

A47 North Tuddenham to Easton Dualling

Scheme Number: TR010038

Volume 5 **5.2 Annex I: Section 42 Letters** **and Enclosures**

APFP Regulation 5(2)(q)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

March 2021

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009**

The A47 North Tuddenham to Easton
Development Consent Order 202[x]

**CONSULTATION REPORT ANNEX I
SECTION 42 LETTERS AND ENCLOSURES**

Regulation Number:	5(2)(q)
Planning Inspectorate Scheme Reference	TR010038
Application Document Reference	TR010038/APP/5.2
BIM Document Reference	PCF STAGE 3 HE551489-GTY-LSI-000-TK-ZH-30009-C01
Author:	A47 North Tuddenham to Easton Dualling Project Team, Highways England

Version	Date	Status of Version
Rev.0	March 2021	Application Issue

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1 LETTERS

1.1 Section 42(1)(a) letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30001

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

21 February 2020

Dear

**A47 NORTH TUDDENHAM TO EASTON
STATUTORY CONSULTATION: WEDNESDAY 26 FEBRUARY – WEDNESDAY 8 APRIL 2020
PLANNING ACT 2008 SECTION 42: DUTY TO CONSULT ON A PROPOSED APPLICATION**

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to build the scheme. This application will be made to the Planning Inspectorate (PINS) who will examine the application on behalf of the Secretary of State in order to obtain permission to construct and operate the scheme. We intend to make our application for a DCO in winter 2020.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed application in accordance with the requirements of the 2008 Act. You have been identified as a prescribed consultee for the purposes of Section 42(1)(a) of the 2008 Act and Regulation 3 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

This letter is notice of Highways England's **statutory consultation from Wednesday 26 February to Wednesday 8 April 2020.**

This statutory consultation is an opportunity for you to share your views on our proposals. We strongly encourage you to provide your views to us now through this statutory consultation. This will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited opportunity to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

As the project is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared, and provided, a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals. We will also be submitting an Environmental Statement with the application.

A full suite of consultation documents listed below is provided on the enclosed USB memory stick, to help you understand the proposals and share your views with us:

- the consultation brochure
- the consultation response form
- a copy of the PEIR accompanied by a Non-Technical Summary

A copy of the Section 48 Notice is enclosed which provides formal notification of the application (in accordance with Regulation 13 of the EIA Regulations).

During the consultation period, a series of public consultation events will be held where you can speak with the project team.

Location	Date	Opening time	Closing time
North Tuddenham Village Hall Low Road, North Tuddenham, Dereham, NR20 3DD	Thursday 27 February 2020	1pm	8pm
Hockering Village Hall 3 Heath Road, Dereham, Norwich, NR20 3HT	Friday 28 February 2020	1pm	8pm
East Tuddenham Village Hall Mattishall Road (also known as The Street), East Tuddenham, Dereham, NR20 3LR	Monday 2 March 2020	1pm	8pm
Honingham Village Hall 31 Dereham Rd, Honingham, Norwich, NR9 5AP	Tuesday 3 March 2020	1pm	8pm
Easton Village Hall Marlingford Rd, Easton, NR9 5AD	Wednesday 4 March 2020	1pm	8pm
The Assembly House Theatre Street, Norwich, NR2 1RQ	Saturday 7 March 2020	10am	4pm

Paper copies of consultation documents will be made available at the public information points as listed in the enclosed Section 48 Notice. This information can also be found online from 26 February 2020 at: www.highwaysengland.co.uk/A47NT-E

Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can

also be supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

Any responses to this scheme consultation should be sent to the following:

- **Online:** www.highwaysengland.co.uk/A47NT-E
- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
- **In person:** by visiting one of the public consultation events listed above

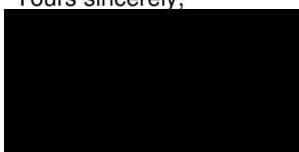
To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11:59pm on **Wednesday 8 April 2020**.

