

Peartree Hill Solar Farm Development Consent Order - Submissions made to the Planning Inspectorate during the Decision Stage on behalf of Central Land Holdings Ltd and RFB One Trustees Limited and RFB Two Trustees Limited [WBDUK-AC.FID152526923]

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Dear Sir,

Re: Peartree Hill Solar Farm Development Consent Order ("DCO") – Central Land Holdings Ltd and RFB One Trustees Limited and RFB Two Trustees Limited (Landowner) submissions made to the Planning Inspectorate during the Decision Stage

1. Introduction

This submission relates to the application for the DCO made by RWE Renewables UK Solar and Storage Limited ("**Applicant**") to the Secretary of State for Energy Security and Net Zero ("**Secretary of State**") for Peartree Hill Solar Farm, a solar and battery storage project that would provide up to 320MW of clean energy (the "**Proposed Development**").

This submission is made on behalf of Central Land Holdings Ltd ("**CLH**") and RFB One Trustees Limited and RFB Two Trustees Limited as landowner in response to the Secretary of State's letter dated 18 May 2026 inviting all Interested Parties to comment on the responses provided by the Applicant.

CLH controls a self-contained, freehold parcel of approximately 68.2 hectares at Minster Way (A164), submitted to East Riding of Yorkshire Council in the Local Plan Review Call for Sites (November 2025) (the "**Land**").

Part of the Land is affected within the Order Limits of the Proposed Development as shown on the Land Plans being plots 14-12 and 15-1 (together, the "**Plots**"):

1. Plot Ref. 14-12: permanent acquisition of new rights over 400,100 sq m of agricultural land and hedgerow; east of Minster Way, A164 and west of Hull Road, A1174, Woodmansey, Minster and Woodmansey; and
2. Plot Ref. 15-1: permanent acquisition of new rights over 595 sq m of agricultural land, hedgerow and public footpath (Woodmansey Footpath No.12); north-east of Ivy

House Farm and north-west of Woodmansey Primary School, Woodmansey, Minster and Woodmansey.

The Applicant is seeking to exercise powers of compulsory acquisition of new rights and the imposition of restrictive covenants over the Plots pursuant to Work No. 5 of the DCO to lay electrical cables up to 132 kilovolts and the purpose of which rights may be acquired or restrictive covenants imposed are for:

• Installation of electrical cables and ancillary apparatus and structures, including trenching, tunnelling, boring and drilling works, and the rights and restrictive covenants to construct, protect, operate, alter and maintain any such works.

• Rights of access, including the installation of access tracks and works to existing tracks, and related works (including to drainage infrastructure), and the rights and restrictive covenants to construct, protect, operate, alter, access and maintain any such works.

• Utility asset diversions (including water, gas, sewer, electricity and telecommunications) and the rights and restrictive covenants to construct, protect, operate, alter, access and maintain any such works.

2. CLH's position on the Proposed Development

Although CLH does not object to the DCO and the Applicant's Proposed Development in principle, it wishes to raise the following points with the Planning Inspectorate to inform its decision:

• the Land has drainage facilities that must be protected; and

• the Land has planning potential that must not be disregarded in the Applicant's permanent acquisition of new rights over the Plots pursuant to its powers in accordance with the DCO.

Drainage facilities

The Applicant's compulsory acquisition of new rights and imposition of restrictive covenants pursuant to Schedule 8 of the DCO have the potential to materially affect the use and operation of the Land and the existing easements and rights, including in respect of drainage infrastructure. In particular, the scope of the proposed works (including works to drainage infrastructure and utility diversions) raises concerns as to:

• interaction with and protection of existing rights and apparatus on the Land; and

• the practical impact of the rights and restrictions on the retained landholding.

CLH requests that the Applicant engage directly with CLH to resolve any outstanding issues in relation to the Applicant's permanent acquisition of new rights over the Plots to:

• clarify the extent, location and duration of the proposed compulsory acquisition rights over the Plots;

• explain how existing easements and drainage infrastructure will be protected or accommodated on the Plots; and

• assess the impact of the proposed rights and restrictions on the Plots.

Planning potential of the Land and compulsory acquisition of rights

The Land at South Beverley has planning potential for residential development and presents an excellent prospect for residential planning permission known as the Beverley South Strategic Development Area ("**SDA**"). The site has been submitted to East Riding of Yorkshire Council in the Local Plan Review Call for Sites (November 2025) and is subject to ongoing review by officers. This is a material consideration allowing the site to be formally assessed for potential development and allocation.

The site is capable of delivering over 2,000 new homes, with a clear and deliverable access strategy and no material planning constraints. This site, therefore, represents a deliverable residential development opportunity.

In its determination of the DCO application, the key points that the Secretary of State should be made aware of in making its decision are as follows:

• **Standalone deliverability:** the first phase of the SDA Land is in CLH ownership, freehold-controlled, Flood Zone 1 site with a resolved access strategy, and a 5-8 year build-out programme. It can come forward entirely independently of any third-party land.

• **The wider 161.2-hectare SDA (CLH control c. 68.2 ha, over 42% of the total)** is uniquely positioned for allocation to deliver highly sustainable much needed homes for Beverley and the East Riding through the new local plan making process.

• **Policy compliance:** the site is a logical, sustainable, and well-connected urban extension, consistent with National Planning Policy Framework (NPPF) requirements and the emerging local plan direction for strategic housing growth at South Beverley.

• **No material constraints:** flood risk, heritage, topography, ecology, access, and utilities do not prevent development following reasonable mitigation.

• **Environmental:** the scheme delivers biodiversity net gain, climate resilience, Sustainable Urban Drainage Systems, and blue-green infrastructure in line with current and emerging policy requirements.

• **Sustainable transport:** the site's proximity to rail, bus, cycle, and walking routes satisfies the locational sustainability test with a high degree of confidence.

ÿ Placemaking quality: the masterplan framework for the wider Beverly South SDA demonstrates a high-quality neighbourhood with coherent structure, legible movement, active frontages, and a defensible settlement edge.

The Applicant's compulsory acquisition of new rights and the imposition of restrictive covenants over the Plots pursuant to its powers under the DCO have the potential to sterilise, or otherwise materially constrain, the Land's residential development potential as a strategic site. CLH requests that the Applicant continue engaging with them directly to agree an approach which minimises any unnecessary or material constraints on the future residential development potential of this strategic site location at South Beverly.

CLH reserves its position in respect of valuation matters arising from any compulsory acquisition of rights or the imposition of restrictive covenants affecting the Plots, including where such measures may prejudice the planning potential of the Land's residential development opportunity or its role as a key deliverability site in the Beverly South SDA.

3. Conclusion

For the reasons cited above, we invite the Secretary of State to take full account of these submissions made on behalf of CLH when determining the DCO application.

Yours faithfully

Womble Bond Dickinson (UK) LLP

For and On Behalf of Central Land Holdings Ltd and RFB One Trustees Limited and RFB Two Trustees Limited

17 June 2026

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