



National Infrastructure
Planning
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Your Ref:

Our Ref: TR010031

Date: 10 September 2019

Dear Madam

Planning Act 2008 (as amended) – Section 51

Application by Highways England for an Order Granting Development Consent for the A1 Birtley to Coal House.

Advice following issue of decision to accept the application for examination

On 10 September 2019 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

Consultees identified on a precautionary basis

Given the individual circumstances of this case, and taking a precautionary approach, the Inspectorate suggests that the Applicant may wish to include the bodies listed in **Box 6** of the checklist amongst those on whom they serve notice of the accepted application under s56(2)(a) of PA2008, unless there is a specific justification why this is not necessary.

Land Plan and Book of Reference (BoR)

It is noted in the checklist (**Box 30**) that there are some discrepancies in Part 1 of the BoR in relation to 'Description of Land'. Further guidance on this issue can be found in DCLG's Planning Act 2008 [Guidance related to procedures for the compulsory](#)

[acquisition of land](#) (Annex C and D). The applicant is advised to carry out a full check of the BoR to ensure all information provided is complete and accurate. Where appropriate the Applicant is advised to provide updated Land Plans.

Statement of Reason (SoR), Works Plans and Land Plans

Upon review of the Statement of Reasons and Tables 1 to 6 (Annex A), PINS review of the Works described within these tables and a comparison with the Works and Lands Plan, there appear to be some discrepancies and it would be helpful, if the Applicant could provide a plan or set of plans to show clearly the land plots in relation to the Works.

The Applicant is encouraged to take these points into consideration when preparing any updated documents for submission.

Submission of updated documents

With regard to the issues identified above, it would be helpful and assist the examination process if any other information, clarification documents or amendments made to the application documents were submitted to the Planning Inspectorate no later than 10 working days before the Preliminary Meeting (PM), to enable them to be published on the project page of our website before the PM.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future ExA comfort that the documentation is complete and accurate. You should also consider whether there are changes that may be of relevance to the Examination and have not been taken into account in relevant application documents. For example, the Environment Agency information on climate change allowances¹ and any changes to climate change targets². The ExA will consider the implications of any such changes in preparation for and during the course of the examination.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours Sincerely

Emré Williams

Emré Williams
Case Manager

This communication does not constitute legal advice.

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¹ <https://www.gov.uk/government/collections/environment-agency-and-climate-change-adaptation>

² <https://www.legislation.gov.uk/ukxi/2019/1056/contents/made>