Further information about the 2008 Act process and Development Consent Orders can be found on the PINS National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposed scheme or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis
Highways England Project Manager
Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk
Tel: 

Enclosed

- Section 48 Notice
- USB memory stick

1.2 Section 42(1)(b) host authority letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30003

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW


21 February 2020

Dear |

**A47 NORTH TUDDENHAM TO EASTON
STATUTORY CONSULTATION: WEDNESDAY 26 FEBRUARY – WEDNESDAY 8 APRIL 2020**

PLANNING ACT 2008 SECTION 42: DUTY TO CONSULT ON A PROPOSED APPLICATION

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to build the scheme. This application will be made to the Planning Inspectorate (PINS), who will examine the application on behalf of the Secretary of State in order to obtain permission to construct and operate the scheme. We intend to make our application for a DCO in winter 2020

During the pre-application process, we must consult with a variety of persons and organisations about our proposed application in accordance with the requirements of the 2008 Act. You have been identified as a host authority for this proposed scheme for the purposes of Section 42(1)(b) of the 2008 Act.

This letter is notice of Highways England's **statutory consultation, which will run from Wednesday 26 February 2020 to Wednesday 8 April 2020.**

This statutory consultation is an opportunity for you to share your views on our proposals. We strongly encourage you to provide your views to us now through this statutory consultation. This will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited opportunity to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

As the project is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared, and provided, a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals. We will also be submitting an Environmental Statement with the application.

A full suite of consultation documents listed below is provided on the enclosed USB memory stick, to help you understand the proposals and share your views with us:

- the consultation brochure
- the consultation response form
- a copy of the PEIR accompanied by a Non-Technical Summary

A copy of the Section 48 Notice is enclosed which provides formal notification of the application (in accordance with Regulation 13 of the EIA Regulations).

During the consultation period a series of public consultation events will be held where you can speak with the project team.

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The Assembly House Theatre Street, Norwich, NR2 1RQ	Saturday 7 March 2020	10am	4pm

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Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can

also be supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

Any responses to this consultation in respect of the scheme should be sent to the following:

- **Online:** www.highwaysengland.co.uk/A47NT-E
- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
- **In person:** by visiting one of the public consultation events listed above

To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11:59pm on **Wednesday 8 April 2020**.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website:
<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposed scheme or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis
Highways England Project Manager
Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk
Tel: 

Enclosures

- Section 48 Notice
- USB memory stick

1.3 Section 42(1)(b) neighbouring authority letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30002

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

21 February 2020

Dear

**A47 NORTH TUDDENHAM TO EASTON
STATUTORY CONSULTATION: WEDNESDAY 26 FEBRUARY – WEDNESDAY 8 APRIL 2020
PLANNING ACT 2008 SECTION 42: DUTY TO CONSULT ON A PROPOSED APPLICATION**

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The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to build and operate the scheme. This application will be made to the Planning Inspectorate (PINS), who will examine the application on behalf of the Secretary of State in order to obtain permission to construct and operate the scheme. We intend to make our application for a DCO in winter 2020.

During the pre-application process, we must consult with a variety of persons and organisations about our proposed application in accordance with the requirements of the 2008 Act. You have been identified as a local authority which shares a boundary with the host local authority for the purposes of Section 42(1)(b) of the 2008 Act.

This letter is notice of Highways England's statutory consultation from **Wednesday 26 February 2020 to Wednesday 8 April 2020**.

This statutory consultation is an opportunity for you to share your views on our proposals. It will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited opportunity to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

As the project is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared, and provided, a Preliminary Environmental Information Report

(PEIR) to help you understand the likely effects of our proposals. We will also be submitting an Environmental Statement with the application.

A full suite of consultation documents listed below is provided on the enclosed USB memory stick, to help you understand the proposals and share your views with us:

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- the consultation response form
- a copy of the PEIR accompanied by a Non-Technical Summary

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During the consultation period a series of public consultation events will be held where you can speak with the project team.

