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To interested parties

Your Ref:

Our Ref: EN010157

Date: 5 November 2025

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 (EPR) – rules 8(3) and 13

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations) – regulations 10, 11, 12, 13, 14, 15 and 16

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

Notice of variation to the examination timetable, notification of hearings, initial assessment of issues, preliminary meeting and written representations; and the applicant's third proposed changes to the application.

The Examining Authority (ExA) has previously accepted for examination the applicant's proposal to amend the application (second change request) [[PD-010](#)], including the proposed provision for the compulsory acquisition (CA) and temporary possession (TP) of additional land. The applicant certified that the proposed provisions have been publicised in accordance with regulations 7 and 8 of the CA Regulations on Monday 3 November 2025.

Three further relevant representations (RR) [[RR-052](#), [RR-053](#) and [RR-054](#)] were received in respect of the accepted change to the application. The ExA also accepted an additional submission [[AS-023](#)] in place of a RR which could not be received due to a technical issue with the project webpage. Since accepting [[AS-023](#)], the party successfully submitted RR [[RR-054](#)] following the ExA's decision to reopen the prescribed form under its discretion.

The ExA has made an initial assessment of the issues arising in connection with the accepted change, having regard to the RRs (and additional submission), and concludes that the issues remain as set out in **Annex C** to the ExA's rule 6 letter of 24 June 2025 [[PD-006](#)]. As such the ExA has decided that it is not necessary to

hold a further preliminary meeting to discuss how the proposed provisions, as per the accepted change to the application, should be examined.

Nonetheless, the proposed provisions within the accepted change to the application will be examined further by written representations (WR) and by holding further hearings. **Annex A** of this letter sets out the revised examination timetable which is necessary to accommodate the required deadlines relating to the accepted change to the application.

Written representations

All interested parties (IP) are invited to submit WRs on the accepted change to the application. Please note that submissions should relate specifically to this. **There is no need to repeat representations already made.**

In addition, any additional affected persons (AP) are invited to submit WRs on the application as a whole. For clarity, additional APs are persons with an interest in the land subject to the applicant's proposed provision of the accepted change to the application, and which is deemed to constitute additional land for the purposes of the CA Regulations. WRs can cover any relevant matter and are not restricted to the matters set out in Annex C to the ExA's Rule 6 letter [PD-006]. Any person, other than the applicant, who submits a WR must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why.

Any WRs should be submitted by **Wednesday 26 November 2025 – deadline 4A** in the revised examination Timetable at **Annex A** of this letter. Any WRs that exceed 1500 words, should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the WR and must be representative of the submission made.

Variation to the examination timetable

The ExA has made the procedural decision to vary the examination timetable, as set out at **Annex A** of the ExA's rule 8 letter [PD-009] dated 29 July 2025, by:

1. Inserting a new deadline 4A at Item 14 on Wednesday 26 November 2025 that includes for the receipt by the ExA of:
 - comments on relevant representations (RR) received that concern the applicant's proposed provision for the CA and TP of additional land
 - written representations (WRs) (including summaries of all WRs exceeding 1500 words) about the proposed provisions from additional APs, additional interested parties (IPs) or IPs.
 - notification of wish to be heard at an open floor hearing
 - notification from any AP of wish to be heard at a compulsory acquisition hearing
 - notification by any statutory parties, who are affected as a result of the applicant's proposed provision for the CA and TP of additional land, who have not submitted a RR of their wish to be considered as an IP.

