



# Planning Inspectorate

## Planning Act 2008 (PA2008) – section 92

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

**Agenda for Compulsory Acquisition Hearing 1 (CAH1) dealing with matters relating to compulsory acquisition (CA) and temporary possession (TP)**

Notification of the date, time, location and attendance instructions for CAH1 was provided in the Examining Authority's (ExA) [letter](#) dated 23 September 2025.

<b>Date:</b>	<b>Tuesday 21 October 2025</b>
<b>Seating and registration from</b>	<b>13:30pm</b>
<b>Hearing start time:</b>	<b>14:00am</b>
<b>Venue:</b>	<b>Tickton Grange Hotel, Main St, Tickton, Beverley HU17 9SH and Virtual event (Microsoft Teams<sup>1</sup>)</b>
<b>Access and parking:</b>	<b>Please contact the venue for information</b>

### **Arrangements Conference (if attending virtually)**

Please join at 13:30pm. The Case Team will admit you from the virtual lobby and register your attendance. The lobby is silent, so please be patient and we will admit you as soon as possible. Where necessary breaks will be provided during the hearing.

### **Agenda**

- 1. Welcome, introductions and arrangements for the hearing**
- 2. The applicant's case for CA and TP**

The ExA will ask the applicant to briefly present and justify its case for CA and TP, including addressing the following matters:

- Identification of the powers sought and their purposes.
- Relevant draft Development Consent Order (dDCO) provisions.

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<sup>1</sup> Full instructions on how to join online or by phone will be provided in advance of the meeting to those who register to participate.

- How the relevant tests under PA2008 (including s122, s123, s132, s127 and s138) and Department for Communities and Local Government [guidance](#) related to CA would be met.
- The applicant's strategy/ criteria for determining whether to seek powers for CA of land, CA of rights or TP of land.
- Consideration of alternatives to CA/ TP.
- Human rights considerations.

The ExA may ask questions in relation to the applicant's case for CA and TP.

The ExA will invite submissions from affected persons (APs) who wish to raise general matters in relation to the applicant's case for CA and TP. However, site-specific submissions will be reserved to agenda items 3 and 4.

The applicant will be provided with a right of reply.

### **3. Site-specific issues for the applicant**

The ExA will ask the applicant:

- to provide an update on the progress of negotiations with APs and the timescale for their conclusion.
- about negotiations and matters arising from written and oral submissions, including around Plots 2-6, 2A-4, 2A-5 and 6-7.
- to what extent rights of access for properties associated with Field House Farm (Plots 2A-4 and 6-7 as shown in Part 3 of the Book of Reference (BoR)) would be affected.
- whether access off Meaux Lane as originally proposed would be preferable to the A1035 arrangement under Change 9 given the potential complications, and any potential/ implications for reverting to that scenario.
- regarding the Land and Rights Negotiations Tracker (LRNT) [REP2-070], whether: certain information from [APP-025] (such as key correspondence and meetings) should be transposed into it and ongoing updates provided; statutory undertakers (SU) have been correctly identified (such as at entry 20, 21 and 53); any SUs are missing (such as Yorkshire Water Services); it accurately reflects the BoR in all cases (for example interests in Plot 16-5); and it captures the status of negotiations with all APs, including lessees/ tenants or occupiers as necessary (for example entry 52 (and also check for spelling of the name)), and if not, the reasons for this.

### **4. Site-specific representations by APs**

The ExA will ask any APs in attendance and wishing to speak to briefly set out any outstanding concerns in relation to CA/ TP for the land in which they have an interest that have not been addressed by the applicant.

The ExA may ask questions of APs about matters arising from written and oral submissions.

The applicant will be provided with a right of reply.

## **5. Statutory undertakers**

The ExA will ask the applicant to summarise any outstanding matters arising from representations by statutory undertakers (SU). The applicant will also be asked to specify to which SUs/ plots s127(2)/ (3), s127(5)/ (6) and s138 of PA2008 applies.

Any SU or other relevant body in attendance and wishing to speak in relation to an objection or issue raised that is relevant to the effects of the proposed development on its undertaking, apparatus or land will be invited to put oral submissions to the ExA (the ExA notes that some SUs may have attended issue specific hearing 1 for this purpose).

The ExA may ask questions of the SUs or other relevant body, and the applicant, about matters arising from written and oral submissions.

The applicant will be provided with a right of reply.

## **6. Crown land**

The ExA will ask the applicant (and any Crown authority present) to provide an update on matters relating to Crown land and s135(1) and/ or s135(2) of PA2008 and to explain any implications for the proposed development should the relevant consents not be forthcoming by the close of the examination.

The ExA may ask further questions in relation to Crown land matters.

## **7. Funding**

The ExA will ask the applicant to briefly summarise, and advise of any updates to, the Funding Statement.

The ExA will ask questions of the applicant around funding matters, including corporate structure, project/ compensation costs and company funds.

## **8. Review of issues and actions arising**

The ExA will address how any actions placed on the applicant are to be met.

## **9. Any other matters**

## **10. Closure of the hearing**

### **Notes on participation, conduct and management of the hearing**

All APs are invited to attend the CAH. The event will also be livestreamed and a link for watching the livestream will be posted on the [project page](#) of the Find a National Infrastructure Project website closer to the event date.

Each AP is entitled to make oral representations at the CAH. However, this is subject to the ExA's power to control the hearing.

The ExA would find it helpful for the following attendees to participate in CAH1:

- **The applicant** - including representatives of the applicant who are able to discuss the matters on the agenda.
- **Any affected persons** - who wish to discuss CA/ TP matters.
- **Statutory undertakers or other organisations** (particularly if not participated in issue specific hearing 1 - dDCO) – including the **Environment Agency, Network Rail Infrastructure Limited, National Gas Transmission plc, National Grid Electricity Transmission plc, Northern Powergrid (Yorkshire) plc, Yorkshire Water Services** and **Beverley and North Holderness Internal Drainage Board**.
- **Any Crown authorities** - who wish to discuss matters relating to Crown land.

Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required. Guidance under PA2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the ExA that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA.

Every effort will be made to ensure that the issues will be discussed on the day that they are scheduled for. The hearing will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered. If there are additional matters to be dealt with or there are submissions that take a considerable amount of time at any hearing, it may be necessary to prioritise matters and defer others to written questions.

The agenda is for guidance only. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

All examination documents are provided with a unique identification number for referencing purposes shown in square brackets [].

The evidence presented orally at the CAH should be included in post-hearing submissions and submitted by **Friday 31 October 2025 (deadline 4)**.

### *Contingencies*

The ExA will endeavour to hear all participants. If the CAH, or parts of it, is unable to proceed, for example for technical reasons, then the ExA may adjourn incomplete business to reserved hearings later in the examination timetable. Notice of any adjournments will be provided on the project page of the Find a National Infrastructure Project website.

## **Purpose of the CAH**

The main purpose of CAH1 is:

- To enable the ExA to inquire into the applicant's case for CA of land or rights over land and/ or to take TP of land.
- To discharge the ExA's duty to hear any APs who request to be heard.
- To enable the ExA to consider whether relevant legal and policy test applicable to CA/ TP proposals have been met.
- To address any related matters.