

**Application by One Earth Solar Farm Limited for an order granting development consent for the One Earth Solar Farm Project****Agenda for Compulsory Acquisition Hearing (CAH) dealing with matters relating to land rights:**

Hearing	Date and Time	Location
<b>Compulsory Acquisition Hearing 1</b>	<b>Wednesday 3 September 2025</b> <b>Hearing starts at 09:30am</b>  Registration and seating is available at the venue from 9.00am, and the virtual registration process from 09.00am	Double Tree by Hilton, Brayford Wharf North, Lincoln, LN1 1YW.  and  By virtual means using Microsoft Teams  Full instructions on how to join online or by telephone will be provided in advance to those who have registered

Where necessary breaks will be provided during the CAH in recognition of the fatigue associated with on-screen communication during virtual and blended events.

**Procedure at CAH**

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

**Participation, conduct and management of the hearing**

The CAH Part 1 will consider the strategic case for compulsory acquisition and temporary possession for the application. It is not the place for individual objections to be heard. Affected persons (APs) will be heard at Part 1 but only on the basis that the applicant has not complied with the relevant legal tests, policy, and guidance in respect of the application in general. The remaining parts of the CAH will allow individual objections by APs relating to individual parcels of land and/or interests in land to be heard. The utilisation of CAH1 Part 2 will depend upon the numbers of APs with individual objections requesting to be heard. It may not be necessary to hold all parts depending on how progress is made.

The Examining Authority (ExA) has identified the matters to be considered at this CAH, and those on which it requires further information, and these are set out in this agenda. It is intended that the scope of the CAH will be limited to those matters. However, the ExA may wish to raise matters arising from oral submissions and pursue lines of inquiry in the course of the discussions which are not listed on the agenda. The actual agenda on the day including the order of items may be subject to change at the discretion of the ExA.

All APs whose land interests are affected under compulsory acquisition proposals are entitled to speak at a CAH. The ExA invites the applicant and the following APs who have indicated a wish to speak to attend and participate in this CAH:

- The applicant;
- J.G. Pears Group.

Participation in the CAH is subject to the ExA's power to control the CAH. It is for the ExA to determine how hearings are to be conducted, including the time allowed at the CAH for the making of a person's representations.

The ExA will probe, test, and assess the evidence through direct questioning of persons making oral representations. Questioning at the CAH will therefore be led by a member of the Panel, supported by the other Panel member.

The CAH will continue until the ExA is content that all matters on the agenda have been addressed. Should the consideration of the issues take less time than anticipated, the ExA may conclude the CAH as soon as all relevant contributions have been made and all questions asked and responded to.

Participants may submit written summaries of their oral submissions at this hearing by **deadline 3 Tuesday 16 September 2025**.

### **In person registration and attendance**

To enable the hearing to start on time at **9:30am on 3 September** those attending in person should arrive at **9.00am on 3 September** to ensure that attendees can be registered and seated in good time.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

### **Virtual registration and attendance**

Parties who have registered to speak will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone.

To enable the hearing to start on time at **9:30am on 3 September** those attending virtually should join at **9.00am on 3 September** to ensure that all virtual attendees can complete the registration process in good time. The Case Team will admit you

from the lobby and register your attendance. During registration the online procedures will be explained.

To avoid 'screen fatigue', session breaks will be provided after about 90 minutes of business, and other breaks may be taken, subject to the ExA's discretion.

Anyone wishing to attend the hearing virtually, who has not already advised the case team of this, should do so as soon as possible.

### **Online viewing**

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage of the National Infrastructure Planning website](#) closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

### **About the compulsory acquisition hearing**

CAHs are for those whose land and/or rights are directly affected. This includes all APs and additional APs. It may include persons not listed in the Book of Reference but who have applied for and been granted IP status under section 102 of the Planning Act 2008 (PA2008).

The CAH is being held to ensure adequate examination of the provisions within the draft Development Consent Order (draft DCO) seeking to authorise the compulsory acquisition of land and/ or rights over land and to assess whether the conditions relating to the land and/ or rights being required for the proposed development or required to facilitate or be incidental to that development are met and whether there is a compelling case in the public interest for the land to be acquired compulsorily.

