



# Section 55

## Acceptance of Applications Checklist

**Appendix 2 of** [Advice on the preparation and submission of application documents](#)

**Version: January 2025**

## Section 55 Acceptance of Applications Checklist

Relevant sections of the Planning Act 2008 can be viewed at legislation.gov.uk, here: <http://www.legislation.gov.uk/ukpga/2008/>

All other secondary legislation referred to in this checklist is searchable, here: <https://www.legislation.gov.uk/>

**DISCLAIMER:** This Checklist is a non-statutory checklist for the Planning Inspectorate to complete. Completion or self-assessment by the Applicant does not hold weight at the Acceptance stage. Unless specified, all references to the Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government.

Section 55(2) Acceptance of Applications				
1	Within 28 days (starting day after receipt) the Planning Inspectorate must decide whether or not to accept the application for Examination.	Date received	28-day due date	Date of decision
Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that:		Planning Inspectorate comments		
Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent				
2	In accordance with sections(s) 14 to 30 of the Planning Act 2008 (the PA2008), is the development a Nationally Significant Infrastructure Project (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that, in accordance with s31 of the PA2008, it is an application for a Development Consent Order (DCO) under the PA2008, or equivalent words? Does the application specify the development to	<p>Yes.</p> <p>The <b>Covering Letter</b> accompanying the application (<b>DCO 1.2</b>) confirms that the application is submitted pursuant to Section 37 of the Planning Act 2008 (PA2008) and a Direction made by the Secretary of State pursuant to section 35 PA2008.</p> <p>Section 4 of the <b>Application Form (DCO 1.1)</b> explains that the application is for a development consent order (DCO) enabling the applicant to construct:</p>		

	<p>which it relates (i.e. which category or categories in s14 to 30 does the Proposed Development fall)?</p> <p>If the development does not fall within the categories in s14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?</p>	<ol style="list-style-type: none"> <li>1. a business and commercial project comprising a logistics and advanced manufacturing development under a direction given by the Secretary of State pursuant to section 35 of the PA2008; and</li> <li>2. alterations to a trunk road in England controlled by a strategic highway company (National Highways) on behalf of the Secretary of State under section 14(1)(h) and meeting the criteria for an NSIP contained in section 22(1), (3) and (4).</li> </ol> <p>The authorised development is defined in Article 2 of the <b>Draft DCO (DCO 3.1)</b>.</p> <p>The Applicant has included information in the <b>Application Form (DCO 1.1)</b>, <b>Covering Letter (DCO 1.2)</b> and <b>Guide to the Application (DCO 1.3)</b>, which demonstrates how the business and commercial project is a nationally significant project in accordance with the section 35 direction and how the thresholds in Part 3 of the PA2008 are met for the highways NSIP.</p> <p>Schedule 1 of the <b>Draft DCO (DCO 3.1)</b> and the <b>Explanatory Memorandum (DCO 3.2)</b> describe the principal works and associated development.</p>
3	<b>Summary: Section 55(3)(a) and s55(3)(c)</b>	<p>Development consent is required for the proposed development. The <b>Draft DCO (DCO 3.1)</b> includes development comprising a business and commercial project pursuant to Direction given by the Secretary of State under Part 4, section 35 of the PA2008 and a highways NSIP falling within Part 3, sections 14 to 30 of the PA2008.</p>
<b>Section 55(3)(e): The Applicant in relation to the application made has complied with Chapter 2 of Part 5 (pre-application procedure)</b>		

