



Planning Inspectorate

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services: 0303 444 5000
Email: eastpyesolar@planninginspectorate.gov.uk

To: All interested parties

Our Ref: EN0110014

Date: 14 October 2026

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 13 and 16

Application by East Pye Solar Ltd for an order granting development consent for the East Pye solar project

Notification of hearings and accompanied site inspection

The examination timetable set out in the Examining Authority's (ExA) [rule 8 letter](#), dated 23 September 2026, includes reserved dates for hearings and an accompanied site inspection.

We are now writing to advise you that the following hearings will be held under sections 92 and 93 of the Planning Act 2008. The hearings will be blended events, with participants attending either in person or virtually via Microsoft Teams.

Hearing	Date	Start time	Location
Open Floor Hearing 3 (OFH3)	Tuesday 17 November 2026	Registration and seating available from: 3.15pm	The hearing will be a blended event at:
Priority to speak will be given to those interested parties (IPs) who did not speak at open floor hearings 1 and 2		Virtual registration process from: 3.30pm	Mercure Norwich Hotel Boundary Road, Norwich NR3 2BA
		Event start: 4.00pm	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 pre-registered
Compulsory Acquisition Hearing (CAH)	Wednesday 18 November 2026	Registration and seating available from: 09.30am Virtual registration process from: 09.30am Event start: 10.00am	The hearing will be a blended event at: Mercure Norwich Hotel Boundary Road, Norwich NR3 2BA 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 pre-registered
NOTE: If any of the above hearings are no longer required then notification will be published as soon as practicable on the project webpage of the National Infrastructure Planning website, providing reasonable notice to interested parties of the decision to cancel.			

Applicant's notification duties

The applicant is reminded of its duty to notify and publicise hearings under rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010.

Purpose of hearings

Please refer to The Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#) for information about the purpose of open floor and compulsory acquisition hearings.

Registration and requests to participate in hearings

Any person wishing to participate in a notified hearing should register using the [event participation form](#) by 6 November 2026 and provide all the information requested.

If you have any difficulty completing the form please contact the case team.

Please note that by attending the event either in person or online you are agreeing to be filmed for the purposes of the online live stream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

Any request to participate in a hearing should include the following information:

- name and unique reference number (found at the top of any letter or email from The Planning Inspectorate);
- email address (if available) and contact telephone number;
- name and unique reference number of any person/organisation that you are representing (if applicable);
- for blended events, confirmation of whether you will participate virtually or in-person;
- confirmation of the hearing(s) you wish to participate in, any agenda item(s) on which you wish to speak and/or brief details of the topic(s) that you would like to raise;
- for compulsory acquisition hearings, the plot number(s) of the relevant land provided in the book of reference and the land plans; and
- the examination library reference number (with paragraph/page number where appropriate) of any documents you wish to refer to.

Joining instructions for hearings will be issued by the case team via email shortly before the hearing dates.

Please contact the case team if you require any support or assistance to attend any hearing, either virtually or in person.

If you simply wish to observe any of the hearings then you can either:

1. Watch a livestream of the event - a link to the livestream will be made available on the project webpage shortly before the event is scheduled to begin; and/or
2. Watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to observe only by **6 November 2026** using the [event participation form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **6 November 2026**.

Open floor hearing (OFH) 3

OFH 3 provides a further opportunity for IPs to make oral submissions about the application to the Examining Authority. Oral submissions should be based on representations previously made in writing by the particular participant. To ensure fairness and equity, oral submissions will be restricted to a maximum of 3 minutes per individual IP and 5 minutes per IP representing an organisation or number of interests. Generally, one person per household or organisation will be permitted to speak and priority to speak will be given those interested parties who did not speak at open floor hearings 1 and 2 which took place on 15 and 16 September 2026.

A list of speakers for OFH3 will be published in advance of the hearing date.

