



## Meeting note

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| <b>Project name</b>       | A358 Taunton to Southfields                        |
| <b>File reference</b>     | TR010061   |
| <b>Status</b>             | Final  |
| <b>Author</b>             | The Planning Inspectorate                          |
| <b>Date</b>               | 21 September 2023                                  |
| <b>Meeting with</b>       | National Highways (the Applicant)                  |
| <b>Venue</b>              | Microsoft Teams                                    |
| <b>Meeting objectives</b> | Project update and draft documents feedback review |
| <b>Circulation</b>        | All Attendees                                      |

### Summary of key points discussed, and advice given:

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

### Stakeholder update

The Applicant set out that it had held meetings with Historic England to discuss a Statement of Common Ground (SoCG) and will be holding meetings with Somerset Council, Natural England and the Environment Agency in relation to Statements of Common Ground.

Targeted consultations had taken place with affected landowners to address minor refinements. The Inspectorate asked about the nature of these consultations. The Applicant explained that the first was required due to minor amendments including from statutory undertakers and the second was in relation to consultation with s44 (4) Category 3 landowners who might be affected by the scheme.

The Applicant explained that it has engaged with host and neighbouring parish councils and offered to produce draft position statements.

### Review of draft documents

On 25 July, the Applicant submitted draft documents to the Inspectorate for review.

During the meeting the Applicant addressed the comments using the table ref numbers. The Applicant noted that reference numbers 1 to 29 related to points of presentation and consistency which will be actioned before submission.

The Applicant requested that the Inspectorate confirm the intention behind reference 39. Post-meeting edit: this text was amended to clarify the intent and the Applicant confirmed that the documentation is clearly referenced.

The Applicant will address comments 31 to 47 in the application documents ensuring adherence to Section 55 of the Planning Act 2008, other secondary legislation and relevant guidance is clearly demonstrated. General comments on formatting and presentational issues will be resolved.

### **Timeframes**

The Applicant explained that work is continuing to develop the scheme documentation and progress through all necessary governance before submitting the application and are currently preparing to submit the application in quarter 4 2023.

### **Next steps**

The Inspectorate and National Highways will schedule a meeting mid-November.



## **A358 Taunton to Southfields – TR010061**

### **Section 51 advice regarding draft application documents submitted by National Highways**

On 24 July 2023 National Highways submitted the following draft documents for review by the Planning Inspectorate as part of its Pre-application Service<sup>1</sup>:

- Draft Introduction to the Application
- Draft Land Plans
- Draft Works Plans
- Draft Crown Land Plans
- Draft Rights of Way and Access Plans
- Draft Engineering Drawings and Sections
- Draft Traffic Regulation Measures – Speed limits
- Draft Traffic Regulation Measures – Clearways and Prohibitions
- Draft Traffic Regulation Measures – Classification of Roads
- Draft Development Consent Order
- Draft Explanatory Memorandum
- Draft Statement of Reasons
- Draft Book of Reference
- Draft Consultation Report and Draft Consultation Report Appendices
- Draft Consents and Agreements Position Statement

The advice recorded in the table comprising this document relates solely to matters raised upon the Planning Inspectorate's review of the draft application documents, and not the merits of the proposal. The advice is limited by the time available for consideration and is raised without prejudice to the acceptance or otherwise of the eventual application. Please also see advice, issued on 4 October 2022, for previous [draft documents](#). The Inspectorate has carried out a check on approximately 10% of the plans. The Applicant is advised to check the rest of the sheets for similar errors.