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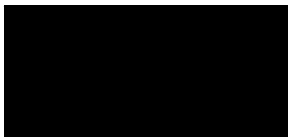
- **Online:** www.highwaysengland.co.uk/A47NT-E
- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
- **In person:** by visiting one of the public consultation events listed above

To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11:59pm on **Wednesday 8 April 2020**.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website:
<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposed scheme or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis
Highways England Project Manager
Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk
Tel: [REDACTED]

Enclosed

- Section 48 Notice
- USB memory stick

1.4 Section 42(1)(d) category 1 and 2 letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30004

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

21 February 2020

Dear

**A47 NORTH TUDDENHAM TO EASTON
STATUTORY CONSULTATION: WEDNESDAY 26 FEBRUARY – WEDNESDAY 8 APRIL
2020
PLANNING ACT 2008 SECTION 42(1)(d) and 44: DUTY TO CONSULT ON A PROPOSED
APPLICATION**

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

We are now writing to you because we believe that you have:

- a Category 1 interest in land or property in the area of the scheme under section 44 of the Planning Act 2008. This means that we believe you are an owner, lessee, tenant or occupier of land or property affected by the proposed scheme
- a Category 2 interest in land or property in the area of the scheme under section 44 of the Planning Act 2008. This means that we believe you have an interest in the land; or have power to sell and convey the land, or to release the land

To enable construction and ongoing operation of the scheme, we may need to take permanent or temporary possession of your land. We could also need to seek legal powers to compulsorily acquire your land, or rights over land.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means that in order to obtain powers of compulsory acquisition and to secure consent to build and operate the scheme we are required to make an application for a Development Consent Order (DCO). The application will be made to the Planning Inspectorate (PINS), who will examine the application and make a recommendation to the Secretary of State for Transport, who will ultimately decide whether the application is granted permission and whether we are able to use compulsory acquisition powers. We intend to make our application in winter 2020.

Before submitting our application, we must consult people that have a legal interest in the land required for the scheme. This letter is notice of Highways England's **statutory consultation from Wednesday 26 February 2020 to Wednesday 8 April 2020.**

This statutory consultation is an important opportunity for you to share your views. It will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited opportunity to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

We would like to use this consultation to understand the potential impacts that the scheme may have on your land or interest. We would also like to work with you to reduce any impact as far as possible and we can do that more effectively if we fully understand how you use the land and how our scheme will affect that use. You may also wish to consider whether your interests in any surrounding land not acquired by the scheme will be affected. Please use the contact details below to give us your comments.

Please note that while you will be entitled to compensation if your land or interests are acquired, or if temporary possession is taken, this is not a matter which will be taken into account when considering the application for the DCO. The amount of compensation due will be a matter to be determined at the time when land/rights are taken by Highways England and any disputes will be determined by the Lands Tribunal (Upper Chamber) and not by PINS.

The project is an Environmental Impact Assessment (EIA) development, as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). This is where investigations are conducted to understand the likely effects a development may have on the environment, before deciding whether it should be permitted. Therefore, we have prepared and provided a Preliminary Environmental Information Report (PEIR) to help you understand our initial assessment of the likely effects of our proposals. An Environmental Statement will be submitted with the application.

A full set of consultation documents listed below is provided on the enclosed USB memory stick to help you understand the proposals and share your views with us:

- the consultation brochure
- the consultation response form
- a copy of the PEIR accompanied by a Non-Technical Summary

As you have an interest in the affected land, we are also enclosing the following document in paper copy to help you understand our proposals and share your views with us:

- a copy of the Section 48 Notice which provides formal notification of the application

Highways England has produced the following guidance in relation to compulsory acquisition and compensation:

- your property and Highways England road proposals
- your property and discretionary purchase
- your property and compulsory purchase
- your property and blight

These can be viewed via the project website: www.highwaysengland.co.uk/A47NT-E

During the consultation period, a series of public consultation events will be held where you can speak with the project team. Please let us know in advance if you would like to discuss any specific issues.

