

Application by National Grid Electricity Transmission for an Order Granting Development Consent for the Norwich to Tilbury Project

Agenda for Compulsory Acquisition Hearing 1 (CAH1): the applicant's strategic case

Hearing	Date and Time	Location
Compulsory Acquisition Hearing 1 on The applicant's strategic case for compulsory acquisition & temporary possession	Wednesday 11 February 2026 Hearing Starts at 14:00 Registration and seating available at venue from 13:00 and virtual Registration Process will also be from 13:00.	Sir Bobby Robson Suite at Ipswich Town Football Club Portman Rd Ipswich IP1 2DA 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

Agenda

Item 1	Welcome, introductions and arrangements for the hearing
Item 2	Purpose of the Compulsory Acquisition Hearing (CAH) and Examining Authority (ExA) opening remarks
	Applicant's General Case
Item 3	The applicant's case for the compulsory acquisition (CA) and temporary possession (TP) of land and rights The applicant will be requested to explain: <ul style="list-style-type: none"> 3.1 The extent of land sought to be subject to CA. 3.2 Whether the statutory tests for CA are met on all land:

	<ul style="list-style-type: none"> • whether the purposes for which the CA powers are sought comply with Section(s) 122(2) of Planning Act 2008 (PA2008) • whether the 'compelling case in the public interest' test under s122(3) of PA2008 is met on all land sought <p>3.3 Consideration of reasonable alternatives to CA.</p> <p>3.4 The extent of land sought to be subject to TP.</p> <p>3.5 The justification for land sought to be subject to TP.</p> <p>3.6 Whether there is a compelling case in the public interest for the compulsory acquisition and temporary possession provisions overall.</p>
Item 4	<p>Statutory Undertakers (SUs)</p> <p>4.1 The applicant to list and briefly set out the current position in relation to any representations made under s127 of the PA2008 and not withdrawn.</p> <p>4.2 The applicant to explain the current position in relation to the application of s138 of the PA2008 to the draft development consent order (dDCO) including the rights and apparatus and statutory undertakers involved.</p> <p>4.3 The applicant to set out the condition of negotiations, and unresolved concerns relating to SU's land, rights and apparatus including progress on agreement of protective provisions with the relevant parties listed.</p>
Item 5	<p>Crown Land and Other Special Category land</p> <p>Crown Land</p> <p>5.1. Update on getting consent for the inclusion of any crown land.</p> <p>5.2. Timetable identifying key milestones towards reaching agreement (in relation to the Examination timetable).</p> <p>5.3. Likelihood and implications of agreement not reached before the close of the Examination.</p> <p>Commons (including town or village greens), open space, or fuel or field garden allotments</p> <p>5.4. The position of negotiations, and whether there are unresolved concerns relating to s131, s132 and / or s139 of the PA2008.</p>
Item 6	<p>Human Rights and Equalities</p> <p>6.1 In respect of both the Human Rights Act and the Public Sector Equality Duty (PSED) the applicant to set out the:</p>

	<ul style="list-style-type: none"> • circumstances within which these might be engaged • measures undertaken and/or in process to address possible engagement <p>This should include the applicant briefly setting out:</p> <ol style="list-style-type: none"> i. the consideration of Article 1 of the First Protocol to the European Convention on Human Rights (ECHR) in relation to the application. ii. the consideration of Article 6 of the ECHR. iii. the consideration of Article 8 of the ECHR; and iv. any duties under the Equality Act 2010 in relation to the application.
Item 7	<p>Funding</p> <p>The applicant to provide any further updates to the funding statement and whether adequate funding is likely to be available to enable the CA to proceed within the statutory period should the DCO be made.</p>
Item 8	Any other matters
Item 9	Review of actions arising and close

Please note that the above agenda is indicative and may be amended by the Examining Authority (ExA) at the start of the hearing. The ExA has sought to provide sufficient detail in this agenda to assist the parties to prepare for the hearing.

Notification of the date, time and attendance instructions for ISH1 was provided in the ExA's Rule 6 letter dated 13 January 2026 [[PD-009](#)]. Interested parties (IPs) who wish to speak at this event were required to provide notification by 27 February 2026. If you haven't notified us that you wish to attend or to speak, you must contact the case team as soon as possible.

Purpose of the Compulsory Acquisition Hearing

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

Attendees

The ExA would find it helpful if the following parties could attend this Hearing.

- Applicant
- Affected Persons (APs) objecting to the granting of CA and or TP powers on a strategic basis.

However, this does not indicate that other parties will not be able to contribute. All Interested Parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

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 in person, 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](#) closer to the hearing date. 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.

Registration Process

Parties who have registered to speak (both in person and 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 14:00 those attending virtually should join promptly at **13:00** to ensure that all virtual attendees can complete the registration process in good time.

If you are attending in person, please be aware registration at the venue may be busy and you are encouraged to ensure you arrive as early as possible after the registration process opens. It is your responsibility to ensure you have allowed enough time to register. Failure to register at the Hearing prior to its start may affect your ability to participate.