2. In the light of the insertion of Item 14 and other items, re-numbering all item numbers beyond Item 14 accordingly.
3. Amending the fourth bullet point under deadline 5 to change the wording from 'updates to documents as necessary arising from the applicant's first request to make changes/ corrections to the application' to 'updates to documents as necessary arising from the environmental statement addendum', to reflect further changes which have been made to the application.
4. Inserting a new deadline 5A at Item 16 on Friday 5 December 2025 that includes for the receipt by the ExA of:
 - comments on any submissions received at deadline 4A
 - any other information requested by the ExA under rule 17 of the Examination Procedure Rules
5. Inserting open floor hearing 2 (OFH2) on Wednesday 10 December 2025 at Item 17.
6. Inserting compulsory acquisition hearing 2 (CAH2) on Wednesday 10 December 2025 at Item 18.
7. Inserting issue specific hearing 3 (ISH3) on Thursday 11 December 2025 at Item 19.
8. Altering the date of deadline 6 at Item 20 from Thursday 18 December 2025 to Friday 19 December 2025 to allow reasonable time for written summaries of oral submissions made at hearings; and altering/ inserting additional bullet points into deadline 6 (including for reasons of clarity) for the receipt by the ExA of:
 - written summaries of oral submissions made at any hearings on 10 and 11 December 2025
 - comments on deadline 5A submissions as well as deadline 5 submissions
 - the final dDCO and:
 - a clean (all tracking removed) standalone MS Word version of the dDCO, with no header or cover page
 - the email notification from <https://publishing.legislation.gov.uk/> confirming the dDCO has successfully passed validation
 - the SI validation report – the PDF version available through the link in the email notification
9. Altering the intended close date at Item 21 from Monday 22 December 2025 to Tuesday 6 January 2026 to allow sufficient time for the publishing of deadline 6 documents before the close of the examination.

Notification of hearings

In accordance with the CA Regulations, any additional IPs, additional APs and IPs should be afforded the opportunity to make oral representations in relation to any

open floor hearings (OFH) and issue specific hearings (ISH) that have already been held. Relevant hearings already held are as follows:

- OFH1 held on Tuesday 22 July 2025
- ISH1 on the draft DCO held on Tuesday 21 October 2025
- ISH2 on environmental matters held on Thursday 23 October 2025

Whilst a compulsory acquisition hearing (CAH1) was held on Tuesday 21 October 2025, the CA Regulations also make provision for additional APs to request to be heard at a further CAH.

Therefore, on the basis of the above, **the ExA provides notification of its intention to hold a further OFH, CAH and ISH (on the draft DCO and environmental matters), all of which are to be held virtually:**

Hearing	Date	Start time	Location
Open floor hearing 2 (OFH2)	Wednesday 10 December 2025	Virtual registration process from: 09:00am Event start: 09:30am	By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
Compulsory acquisition hearing 2 (CAH2)	Wednesday 10 December 2025	Virtual registration process from: 12:00pm Event start: 12:30pm	
Issue specific hearing 3 (ISH3) – on the draft Development Consent Order and environmental matters	Thursday 11 December 2025	Virtual registration process from: 09:00am Event start: 09:30am	
NOTE: If any of the above hearings are no longer required then notification will be published as soon as practicable on the project webpage of the Find a National Infrastructure Project website, providing reasonable notice to interested parties of the decision to cancel.			

Applicant's notification duties

The applicant is reminded of its duty to notify and publicise hearings under rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010.

Purpose of hearings

Please refer to the Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#) for information about the purpose of open floor, issue specific and compulsory acquisition hearings.

Registration and requests to participate in hearings

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>



Please register using the [event participation form](#) by 26 November 2025 23:59 if you intend to participate in the hearings and provide all the information requested. If you have any difficulty completing the form please contact the case team.

Please note that by attending the event either in person or online you are agreeing to be filmed for the purposes of the online live stream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

Any request to participate in a hearing should include the following information:

- Name and unique reference number (found at the top of any letter or email from the Planning Inspectorate);
- email address (if available) and contact telephone number;
- name and unique reference number of any person/organisation that you are representing (if applicable);
- for blended events, confirmation of whether you will participate virtually or in-person;
- confirmation of the hearing(s) you wish to participate in, any agenda item(s) on which you wish to speak and/ or brief details of the topic(s) that you would like to raise;
- for compulsory acquisition hearings, the plot number(s) of the relevant land provided in the book of reference and the land plans; and
- the examination library reference number (with paragraph/ page number where appropriate) of any documents you wish to refer to.