Location	Date	Opening time	Closing time
North Tuddenham Village Hall Low Road, North Tuddenham, Dereham, NR20 3DD	Thursday 27 February 2020	1pm	8pm
Hockering Village Hall, 3 Heath Road, Dereham, Norwich, NR20 3HT	Friday 28 February 2020	1pm	8pm
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The Assembly House Theatre Street, Norwich, NR2 1RQ	Saturday 7 March 2020	10am	4pm

Paper copies of consultation documents will be made available at the public information points as listed in the enclosed Section 48 Notice. This information can also be found online from Wednesday 26 February 2020 at: www.highwaysengland.co.uk/A47NT-E

Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can also be supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

Any responses to this consultation in respect of the scheme should be sent to the following:

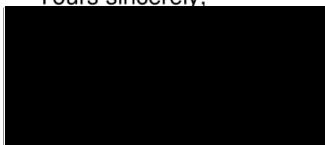
- **Online:** www.highwaysengland.co.uk/A47NT-E
- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
- **In person:** by visiting one of the public consultation events listed above

To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11:59pm on **Wednesday 8 April 2020**.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website:
<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposals or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis
Highways England Project Manager
Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk
Tel: 

Enclosed

- Section 48 Notice
- USB memory stick

1.5 Section 42(1)(d) category 3 letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30005

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

1 May 2020

Dear

A47 NORTH TUDDENHAM TO EASTON STATUTORY CONSULTATION PLANNING ACT 2008 SECTION 42(1)(d) and 44: DUTY TO CONSULT ON A PROPOSED APPLICATION

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

We are writing to you because we believe that you might be entitled to make a relevant claim for compensation due to the effects of construction or when the new section of road is in use. If your property or business has been adversely affected by the construction works carried out for the scheme, you may be able to claim compensation under section 152 of the Planning Act 2008 or under section 10 of the Compulsory Purchase Act 1965. Or, under Part I of the Land Compensation Act 1973 compensation can be claimed by people who own and occupy property that has been reduced in value by physical factors caused by the use of a new or altered road. Physical factors are noise, vibration, smell, fumes, smoke, artificial lighting and the discharge on to the property of any solid or liquid substance.

Being consulted under this category does not confirm entitlement to a future claim. Entitlement to compensation is assessed by our professional valuers at the time that a claim is made. We recommend that you take professional advice before making a claim.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 ("the 2008 Act"). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to build the scheme. This application will be made to the Planning Inspectorate (PINS) who will examine the application on behalf of the Secretary of State in order to obtain permission to construct and operate the scheme. We intend to make our application for a DCO in winter 2020.

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

Before submitting our application, we must consult people that might be entitled to make a relevant claim for compensation. As such, we are now consulting you on the proposed project from **Monday 4 May 2020 to Monday 1 June 2020**.

This statutory consultation is therefore an important opportunity for you to share your views. We strongly encourage you to provide your views to us now through this statutory consultation. This will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited time to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

As the project is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared, and provided, a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals. We will also be submitting an Environmental Statement with the application.

A full suite of the consultation documents listed below is provided on the enclosed USB memory stick, to help you understand the proposals and share your views with us:

- the consultation brochure*
- the consultation response form*
- a copy of the PEIR accompanied by a Non-Technical Summary*
- the scheme plan*
- the Junction and Sideroad Strategy Report*
- the Scheme Assessment Report
- the Non-Statutory Consultation Report

We have enclosed a copy of the Section 48 Notice*, which provides formal notification of the application.

Please note that due to the period of formal consultation closing on the 30 April 2020, the hard copy documents are no longer available to view at the locations specified in the Section 48 Notice. However, the consultation documents can still be viewed online at: www.highwaysengland.co.uk/A47NT-E and on the enclosed USB memory stick.