4	In accordance with Regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), did the Applicant (prior to carrying out consultation in accordance with s42) either (a) request the Planning Inspectorate adopt a Screening Opinion in respect of the development to which the application relates, or (b) notify the Planning Inspectorate in writing that it proposed to provide an Environmental Statement in respect of that development?	<p>Yes.</p> <p>Notification under Regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 was sent to the Planning Inspectorate on 13 August 2024.</p> <p>The Inspectorate adopted a Scoping Opinion on 24 September 2024 which is appended to the Environmental Statement at Document <b>DCO 6.1D</b>.</p> <p>A sample letter, provided at <b>Appendix 11 (DCO 5.1A)</b> of the <b>Consultation Report (DCO 5.1)</b>, indicates that the s42 consultation commenced on 3 February 2025.</p>
5	<p>Have any Adequacy of Consultation Representations been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they confirm that the Applicant has complied with the duties under s42, s47 and s48?</p> <p>Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received.</p>	<p>A Consultation Report is provided at document <b>DCO 5.1</b> which expands on the Adequacy of Consultation Milestone document (at <b>Appendix 31 DCO 5.1D</b>) of the <b>Consultation Report DCO 5.1</b> submitted to and published by PINS on 6 May 2025.</p> <p>The remaining responses from 'A', 'B', 'C' and 'D' local authorities are to be completed by PINS following submission.</p>
<b>Section 42: Duty to consult</b>		
Did the Applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		
6	<p>Section 42(1)(a) persons prescribed?</p> <p>The persons prescribed are the statutory consultees set out in Schedule 1 of The Infrastructure Planning (Applications: Prescribed</p>	<p>Chapter 6 of the <b>Consultation Report (DCO 5.1)</b> deals with s42 consultation. A list of the persons/bodies consulted under s42 (including those consulted in addition to the statutory requirements) is provided at <b>Appendix 14</b>, and an</p>

	Forms and Procedure) Regulations 2009 (the APFP Regulations).	example of the s42 letter sent is provided at <b>Appendix 11</b> (both <b>Document DCO 5.1A</b> ).
7	<p>Section 42(1)(aa) the Marine Management Organisation(MMO)?</p> <p>The MMO must be consulted in any case where the Proposed Development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008.</p>	Not applicable.
8	<p>Section 42(1)(b) each local authority within s43?</p> <p>Definition of 'local authority' in s43(3) of the PA2008: The 'B' authority where the application land is in the authority's area; the 'A' authority where any part of the boundary of A's area is also a part of the boundary of B's area; the 'C' authority (upper tier) where the application land is in that authority's area; the 'D' authority (upper tier) where such an authority shares a boundary with a 'C' authority.</p>	<p>Yes.</p> <p>Chapter 6 and Table 10 of the <b>Consultation Report (DCO 5.1)</b> list the local authorities that were consulted. All local authorities for the land shown on the <b>Location Plan (Order Limits) (DCO 2.1)</b> have been consulted.</p>
9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	Not applicable.
10	<p>Section 42(1)(d) each person in one or more of s44 categories?</p> <p>Category 1: owner, lessee, tenant or occupier of land; Category 2: person interested in the land or has power to sell and convey the land or to</p>	<p>Yes.</p> <p><b>Appendix 17</b> of the <b>Consultation Report (DCO 5.1A)</b> includes a list of persons identified by the applicant as falling within one or more of the categories prescribed by s44 of the PA2008.</p>

	release the land; Category 3: persons who would or might be entitled to make a relevant claim.	The persons consulted are consistent with the information provided in the <b>Book of Reference (DCO 4.3)</b> .
<b>Section 45: Timetable for s42 consultation</b>		
11	Did the Applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the Applicant 28 days or more starting with the day after receipt of the consultation documents?	<p>Yes.</p> <p>A sample of the letters to s42 consultees is provided at <b>Appendix 11</b> of the <b>Consultation Report (DCO 5.1A)</b>. The letters are dated 30 January 2025 and gave a deadline of 17 March 2025 for responses. The Consultation Report records that the consultation period ran from 3 February 2025 to 17 March 2025 which allowed 42 days for responses to be received.</p>
<b>Section 46: Duty to notify the Planning Inspectorate of proposed application</b>		
12	Did the Applicant supply information to notify the Planning Inspectorate of the proposed application; and if so, was the information supplied to the Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42?	<p>Yes.</p> <p>Chapter 5 of the <b>Consultation Report (DCO 5.1)</b> addresses the s46 notification. On 31 January 2025 the applicant notified the Planning Inspectorate under s46 of their proposed application. The s46 notification letter is provided at <b>Appendix 10</b> of the <b>Consultation Report (DCO 5.1A)</b>. An acknowledgement of receipt was provided by PINS dated 3 February 2025 and is provided at <b>Appendix 13</b> of the <b>Consultation Report (DCO 5.1A)</b>.</p>
<b>Section 47: Duty to consult local community</b>		
13	Did the Applicant prepare a Statement of Community Consultation (SoCC) on how it intended to consult people living in the vicinity of the land?	<p>Yes.</p> <p>Chapter 4 of the <b>Consultation Report (DCO 5.1)</b> deals with the preparation, consultation and publication of the SoCC, which is provided at <b>Appendix 5 (DCO 5.1A)</b>. The <b>Consultation Report (DCO 5.1)</b> confirms that the SOCC was published on 18 December 2025.</p>