The ExA recognises that other hearings may contribute information and evidence which will be used in support of a recommendation in respect of compulsory acquisition.

The CAH will have regard to written submissions already provided to the Examination.

Reference will be made in agenda items 2- to the applicant's submissions in particular:

- The Funding Statement [APP-009]
- Statement of Reasons Rev 2 [REP1- 011]
- Explanatory Memorandum Rev 2 [REP1-009]
- Book of Reference Rev 2 [REP1-013]
- Land Rights Negotiations Tracker Rev 2 [REP1-015 and REP1-016]
- Land Plans Rev 2 [REP1-004]
- Crown Land Plans Rev 2 [REP1-005]
- Special Category Land Plans Rev 2 [REP1-006]

**The ExA will seek to rely upon the most recent iteration of documents submitted at Deadline 2, and where appropriate will advise parties of the latest Examination Library Reference Number.**

## **Detailed agenda for Compulsory Acquisition Hearing (CAH)**

### **1. Welcome, introduction and arrangements for the hearing**

#### **CAH Part 1**

#### **The Principles of Compulsory Acquisition and Temporary Possession**

### **2. The statutory conditions and general principles applicable to the exercise of powers of compulsory acquisition**

I. The applicant will be asked to provide evidence on how the proposed development and the approach taken to compulsory acquisition and temporary possession meet the legislative tests.

(a) Whether the purpose for which compulsory acquisition powers are sought would comply with section 122(2) of the PA2008 and whether there is a compelling case for the proposed development?

(b) Whether all reasonable alternatives to compulsory acquisition have been explored?

(c) Whether the Secretary of State could be satisfied that the land proposed to be acquired is no more than is reasonably necessary for the purposes of the proposed development?

(d) Whether having regard to section 122(3) of the PA2008 there is a compelling case in the public interest for the land to be acquired compulsorily and the public benefit would outweigh the private loss? In this respect the applicant will be invited to explain how they have conducted the balance between public benefit and private loss

II. The applicant will be invited to explain how the dDCO demonstrates a commitment to and delivery of the whole project and how this is secured.

### **3. Whether there is a reasonable prospect of the requisite funds becoming available.**

### **4. Whether the purposes of the proposed compulsory acquisition are legitimate and would justify interfering with the human rights of those with interest in the land affected.**

### **5. Consideration of duties under the Equality Act 2010 and obligations under the Public Sector Equality Duty**

**6. Sections 127 and 138 of the PA2008 – the acquisition of statutory undertaker's land and the extinguishment of rights and removal of apparatus of statutory undertakers**

**7. Section 135 of the PA2008 - Crown Land**

**8. Section 132 of the PA2008 – Common Land**

## **CAH Part 2**

**9. Representations from parties who may be affected by the compulsory acquisition provisions in the draft DCO.**

The ExA will hear oral representations from:

(a) Affected persons (APs) who have notified a wish to make oral representations at this CAH.

- J G Pears Group

(b) Any section 102 or Category 3<sup>1</sup> persons wishing to make oral representations.

**10. representations from statutory undertakers and updates on progress on protective provisions.**

**11. The ExA will seek clarification on the position set out in the Land and Rights Negotiations Tracker [REP1-016].**

**12. Any other business**

**13. Note to be taken of any action points arising from the hearing.**

**14. Close of the hearing**

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<sup>1</sup> Those persons whose land is not proposed to be subject to compulsory acquisition but whose land or property may be affected by the construction or use of the proposed development such that they may be able to make claims for compensation (section 57(4) PA2008 (as amended)).

**Attendees**

The ExA would find it helpful if the following parties could attend this hearing.

- Applicant
- Bassetlaw District Council
- Newark and Sherwood District Council
- West Lindsey District Council
- Nottinghamshire County Council
- Lincolnshire County Council
- Any statutory undertaker who has outstanding matters in respect of land rights, protective provisions, or a case that should be heard in respect of s127 or s138 of the PA2008
- J G Pears

This does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.