
To:

Our Ref: EN010157

RWE Renewables UK Solar and Storage Limited
The Crown Estate

30 April 2026

Dear Sir or Madam,

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010

Application by RWE Renewables UK Solar and Storage Limited (“the Applicant”) for an Order granting Development Consent for the proposed Peartree Hill Solar Farm (“the Proposed Development”)

REQUEST FOR INFORMATION

1. Following the completion of the Examination on 6 January 2026, the Examining Authority submitted a Report and Recommendation in respect of its findings and conclusions on the above application to the Secretary of State on 2 April 2026. In accordance with section 107 of the Planning Act 2008, the Secretary of State has three months to determine the application.
2. There are issues on which the Secretary of State would be grateful if the **Applicant** and **The Crown Estate** could provide updates or information as appropriate.

Compulsory Acquisition and Temporary Possession

3. The Secretary of State notes that at the close of the examination, crown consent for the Proposed Development had not yet been received by The Crown Estate. **The Applicant** and **The Crown Estate** are therefore requested to provide further updates regarding the status of the crown consent being granted.
4. The Secretary of State also requests that **the Applicant** provides an update regarding the relevant parties that have not yet reached an agreed position with the Applicant in respect to protective provisions.

Agricultural Land Classification

5. The **Applicant** is requested to provide a table outlining the Agricultural Land Classification survey results for each of the Proposed Development’s key components surveyed within the Order Limits. This table should specifically set out the quantity of land that will be located under areas of permanent hardstanding

(e.g., BESS, Substations, and Collector Compounds) and the Agricultural Land Classification grade of the land.

Ground Nesting Birds

6. The Secretary of State notes that in their outline Landscape and Ecological Management Plan (“oLEMP”), the Applicant has proposed sowing a flower rich grassland to mitigate impacts to ground nesting birds. The Applicant has used the target skylark nesting density of 0.56 territories per hectare to calculate the area of replacement habitat required (equivalent to ‘Organic Set Aside’¹). The Secretary of State notes that the average density in natural grasslands is 0.27 territories per hectare. The Secretary of State requests that the **Applicant** provides further justification as to how they plan to achieve the breeding density of 0.56 territories per hectare that is stated in their oLEMP.

Other Matters

7. The **Applicant** is also requested to provide updates regarding progress that has been made on the application since the close of examination on any relevant matters.

DEADLINE FOR RESPONSE

8. The deadline for response is **23:59 on 14 May 2026**.
9. Responses should be submitted by email only to PeartreeHillSolarFarm@planninginspectorate.gov.uk.
10. Responses will be published on the Peartree Hill Solar Farm project page of the National Infrastructure Planning website **as soon as possible after 15 May 2026**: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010157>
11. This letter is without prejudice to the Secretary of State’s consideration of whether to grant or withhold development consent for the Proposed Development or any part of the project. Nothing in this letter is to be taken to imply what the eventual decision might be or what final conclusions the Secretary of State may reach on any particular issue which is relevant to the determination of the application.

Yours faithfully,

Mohamed Ahmed

Mohamed Ahmed
Head of Planning
Energy Infrastructure Planning Delivery

¹ https://www.clarksonwoods.co.uk/wp-content/uploads/PDF/HF%20from%20InPractice117_Sep2022-9.pdf