



Planning Act 2008 – Section 92

Application by National Grid Electricity Transmission Limited for an order granting development consent for the Sea Link project

Agenda for Compulsory Acquisition Hearing

Hearing	Date and Time	Location
Compulsory Acquisition Hearing 1	Tuesday 27 January 2026 Registration and seating available at venue from: 09:30 Virtual Registration Process from: 09:30 Hearing starts: 10:00	South Gallery Rooms 20-22 Excel London 1 Western Gateway Royal Victoria Dock London E16 1XL and by virtual means using Microsoft Teams OR at one of the satellite venues hosted by CVS International on behalf of the applicant: Suffolk: Deben Suite Ufford Park Yarmouth Road Melton Woodbridge IP12 1QW Kent: Raleigh Suite Discovery Park Gateway Building Innovation Way Ramgate Road Sandwich CT13 9FF Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered.

Hearings Guidance: Please see annex A of this agenda

All affected persons are invited to attend the compulsory acquisition hearing. Notification of the date, time and attendance instructions for CAH1 was provided in the Examining Authority's (ExA's) Rule 13 letter [PD-018]. Interested parties who wish to speak at this event were required to provide notification by Friday 9 January 2026. If you haven't notified us that you wish to speak then you must contact the case team (southeastanglialink@planninginspectorate.gov.uk) as soon as possible.

Each affected person is entitled to make oral representations at hearings. However, this is subject to the power of the Examining Authority (ExA) to control the conduct and management of hearings.

Registration for the event will be open 30 minutes prior to the start of the hearing to enable a prompt start. Hearings will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered.

The agenda detailed below is for guidance only. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of written questions.

Purpose of the Hearing:

The main purpose of the compulsory acquisition hearing is:

- to consider the compulsory acquisition and related provisions within the draft Development Consent Order (DCO)
- to consider whether the conditions relating to the purpose for which compulsory acquisition may be authorised would be met
- to discharge the ExA's duty to hear persons affected by compulsory acquisition (CA) and temporary possession (TP) proposals (affected persons) who requested to be heard and to address related matters
- to address related matters.

Satellite Venues in Kent and Suffolk

The satellite venue locations at Kent and Suffolk will be hosted by CVS International, an independent production company, on behalf of the applicant. There will not be any representatives from National Grid Electricity Transmission (the applicant) or the Planning Inspectorate present at the satellite venues.

If you have any questions or issues concerning the Sea Link project or examination procedures during the hearings (or at any time) please use the contact details below:

For queries specifically concerning the Sea Link project:

National Grid Electricity Transmission

contact@sealink.nationalgrid.com

0808 134 9569

FREEPOST SEA LINK

For queries concerning the examination procedures for the Sea Link project (e.g., hearing participation, deadline submissions, etc):

The Planning Inspectorate Sea Link Case Team

southeastanglialink@planninginspectorate.gov.uk

0303 444 5000

Sea Link Case Team

Planning Inspectorate

c/o QUADIENT

69 Buckingham Avenue

Slough

SL1 4PN

Agenda

Title of meeting	Sea Link compulsory acquisition hearing 1
Date	Tuesday 27 January 2026
Time	10.00
Venue	Blended event
Attendees	Invitees

1. Welcome, introductions and arrangements for the hearing

2. Section 122 and 123 of the Planning Act 2008 (PA2008)

- 2.1 The applicant to briefly outline the case for compulsory acquisition (CA) and temporary possession (TP) and whether it meets the tests of the Planning Act 2008 (PA2008) including whether all reasonable alternatives have been considered; whether the rights to be acquired are reasonably necessary and proportionate and whether there is a compelling case in the public interest for the land to be acquired.
- 2.2 Specific questions regarding, but not limited to;
 - unregistered land
 - Suffolk plot: 1/9
 - Suffolk plot 1/11, 2/58 and 2/72
 - Suffolk plot 1/12
 - Suffolk plot 4/7
 - Kent plots 2/123 and 2/133.
- 2.3 The applicant to provide a brief update on the progress of negotiations and deadlines for their conclusion for those parties with outstanding objections.
- 2.4 Affected persons to briefly set out any outstanding concerns that have not already been discussed.