Joining instructions for hearings will be issued by the case team via email shortly before the hearing dates.

Please contact the case team if you require any support or assistance to attend any hearing.

If you simply wish to observe any of the hearings, then you can either:

1. Watch a livestream of the event - a link to the livestream will be made available on the project webpage shortly before the event is scheduled to begin; and/ or
2. Watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to observe only by **26 November 2025 23:59** using the [event participation form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **26 November 2025 23:59**.

Hearing agendas

The agendas and any detailed arrangements for the hearings will be published on the [project webpage](#) at least five days before the hearings. However, the actual agenda on the day of each hearing may be subject to change at our discretion.

Procedure at hearings and post hearing submissions

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010.

Participation in a hearing will be subject to the ExA's powers of control. It is for the ExA to determine how the hearing will be conducted, including the time allowed at the hearing for the making of a person's representations. The hearing will be managed in the interests of ensuring fair access to the hearing for all parties, and to ensure that the submissions of all invited persons are fully heard within the allotted time. For issue specific hearings interested parties (IPs) may be invited to make oral representations at the hearing on the specific issues being examined at the hearing as set out in the agenda.

All hearings are recorded. The recordings and transcripts will be made available on the [project webpage](#) as soon as practicable following the hearing. The recordings allow any member of the public who is interested in the application and the examination to find out what has been discussed at a hearing. It is therefore important to note that anyone speaking at the hearing will need to introduce themselves, including any organisation or groups that they represent, **each time they speak** to ensure that someone listening to the recording after the hearing is clear who was speaking.

As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection Regulation (GDPR) applies. Please refer to our '[Privacy Notice](#)' for further information. Participants must do their best to avoid making public any information which they would otherwise wish to be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point should ask the case team for guidance before they place personal and private information into the public domain. The Planning Inspectorate's practice is to publish the recordings and transcripts and retain them for a period of five years from the Secretary of State's decision on the development consent order (DCO). If you actively participate in the hearing, it is important that you understand that you will be recorded and that the recording and transcript will be made available in the public domain.

The evidence presented orally at hearings should be included in post hearing submissions and submitted at the relevant deadline in the examination timetable.

The applicant's third proposed changes to the application

The applicant notified the ExA on 23 September 2025 [\[AS-017\]](#) that it intended to submit a request for further changes to the application, to which the ExA provided a response [\[PD-015\]](#). The applicant subsequently submitted a formal request [\[REP4-077\]](#) for the proposed changes on 31 October 2025, which primarily involves some

alterations to proposed permissive paths and additional fencing, as per the initial change notification (identified as Changes 10 to 13).

The question as to whether a change is material or not is for the ExA to determine. Having reviewed the change request, the ExA is satisfied that the proposed changes would not result in any greater extent of CA/ TP powers and thus would not engage the prescribed procedures of the CA Regulations. The ExA is also satisfied that the proposed changes would be unlikely to result in any new or different likely significant effects. Nor does the ExA consider there would be any incremental materially new or different effects in this regard following on from the applicant's previous change requests. In addition, it is the ExA's 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.

On this basis, the ExA concludes that the proposed changes amount to a non-material change and **the ExA has decided to accept the proposed changes** into the examination.

In reaching our decision, we have had regard to the Planning Inspectorate's [advice page](#) 'Nationally Significant Infrastructure Projects: Changes to an application after it has been accepted for examination'.

The most up to date documents which relate to or incorporate revisions to reflect the accepted changes, can be found in the [Examination Library](#) and comprise the references [REP4-052 to REP4-078]. IPs have the opportunity to comment on the changes at deadline 5 in the examination timetable.

Please do not hesitate to contact the case team using the contact details at the head of this letter should you have any queries on any of the matters set out above.

Yours faithfully

Alex Hutson

Lead member of the Examining Authority

This communication does not constitute legal advice.