Highways England has produced the following guidance in relation to compensation which can be viewed via www.highwaysengland.co.uk/A47NT-E

- your property and Highways England road proposals
- your property and discretionary purchase
- a guide to Part I claims

Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can also be

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supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

Any responses to this consultation in respect of the scheme should be sent to the following:

- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
By email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk

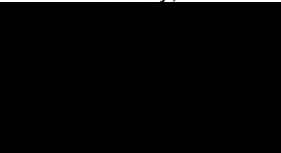
To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11.59pm on **Monday 1 June 2020**.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposed scheme or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis

Highways England Project Manager

Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk

Tel: 

Enclosed

Hardcopy Section 48 Notice

USB drive

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

1.6 Newly identified Section 42(1)(d) category 1 and 2 interest letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30004

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

Dear

**A47 NORTH TUDDENHAM TO EASTON
STATUTORY CONSULTATION
PLANNING ACT 2008 SECTION 42(1)(d) and 44: DUTY TO CONSULT ON A PROPOSED
APPLICATION**

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

We are contacting you because we believe that you have:

- a Category 1 interest in land or property in the area of the scheme under section 44 of the Planning Act 2008. This means that we believe you are an owner, lessee, tenant or occupier of land or property affected by the proposed scheme
- a Category 2 interest in land or property in the area of the scheme under section 44 of the Planning Act 2008. This means that we believe you have an interest in the land; or have power to sell and convey the land, or to release the land

We are writing to you now as we have identified that you may have an interest in land which falls within our proposed development boundary and want to ensure that you have the opportunity to provide feedback.

To enable construction and ongoing operation of the scheme, we may need to take permanent or temporary possession of your land. We could also need to seek legal powers to compulsorily acquire your land, or rights over land.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means that in order to obtain powers of compulsory acquisition and to secure consent to build and operate the scheme we are required to make an application for a Development Consent Order (DCO). The application will be made to the Planning Inspectorate (PINS), who will examine the application and make a recommendation to the Secretary of State for Transport, who will ultimately decide whether the application is

granted permission and whether we are able to use compulsory acquisition powers. We intend to make our application in winter 2020.

Before submitting our application, we must consult people that have a legal interest in the land required for the scheme. As such, we are now consulting you on the proposed project from X.

This statutory consultation is an important opportunity for you to share your views. It will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited opportunity to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

We would like to use this consultation to understand the potential impacts that the scheme may have on your land or interest. We would also like to work with you to reduce any impact as far as possible and we can do that more effectively if we fully understand how you use the land and how our scheme will affect that use. You may also wish to consider whether your interests in any surrounding land not acquired by the scheme will be affected. Please use the contact details below to give us your comments.

Please note that while you will be entitled to compensation if your land or interests are acquired, or if temporary possession is taken, this is not a matter which will be taken into account when considering the application for the DCO. The amount of compensation due will be a matter to be determined at the time when land/rights are taken by Highways England and any disputes will be determined by the Lands Tribunal (Upper Chamber) and not by PINS.

The project is an Environmental Impact Assessment (EIA) development, as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). This is where investigations are conducted to understand the likely effects a development may have on the environment, before deciding whether it should be permitted. Therefore, we have prepared and provided a Preliminary Environmental Information Report (PEIR) to help you understand our initial assessment of the likely effects of our proposals. An Environmental Statement will be submitted with the application.

A full set of consultation documents listed below is provided on the enclosed USB memory stick to help you understand the proposals and share your views with us:

- the consultation brochure*
- the consultation response form*
- a copy of the PEIR accompanied by a Non-Technical Summary*
- the scheme plan*
- the Junction and Sideroad Strategy Report*
- the Scheme Assessment Report
- the Non-Statutory Consultation Report

As you have an interest in the affected land, we are also enclosing the following document in paper copy to help you understand our proposals and share your views with us:

- a copy of the Section 48 Notice* which provides formal notification of the application

Please note that due to the period of formal consultation closing on the 8 April 2020, the hard copy documents are no longer available to view at the locations specified in the Section 48 Notice.

