



Planning Inspectorate

Application by Keadby Next Generation Limited for an order granting development consent for The Keadby Next Generation Power Station Project (EN0110001)

Agenda for compulsory acquisition hearing 1 (CAH1):

| Hearing | Date and Time | Location |
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| Compulsory acquisition hearing 1 into the applicant's strategic case for compulsory acquisition and temporary possession | Thursday 22 January 2026 Hearing starts at 10.00am Virtual registration process from 9.30am | This hearing will be held virtually using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered |

Agenda

1. Welcome, introductions, arrangements for the hearing

2. Topics to be discussed

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| A | The applicant's case for compulsory acquisition (CA) <ul style="list-style-type: none">- Applicant to outline and summarise its case for CA as set out in the Statement of Reasons (SoR) [APP-009] and to deal with such matters on proportionality and necessary. |
| B | Funding <ul style="list-style-type: none">- Applicant to confirm that it has the funding to construct and operate the proposed development as well as for CA. |
| C | Crown land <ul style="list-style-type: none">- Applicant to explain how it intends to secure the use of Crown land and whether consent to do so will be given during the examination period. |
| D | Statutory undertakers land <ul style="list-style-type: none">- Applicant to explain how negotiations are progressing with the 11 identified statutory undertakers in the SoR (para 9.3.1), and the progress of protected provisions. |

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| | <ul style="list-style-type: none"> - The ExA wishes to better understand the plots required for CA of statutory undertakers land and an explanation of why they are necessary and status of progress. |
| E | <p>Restrictive Covenants</p> <ul style="list-style-type: none"> - Articles 22, 25, 26, 28, 31, 33, 49 and Schedule 5 of the draft Development Consent Order (DCO) [AS-003] impose restrictive covenants on the land. The ExA wishes to clarify that the restrictive covenants mean only those plots identified in Schedule 5 and restricts or prevents only in the manner identified in Schedule 5. |
| F | <p>Land Rights Tracker</p> <ul style="list-style-type: none"> - The ExA wishes to go through the up-to-date land and rights negotiation tracker [AS-019] and for the applicant to provide an update on those plots which are not within a Heads of Terms agreed state. The ExA may have additional questions on the status of land owned by SSE Generation Limited and SSE Plc. |

3. AOB and Closing

Documents

The ExA would find it helpful of the applicant have to hand the following documents for display should they be called upon:

- Land plans [[APP-014](#)]
- Land rights tracker [[AS-019](#)]
- Draft DCO [[AS-003](#)]

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.

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

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. Interested parties (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.

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.

Timing

The ExA will keep to the agenda as much as possible. The hearing is not expected to go beyond 1:00pm.

Anyone who is not able to provide all their oral submissions by the close of the hearing should follow it up in writing.

Registration process

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 **10.00am** those attending virtually should join promptly at **9.30am** to ensure that all virtual attendees can complete the registration process in good time.