Planning Inspectorate

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

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

Hearing	Date and Time	Location
Compulsory acquisition hearing	**Wednesday 18 November 2026** **Hearing starts at 10:00am** **Registration and seating available at venue from 9.15am and virtual registration process from 9.30am**	**Mercure Norwich Hotel** **Boundary Road** **Norwich, NR3 2BA** **and** **By virtual means using Microsoft Teams**

Agenda for compulsory acquisition hearing (CAH1)

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. • Where CA powers are sought in relation to land for biodiversity net gain (BNG) or other environmental mitigation, the justification for those powers, including how the statutory tests in section 122 of the Planning Act 2008 are met and the necessity for compulsory acquisition rather than voluntary agreement. • 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) and any interested parties 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: • AJ Alexander & Sons • Jonathan Cole • Amanda Dunham • Richard Dunham • John Ellis • Anne Fry • John Fry • C G Moore & Sons • Ralph Penn • David Pointer • Catherine Scott • The Thacker Family • David and Elaine Wilson • Pamela Wright 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 APs (or their representatives) have made an explicit request to speak at the hearing and will therefore be given priority (to be updated).

- AJ Alexander & Sons
- Jonathan Cole
- Amanda Dunham
- Richard Dunham
- John Ellis
- Anne Fry
- John Fry
- C G Moore & Sons
- Ralph Penn
- David Pointer
- Catherine Scott
- The Thacker Family

- David and Elaine Wilson
- Pamela Wright

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 ExA also notes that a number of interested persons have requested to speak and there will be an opportunity for them to make oral submissions on matters relating to the applicant's general case under Agenda Item 2.

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 puts 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