



# Pearmtree Hill Solar Farm

## Summary of Applicant's Oral Submissions at Open Floor Hearing 2 (OFH2)

Application Document Ref: EN010157/APP/8.30

December 2025

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## 1 Introduction

### 1.1 Background

- 1.1.1 This document summarises the oral submissions made on behalf of RWE Renewables UK Solar and Storage Limited (the **Applicant**) at the Open Floor Hearing 2 on 10 December 2025 (**OFH2**) in relation to the Applicant's application for development consent for the Peartree Hill Solar Farm (the **Proposed Development**).
- 1.1.2 This document does not purport to summarise the oral submissions made by other parties at the OFH2 and references to submissions made by other parties are only included to give context to the Applicant's submissions in response.
- 1.1.3 The Applicant acknowledges that various matters were raised at the OFH2 by the Interested Party in attendance and that the Applicant had an opportunity to respond at the end of the OFH2. This document summarises the Applicant's oral submissions at the OFH2.
- 1.1.4 Reflective of the Applicant's confirmation that a detailed response would be provided by Deadline 6, this document also includes a post-hearing response to matters raised at the OFH2.
- 1.1.5 This document uses the headings for each item in the agenda published for the OFH2 by the Examining Authority on 3 December 2025 [**EV8-001**].

### 1.2 Agenda item 1 – Welcome, introductions and arrangements for the hearing

- 1.2.1 The Applicant was represented at the OFH2 by Tom McNamara, Legal Director at TLT LLP (**TM**).

### 1.3 Agenda item 2 – The purpose of the hearing and how it will be conducted

- 1.3.1 The Applicant did not make submissions on this agenda point.

### 1.4 Agenda item 3 – Confirmation of those who have notified the Examining Authority (ExA) of a wish to be heard at the hearing

- 1.4.1 It was agreed that Mr. George McManus would speak on behalf of East Riding Against Solar Expansion (**ERASE**).

## 1.5 Agenda item 4 – Oral representation

1.5.1 Mr. McManus made a number of submissions under agenda item 4. These related to:

1.5.1.1. The suitability of Carr Lane (Long Riston) for HGV use and the impact of this use on Riston Plants, a business located on Carr Lane (Long Riston).

1.5.1.2. The need for escrow agreements.

1.5.1.3. The issue of flooding.

1.5.1.4. The supply chain of the Proposed Development.

## 1.6 Agenda item 5 – Responses by the applicant

1.6.1 TM on behalf of the Applicant thanked Mr. McManus for his submissions and proposed to respond fully in writing, at Deadline 6, to the issues raised.

1.6.2 **Post-hearing note: The Applicant has responded below to each of the issues raised by Mr. McManus at the OFH2.**

### *Suitability of Carr Lane (Long Riston) for HGV use*

1.6.3 The suitability of Carr Lane (Long Riston) for access to the Proposed Development during the construction phase has been considered in detail. **ES Volume 2, Chapter 14: Transport and Access [REP5-018]** concludes at Table 14-34 that no significant effects are anticipated on Carr Lane (Long Riston). **ES Volume 4, Appendix 14.1: Transport Assessment [REP4-025]** assessed the A165 / Carr Lane (Long Riston) priority junction from a junction capacity and highway safety perspective and concludes that no capacity issues are anticipated at this junction.

1.6.4 This matter has been addressed at previous submissions; the most recent submission was in response to question 3.13.2 of the Applicant's **Response to the Examining Authority's Third Written Questions [REP5-080]** which sets out the rationale for Carr Lane (Long Riston) being considered appropriate for access to the Proposed Development during the construction phase, including for HGVs. Further details of the proposed use of Carr Lane (Long Riston) were set out in response to question 1.13.10 of the Applicant's **Response to the Examining Authority's First Written Questions [REP1-073]** which explains that Carr Lane (Long Riston) will be used for a short period of the construction phase, the peak of daily construction vehicles is considered to be low and the proposed mitigation measures would be implemented, to conclude that Carr Lane (Long Riston) is suitable for HGV use. The specific mitigation measures proposed for Carr Lane (Long Riston) are the widening of the Carr Lane (Long Riston) / A165 junction bell mouth and provision of

passing places along Carr Lane (Long Riston), as well as site-wide measures secured within the **Outline Construction Traffic Management Plan (CTMP) [EN010157/APP/7.7 Revision 7]**, such as the phasing of the construction programme (meaning Carr Lane (Long Riston) would not be required for the full anticipated 24-month construction programme), bankspeople, advanced warning signage, delivery booking system and dilapidation surveys.