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

However, the consultation documents can still be viewed online at: www.highwaysengland.co.uk/A47NT-E and on the enclosed USB memory stick.

Highways England has produced the following guidance in relation to compulsory acquisition and compensation:

- your property and Highways England road proposals
- your property and discretionary purchase
- your property and compulsory purchase
- your property and blight

These can be viewed via the project website: www.highwaysengland.co.uk/A47NT-E

Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An additional electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can also be supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

Any responses to this consultation in respect of the scheme should be sent to the following:

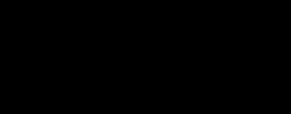
- **Online:** www.highwaysengland.co.uk/A47NT-E until 8 April 2020 or by email after 8 April 2020
- **By post:** Freepost A47 NORTH TUDDENHAM TO EASTON
- **By email:** A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk

To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11:59pm on **X**.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposals or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis, Highways England Project Manager

Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk

Tel: 

Enclosed

- Section 48 Notice*
- USB memory stick

*Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period

1.7 Newly identified Section 42(1)(d) category 3 interest letter



Our ref:
HE551489-GTY-LLO-000-LN-ZH-30005

A47 North Tuddenham to Easton
Highways England
Manton Industrial Estate
Manton Lane
Bedford MK41 7LW

0300 123 5000

Dear

A47 NORTH TUDDENHAM TO EASTON STATUTORY CONSULTATION PLANNING ACT 2008 SECTION 42(1)(d) and 44: DUTY TO CONSULT ON A PROPOSED APPLICATION

I am writing to you regarding Highways England's proposed A47 North Tuddenham to Easton dualling scheme which will improve the A47 by relieving congestion and improving safety. The scheme consists of creating 9km of new dual carriageway, two new junctions at Wood Lane and Norwich Road, and the removal of the existing roundabout at Easton. We are proposing a new A47 carriageway with two new junctions that will be below the new dual carriageway to minimise their visual impact.

We are writing to you because we believe that you might be entitled to make a relevant claim for compensation due to the effects of construction or when the new section of road is in use. If your property or business has been adversely affected by the construction works carried out for the scheme, you may be able to claim compensation under section 152 of the Planning Act 2008 or under section 10 of the Compulsory Purchase Act 1965. Or, under Part I of the Land Compensation Act 1973 compensation can be claimed by people who own and occupy property that has been reduced in value by physical factors caused by the use of a new or altered road. Physical factors are noise, vibration, smell, fumes, smoke, artificial lighting and the discharge on to the property of any solid or liquid substance.

Being consulted as a person who might be entitled to make a claim does not confirm entitlement to a future claim. Entitlement to compensation is assessed by our professional valuers at the time that a claim is made. We recommend that you take professional advice before making a claim.

The proposed scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 ("the 2008 Act"). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to build the scheme. This application will be made to the Planning Inspectorate (PINS) who will examine the application on behalf of the Secretary of State in order to obtain permission to construct and operate the scheme. We intend to make our application for a DCO in winter 2020.

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

Before submitting our application, we must consult people that might be entitled to make a relevant claim for compensation. As such, we are now consulting you on the proposed project from X.

This statutory consultation is therefore an important opportunity for you to share your views. We strongly encourage you to provide your views to us now through this statutory consultation. This will enable us to take your views into account in developing and refining our proposals in advance of submitting to PINS. There will be limited time to influence the proposals once the application has gone to PINS, so now is the best time to have your say on the scheme.

As the project is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) we have prepared, and provided, a Preliminary Environmental Information Report (PEIR) to help you understand the likely effects of our proposals. We will also be submitting an Environmental Statement with the application.

