



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

The Examining Authority's (ExA's) third written questions and requests for information (ExQ3)

Issued on Friday 14 November 2025

The following table sets out the ExA's third written questions and requests for information – 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 3 (indicating that it is from ExQ3) and then has an issue number and a question number. For example, the first question on 'General and cross-topic' issues is identified as 3.1.1. 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 and include 'Peartree Hill Solar Farm (EN010157)' in the subject line of your email.

Responses are due by deadline 5 - Friday 28 November 2025



Abbreviations used:

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



PV	photovoltaic	SoS	secretary of state
R	requirement	SPA	Special Protection Area
RPA	root protection area	SU	statutory undertaker
RR	relevant representation	tCO₂e	tonnes of carbon dioxide equivalent
s	section	TP	temporary possession
SAC	Special Area of Conservation	YWT	Yorkshire Wildlife Trust
Sch	schedule	ZoI	Zone of Influence
SoR	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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ExQ3	Question to:	Question:
1. General and cross-topic		
3.1.1	Applicant	Statements of common ground (SoCG) Please provide the latest/ up to date (or signed and completed) versions of <u>all</u> SoCG with those parties as set out in section 3, annex B of the rule 8 letter [PD-009], as well as the latest/ up to date version of the Statement of Commonality. It would also assist the ExA for a SoCG, or a joint position statement, to be prepared between the applicant and Albanwise (those bodies as per [RR-054]) and submitted at the next deadline, to focus discussions at any upcoming hearings on any matters which remain in dispute.
3.1.2	Applicant	Document updates The applicant is reminded to provide, for deadline 5, updated documents as necessary arising from the environmental statement (ES) addendum [REP4-075].
2. Draft Development Consent Order (dDCO) and other consents		
Note: Questions/ comments relate to dDCO revision 8 [REP4-005] (clean)/ [REP4-006] (tracked)		
General		
3.2.1	Applicant	Review of other recently made solar DCOs Please review the provisions of other recently made solar DCOs (such as Tillbridge and Stonestreet Green) and the Secretary of State's (SoS) decision letters in respect of them where they set out modifications to the draft Orders and consider whether the dDCO requires any amendments for consistency purposes.
3.2.2	Applicant	Decommissioning Please respond to East Riding of Yorkshire Council's (ERYC) concerns in its response to issue specific hearing 1 (ISH1) Action 7 [REP4-079] and update section 8 of the outline Operational Environmental Management Plan [REP3-030] as appropriate, preferably in liaison with ERYC.
Questions/ comments relating to articles (A)		
3.2.3	ERYC	A14(1) – Noting your response to ISH1 Action 1 [REP4-079], the applicant highlights at paragraph 1.3.31 of [REP4-037] that A14(1) contains similar wording/ adopts a similar approach to other made

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ExQ3	Question to:	Question:
		solar DCOs, including the East Yorkshire Solar Farm Order 2025 (see A10(1) of that Order) which falls partly within ERYC's administrative area. Please confirm whether this alleviates your concerns, and if not, provide further justification for a difference of approach in this case and any alternative preferred wording of the dDCO for the ExA's consideration.
3.2.4	Applicant	A25(1) – Should this also be made subject to A33 to clarify that rights would not be acquired in land subject to temporary possession only?
Questions/ comments relating to Schedule (Sch) 2, Part 1 - requirements (R); and Sch 2, Part 2 – procedure for discharge of requirements		
3.2.5	Applicant, Albanwise	<p>Sch 2, Part 1, R16 - The applicant has added this new requirement with the aim of minimising concerns raised around conflict between the proposed development and other consented development. The applicant highlights a similar provision in the Thurrock Flexible Generation Plant Development Consent Order 2022 (which the ExA understands to be at Sch 8, Part 8, paragraph 6).</p> <p>To Albanwise</p> <p>a) Notwithstanding the content of your relevant representation in respect of the matter [RR-054], please provide your views on whether new R16 addresses your concerns further to the highlighting of where a similar provision has been used in another made DCO, and, should your concerns persist, provide any alternative preferred wording of the requirement for the consideration of the ExA.</p> <p>To Albanwise and the applicant</p> <p>b) Should the term 'reasonable endeavours' in R16(1) be specifically defined as it is in the Thurrock Flexible Generation Plant Development Consent Order 2022; and</p> <p>c) Should R16(2)(c) relate to the construction of, as well as the operation of, the Field House and Carr Farm Solar Farms?</p>
3.2.6	Applicant	Sch 2, Part 2, R9 – please see ExQ3.6.2.
Questions/ comments relating to other schedules		
3.2.7	Applicant	Sch 1 – Remove the double space in Work No. 1 between the words “ <i>Work Nos. 1B to</i> ” and “ <i>1F</i> ”, should there be one.

