Planning Inspectorate

Application by East Pye Solar Limited for an order granting development consent for the East Pye Solar

Compulsory acquisition hearing (CAH)

Date: 18 November 2026

Venue: Mercure Norwich, Boundary Road, Norwich, NR3 2BA and by virtual means using Microsoft Teams

Action points

No	Party	Action	Deadline
1	Applicant	To provide examples of decisions made on access tracks – where more intrusive power discounted in favour of lesser possession (with plot numbers provided)	3
2	Applicant	To provide a note on distinguishing the land required for the project and land to facilitate the project, with examples provided	3
3	Applicant	To provide examples of alternatives that were considered through the design process (e.g. subsite 3A was removed)	3
4	Applicant	To provide a note on provisions for decommissioning in relation to planning act 2008	3
5	Applicant	To provide details of the soil restoration standards proposed at decommissioning and the mechanisms by which restoration and outcomes would be secured and enforced	3
6	Applicant	Applicant to provide a comparison of the compulsory acquisition approach adopted for this scheme and the Byers Gill and Helios Renewables projects, including the rationale for seeking compulsory acquisition of land rather than rights, only where applicable	3
7	Mr Prentice	Provide detail on a map of landowners being represented	3
8	Mr Prentice	Provide a breakdown of individual impacts to each affected person	3
9	Applicant	Review and provide accurate location of retaining wall in relation to the Old Rectory, Saxlingham Nethergate on the relevant plan	4

No	Party	Action	Deadline
10	Applicant	Engage with and agree with the local highway authority the extent of highway maintainable at public expense through Saxlingham Nethergate and provide an annotated plan showing the agreed boundary between public highway and private land, together with confirmation of the outcome of those discussions	4
11	Applicant	Applicant to provide Mr Dunham with the relevant extract of its response to ExQ2, following deadline (D) 3 submissions, setting out the assessment undertaken in respect of The Cedars and the reasons why the property was not identified as a Category 3 interest, including consideration of potential noise, glint and glare effects. The response should also include a screenshot or plan showing the measured distance between The Cedars and the relevant project infrastructure used in the assessment.	Following D3
12	Applicant	Plot 19-008: applicant to provide further information on why compulsory acquisition of the freehold is proposed, rather than the acquisition of permanent rights, and the justification for the approach taken	3
13	Applicant	Applicant to provide a relevant extract of its ExQ2 response to Mrs Chandler (following D3 submissions), detailing the assessment of her property, the justification for not identifying her as a Category 3 person, and evidence of the property's proximity to the proposed infrastructure, including a screenshot or plan showing the relevant measurements.	Following D3