A full suite of the consultation documents listed below is provided on the enclosed USB memory stick, to help you understand the proposals and share your views with us:

- the consultation brochure*
- the consultation response form*
- a copy of the PEIR accompanied by a Non-Technical Summary*
- the scheme plan*
- the Junction and Sideroad Strategy Report*
- the Scheme Assessment Report
- the Non-Statutory Consultation Report

We have enclosed a copy of the Section 48 Notice*, which provides formal notification of the application.

Please note that due to the period of formal consultation closing on the 30 April 2020, the hard copy documents are no longer available to view at the public information points specified in the Section 48 Notice. However, the consultation documents can still be viewed online at: www.highwaysengland.co.uk/A47NT-E and on the enclosed USB memory stick.

Highways England has produced the following guidance in relation to compensation which can be viewed via www.highwaysengland.co.uk/A47NT-E

- your property and Highways England road proposals
- your property and discretionary purchase
- a guide to Part I claims

Paper copies of all of the consultation documents are also available on request via the Highways England contact details below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can also be supplied, but there will be a charge of £250 per set for paper copies of the consultation material to cover the cost of printing and postage.

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

Any responses to this consultation in respect of the scheme should be sent to the following:

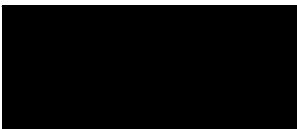
- **By post:** FAO: James Powis, Highways England, Woodlands, Manton Lane, Bedford, MK41 7LW
- **By email:** A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk

To allow us time to collect and assess all responses to this consultation before finalising our application, please ensure your response reaches us by 11.59pm on X.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website:
<https://infrastructure.planninginspectorate.gov.uk/>

Should you have any queries about this correspondence, the proposed scheme or the consultation, please do not hesitate to contact me using the details provided below.

Yours sincerely,



James Powis
Highways England Project Manager
Email: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk
Tel: 

Enclosed













- Hardcopy Section 48 Notice*
- USB memory stick

* Please note that the consultation documents with an asterisk refer to the 26 February 2020 to 8 April 2020 consultation period.

2 ENCLOSURES

2.1 USB



Name	Type	Size
 A47NT-E - Scheme Assessment Report	File folder	
 A47 NT-E-Consultation Brochure	Adobe Acrobat Docu...	19,764 KB
 A47NT-E - Consultation Response Form (editab...	Adobe Acrobat Docu...	297 KB
 A47NT-E - Junction & Sideroad Strategy Report	Adobe Acrobat Docu...	21,571 KB
 A47NT-E - Preliminary Environmental Informati...	Adobe Acrobat Docu...	4,848 KB
 A47NT-E - Preliminary Environmental Informati...	Adobe Acrobat Docu...	43,492 KB
 A47NT-E - Public Consultation Report (Non-Sta...	Adobe Acrobat Docu...	1,161 KB
 A47NT-E - S47 (Publicity Postcard)	Adobe Acrobat Docu...	63 KB
 A47NT-E - S47 Notice	Adobe Acrobat Docu...	491 KB
 A47NT-E - S48 Notice	Adobe Acrobat Docu...	419 KB
 A47NT-E - Scheme Plan	Adobe Acrobat Docu...	11,524 KB
 A47NT-E - Statement of Community Consultati...	Adobe Acrobat Docu...	695 KB

2.2 Section 48 notice



Highways England

Section 48 Planning Act 2008

Regulation 4 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

A47 North Tuddenham to Easton Dualling Scheme

Notice Publicising a Proposed Application for a Development Consent Order

HIGHWAYS ENGLAND COMPANY LIMITED of Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ ("the Applicant") proposes to make an application ("the Application") under Section 37 of the Planning Act 2008 to the Secretary of State for Transport for a Development Consent Order.

The Application is for the proposed A47 North Tuddenham to Easton Dualling Scheme in Norfolk.