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<sup>1</sup> See <https://infrastructure.planninginspectorate.gov.uk/application-process/pre-application-service-for-applicants/>



| Ref No.                       | Comment  |
|-------------------------------|--|
| <b>Draft Crown Land Plans</b> |  |
| 1.                            | The full series of sheets are provided with clear text stating which sheets are not affect, this enables an easy comparison to other plans.  |
| <b>Draft Land Plans</b>       |  |
| 2.                            | Scheme boundaries and plot boundaries don't appear to match up. Eg plots 4/14a and 4/10c are TP with permanent rights to be acquired. When compared to other plans eg the Crown Land plans these areas appear to be outside of the scheme boundaries which is the thicker red line. This is also seen in Works Plans.                              |
| 3.                            | It is not immediately apparent that the sheet cut lines denote the end of a plot, and that the plot continues on the next sheet with a new plot reference number. Eg it appears that 1/7r becomes 2/13a when it moves across a sheet cutline and Plot 1/7o on Sheet 1 appears to continue onto Sheet 2, however, there is no Plot 1/7o on Sheet 2. |
| 4.                            | On Sheet 2 the text "FOR CONTINUATION REFER TO LAND PLAN SHEET 1 OF 1" is placed entirely within an inset box so could be misconstrued as only referring to that box and not the sheet.  |
| 5.                            | Plot 2/14r is described as the 'Temporary possession and use' in the BoR, however the legend on Sheet 2 states that these areas relate to 'Temporary possession' only. This occurs in other plots eg Plot 2/27g, Plot 2/32a.   |
| 6.                            | Various plots are hard to distinguish due to boundary lines and overlapping of text eg 3/6b, 3/10d, 5/17a  |
| 7.                            | Some plots are difficult to distinguish due to small sizes:- 2/34a, 2/33a, 2/32a, 2/35a 2/27c, 2/27d, 2/31a, 2/30a, 2/27f, 2/27e, 6/23b, 6/28b, 8/17e, 13/1c, 10/8a.   |
| 8.                            | Plot 2/35a is described as the 'Temporary possession and use' in the BoR, however the legend states 'Temporary possession' only.   |
| 9.                            | Plots 2/41d and 2/44o are both described as 'All interests and rights' in the BoR, however the legend states that these areas relate to 'Land to be acquired permanently'.   |



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| 10. | <p>Labelling:</p> <ul style="list-style-type: none"><li>Plot 3/13t is described to be of the public footpaths (Nos T/274 &amp; T 27/10) (Ashe Farm) in the BoR. The footpaths and the farm don't appear to be labelled.</li><li>On Sheet 2 the labels for the A358 and Stoke Road are hidden by boundary lines. On Sheet 7 overlapping text obscures Capland Lane.</li><li>Plot 5/1d and 5/4a is described as 'South of Griffen Lane' in the BoR, however the land Plan is labelled 'Griffin Lane'.</li><li>Plot 3/22c is described as North of Langport Road in the BoR, however it appears that this road is not labelled on Sheet 3 and the plot also appears to be North of Matlock Tree Hill.</li><li>Plot 4/1d is described as 'North of Village Road' in the BoR, however Village Road is not labelled on sheet 4.</li><li>Plot 4/6a is described as 'North of Huish Woods Lane' in the BoR, however Huish Woods Lane is not labelled on the land plan.</li><li>Plots 4/10a &amp; 4/10b are both described as 'South east of Huish Woods' Huish woods is not labelled on this land plan sheet.</li><li>Plots 4/18f and 4/18e are described as 'east of West Hatch Lane' in the BoR, however West Hatch Lane is not labelled on the land plan.</li><li>Plot 4/25a is described as 'North of Griffin Lane', however Griffin Lane is not labelled on this Land Plan sheet.</li><li>Plot 6/2j is described as 'north of Staple Fitzpaine Road' in the BoR, and Plot 6/14a is described as South of Staple Fitzpaine Road however the Land plan does not appear to have labelled this road anywhere.</li><li>Plot 9/13m is described as being a part of 'Ilminster Garden Services', the area on the land plan is only labelled as 'Ilminster Services. This is also seen when referring to Plot 9/13l and Plot 16/d.</li></ul> |
| 11. | Plot 7/17n, 7/17o and 7/7/17p are described to be 'North of Kenny Bridge' in the BoR, however Kenny bridge cannot be easily located on the land plan. The label may be behind Plot 7/30d.   |
| 12. | Hastings is not easily seen on the land plan, which impacts plots 8/12f and 16/b.   |
| 13. | There are 2 duplicate plots on the land plan both labelled 4/15b – there is only one description in the Book of reference.  |
| 14. | The BoR refers to Plot 7/8a – this cannot be located on the land plan sheet. This can be found in the Inset sheet located in Inset 7/Z however there is no inset 7/Z on sheet 7.  |
| 15. | Some plots are duplicated on the plans but appear only once in the BoR, eg Plot 7/20d, 8/5c and 14/7e.  |



