



The Planning Inspectorate

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Morag Thompson
Eversheds Sutherland

Your Ref:

By email only to:
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Our Ref: TR050005

Date: 24 August 2018

Dear Ms Thompson

Planning Act 2008 Section 51

Application by Four Ashes Limited for an Order Granting Development Consent for the West Midlands Interchange

Advice following issue of decision to accept the application for examination

On 24 August 2018 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 has been published and made available on the project page of our website, alongside the application documents.

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.

Minor errors and omissions

There are minor errors and omissions, as reflected in box 30 of the acceptance checklist. The applicant is advised to rectify these.

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 reasonable justification why this is not necessary.

Section 42 Consultees

We note the omission of Stoke-on-Trent City Council at the formal 'stage 2' consultation, and that they are listed as having been included at stage 1, and that all host and neighbouring authorities were consulted at stage 2a; and also the action taken to address the omission. The Applicant should ensure that Stoke-on-Trent City Council is notified of the acceptance of the application under s56(2)(b) of PA2008.

Section 44 consultees

Although it is described as included in Appendix A of the report, the list of land rights parties consulted under s44 was not supplied with the consultation report. The consultation report states that it is being withheld for data protection reasons. The Applicant should consider whether the list of parties consulted under s44 is consistent with the book of reference, and should ensure that each person within the categories in s56(2)(d) of the Act is notified of the acceptance of the application.

Environmental Statement figures

The Inspectorate has been unable to locate Figures 10.001, 10.002, 10.003 and 10.004, as referenced in Chapter 10 of the Environmental Statement (Doc 6.2). The Applicant is advised to submit these figures.

Yours sincerely

Robert Ranger

Robert Ranger
Case Manager

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