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ExQ3	Question to:	Question:
3.2.8	Applicant	Sch 14 - Please ensure this is accurate and fully up to date at deadlines 5 and 6.
Explanatory Memorandum (EM)		
3.2.9	Applicant	To assist the ExA (and ultimately the SoS) in its consideration of the provisions of the dDCO, please ensure the EM [REP4-007] sufficiently covers all provisions. For example, and notwithstanding your response to ExQ1.2.40 [REP1-073]), paragraph 5.1.4 relating to R2 does not provide justification for the ability to extend the time limit, noting that such a provision is not included in other solar DCOs and that the Yorkshire Green project is of a different nature and geographical scale. It might also be useful to highlight any made solar DCOs which have been materially delayed or put at risk by legal challenge and to have regard to any relevance of paragraph 9.1.e. of the SoS decision letter for the Tillbridge Solar Project.
3. Compulsory acquisition (CA), temporary possession (TP) and related matters		
3.3.1	Applicant	Land and rights negotiations tracker (LRNT) The ExA notes: a) that the LRNT [REP4-011] does not include relevant data at columns K, L and M; and b) that some new landowner/ other rights entries in the Book of Reference [REP4-010], including in respect of Plots 2-3, 12-6, 12-8, 12-9 and 15-6, have not been included in the LRNT. It is important that the LRNT contains all relevant information as its aim is to assist the decision making of both the ExA and the SoS. Please address this accordingly and ensure that the LRNT is fully up to date with all relevant information when submitted for deadlines 5 and 6.
3.3.2	Applicant	Response to submissions Please provide a response to submissions [AS-021] and [AS-022], or signpost to where these were addressed within your deadline 4 submissions.
3.3.3	Applicant, Albanwise	Plot 2A-5 The ExA notes the fixed layout of Field House Solar Farm (FHSF) within the area of Plot 2A-5, including the location of the substation near to a pylon it would directly connect to (Appendix 1b of [RR-054]). The ExA is unclear as to the reasons why the full extent of Plot 2A-5 is considered necessary by the applicant as it appears that there would be sufficient space through the plot for a construction access route which would avoid the substation location so as not to affect its

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ExQ3	Question to:	Question:
		construction or purpose of delivering electricity to the grid from the wider FHSF. The ExA also notes that a track would be provided along the northeastern edge of Plot 2A-5 in the fixed layout. The ExA is also unclear as to why this area could not be utilised, thus also avoiding an area for solar panels (albeit that the ExA recognises these would represent a very small proportion of overall solar panels and electricity output associated with FHSF and the temporary nature of any impact in this regard). Please provide clarification on these matters.
3.3.4	Network Rail Infrastructure Limited, National Gas Transmission plc, National Grid Electricity Transmission plc, Northern Powergrid (Yorkshire) plc	Protective provisions Please review the protective provisions included in the dDCO at Sch 12, Parts 5-8 and the applicant's explanation for its preferred wording in Appendix 1 of submission [REP4-037] and: <ul style="list-style-type: none"> a) identify any outstanding key concerns or impediments with regard to reaching agreement 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?
3.3.5	Applicant, The Crown Estate	Crown land Please provide an update as to the position in respect of Crown land (Plot 13-4), the progress made to obtain relevant consent under s135(1) and/ or s135(2) of PA2008, the likely timetable for this and implications for the proposed development should this not be forthcoming. Written evidence of consent obtained is required as soon as possible and in any event by the close of the examination.
4. Need, site selection and alternatives		
No further questions at this time		
5. Air quality		
3.5.1	Applicant	Air Quality Management Area (AQMA) Notwithstanding your response to ExQ1.5.3 [REP1-073], please: <ul style="list-style-type: none"> a) Clarify which sections of roads identified on ES Figure 14.1: Study Area for Transport and Access [REP2-120] and ES Figure 14.2: Transport Routing and the Existing Highway Network [REP2-121] travel through the AQMA;