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| 16.   | Plot 9/6g is described as 'North of Broadway Street' in the BoR, however on the Land plan it appears to be 'Broadway Road'.   |
| 17.   | Haydon Lane is mentioned in the BoR for plots 10/2i and 10/6f, however it is not easily identified on the plans.  |
| 18.   | Plots 10/12a and 10/12c are described as being part of 'Swingrite Golf Centre' it is difficult to identify this Centre on the plans.  |
| 19.   | Plot 11/7a is described as 'west of Stoke Hill' and Plot 11/8a is described as 'north west of Stoke Hill', these plots are both in the same area.   |
| <b>Draft Works Plans</b>  |   |
| 20.   | The plans contain comment boxes, these interfere with viewing the plans and may increase the plan file size.  |
| 21.   | When Sheets 1 and 4 are selected a vertical line appears in the centre of the map which flashes. See appendix for an image.   |
| 22.   | Within the red line boundary it appears that some areas will not be used, however it is not clear. The Applicant may wish to see an <a href="#">example of plans</a> where unused land was coloured to make this clearer. |
| 23.   | Work no. 2a - No drainage culvert on sheet 4.   |
| 24.   | Work number 14B. The draft DCO states this work is on Sheet 10 but does not mention that it also appears on Sheet 2.  |
| 25.   | Work Number 16i. The Draft DCO states this is on Sheet 9 but does not mention that this work also appears on sheet 8.   |
| 26.   | Work Number 19ab on Sheet 8 does not exist in the draft DCO.  |
| 27.   | Work Number 7m on Sheet 4, Huish Woods Lane is mentioned in the draft DCO but is not signposted on the draft works plans.   |
| <b>Draft Rights of Way and Access Plans, Traffic Regulations Measures Plans, Traffic Regulation Measures – Speed Limits, Traffic Regulation Measures – Clearways and Prohibitions and Draft Engineering Drawings and Sections</b> |   |
| 28.   | No comments   |



| <b>General comments on Plans</b> |  |
|----------------------------------|--|
| 29.                              | The Key Plans are set at different angles eg the Land Plans are horizontal, the Works Plans are orientated north (Other plans are impacted). This could confuse comparisons. Could you justify the reasoning or bring it inline with the other plans.            |
| <b>Explanatory Memorandum</b>    |  |
| 30.                              | No comments  |
| <b>Consultation Report</b>       |  |
| 31.                              | It will be helpful if the CR appendices index either only list the appendices contained in that specific part or specifies which appendix can be found in Part 1 or 2 of CR appendices. <a href="#">2.5b Engineering Drawings and Sections Part 1 of 2 DRAFT</a> |
| 32.                              | The Inspectorate must test that all relevant local authorities were consulted – host and neighbouring. Please can you make it clear who you have consulted for each consultation.  |
| 33.                              | If you have amended the red line boundary at any stage, please show clearly in the Consultation Report that you have identified and consulted additional statutory consultees.   |
| 34.                              | Please clearly demonstrate how you addressed the criteria for statutory consultations. Could the Report make it clear whether any targeted consultation was considered statutory or not, and if not, why that wasn't required.                                   |
| 35.                              | If any personal data is to be included in the Consultation Report, please flag on submission as this will not be published during the Acceptance period. It would be preferable to keep any personal data to a separate annex to reduce redaction.               |
| 36.                              | Please carefully cross-reference between the Annexes and the Report and ensure that Annexes are fully searchable to help us locate the information required by the PA2008.   |
| 37.                              | Clearly set out the method of 'diligent enquiry' carried out to identify landowners.   |
| 38.                              | Be prepared to submit all pre-application consultation responses in case the Inspectorate requests them during Acceptance.   |



## Design Manual for Roads and Bridges (DMRB)

39. References within application documents to information that is contained within the DMRB, eg such as in the Environmental Statement on methodologies used for the assessments therein, should clearly identify the relevant sections of the DMRB.