14	Were 'B' and (where relevant) 'C' authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that 'B' and, where applicable, 'C' authorities received the consultation documents?	<p>Yes.</p> <p>Chapter 4 of the <b>Consultation Report (DCO 5.1)</b> explains how the applicant consulted North West Leicestershire District Council (the "B" authority) and Leicestershire County Council (the "C" authority) regarding the SoCC. Formal consultation on the SoCC commenced on 18 October 2025 and copy emails are included at <b>Appendix 6 (DCO5.1A)</b>. The applicant gave a deadline of 18 November 2025 for responses, in excess of the 28 days required. A copy of the responses received are included at <b>Appendix 7</b> of the SoCC (<b>DCO 5.1A</b>).</p>
15	Has the Applicant had regard to any responses received when preparing the SoCC?	<p>Yes.</p> <p>Details of the consultation responses received by the applicant on 6 and 11 November 2025 are set out in <b>tables 7 and 8</b> in <b>Chapter 4</b> to the <b>Consultation Report (DCO 5.1)</b>. The table includes details of how the applicant responded to the comments received and amended the SoCC. Examples include expanding the core consultation area and increasing the number of newspapers that notices were published in.</p>
16	Has the SoCC been made available for inspection on a website maintained by or on behalf of the Applicant; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected?	<p>The SoCC was made available from 18 December 2024 on the Applicant's website, <a href="http://www.segro.com/slpemg2">www.segro.com/slpemg2</a>. Table 5 of the <b>Consultation Report (DCO 5.1)</b> records key dates when the SoCC was published on the Applicant's website and local newspapers. Paragraphs 4.9 and 4.10 of the Consultation Report record that the SoCC was published in December 2025 in the Leicester Mercury, Derby Telegraph, Nottingham Post and Loughborough Echo, and Appendix 9 (<b>DCO 5.1A</b>) includes copies of the published s47 notices.</p>
17	In accordance with Regulation 12 of the EIA Regulations, does the SoCC set out whether the development is EIA development; and does it set	<p>Yes.</p> <p>Paragraphs 2.11 to 2.13 of the SoCC, provided at <b>Appendix 8</b> of the <b>Consultation Report (DCO 5.1A)</b>, confirm that the development is considered to be EIA</p>