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ExQ3	Question to:	Question:
		<p>b) Clarify whether, having regard to Table 6-10 of ES Chapter 6: Air Quality [APP-042], any changes in light/ heavy duty vehicle flows through the AQMA would exceed 100/ 25 annual average daily traffic (AADT) respectively;</p> <p>c) If the relevant AADT would be exceeded, provide further justification for a lack of an air quality assessment in this regard and your conclusion that “[...] <i>the road traffic exhaust emissions from the Proposed Development traffic would not cause a significant effect on Hull AQMA 1.</i>”, noting the requirements of NPS EN-1 paragraphs 5.2.8 to 5.2.19; and</p> <p>d) Consider whether any amendments to the Policy Accordance Tables in Appendix 1 of [REP4-055] or any other documents are necessary in light of the AQMA.</p>
6. Biodiversity (including Habitats Regulations Assessment (HRA))		
3.6.1	ERYC	<p>Trees</p> <p>Noting matters raised around category B trees at ISH2 [REP4-082], are you satisfied with the updates to the Arboricultural Impact Assessment [REP4-023] as requested and the applicant’s consideration of the matter in paragraphs 1.9.13 to 1.9.19 of [REP4-039]?</p>
3.6.2	Applicant	<p>Biodiversity Net Gain (BNG)</p> <p>Notwithstanding the views of the applicant and statutory parties in response to previous ExQs, the ExA (and ultimately the SoS) also needs to be satisfied that the dDCO would secure the degree of BNG reported, which, as set out in the BNG Assessment [REP2-023] would be 61.78% for area habitat units, 41.85% for hedgerow units and 10.06% for watercourse units. The ExA’s potential concern in this regard is that the degree of BNG is not specified on the face of the dDCO (such as in R9) and nor is it specified within the outline Landscape and Ecological Management Plan (oLEMP) cited in R9. Rather, the oLEMP [REP4-073] makes some reference to the BNG Assessment and in paragraph 1.1.5 states that BNG of “<i>at least 10%</i>” would be delivered. To address this matter further, please provide your views on the following:</p> <p>a) The addition of the interpretation of the BNG Assessment to Sch 2, Part 1, R1 of the dDCO and the addition of words to the following effect to the end of R9(2): “, <i>and must demonstrate how biodiversity net gain of 61.78% for area habitat units, 41.85% for hedgerow units and 10.06% for watercourse units as set out in the Biodiversity Net Gain Assessment would be delivered.</i>”; and</p>

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ExQ3	Question to:	Question:
		b) The specification of BNG of 61.78% for area habitat units, 41.85% for hedgerow units and 10.06% for watercourse units within the oLEMP.
7. Climate		
No further questions at this time		
8. Cultural heritage		
No further questions at this time		
9. Land, soil and groundwater		
3.9.1	Applicant, ERYC, Environment Agency (EA)	Flood Risk and Coastal Change Planning Practice Guidance (PPG) update The ExA notes that on 17 September 2025 the PPG was updated, including but not limited to changes regarding the sequential approach and test. Please confirm whether there any implications for the proposed development, including the need for any updated documents.
3.9.2	Applicant	EA's outstanding concerns The ExA notes the EA's outstanding concerns in its deadline 4 submission [REP4-083] and the draft statement of common ground with the applicant [REP4-044], including EA06 (use of culverts), EA12 (flood risk), EA16 (battery energy storage system (BESS) and the risk of contaminants to groundwater). Whilst it is acknowledged that the intention is to reach agreement on these matters prior to the close of the examination, the ExA requests a written update in this regard.
3.9.3	Applicant	BESS and risk of contaminants to groundwater Noting concerns raised by the EA in its deadline 4 submission [REP4-083], to what extent would the proposed development fully comply with guidance produced by the National Fire Chiefs Council, including adequate measures to contain and manage water runoff?
3.9.4	Applicant	Soil management Natural England (NE11) [REP4-084] suggests the outline Soil Management Plan (oSMP) [REP1-062] should make provision for 'supervision of soil handling by a competent soil specialist', in