- 1.6.5 Furthermore, Carr Lane (Long Riston) is a public highway which is maintained by the Local Highway Authority, East Riding of Yorkshire Council (ERYC), and it is noted that at the Issue Specific Hearing 3 (ISH3) (see Transcript of Issue Specific Hearing 3 (ISH3) - Part 1 **[EV9-003]**), ERYC confirmed that Carr Lane (Long Riston) is considered suitable for HGV access, taking into account the mitigation measures proposed by the Applicant.
- 1.6.6 Riston Plants, a plant nursery and purpose-built shop located on Carr Lane (Long Riston), is included in the assessment of potential impacts of the Proposed Development on businesses within **ES Volume 2, Chapter 13: Population [REP4-065]**. The assessment concludes that while there may be impacts to customers accessing this business during the construction phase of the Proposed Development as a result of the temporary increase in traffic numbers and HGVs in the area, any such impacts would be temporary and short term for the duration of the construction works taking place in this location. Potential impacts would be mitigated by measures such as the widening of the Carr Lane (Long Riston) / A165 junction bell mouth, provision of passing places along Carr Lane (Long Riston), and the phasing of construction works, as set out and secured in the **Outline CTMP [EN010157/APP/7.7 Revision 7]**. Therefore, there is likely to be a direct, temporary, short term negligible adverse residual effect on this business during the construction phase following the implementation of the mitigation measures, which is considered to be not significant.

#### Need for escrow agreements

- 1.6.7 Mr. McManus raised that the Applicant could not guarantee that it would hold sufficient funds to meet decommissioning and restoration of land costs in the future.
- 1.6.8 The Applicant confirms that it will utilise escrow agreements to safeguard impacted landowners from costs related to decommissioning. This approach is referenced in the Applicant's response to question 1.3.16 of the ExA's first written questions **[REP1-073]**.
- 1.6.9 The Applicant in its contractual agreements with landowners, from Year 10, through to Year 20 of the agreements, is required to place the decommissioning costs into an escrow account. These costs are determined by an independent assessment undertaken 10 years from the date of the agreement which is then reviewed on the 20th, 25th, 30th, 35th and 40th anniversaries of the date of the agreement and any required adjustment in the cost is then made into escrow by the Applicant. The funds are then available,

if necessary, to the landowner(s) in the highly unlikely event that the Applicant is unable to undertake its obligations with regards to decommissioning.

- 1.6.10 The Applicant considers that the existence of this binding commitment within the agreements should provide comfort that the decommissioning costs are secured.

### Issue of flooding

- 1.6.11 As explained in detail in the Applicant's **Response to Deadline 5 and Deadline 5A Submissions [EN010157/APP/8.28]**, the Proposed Development was informed by **ES Volume 4, Appendix 5.6: Flood Risk Assessment (FRA) [REP5A-009 – REP5A-025]**. The FRA has been accepted by the Environment Agency, Beverley and Holderness Internal Drainage Board and Lead Local Flood Authority.
- 1.6.12 Nonetheless, the FRA recognises the flood risks posed to the Site. In accordance with national planning policy, the FRA proposes mitigation for the 'design flood', which is the 1 in 100-year river flood event plus an allowance for climate change across the Proposed Development's 40 year lifetime. To demonstrate the importance the Proposed Development placed on flood risk, it was a key reason for removing Land Area A from the Proposed Development, as reported in Section 2.2 of the FRA. In addition, significant mitigation is proposed, including siting water-sensitive equipment (such as on-site substations and hybrid packs) in areas of lowest flood risk and raising panels so that their lowest edges are above the predicted flood levels.
- 1.6.13 The question at OFH2 referred to the issuing of a Flood Alert. It should be noted that a Flood Alert is essentially the lowest of the three levels of flood warnings issued by the EA (the warnings being Flood Alert, Flood Warning then Severe Flood Warning) and subsequently reflects a flood event of much lower magnitude than the design event.
- 1.6.14 The query also referred to standing water at the Site. This is specifically addressed in **ES Volume 4, Appendix 5.6: Flood Risk Assessment [REP5A-009 – REP5A-025]**, with appropriate mitigation proposed.

### Supply chain of the Proposed Development

- 1.6.15 The Applicant notes that its position in relation to ethical procurement and supply chain transparency is set out in previous submissions, in particular:
- 1.6.15.1. The appended email to the **Applicant's written Summary of oral submissions at open floor hearing 1 [REP1-074]**.
- 1.6.15.2. The Applicant's response to written question 1.1.3 within **Response to the Examining Authority's First Written Questions [REP1-073]**.

1.6.15.3. The Applicant's response to ERASE at Deadline 2, page 18 of **Response to comments on RR and additional submissions, response to WR and response to ExA Written Questions 1 responses [REP2-038]**.

1.6.15.4. The Applicant's response to written question 1.1.4 within **Response to the Examining Authority's Second Written Questions [REP3-040]**.

1.6.16 In summary, the Applicant considers that its membership of the Solar Stewardship Initiative, and signatory to the United Nations Global Compact, as well as policies against unethical supply chains and forced labour demonstrate its commitment to best practice procurement and supply chain management. The Applicant confirms that clauses will be written into delivery and procurement contracts to ensure all contractors and subcontractors are compliant with these policies.

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