	out how the Applicant intends to publicise and consult on the Preliminary Environmental Information?	development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Those paragraphs also confirm that draft chapters of the ES will be used for consultation to serve as the preliminary environmental information.									
18	Has the Applicant carried out the consultation in accordance with the SoCC?	<p>Yes.</p> <p>Chapter 7 of the <b>Consultation Report (DCO 5.1)</b> explains the applicant's approach to s47 consultation and demonstrates how it was carried out in accordance with the SoCC. The Applicant also completed its Adequacy of Consultation Milestone detailing how the SoCC was complied with which was submitted to PINS and published on the EMG2 Project page on 6 May 2025 (Appendix 31 to the Consultation Report Document <b>DCO 5.1D</b>).</p>									
Section 48: Duty to publicise the proposed application											
19	Did the Applicant publicise the proposed application in the prescribed manner set out in Regulation 4(2) of the (as amended) APFP Regulations 2009?										
<table><tr><th colspan="2"></th><th>Newspaper(s)</th><th>Date</th></tr><tr><td>a)</td><td>for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;</td><td><p>Yes.</p><p>Chapter 8 of the <b>Consultation Report (DCO 5.1)</b> confirms how the applicant has complied with its duty under section 48 PA2008.</p><p>The Newspaper Notices at <b>Appendix 12 (DCO 5.1A)</b> evidence that the applicant published its s48 notification on 31 January 2025 and 7 February 2025 in the Leicester Mercury,</p></td><td>31 January 2025 and 7 February 2025</td></tr></table>						Newspaper(s)	Date	a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;	<p>Yes.</p> <p>Chapter 8 of the <b>Consultation Report (DCO 5.1)</b> confirms how the applicant has complied with its duty under section 48 PA2008.</p> <p>The Newspaper Notices at <b>Appendix 12 (DCO 5.1A)</b> evidence that the applicant published its s48 notification on 31 January 2025 and 7 February 2025 in the Leicester Mercury,</p>	31 January 2025 and 7 February 2025
		Newspaper(s)	Date								
a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;	<p>Yes.</p> <p>Chapter 8 of the <b>Consultation Report (DCO 5.1)</b> confirms how the applicant has complied with its duty under section 48 PA2008.</p> <p>The Newspaper Notices at <b>Appendix 12 (DCO 5.1A)</b> evidence that the applicant published its s48 notification on 31 January 2025 and 7 February 2025 in the Leicester Mercury,</p>	31 January 2025 and 7 February 2025								



		Derby telegraph and Nottingham Post. Notification was also provided in the Loughborough Echo on 5 February 2025 and 12 February 2025 due to it having a later weekly publication date.	Loughborough Echo – 5 and 12 February 2025
b)	once in a national newspaper;	Yes.  The Newspaper Notices at <b>Appendix 12 (DCO 5.1A)</b> evidence that the applicant published its s48 notification on 31 January 2025 in The Times.	31 January 2025
c)	once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and	Yes.  The Newspaper Notices at <b>Appendix 12 (DCO 5.1A)</b> evidence that the applicant published its s48 notification on 31 January 2025 in The London Gazette.	31 January 2025
d)	where the proposed application relates to offshore development – (i) once in Lloyds List; and (ii) once in an appropriate fishing trade journal?	Not applicable.	
20	Did the s48 notice include the required information set out in Regulation 4(3) of the (as amended) APFP Regulations 2009?		
<b>Information</b>		<b>Paragraph</b>	<b>Information</b>
			<b>Paragraph</b>

a)	the name and address of the Applicant.	Yes. Paragraph 1 of the s48 notice details the name and address of the applicant. Provided at <b>Appendix 12</b> of the <b>Consultation Report (DCO 5.1A)</b> .	b)	a statement that the Applicant intends to make an application for development consent to the Secretary of State	Paragraph 1 of the s48 notice states that the applicant proposes to apply to the Planning Inspectorate.
c)	a statement as to whether the application is EIA development	Yes. Paragraph 2 of the s48 notice states that the application is EIA development.	d)	a summary of the main proposals, specifying the location or route of the Proposed Development	Yes. Paragraph 1 of the s48 notice summarises the main proposals, specifying the location of the proposed development.

