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James Powis
Project Manager
Highways England

Your Ref:

Our Ref: TR010038

By email only

Date: 12 April 2021

Dear Mr Powis

Planning Act 2008 (as amended) – Section 51

Application by Highways England for an Order Granting Development Consent for the proposed A47 North Tuddenham to Easton

Advice following issue of decision to accept the application for examination

On 12 April 2021 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, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the Examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

Parish Councils

Paragraph 2.7.3 of the Consultation Report (Doc 5.1) identifies Weston Longville Parish Council and Ringland Parish Council as unaffected parish councils. The red line boundary on submission indicates that there is application land within the parish area

boundaries. It is unclear whether these land parcels were identified within the red line boundary that informed the statutory consultation or whether the Parish Council have been subsequently consulted with. On the basis of the red line boundary in the application documents, the Applicant should serve notice on these councils when it serves notice of the accepted application under s56 of the PA2008.

ES Chapter 2 The Proposed Scheme (Doc 6.1)

Construction compound duration (Table 2.2) and the construction programme (Table 2.1) do not match as they are anticipated to be present/in use for 32 months but decommissioned in month 23. A longer duration of presence/use may require additional assessment/modelling work. The Applicant should look to clarify this discrepancy.

Errors and omissions

There are some errors and omissions, as reflected in Box 30 of the acceptance checklist.

Land plans (Doc 2.3)

- 13/1h is coloured green (temporary possession) however the Book of Reference states the plot is for the acquisition of rights and temporary possession (blue). If the Book of Reference is correct, then the plot should be added to Schedule 5 of the dDCO.
- 15/7a is coloured blue (acquisition of rights and temporary possession) however the BoR describes it as land to be permanently acquired (pink). If the Land Plans are correct then it should be added to the dDCO.

Book of Reference (Doc 4.3)

- 13/1g has two entries in the Book of Reference.
- 13/1i is on the Land Plans but not in the Book of Reference.
- 23/5a is not in the Book of Reference or mentioned in the Statement of Reasons.
- 11/2b is on the Crown Land plans and should be present within part 4 of the Book of Reference.
- 13/1h the description says south of A47 and south-west of the Church however it instead appears to be to the north of the A47 and north-west of the Church.
- Some entries refer to metres instead of square metres when giving the measurement of a plot (for example plot 9/3h). Square metres should be used for consistency.

Draft Development Consent Order (dDCO) (Doc 3.1)

- 13/1(i) is in the dDCO however is not found on the Land Plans or in the Book of Reference.
- The Applicant should check the associated work numbers listed in Schedule 1 in relation to work numbers 84, 85 and 89 against the works plans.
- In Schedule 3, part 4, the traffic regulation plans:
 - o Some of the descriptions relating to sheets 2 and 4 do not correctly reflect the situation on the traffic regulation plans, e.g. labelled points and directions.

- o Some of the points on sheets 14, 15 and 17 of the traffic regulation plans are not mentioned in the descriptions.

Traffic regulation plans (Doc 2.6)

- Some of the sheets are missing north arrows.
- There are two points AZ, on sheets 2 and 14. Only the AZ on sheet 2 is referred to in the dDCO.
- Point G is not on sheet 7, as stated in the dDCO.

Location plan (Doc 2.1)

- Scale needs to be added.

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 Examining Authority comfort that the documentation is complete and accurate.

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

Eleanor Church

Eleanor Church
Case Manager

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