The scheme's main proposals in summary are:

- to build a new dual carriageway that will not directly lie on the current A47 road between North Tuddenham and Easton
- the construction of two new junctions with one at the Wood Lane / Berry's Lane junction and the other at the Tavernham Road / Blind Lane junction.
- retain the existing A47 between North Tuddenham to Easton for local traffic where possible
- in addition, any necessary rights and powers will be sought to ensure delivery of the scheme, including powers for compulsory acquisition of land and rights.

The scheme is an Environmental Impact Assessment development ("EIA development"), as defined by The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. An Environmental Statement will be submitted as part of the Application. Preliminary Environmental Information Report (PEIR) forms part of the consultation material.

Consultation on the proposals will take place from **Wednesday 26 February 2020** to **Wednesday 8 April 2020**. Copies of the consultation materials - including documents, plans and maps showing the nature and location of the proposed development and the PEIR - will be available for inspection free of charge from Wednesday 26 February 2020 to Wednesday 8 April 2020 at the following locations and times:

Public information points	Opening times
Dereham Library 59 High Street Dereham NR19 1DZ	Monday to Friday: 8am-7pm (staffed 9.30am-7pm) Saturday: 8am-4pm (staffed 9.30am-4pm)

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	<p>Sunday: 10am-4pm (Open Library access only)</p>
<p>Costessey Library Breckland Road Norwich NR5 0RW</p>	<p>Monday: 8am-7pm (staffed 9.30am-7pm)</p> <p>Tuesday: 8am-7pm (staffed 2pm-7pm)</p> <p>Wednesday: 8am-7pm (staffed 9.30am-7pm)</p> <p>Thursday: 8am-7pm (Open Library access only)</p> <p>Friday: 8am-7pm (staffed 2pm-7pm)</p> <p>Saturday: 8am-4pm (staffed 11am-4pm)</p> <p>Sunday: 10am-4pm (Open Library access only)</p>
<p>Norfolk County Council, County Hall Martineau Lane Norwich NR1 2DH</p>	<p>Monday to Friday: 9am – 5pm</p>
<p>Norfolk and Norwich Millennium Library The Forum Millennium Plain NR2 1AW</p>	<p>Monday to Friday: 8am-10am (Open Library access first floor only)</p> <p>Monday to Friday: 10am-7pm</p> <p>Saturday: 9am-5pm</p> <p>Sunday: 10.30am-4.30pm (Open Library access first floor only)</p>

Copies of the consultation materials also will be available online free of charge from Wednesday 26 February 2020 at www.highwaysengland.co.uk/A47NT-E

Copies of the consultation materials may be requested during the consultation period from Highways England by emailing: A47NorthTuddenhamtoEastonRIS@highwaysengland.co.uk, or via phone on 0300 123 5000, or via the postal address provided below. An electronic copy of the consultation material can be supplied free of charge on a USB memory stick. A paper copy of the consultation material can also be supplied, but there will be a reasonable charge for paper copies of consultation material to cover the cost of printing and postage up to a charge of £250.

Any person may comment on the proposals or otherwise respond to this publicity. Responses must be received between **Wednesday 26 February 2020 and Wednesday 8 April 2020**. A consultation feedback form is available as part of the consultation materials. When providing your response, please include your name and address or just your postcode if you would prefer to be anonymous. Please also confirm the nature of your interest in the scheme.

Please supply any response to:

- Online: www.highwaysengland.co.uk/A47NT-E
- In person: By visiting one of the public consultation events
- Post: Freepost A47 NORTH TUDDENHAM TO EASTON

Responses must be received no later than 11:59pm on Wednesday 8 April 2020.

Highways England will consider and have regard to all responses when developing the Application for a Development Consent Order once consultation has closed. Responses will form the basis of a Consultation Report that will be one of the factors taken into consideration by the Secretary of State when deciding whether the Application can be accepted for examination. Therefore, in providing any comment, it should be borne in mind that the substance of it may be communicated to others as part of the Consultation Report.

If you would like further information about this notice, the consultation or the scheme, please contact the project team by using one of the contact methods provided above.

James Powis, Highways England