e)	<p>a statement that the documents, plans and maps were available on a website maintained by or on behalf of the Applicant. The statement must include:</p> <ul style="list-style-type: none"> <li>• The nature and location of the Proposed Development</li> <li>• The address of the website</li> <li>• The place on the website</li> <li>• A telephone number which can be used to contact the Applicant for enquiries in relation to the documents, plans and maps.</li> </ul>	<p>Yes.</p> <p>Paragraph 2 of the s48 notice covers the availability of the documents for inspection.</p>	f)	<p>the latest date on which those documents, plans and maps will be available for inspection</p>	<p>Yes.</p> <p>The penultimate sentence of the s48 notice details the latest date. The documents were available for inspection from 3 February to 17 March 2025.</p>
g)	<p>whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge</p>	<p>Yes.</p> <p>Paragraph 4 of the s48 notice details the charges. Documents were available free of charge on the Applicant's website, a</p>	h)	<p>details of how to respond to the publicity</p>	<p>Yes.</p> <p>The penultimate paragraph of the s48 notice details how to respond.</p>

		memory stick or where inspected at specified public locations. A cost of £600 was identified for paper copies.		
i)	a deadline for receipt of those responses by the Applicant, being not less than 28 days following the date when the notice is last published	<p>Yes.</p> <p>The penultimate sentence of the s48 notice gave the deadline for receipt of responses. The deadline given was 17 March 2025, which provided 37 days from 7 February or 32 days from 12 February 2025 (being the day after</p>		

		it was last published in each newspaper) for responses to be received.	
21	Are there any observations in respect of the s48 notice provided above?		
22	Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the Applicant in accordance with Regulation 13 of the EIA Regulations?	Yes.  Chapter 8 of the <b>Consultation Report (DCO 5.1)</b> and section 14 of the <b>Application Form (Doc 1.1)</b> confirm that all of the consultation bodies were sent a copy of the s48 notice. The example s42 letter enclosed at Appendix 11 ( <b>DCO 5.1A</b> ) of the Consultation Report evidences that a copy of the s48 notice was provided as an enclosure.	
s49: Duty to take account of responses to consultation and publicity			
23	Has the Applicant had regard to any relevant responses to the s42, s47 and s48 consultation?	Chapter 9 of the <b>Consultation Report (DCO 5.1)</b> provides a summary of key s42 responses and the applicant's responses to key issues raised. Table 15 records the s42 consultation responses with the applicant's response to each set out 'if required'.  Chapter 10 of the <b>Consultation Report (DCO 5.1)</b> provides a summary of key issues raised through s47 and the applicant's responses to key issues raised. Table 18 records the s47 consultation responses with the applicant's response, remarks, or changes in relation to each set out.	

		<p>Chapter 11 of the <b>Consultation Report (DCO 5.1)</b> deals with s48 consultation. There is no evidence of, or reference to, any consultation responses being received solely in response to s48 publicity. The applicant has reported all responses in the preceding sections.</p> <p>Chapter 13 of the <b>Consultation Report (DCO 5.1)</b> provides a summary of key issues raised through the additional consultation completed by the applicant and the applicant's responses to key issues raised. Table 22 records the additional consultation responses with the applicant's response, remarks, or changes in relation to each set out.</p>
<b>S50(3) Regard to guidance about pre-application procedure</b>		
24	<p>To what extent has the Applicant had regard to statutory guidance 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects'?</p> <p>The Planning Inspectorate must have regard to the extent to which the Applicant has had regard to guidance issued under s50.</p>	<p>Chapter 15 of the <b>Consultation Report (DCO 5.1)</b> includes a table (table 24) setting out how the applicant has had regard to the s51 advice provided by PINS.</p> <p>The <b>Updates to Application Documentation (DCO 1.7)</b> sets out at Appendix 3, how the Applicant has had regard to and made changes to the application documentation since the application it submitted on 28 August 2025 was withdrawn on 22 September 2025. A full list of all application documentation and details of any changes made is provided at Appendix 2 of that document.</p>
25	<b>Summary: Section 55(3)(e)</b>	<p>The <b>Consultation Report (DCO 5.1)</b> and supporting appendices providing copies of relevant notices, records how the Applicant's pre-application consultation duties have been undertaken to a satisfactory standard.</p> <p>The <b>Updates to Application Documentation (DCO 1.7)</b> confirms how the Applicant has responded to PINS most recent s51 advice.</p>