### General comments

The following are general comments and are not related to any documents received

40. Document file names.  
i. The file names need to identify the document eg use “ES 6.2 Chapter 7 - Land and Visual”, rather than a reference number.  
ii. The file names must be replicated into the [application index](#).  
It is important that we either see your draft application index a few weeks in advance of submission, or a part of the index as an example to allow us to provide early advice.
41. Keep size of electronic files for documents reasonable (including plans) – consider splitting into parts if necessary to aid ExA and IPs to download and view them.
42. Consider amending formatting of some documents to improve accessibility of documents in line with [Government Digital Services](#), eg left aligned text.

### Suggestions for additional documents and other comments on documents to aid the efficient Examination of the application

43. Draft DCO signposting Document  
A ‘Navigation Document’ should include information highlighting the relationships between certain key application documents, the concepts which underpin those documents and the relationship between them.  
The signposting document should include the following information for each Work number:
- The project descriptions for each Work. There are often numerous descriptions in various documents, please provide each location.
  - The geographic location of each Work if this is expanded within other documents, eg which plan it appears on.
  - The controls which regulate the parameters assessed in the ES for each work.
- The location within the ES of the assessments for each Work.





## The Planning Inspectorate

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| 44. | <p>Guide to the Application</p> <p>To facilitate IPs' understanding of the application. This should be updated during the Examination. This should set out in tabular form the master documents list to provide a full list of all the documents submitted and indicating either the latest revision (if applicable) or when a new document was submitted. For ease of navigation, these documents should be grouped in colour coded sections with the latest documents clearly identified in each update. There is a Guide to the Application 'good example document' on the <a href="#">National Infrastructure Planning website</a>.</p> |
| 45. | <p>Status of Negotiations with Owners of the Order Land - a document listing outstanding CA/TP objections. This should be updated at each deadline and cross-refer to other documents where the objections are discussed.</p>   |
| 46. | <p>Status of Negotiations with Statutory Undertakers which summarises progress in agreeing Protective Provisions and whether there are outstanding objections should be provided. It is understood that this detail might also contained in SoCGs, however, a summary table would assist the Examination.</p>   |
| 47. | <p>A comprehensive NPS Accordance Table or Tracker</p> <p>The document would be used for any relevant NPSs setting out the relevant NPS paragraph number, the requirement of the NPS, the compliance with the NPS by way of reference to submitted documentation and summary explanation, together with any subsequent update. The updated tracker to be submitted at each Examination deadline as specified in the Examination Timetable. This should record any changes and supplements to the Applicant's position on NPS compliance demonstrated by submissions during the Examination.</p>   |

### General

1. Where references are provided to other draft application documents it would be beneficial to provide the full title thereof inclusive of document reference number. Should further draft documents be provided for review, the Applicant may wish to consider providing a full list of known application documents (for purpose of signposting) as well as their respective reference number.
2. [\[MHCLG\] Application form guidance](#), paragraph 3, states: "*The application must be of a standard which the Secretary of State considers satisfactory: Section 37(3) of the Planning Act requires the application to specify the development to which it relates, be made in the prescribed form, be accompanied by the consultation report, and be accompanied by documents and information of a prescribed description. The Applications Regulations set out the prescribed form at Schedule 2, and prescribed documents and information at regulations 5 and 6.*"



Appendix

Row 21

A vertical line is appearing on sheets 1 and 4

