



Planning Inspectorate

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 2 (CAH2) dealing with matters relating to compulsory acquisition (CA) and temporary possession (TP)

Notification of the date, time, location and attendance instructions for CAH2 was provided in the Examining Authority's (ExA) [letter](#) dated 5 November 2025.

Agenda

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

This matter was covered at CAH1 and the ExA does not intend to address it in detail again. However, the ExA will ask the applicant whether it wishes to make any further comments on its case for CA/ TP following on from CAH1 and submissions at subsequent deadlines.

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 clarify certain matters, including:

- ES Chapter 13: Population, paragraph 13.9.4, noting [RR-031].
- ES Chapter 13, Table 13-2 (last entry), noting garden land associated with Plot 2-6, and consideration of the Department for Communities and Local Government publication 'Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land' (particularly paragraph 10 relating to Article 8).
- Consistency between what is shown on the Land Plans regarding the northern part of Plot 2-6 and what is shown on the Indicative Environmental Masterplan in this area and thus the need for the acquisition of the whole of Plot 2-6, also noting its dimensions and the parameters of its intended use.
- Plot 2-12a and powers sought as cited in the Book of Reference (BoR) compared with other documents, such as the Land Plans.
- Plot 14-3 interests noting other interests in Figham Common land
- Plot 14-17 interests noting [REP3-062].
- Clarification of passing place/ highway widths along Meaux Lane noting varied references to '7.5m' (such as on page 94, 103 and 109) and '8.5m' (such as on pages 95, 97, 99, 104, 107 and 111) of the applicant's

responses to deadline 4 submissions (and reference to '8.5m' in the Design Parameters Document and ES Chapter 14: Transport and Access).

- Having regard to Appendix 2 of [REP4-037]: whether East Riding of Yorkshire Council should be identified as a statutory undertaker (and subject to s127(5)/ (6)) with regard to, for example, Plot 16-7; and the reason for s127(2)/ (3) applying to Plot 12-8.
- Why some plots, such as Plot 14-15, are not shown in the Land and Rights Negotiations Tracker.
- Implications for the proposed development were Plot 2A-5 to be reduced in size to exclude the substation area associated with the consented Field House Solar Farm, and were Plot 2-6 to be reduced in size to exclude garden land; and following on from this, consideration of the applicant to provide a 'without prejudice' version of the Land Plans and BoR to reflect this, were the ExA to recommend such an approach to the Secretary of State.
- The progress of negotiations with APs and the timescale for their conclusion.
- Any other issues, as necessary.

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).

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 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. Review of issues and actions arising

8. Any other matters

9. Closure of the hearing

Notes on participation, conduct and management of the hearing

All APs are invited to attend CAH2. 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 CAH2. 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 CAH2:

- **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** – including **Network Rail Infrastructure Limited, National Gas Transmission plc, National Grid Electricity Transmission plc and Northern Powergrid (Yorkshire) plc.**
- **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 CAH2 should be included in post-hearing submissions and submitted by **deadline 6 - Friday 19 December 2025**.

Contingencies

The ExA will endeavour to hear all participants. If CAH2, or parts of it, is unable to proceed, for example for technical reasons, then the ExA may resort to written questions.

Purpose of CAH2

The main purpose of CAH2 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 additional APs and APs who request to be heard, including in respect of changes made to the application, under the prescribed procedures of The Infrastructure Planning (Compulsory Acquisition) Regulations 2010, including regulation 15.
- 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.