**s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4)**

26	Is it made in the prescribed form as set out in Schedule 2 of the APFP Regulations, and does it include: <ul style="list-style-type: none"> <li>a brief statement which explains why it falls within the remit of the Planning Inspectorate; and</li> <li>a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme?</li> </ul>	Yes.  The application is made in the prescribed form as set out in Schedule 2 of the APFP Regulations. See <b>Application Form (DCO 1.1)</b> .  Section 4 of the <b>Application Form (DCO 1.1)</b> explains why the application falls within the remit of the Secretary of State.  Section 6 of the <b>Application Form (DCO 1.1)</b> identifies the location of the application site.
27	Is it accompanied by a Consultation Report?	Yes.  The application is accompanied by a <b>Consultation Report (DCO 5.1)</b> . The report contains 31 appendices.
28	In accordance with Regulation 5(4) of the APFP Regulations, where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets?	Yes.
29	Is it accompanied by the documents and information set out in APFP Regulation 5(2)?	
<b>Information</b>		<b>Document</b>
<b>Information</b>		<b>Document</b>

a)	Where applicable, the Environmental Statement required under the EIA Regulations and any scoping or screening opinions or directions	Yes.  The application is accompanied by the <b>Environmental Statement (DCO 6.1 to 6.23)</b> and the <b>Scoping Opinion</b> is provided at Appendix 1D ( <b>DCO 6.1D</b> ).	b)	The draft Development Consent Order (DCO)	Yes.  The application is accompanied by the <b>Draft DCO (DCO 3.1)</b> .
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
	c)				
c)	An Explanatory Memorandum explaining the purpose and effect of provisions in the draft DCO	Yes.  The <b>Draft DCO (DCO 3.1)</b> is accompanied by an <b>Explanatory Memorandum (DCO 3.2)</b> . The document explains the purpose and the effect of provisions in the <b>Draft DCO (DCO 3.1)</b> .	d)	Where applicable, a Book of Reference	Yes.  The application includes compulsory acquisition powers and is accompanied by a <b>Book of Reference (Doc 4.3)</b> .
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	



e)	A copy of any Flood Risk Assessment	Yes.  The application is accompanied by a Flood Risk Assessment at <b>Appendix 6.13G (DCO 6.13G)</b> to Chapter 13 – Flood Risk and Drainage of the Environmental Statement ( <b>Doc 6.13</b> ).	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental Protection Act 1990 (statutory nuisances) and if so how the Applicant proposes to mitigate or limit them	Yes.  A <b>Statutory Nuisance Statement</b> is provided at <b>DCO 5.6</b> which addresses section 79(1) Environmental Protection Act 1990.
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
h)	A Statement of Reasons and a Funding Statement (where the application involves any Compulsory Acquisition)	Yes.  The application involves compulsory acquisition and is accompanied by a <b>Statement of Reasons (DCO 4.1)</b> and a <b>Funding Statement (DCO 4.2)</b> .	i)	A Land Plan identifying:-  (i) the land required for, or affected by, the Proposed Development;  (ii) where applicable, any land over which it is proposed to exercise powers of Compulsory Acquisition or any rights to use land;  (iii) any land in relation to which it is	Yes.  Land Plans are provided comprising:  <ul style="list-style-type: none"> <li>• <b>Land Plans Key Plan (DCO 2.2)</b></li> <li>• <b>Land Plans Sheet 1 (DCO 2.2A)</b></li> <li>• <b>Land Plans Sheet 2 (DCO 2.2B)</b></li> <li>• <b>Land Plans Sheet 3 (DCO 2.2C)</b></li> <li>• <b>Land Plans Sheet 4 (DCO 2.2D)</b></li> </ul> A <b>Special Category Land Plan</b> is also provided at <b>DCO 2.15</b> .  The Land Plans and Special Category Land Plan have been prepared alongside and should be