Participation

CA hearings are a place for those whose land and/ or rights are affected by the proposed development to be heard. Such persons are known as APs and are listed in the book of reference, although the hearing can hear from those who appear to have land or rights that are affected but are (for some reason) not or not yet listed in the book of reference, and/ or have been granted IP status under s102A of the PA2008.

The ExA has carefully considered all representations made by APs to date and has decided to hold CAHs for two separate purposes, these being:

- This is the first CAH to be held in this examination (CAH1). It is being held because the ExA wishes to question the applicant about its strategic case for CA and TP. It is not the place for individual objections about effects on land or rights to be heard.
- Subsequent CAHs will provide the opportunity for APs wishing to object on an individual basis to a CA or TP to present their case orally.

Requests to be Heard

Individual APs will already have request to be heard (by procedural deadline A 27 January 2026) at this first, strategic, hearing. This is only on the basis that they are concerned that the applicant has not complied or will not comply with the relevant legal tests, policy and guidance in respect of its strategic case for CA and/or TP.

There will be a second CAH (CAH2) and potentially subsequent CAHs if required. These hearings will be held to allow individual objections by APs relating to individual parcels of land and/ or rights to be heard. The ExA will ensure that there is enough time set aside at these hearings for all APs who notify us that they wish to speak about their objection to be heard.

Those wishing to be permitted to speak at CAH2 or any later CAH should request to be heard by **Deadline 1 (Thursday 26 February 2026)**.

If you are not presently listed in the book of reference and/ or have not been granted IP status under s102A of the PA2008 but think that your land or rights may be directly affected, you may apply to speak at a CAH; please contact the case team. The ExA will consider your request and, if it is granted, will invite you to speak. If the ExA has questions that it wishes to put to the applicant about the extent of land or rights subject to CA or TP that might affect you and your land or rights, the ExA will also invite you to speak.

If you are not an AP but want to object to the application more broadly (including by raising concerns about the effects of CA or TP on others or on the local economy), then you do not have a right to speak at a CAH. Time in these hearings is reserved for those whose land or rights are affected. You should raise your concerns at an open floor hearing, under an appropriate agenda item at an issue specific hearing (ISH) or put them to the ExA in writing.

Procedure at Compulsory Acquisition Hearings

We are proposing two types of CAH:

- Strategic hearings, where the Applicant's case for CA & TP is tested in the round; and
- Individual hearings, where site-specific objections arising from APs are heard.

This hearing is a strategic hearing and whilst its agenda is limited to matters relevant to CA and TP, its structure and style will be like that of an ISH. The ExA will ask questions about the matters identified in the agenda and the participants will respond on those matters.

When individual CAHs are held in due course, their structure and style will be closer to that of an open floor hearing (OFH), where individual speaking appointments will be provided for individual APs to raise site-specific issues.

Conduct and management of hearings

The Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that the 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 (or cross examination) of the person giving evidence by another IP or their legal representative will only be permitted if the ExA decides it is necessary. This is to ensure representations are adequately tested or that each has had a fair chance to put their case, and in ensuring that efficient use is made of time in the hearing.

Participants may be legally represented if they wish, but the hearing will be managed to ensure that legal representation is not required. The applicant and others permitted to speak may attend with relevant expert advisers, but others permitted to speak may participate on an equal basis without expert advice.

The secretary of state has provided [Guidance related to procedures for the compulsory acquisition of land under the Planning Act 2008](#) and [Guidance on Awards of costs](#), where Part D is also relevant to APs. Please review this guidance before the start of the hearing.

The business of the hearing will be limited to the matters identified in the agenda or otherwise raised by the ExA. This may include matters arising from relevant representations as well as oral submissions made in other hearings being held in the same week. Therefore, the ExA may raise issues that are not listed on the agenda in the course of the discussion.

Oral submissions on other subject matters or from IPs 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.

Any lack of discussion of a particular issue at a hearing does not preclude further examination of that issue, including the asking of written questions by the ExA.

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 IP may make a written submission on the specific matters either included in the agenda or arising at the hearing by **deadline 1 (Thursday 26 February 2026)**.

Evidence presented orally at these hearings should be included in post-hearing submissions including written submissions of your oral case and submitted at the above deadline, in order to ensure that it has been recorded accurately.

To help you participate effectively, the Planning Inspectorate has published [Nationally Significant Infrastructure Projects: Advice Pages](#).

This material includes advice on how to use Teams (our virtual event system) and on protecting your privacy during virtual events. The advice relating to virtual events is also relevant to blended events where parties can attend virtually. Please read this

advice before you join your hearing, as it will help you to prepare and get the best out of your participation.

Contingencies

If this hearing is unable to proceed or continue, then the ExA will adjourn incomplete business to hearing times later that have been reserved in the examination timetable. Notice of any adjournments will be provided in the banner on the National Infrastructure Planning Website