3. Sections 130, 132 and 135 of the PA2008 – Special category and Crown land

- 3.1 Applicant to provide a brief update on the current position with respect to negotiations with National Trust. Including the timetable for identifying key milestones towards reaching agreement (in relation to the examination timetable) and the likelihood and implications of agreement not being reached before the close of the examination.
- 3.2 Applicant to provide a brief update on the current position with respect to open space land. Including the timetable for identifying key milestones towards reaching agreement (in relation to the examination timetable) and the likelihood and implications of agreement not being reached before the close of the examination.

- 3.3 Applicant to provide a brief update on getting consent for the inclusion of the Crown land. Including the timetable for identifying key milestones towards reaching agreement (in relation to the examination timetable) and the likelihood and implications of agreement not being reached before the close of the examination.

4. Sections 127 and 138 of the PA2008 and Schedule 15 of the dDCO – Protective Provisions

- 4.1 The applicant to provide an update on the progress with the drafting/ agreement on protective provisions.
- 4.2 The ExA will invite updates from statutory undertakers as to their position in respect of s127 and s138 of the Planning Act 2008, the matters which remain outstanding and timescales for providing any alternative wording to Schedule 15 of the dDCO.

5. Funding

- 5.1 The applicant to provide any further updates to the Funding Statement and whether adequate funding is likely to be available to enable the compulsory acquisition to proceed within the statutory period following the development consent order being made, if it is made.

6. The Equality Act 2010

- 6.1 The applicant to provide further detail in relation to the response to ExQ1 question 1GEN72 in respect of compliance with the Equality Act 2010.

7. Any other business

8. Close of Hearing

Attendees:

All affected persons are welcome to attend the hearing. However, the ExA considers that representatives for the following parties should consider attending because the ExA believes that the material that they have submitted raises issues that may need to be explored at the hearing:

- the applicant
- affected persons objecting to the granting of CA and/or TP powers
- Suffolk County Council
- Kent County Council
- East Suffolk Council

- Thanet District Council
- any other public authority, body or objecting to the granting of CA and/or TP powers

The applicant is requested to have people with the following expertise to assist the hearing:

- land agents
- chartered surveyors and/or legal advisors

These should be the people who are responsible for the drafting of the CA and TP powers in the dDCO; for the selection of land and the assembly of portfolios of permanent and temporary land and rights necessary for the delivery of the proposed development; for the provision and maintenance of the CA and TP documents including the land plans, Book of Reference, land rights tracker and Statement of Reasons and for the due diligence process over land and rights.

This list may also assist other interested parties in preparing for the hearing.

Conduct and Management of Hearings

The Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that the Examining Authority (ExA) will probe, test and assess the evidence at hearings through direct questioning of persons making oral representations. Questioning at this hearing will therefore be led by the ExA. Cross questioning of the 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 a person has had a fair chance to put their case. Parties wishing to make a representation will be invited to do so at the ExA's discretion.

The ExA will begin the hearing with opening comments and introductions, then will run through housekeeping matters and explain how the hearing will be conducted. The duration will depend on the progress made on the day and will be subject to the ExA's powers of control over the conduct of the hearing.

The agenda may be amended by the ExA at the start of the hearing or throughout its course. Furthermore, the ExA may wish to raise matters arising from oral submissions, relevant representations and written representations, and pursue lines of inquiry that are not listed on the agenda in the course of the discussion.

The hearing is being held at the discretion of the ExA to consider matters that it considers to be important and relevant to the effective and robust examination of the application. Consequently, the business of the hearing will be limited to the matters identified in the agenda or otherwise raised by the ExA.

Active participation is at the invitation and discretion of the ExA. Oral submissions must address the matters and questions identified on the hearing agenda or raised by the ExA at the hearing. Oral submissions on other subject matters or from persons who have not been invited to speak by the ExA may only be heard at the discretion of the ExA, who may decide that such matters are not heard in the interests of relevance, efficiency or fairness.

A recording and transcript of the hearing will be published by the Planning Inspectorate on the project page of the national infrastructure website and any interested party may make a written submission on the specific matters either included in the agenda or arising at the hearing by **deadline 4, 10 February 2026**.