Compulsory acquisition hearing

A compulsory acquisition hearing is for the Examining Authority to:

- discuss the applicant's case for requesting compulsory acquisition and temporary possession of land and rights in their application
- listen to views about the compulsory acquisition or temporary possession of land or rights from anyone with an interest in the land which would be affected by the project (affected persons)

A draft agenda for the compulsory acquisition hearing is attached at **annex A**.

Procedure at hearings and post hearing submissions

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010.

Participation in a hearing will be subject to the ExA's powers of control. It is for the ExA to determine how the hearing will be conducted, including the time allowed at the hearing for the making of a person's representations. The hearing will be managed in the interests of ensuring fair access to the hearing for all parties, and to ensure that the submissions of all invited persons are fully heard within the allotted time.

All hearings are recorded. The recordings and transcripts will be made available on the [project webpage](#) as soon as practicable following the hearing. The recordings allow any member of the public who is interested in the application and the examination to find out what has been discussed at a hearing. It is therefore important to note that anyone speaking at the hearing will need to introduce themselves, including any organisation or groups that they represent, **each time they speak** to ensure that someone listening to the recording after the hearing is clear who was speaking.

As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection Regulation (GDPR) applies. Please refer to our '[Privacy Notice](#)' for further information. Participants must do their best to avoid making public any information which they would otherwise wish to be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point

should ask the case team for guidance before they place personal and private information into the public domain. The Planning Inspectorate's practice is to publish the recordings and transcripts and retain them for a period of five years from the Secretary of State's decision on the development consent order (DCO). If you actively participate in the hearing, it is important that you understand that you will be recorded and that the recording and transcript will be made available in the public domain.

The evidence presented orally at hearings should be included in post hearing submissions and submitted at **deadline 3 (24 November 2026)** in the [examination timetable](#).

Notice of accompanied site inspection

The ExA will carry out an accompanied site inspection (ASI) on **Thursday 19 November 2026**.

As set out in annex B of the [Rule 8 letter](#), an ASI will only be required where we deem it necessary to view the site from private land, including residential properties. The applicant submitted its draft itinerary for the accompanied site inspection at deadline 1 taking account of locations already suggested by IPs. The applicant will submit a further proposed detailed itinerary ahead of deadline 2 for consideration by the ExA. This should also take account of any locations suggested at deadline 1 and discussions with the host local authorities and Block East Pye Solar.

The ExA will subsequently publish our confirmed ASI itinerary at least five working days before the ASI, including notification of the starting time and the locations we intend to visit. In determining which locations to visit on an accompanied basis, we will take account of each location's relationship with the order limits and whether it would be necessary for us to enter onto any private property. It may not be considered necessary to visit all the private locations suggested by IPs.

For logistical, safety and practical reasons, the ExA restricts attendance at each location to one representative each of (i) the relevant landowner, (ii) the applicant, (iii) either of the two host local authorities and (iv) one representative of Block East Pye Solar.

We will also be carrying out further unaccompanied site inspections during the course of the examination, details of which will be published on the [project webpage](#).

IPs should be aware that the ASI is not an opportunity to make any oral representations to us about the proposed development.

If you have any further queries, please do not hesitate to contact the case team eastpyesolar@planninginspectorate.gov.uk.

Yours faithfully

David Cliff

Lead member of the panel of Examining Inspectors

This communication does not constitute legal advice.

Please view our ['Privacy Notice'](#) before sending information to The Planning Inspectorate.

Application by East Pye Solar Ltd for an order granting development consent for the East Pye Solar project (EN0110014).

