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## Planning Inspectorate

### Planning Act 2008 (PA2008) section 92

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

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

**Objection on behalf of:** H N Sinkler & Son, Manor House Farm, [REDACTED]  
[REDACTED] (Affected Person – AP)

### Agenda Point 4. Site-specific representations by APs

#### 1.0 Matters of Concern: Passing places on Meaux Lane, Routh

- 1.01 The affected person (AP) has no objection to the overall scheme and proposed development of a solar farm.
- 1.02 The AP is aware that the local highways authority are seeking amendments to the applicant's development consent to provide road widening/passing places along parts of Meaux Lane to allow HGV's to pass during the construction phase of the project.
- 1.03 The AP has received plan drawings (Drawing N: OP-J002-S-10), from the applicant detailing the possible positioning of passing places on their land shown as Appendix A attached to this representation.
- 1.04 These plan drawings have been annotated to correlate to a suite of photographs taken on 16<sup>th</sup> October to assist in illustrating the representation of the AP to the Examining Authority (ExA) made below. These are shown in Appendix B.
- 1.05 The AP has been told by the developer/applicant that the Highways Authority consider passing places of approximately 30 metres in length need to be built, to an adoptable standard by the applicant.
- 1.06 The AP has been told the carriageway width to allow HGV's to pass safely during the construction period, needs to be at least 7.5 metres in width.



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Consequently, the areas highlighted on the plan appended (or parts thereof), may need to be acquired for this purpose.

- 1.07 The proposed areas of land take for widening the carriageway are referenced in this submission by the areas stated on the appended plan.
- 1.08 The proposed land area shown as being 0.04 acres is garden land/small paddock forming part of and opposite Bumble Bee Cottage, owned by the AP (see plan and photo 1. Showing the access and photo an established clump of thicket, trees and telephone post).
- 1.09 The highways authority and applicant are wishing to take numerous other land parcels from the AP as illustrated on the plan drawing which form farmland and hedging under ownership of the AP.

## **2.0 Specific Reasons for an Objection**

- 2.01 A significant stretch of land 0.22 acres would be lost on the apex of a bend (see plan & photo ref. numbers 3., 4 & 5.) which mean loss and necessary replacement of an established thorn hedge as well as allowing traffic travelling in northerly direction to "cut the bend", which presently acts as a traffic calming measure.
- 2.02 The proposed land are 0.10 acres lies adjacent to an existing layby and gated field access (see plan & photo ref. numbers 3., 4 & 5.). The carriageway here is already significantly wider than 7.5 metres and there currently exists issues here with littering and fly tipping. Any alterations will not only interfere with the field access, but will allow/encourage, increased instances of more 'excessive' levels of fly tipping.
- 2.03 Parcel 0.09 acres, again currently allows for a passing place in the carriageway, wider than 7.5 metres (see plan & photo ref. numbers 9 & 10.). The AP would suffer loss of an established area of hedge in this area.
- 2.04 Parcel 0.08 acres would create a passing place, in close proximity to Manor Farm House (see plan & photo ref. number 11.) which is visible on the plan. By losing an established high hedge, which presently allows for screening of the residential property, the AP's enjoyment of their dwelling, together with its curtilage will be compromised by the loss of this stretch of hedging. It is also felt, that between parcels 0.08 acres and 0.10 acres, there is the existing widened carriageway at parcel 0.09 acres and this is a straight stretch of highway, allowing good visibility already, between these two points.
- 2.05 The AP has entered into an Option agreement with the applicant for inclusion of land within the proposed development. The AP is aware that to reduce traffic using Meaux Lane, during the construction period, the applicant is in the process or has secured landowner rights from Routh Farms Limited, whereby access will be taken directly from the A1035. The applicant believes

as a result of such the inclusion of land take from the AP for a proposed access onto Meaux Lane, south of land parcel 0.22 acres has been withdrawn. This will result in significantly less traffic needing access down Meaux Lane and therefore a significant reduction in the need for passing places.

### **3.0 General Reasons for an Objection**

- 3.01 Traffic calming measures over the last couple of years have been introduced by the highway's authority to both Meaux Land and Meaux Road, which forms an alternative access from the A1035 carriageway leading east from the nearby Market Town of Beverley to the city of Kingston upon Hull.
- 3.02 Measures include bollards to narrow the carriageway, together with reducing the speed limit to 40 mph. It is the AP's view these have failed and by providing these 'passing places', in the positions sought will only increase speeding by motorists and potential future serious accidents.
- 3.03 The AP is aware that the highways authority are seeking several other similar passing places on their neighbours land (Caroline M Caley) and would ask "why are highways insisting on so many passing places at the north end of Meaux Lane, that in the most where the carriageway presently exceeds 7.5 meters?" Such numbers are not considered proportionate to the likely number of vehicle movements anticipated during the construction phase of the development.
- 3.04 Removal of established boundaries will not only mean loss of established environmental features but will raise security issues for any landowner in terms of trespass/hare coursing over their land, together with increased fly tipping.
- 3.05 Telephone and fibre internet cables are laid within the highway verge on the west side of Meaux Lane. Such is likely to be damaged, these serving Church Farm and other neighbouring properties along Meaux Lane.
- 3.06 The AP would welcome meeting the ExA as part of or after the hearing in order to hold dialogue over the AP's concerns and proposed solutions as set out below.