j)			k)	proposed to extinguish easements, servitudes and other private rights; and  (iv) any special category land and replacement land	read with the <b>Book of Reference (Doc 4.3)</b> and <b>Draft DCO (Doc 3.1)</b> .
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
	A Works Plan showing, in relation to existing features:-  (i) the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and  (ii) the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO	Yes.  Works plans are provided comprising:  <ul style="list-style-type: none"> <li>• <b>Works Plans Key Plan (DCO 2.3)</b></li> <li>• <b>Works Plans Sheet 1 (DCO 2.3A)</b></li> <li>• <b>Works Plans Sheet 2 (DCO 2.3B)</b></li> <li>• <b>Works Plans Sheet 3 (DCO 2.3C)</b></li> <li>• <b>Works Plans Sheet 4 (DCO 2.3D)</b></li> </ul> The works shown on the Works Plans have been prepared and		Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation	Yes.  An 'Access and Rights of Way' plan is provided and comprises:  <ul style="list-style-type: none"> <li>• <b>Access and Rights of Way Key Plan (DCO 2.4)</b></li> <li>• <b>Access and Rights of Way Sheet 1 (DCO 2.4A)</b></li> <li>• <b>Access and Rights of Way Sheet 2 (DCO 2.4B)</b></li> </ul> The Access and Rights of Way plans have been prepared and should be read alongside Articles 10, 12 & 13 and Schedules 4, 5 & 6 of the <b>Draft DCO (Doc 3.1)</b> .

l)		should be read alongside the works described in Schedule 1 of the <b>Draft DCO (Doc 3.1)</b> , the parameters at Article 4 of the Draft DCO, the <b>Parameters Plan (DCO 2.5)</b> and Parameters Schedule at Table 3.5 of Chapter 3: Project Description of the ES ( <b>DCO 6.3</b> ).	m)		
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
	Where applicable, a plan with accompanying information identifying:- (i) any statutory or non-statutory sites or features of nature conservation eg sites of geological or landscape importance; (ii) habitats of protected species, important habitats or other	Yes.  The <b>Environmental Statement (DCO 6.1)</b> identifies, in the text and the figures, the relevant features and the assessment. Attention is drawn in particular to Chapters 9 (Ecology and Biodiversity) ( <b>DCO 6.9</b> ), 10 (Landscape and Visual) ( <b>DCO 6.10</b> ), 13 (Flood Risk and		Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, (eg scheduled monuments, World Heritage sites, listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites,	Yes.  The <b>Environmental Statement (DCO 6.1)</b> identifies in the text and the figures the relevant features and the assessment. Attention is drawn in particular to Chapter 12 (Cultural Heritage) ( <b>DCO 6.12</b> ), together with its associated appendices. The statutory/non-statutory designations identified include:  <ul style="list-style-type: none"> <li>• Conservation Areas;</li> <li>• Scheduled Ancient Monuments; and</li> </ul>

n)	diversity features; and (iii) water bodies in a river basin management plan, together with an assessment of any effects on such sites, features, habitats or bodies likely to be caused by the Proposed Development	Drainage) ( <b>DCO 6.13</b> ) and 14 (Ground Conditions) ( <b>DCO 6.14</b> ), together with their associated appendices. The statutory/non-and statutory designations identified include:  i. Sites of Special Scientific Interest (SSSI); ii. District/Local/Parish Wildlife Sites; and iii. Landscape Character Areas.	o)	features or structures likely to be caused by the Proposed Development	<ul style="list-style-type: none"> <li>Listed buildings</li> </ul>
	Is this of a satisfactory standard?			Is this of a satisfactory standard?	
	Where applicable, a plan with any accompanying information identifying any Crown land	Not applicable.		Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings, structures, drainage, surface water	<p>Yes.</p> <p>Other plans, drawings and sections considered necessary to support the application are listed in Section 23 of the <b>Application Form (Doc 1.1)</b>, as follows:</p> <ul style="list-style-type: none"> <li><b>Parameters Plan (DCO 2.5)</b></li> <li><b>Illustrative Landscape Masterplan (DCO 2.6)</b></li> <li><b>Components Plan (DCO 2.7)</b></li> </ul>

