). You will also note the observations in the note of the ExA's unaccompanied site inspection (USI2 [EV1-002])). Please:</p> <ol style="list-style-type: none"> <li>Confirm whether the applicant's response addresses your concerns, and if not, the reasons for this; <a href="#">The response does not address or satisfy the council in terms of its concerns regarding the use of Park Lane and the PROW.</a></li> <li>If it does not address your concerns, clarify, with supporting evidence your views on the severity of any impact/ effect, noting that the LIR states at paragraph 7.74 that '[...] the use of Park Lane could have significant impact [...]' whereas paragraph 7.114 states 'It is considered it would have a negative impact on highway safety and residential amenity [...]', and is thus not clear on the matter; and <a href="#">The most recent seven-day traffic count that has been undertaken by ERYC located near on Park Lane near Henson Drive in September 2020 which identified an HGV rate of 0.2% of average daily trips of 1154. This equates to an average of less than 3 two-way HGV movement per day. Therefore, any increase that may be considered modest along Northgate would be considered fairly significant along this section of Park Lane. The traffic count information is submitted as <b>Appendix A.</b></a></li> </ol> <p><a href="#">The Visibility at the Junction with Park lane and Northgate is very limited due to existing dwellings and the tight radii (See figure 1). The Departure side (left is acceptable and complies with Manul for Streets, however the arrival side (right) is very restricted and only has 2.4 x 18m visibility splay to the nearside kerb and does not comply with the 2.4 x 43m for a 30mph speed limit. An OS based drawing showing the visibility splay is shown in <b>Appendix B.</b></a></p>

ExQ2	Question to:	Question:
		<div></div> <p>Figure 1: Arrival side junction visibility looking west along Northgate from Park Lane</p> <p>The junction is so constrained that limited number of HGVs that typically use this junction over run the footpath due to the tight radii on the western side of the junction, see figure 2.</p> <div></div> <p>Figure 2: Damage to Kerbing and footpath due to HGV overrun on Park Lane Junction</p>

ExQ2	Question to:	Question:
		<p>Park lane itself is heavily populated and at times can become constrained due to resident parking and the horizontal alignment of the road, an example of this is shown in Figure 3. There are also access points to King George V Playing fields, where young children enter and exit Park Lane.</p> <p>Following discussion with the PROW team it was acknowledge that the Park Lane PROW is one of the Councils heaviest utilised PROWS especially for those commuting form Beverley and Cottingham on bicycle and a high number of leisure users. The recent use of the PRWO has been limited due to the works at Jocks lodge upgrade. This has also coupled with a section of the PROW subject to a temporary closure due to the PROW upgrades associated with the Hitachi substation. This was reopened in early September which could further explain the limited number of users during the inspectors visit. The use of the RPOW has started to pick back up now this section has been reopened.</p>  <p>Figure 3 – Constrained nature of Park Lane at the first bend due to parked cars</p>



ExQ2	Question to:	Question:
		<p>Northgate itself also has its constraints both sides of the Park Lane Junction, where often due to park cars in narrowed to single width allowing only one HGV/bus to pass at a time, sometimes this also restrict private vehicles to single lane. The constrained areas in question are in very close proximity with the junction and these can be seen in Figures 4 and 5.</p> <div data-bbox="992 461 1809 869"></div> <p>Figure 4: Constrained nature of Northgate to the East</p> <div data-bbox="1005 981 1796 1410"></div> <p>Figure 5: Constrained nature of Northgate to the west of the access</p>