### **4.0 The alternatives as considered by the AP**

- 4.01 It is considered that further dialogue between the developer and highways authority to come up with an alternative to alleviate concerns over what will be 'temporary' HGV movements during the planned period of construction.
- 4.02 If it is believed by the ExA, absolutely necessary to grant consent to include passing places, then the AP considers that any extension to the highway should not be allowed more than the 7.5 meters required.

- 4.03 The AP feels that traffic could be managed better by restricting construction HGV movements during peak periods between the hours of 7.30am – 9.30am and then again 3.30pm – 6.30pm, Mondays to Fridays.

Signed on behalf of the Affected Person (AP)

**LEONARDS – Chartered Surveys**

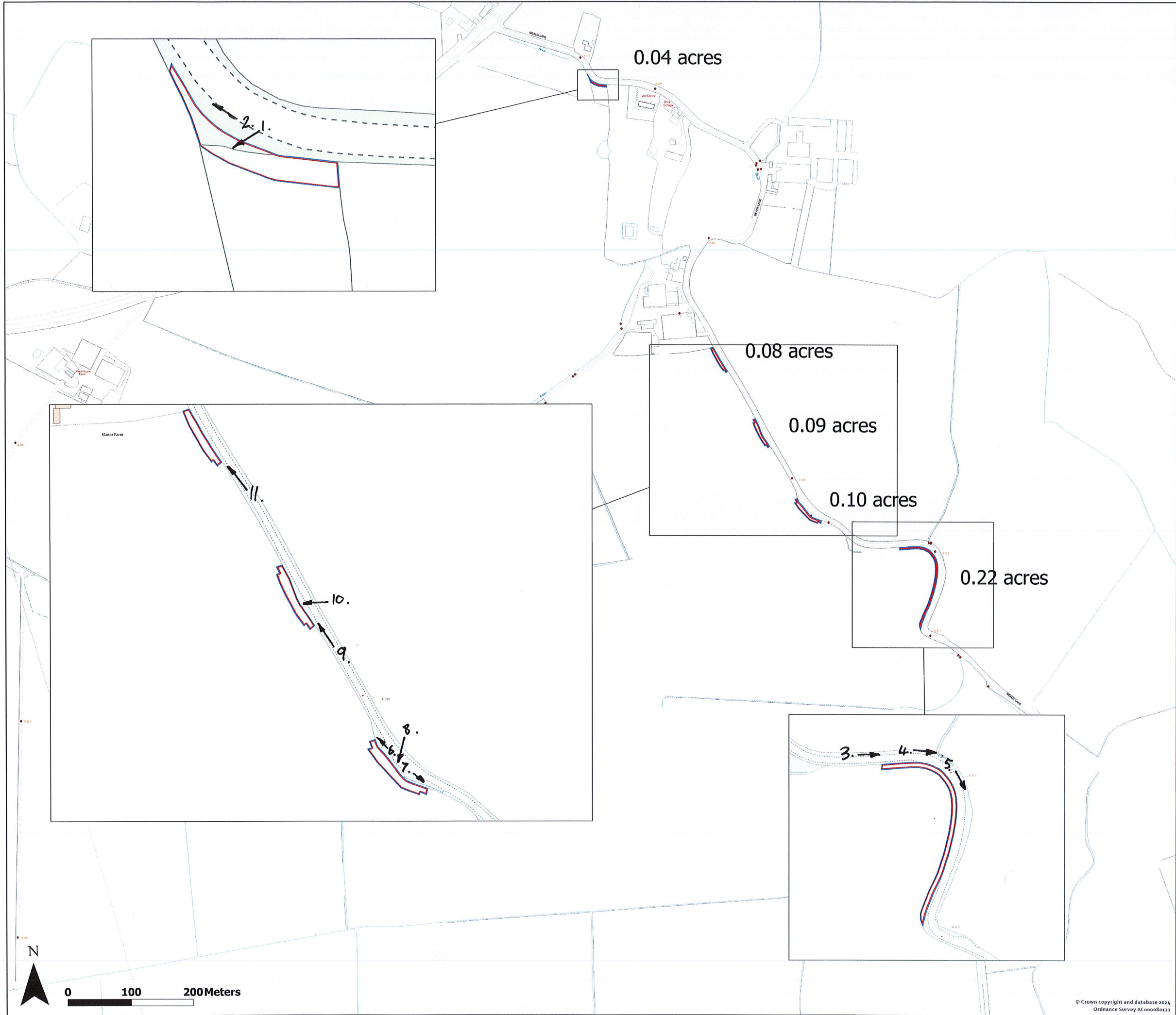


RICS Registered Valuer

**Date:** 17<sup>th</sup> October 2025

## Appendix A

Drawing No. OP-J002-S-10



### Legend

- Premises
- Landlord's Property

### Option Plan

Project:	J002 Pear Tree
Drawing No:	OP-J002-S-10
Drawn By:	EH
Date:	02/10/2025
Scale:	1:2,000 @ A0





## Appendix B

Photographs as annotated on  
Drawing No. OP-J002-S-10

	1.
	2.
	3.

	4.
	5.
	6.

	7.
	8.
	9

 A photograph showing a close-up view of a road surface. A white speed limit sign with the number '40' is visible on the right side of the road. The road is paved with dark asphalt. A date stamp '15/OCT/2025' is visible in the bottom right corner of the image.	10.
 A photograph taken from the driver's perspective inside a vehicle, looking out onto a road that curves to the right. The road is bordered by dense green foliage and trees on both sides. A date stamp '15/OCT/2025' is visible in the bottom right corner of the image.	11.