Draft agenda for compulsory acquisition hearing 1 (CAH1) dealing with matters relating to compulsory acquisition (CA) and temporary possession (TP)

Item	Matters to be covered
Item 1	Welcome, introductions and arrangements for the hearing
Item 2	The applicant's case for compulsory acquisition (CA) and temporary possession (TP) The Examining Authority (ExA) will ask the applicant to briefly present and justify its case for CA and TP including the following matters: ○ Identification of the powers sought and their purposes, including the applicant's strategy/ criteria for determining whether to seek powers for CA of land, CA of rights, or TP of land. ○ Identification of the draft Development Consent Order (dDCO) articles which engage CA and TP powers and the distinctions between them. ○ How the relevant statutory and policy tests under the Planning Act 2008 (PA2008) (including sections 122, 123, 127, 132 and 138) and the Department for Communities and Local Government guidance related to CA would be met. ○ Consideration of alternatives to CA/TP. ○ Human rights considerations. The ExA may ask questions in relation to the applicant's case for CA and TP. The ExA will invite submissions from affected persons (APs) who wish to raise general matters in relation to the applicant's case for CA and TP. However, site-specific submissions will be reserved for agenda items 3 and 4.
Item 3	Site specific representations by affected persons The ExA will ask APs (or their representatives) and any Category 3 persons who have registered to speak at this CAH1 to set out their site specific representations for the land in which they have an interest. These persons include (to be updated):

	• AJ Alexander & Sons • Carrie Burridge • Jonathan Cole • Richard Dunham • John Ellis • Anne Fry • John Fry • C G Moore & Sons • Ralph Penn • The Thacker Family • David and Elaine Wilson • Pamela Wright etc The ExA may ask questions and will invite the applicant to respond to each representation individually under this agenda item.
Item 4	Progress on negotiations with other affected persons The ExA will ask the applicant to provide an update on the progress of negotiations with APs (other than those APs who speak on agenda item 3) and the timetable for their conclusion.
Item 5	Statutory undertakers land The ExA will seek updates on progress of the applicant's negotiations with statutory undertakers, including protective provisions.
Item 6	Other matters
Close of hearing	

Purpose of CAH

A Compulsory Acquisition Hearing (CAH) is being held to:

- ensure adequate examination of the provisions within the dDCO seeking to authorise the CA of land and/ or rights over land;
- 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

- assess whether there is a compelling case in the public interest for the land to be acquired compulsorily.

Attendance at the hearing

The ExA expects the applicant to attend this hearing. Whilst all APs are welcome to attend CAH1 and provide oral submissions (subject to the ExA's power to control the hearing(s)), the following attendees made an explicit request to speak at the hearing and will thus be given priority (to be updated):

- AJ Alexander & Sons
- Carrie Burridge
- Jonathan Cole
- Richard Dunham
- John Ellis
- Anne Fry
- John Fry
- C G Moore & Sons
- Ralph Penn
- The Thacker Family
- David and Elaine Wilson
- Pamela Wright etc

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.

The hearing 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. APs, Interested Parties and other 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. Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required. 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 AP has had a fair chance to put its case.

The agenda is for guidance only, although every effort will be made to ensure that the issues listed in the agenda will be discussed on the day.

Therefore, if there are additional matters to be dealt with or there are submissions that could take a considerable amount of time at the hearing, it may be necessary to prioritise some matters and defer others to written questions. Any lack of discussion of a particular issue at the hearing should not be interpreted as the ExA's satisfaction with the submission(s) and does not preclude further examination of the issue, including the asking of further written questions.

Finally, may we draw your attention to **deadline 3** in the examination timetable (Tuesday 24 November 2026) and our request to receive by this deadline full summaries of all oral submissions given at the hearing by those who made them. In addition, anyone who is unable to complete all of their oral submission during the hearing should follow it up in writing at that deadline.

Virtual attendance

Parties who have registered to speak virtually 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.

For those parties who simply wish to observe the hearing, they should log into the livestream link, which will be posted on the [project webpage](#) of the National Infrastructure Planning website.

Any questions about this hearing

Please contact the case team if you have any questions regarding the arrangements for the hearing or how to participate as follows:

Email: eastpyesolar@planninginspectorate.gov.uk

Telephone: 0303 444 5000