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Annexes - Annex A – Revised Examination Timetable

Revised Examination Timetable

Please see below the Examination Timetable, as published in Annex A of the (Examining Authority's (ExA) rule 8 letter [PD-009] and revised from Item 14 onwards and with amendments underlined in red.

The ExA is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.

Item	Event(s)	Date(s)
12.	Issue by the ExA of: the Report on Implications for European Sites (if required)	Friday 7 November 2025
13.	Issue by the ExA of: - the ExA's third written questions (if required) - Publication of the ExA's schedule of changes to the draft Development Consent Order (if required)	No later than Friday 14 November 2025
<u>14.</u>	<u>Deadline 4A</u> <u>For receipt by the ExA of:</u> <u>comments on relevant representations (RR) received that concern the applicant's proposed provision for the compulsory acquisition and temporary possession of additional land</u> <u>written representations (WRs) (including summaries of all WRs exceeding 1500 words) about the proposed provisions from additional affected persons, additional interested parties or interested parties</u> <u>notification of wish to be heard at an open floor hearing</u> <u>notification from any affected person of wish to be heard at a compulsory acquisition hearing</u> <u>notification by any statutory parties, who are affected as a result of the applicant's proposed provision for the compulsory acquisition and temporary possession of additional land, who have not submitted a RR of their wish to be considered as an interested party</u>	<u>Wednesday 26</u> <u>November 2025</u>

<u>15.</u>	Deadline 5 For receipt by the ExA of: • responses to the ExA's third written questions (if required) • the applicant's updates – refer to Annex E of the rule 6 letter • comments on the deadline 4 submissions and any other information requested by the ExA for deadline 5 • updates to documents as necessary arising from the environmental statement addendum • comments on the Report on Implications for European Sites (if required) • comments on the ExA's schedule of changes to the draft Development Consent Order (if required)	Friday 28 November 2025
<u>16.</u>	<u>Deadline 5A</u> <u>For receipt by the ExA of:</u> • <u>comments on any submissions received at deadline 4A</u> • <u>any other information requested by the ExA under rule 17 of the Examination Procedure Rules</u>	<u>Friday 5</u> <u>December 2025</u>
<u>17.</u>	<u>Open floor hearing 2 (OFH2)</u>	<u>Wednesday 10</u> <u>December 2025</u>
<u>18.</u>	<u>Compulsory acquisition hearing 2 (CAH2) (if required)</u>	<u>Wednesday 10</u> <u>December 2025</u>
<u>19.</u>	<u>Issue specific hearing 3 (ISH3) – on the draft Development Consent Order and environmental matters</u>	<u>Thursday 11</u> <u>December 2025</u>

<u>20.</u>	Deadline 6 For receipt by the ExA of: • <u>written summaries of oral submissions made at any hearings on 10 and 11 December 2025</u> • closing summary statements from parties regarding matters that they have previously raised during the examination and that have not been resolved to their satisfaction • the applicant's closing summary statement • the applicant's final updates – refer to Annex E of the <u>rule 6 letter</u> • comments on the deadline 5 <u>and 5A</u> submissions and any other information requested by the ExA for deadline 6 • <u>The final draft Development Consent Order and:</u> – <u>a clean (all tracking removed) standalone MS Word version of the final draft Development Consent Order, with no header or cover page</u> – <u>the email notification from https://publishing.legislation.gov.uk/ confirming the final draft Development Consent Order has successfully passed validation</u> – <u>the SI validation report – the PDF version available through the link in the email notification</u>	<u>Friday 19 December 2025</u>
<u>21.</u>	Close of examination The ExA intends to close the examination on the date specified	<u>Tuesday 6 January 2026</u>

Submission times for deadlines

The time for submission of documents at any deadline in the timetable is 23:59 on the relevant deadline date, unless instructed otherwise by the ExA.

Publication dates

All information received will be published on the [project webpage](#) as soon as practicable after the deadlines for submissions.