ExQ2	Question to:	Question:
		<p>It is understood that the applicants consultants have recommended that HGVs do not deliver or depart the site during the school pick up and drop off time, however the only school likely to be affected is over one mile away from the site entrance on Park Lane and on a busy B classified road (B1233). The school facilitates an area off the road for drop offs and pick up, although there are often drop offs and picks up outside the area, whilst the council welcome the idea of avoiding these times, the grave concern is more in relation to the Park Lane and its junction with Northgate.</p> <p>c) Provide your view, noting NPS EN-1 paragraph 5.14.21, as to whether there would be an unacceptable impact on highway safety? <a href="#">Para 5.14.21 states The Secretary of State should only consider refusing development on highways grounds if there would be an unacceptable impact on highway safety, residual cumulative impacts on the road network would be severe, or it does not show how consideration has been given to the provision of adequate active public or shared transport access and provision.</a></p> <p>It is the Local Highway Authorities opinion that give the details outlined above the development could have an unacceptable impact on highway safety. This is specifically in relation to the use of the Park lane/Northgate Junction and the sue of the PROW as a haulage route.</p> <p>If the inspector is minded to allow the use of Park Lane for construction the council would like to see further restrictions such as construction traffic along park lane is only permitted between 09:30-15:00, avoiding the school and network traffic peaks.</p>
2.13.2	ERYC	<p><b>Personal injury data</b></p> <p>Further to your LIR, are you satisfied with the updates in ES Appendix 14.4 [REP2-027] and ES Chapter 14 [REP2-017] (carried forward into [REP2-081]) in respect of updated personal injury data? <a href="#">The additional information with the additional 2023 Personal Injury Collision data is satisfactory to provide the assessment required.</a></p>
2.13.3	ERYC	<p><b>Agreements, notices, licences and details</b></p> <p>Regarding concerns in LIR paragraphs 7.110 to 7.112 [REP1-086] around the necessity for s278 and/ or s184 agreements and the concern regarding the waiver of some clauses of the New Roads</p>

ExQ2	Question to:	Question:
		Street Works Act 1991, the applicant responded to this on pages 32 to 35 of document [REP2-037]. Please clarify whether the response alleviates your concerns and, if not, the reasons for this. <a href="#">The Applicant's answer is considered acceptable in principle, however there are standards the Council will accept in terms of street/road works. Our S278 agreements often are reflective of the location and number of msa's over the area subject to a S278. The Council would welcome the maintenance period is reflective of the works scheduled end date or at least a minimum 24-month post construction period to be covered.</a>
2.13.4	The applicant	<b>Access</b> Please clarify your response to [RR-025] on page 369 of [REP1-071] noting that there do not appear to be, according to relevant plans (such as [REP2-091] and Appendix B of [REP2-142]), any proposed internal access tracks in areas E13 and E14 and no private track located between these specific fields.
2.13.5	The applicant	<b>Access</b> Regarding fields E15, E16 and E17, please clarify: a) how these fields would be accessed for construction purposes; and b) how these fields would be accessed for maintenance purposes (including replacement of parts), noting that there does not appear to be any internal access tracks on relevant plans linking these fields with, for example, internal access tracks within fields E9 to E12?
2.13.6	The applicant	<b>Outline Construction Traffic Management Plan (oCTMP)</b> oCTMP appendices B and C [REP2-142] do not appear to reflect Change 9 of the recent change request. Please address this.
2.13.7	The applicant	<b>HGVs</b> Regarding Link No.7, ES Chapter 14 paragraph 14.9.12 [REP2-081] refers to '39 daily HGV movements'. Please clarify the actual number of daily HGVs?
2.13.8	The applicant	<b>Clarification</b> ES Chapter 14, Table 14-26, Link No. 7, paragraph 3 [REP2-081] refers to 'Carr Lane'. Should this instead refer to 'private farm track'?
14.	Cumulative	



**ExQ2: 24 September 2025****Responses due by deadline 3: Monday 6 October 2025**

<b>ExQ2</b>	<b>Question to:</b>	<b>Question:</b>
2.14.1	The applicant	<b>Inter-project cumulative effects</b> ERYC (LIR paragraph 7.61 [REP1-086]) highlights contradictions in the overlap of construction periods in ES Chapter 15 Table 15-8 [REP2-018]. Please address this and any implications this may have for the assessment.
2.14.2	The applicant	<b>Intra-project combined effects</b> The ExA notes your response to ExQ1.14.7 [REP1-073]. However, please review your response in light of ExQ2.2.17 above.

**ExQ2: 24 September 2025**

**Responses due by deadline 3: Monday 6 October 2025**