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ExQ3	Question to:	Question:
		addition to the applicant's previous updates to the document. Would the applicant be willing to add this to the oSMP?
10. Landscape and visual (including good design)		
3.10.1	Applicant, ERYC	Additional planting Entry ERYC34 of the SoCG [REP4-042] notes that the applicant is exploring the feasibility of increasing the separation between a proposed permissive path and the solar PV modules at the southern extent of Field D17 to allow for hedgerow planting and is liaising with ERYC on this matter. Please provide an update.
11. Noise and vibration		
No further questions at this time		
12. Population		
3.12.1	Applicant	outline Battery Safety Management Plan (oBSMP) The ExA notes Statement of Commonality paragraph 3.1.4 [REP4-040]. Please provide an update.
3.12.2	Humberside Fire and Rescue Service	oBSMP Please confirm whether you are content with details and measures provided in the oBSMP [REP1-058]. If not, provide details of what additions you consider need to be included.
3.12.3	Applicant	Battery safety Please respond in detail to submission [REP4-087].
13. Transport and access		
3.13.1	Applicant, ERYC	Use of Park Lane At ISH2, the ExA queried the reason why ERYC considers the limited heavy goods vehicle (HGV) use along Park Lane for the construction of the proposed development to be unacceptable, when this was not the case for HGV movements associated with consented development ref: 23/03926/STPLF (which the ExA understands to relate to Creyke Beck Solar Farm battery energy storage). ERYC stated that complaints had been received because of the HGV movements and that

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ExQ3	Question to:	Question:
		the construction of the consented development is now completed (third bullet point of [REP4-082]). However, the applicant states that Park Lane <u>will</u> be used for HGVs for the construction of consented development ref: 23/03926/STPLF (page 18 of [REP4-036]), which seems to suggest otherwise. Considering this seemingly contradictory information, please clarify whether the consented development ref: 23/03926/STPF has been constructed and completed.
3.13.2	Applicant	Alternative access East Riding Against Solar Expansion [REP4-085] queries the potential for an alternative, shorter access for construction purposes to that proposed along Carr Lane (Long Riston). Please respond to this and clarify the reason Carr Lane (Long Riston) was selected rather than any existing accesses/ tracks to the north of this from the A165.
3.13.3	Applicant	Study area ES Chapter 14: Transport and Access paragraph 14.4.5 [REP4-018] states that the A63 and M62 have been excluded from the study area. However, ES Figure 14.1 [REP2-120] includes these roads. Please clarify.
3.13.4	Applicant	Study area/ transport routes Please clarify the relationship/ consistency between the information shown on ES Figure 14.1 [REP2-120] and ES Figure 14.2 [REP2-121].
14. Cumulative		
3.14.1	Applicant	Intra-project combined effects a) Due to 'restrictions' it would be subject to, Riston Footpath No. 2 was added back into Sch 5, Part 2 of the dDCO [REP4-005] – in light of this, should any reconsideration be given to amendments to ES Chapter 15: Cumulative Effects (see tracked version [REP2-084]/ clean version [REP2-083]), such as at Table 15-4, Table 15-6 and paragraph 15.6.3; and b) Please confirm whether 'Wawne PRow located between Weel and Wawne' as cited in ES Chapter 15 [REP2-083] is the same footpath as that cited as 'WAWNF01' in other plans and document (such as ES Figure 14.3 [REP2-122] and ES Chapter 13: Population [REP4-065]).