p)			q)	management, means of vehicular and pedestrian access, any car parking and landscaping	<ul style="list-style-type: none"> <li>• <b>Highway Plans General Arrangement Plans – Key Plan (DCO 2.8)</b></li> <li>• <b>Highway Plans General Arrangement Plans – Sheet 1 (DCO 2.8A)</b></li> <li>• <b>Highway Plans General Arrangement Plans – Sheet 2 (DCO 2.8B)</b></li> <li>• <b>Highway Plans General Arrangement Plans – Sheet 3 (DCO 2.8C)</b></li> <li>• <b>Highway Plans General Arrangement Plans – Sheet 4 (DCO 2.8D)</b></li> <li>• <b>Highway Classification Plan (DCO 2.12)</b></li> <li>• <b>Traffic Regulation Plan (DCO 2.13)</b></li> <li>• <b>Speed Limit Plan (DCO 2.14)</b></li> <li>• <b>Special Category Land Plan (DCO 2.15)</b></li> <li>• <b>Community Park Plan (DCO 2.16)</b></li> </ul>
	Is this of a satisfactory standard?			Are they of a satisfactory standard?	
	Any of the documents prescribed by Regulation	Yes.  The application triggers Regulation 6(2) of the		Any other documents considered necessary to support the application	Yes.  Other documents that the applicant considers necessary to support the

6 of the APFP Regulations:	<p>APFP Regulations and Section 22 of the <b>Application Form (DCO 1.1)</b> lists additional information required to be submitted in accordance with that regulation, as follows:</p> <ul style="list-style-type: none"> <li>• <b>Highway Plans Cross Sections - Key Plan (DCO 2.9)</b></li> <li>• <b>Highway Plans Cross Sections – Sheet 1 (DCO 2.9A)</b></li> <li>• <b>Highway Plans Cross Sections – Sheet 2 (DCO 2.9B)</b></li> <li>• <b>Highway Plans Cross Sections – Sheet 3 (DCO 2.9C)</b></li> <li>• <b>Highway Plans Long Sections - Key Plan (DCO 2.10)</b></li> <li>• <b>Highway Plans Long Sections – Sheet 1 (DCO 2.10A)</b></li> </ul>			<p>application are listed in Section 23 of the <b>Application Form (DCO 1.1)</b>, as follows:</p> <ul style="list-style-type: none"> <li>• <b>Guide to the Application (DCO 1.3)</b></li> <li>• <b>Pre-Application Land and Rights Negotiations Tracker (DCO 4.4)</b></li> <li>• <b>Consents and Licences Required under Other Legislation (DCO 5.2)</b></li> <li>• <b>Design Approach Document (DCO 5.3)</b></li> <li>• <b>Planning Statement (DCO 5.4)</b></li> <li>• <b>Market Analysis/Need Report (DCO 5.5)</b></li> </ul>
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		<ul style="list-style-type: none"> <li>• Highway Plans Long Sections – Sheet 2 (DCO 2.10B)</li> <li>• Highway Plans Long Sections – Sheet 3 (DCO 2.10C)</li> <li>• Highway Plans Long Sections – Sheet 4 (DCO 2.10D)</li> <li>• A453 Bridge Plan (DCO 2.11)</li> <li>• Drainage outfall details are shown on the Highway Plans General Arrangement (DCO 2.8A to 2.8D)</li> </ul> <p>The plans include details of the levels to satisfy the provisions of Regulation 6(2).</p>			
	Are they of a satisfactory standard?			Are they of a satisfactory standard?	
30	Are there any observations in respect of the documents provided at Box 29 (a) to (q) above?				

31	In accordance with Regulation 5(2)(g) of the APFP Regulations, is the application accompanied by a report identifying any European site(s) to which Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the Proposed Development, together with sufficient information that will enable the Secretary of State to make an appropriate assessment of the implications for the site if required by Regulation 48(1)?	Yes.  The application is accompanied by a <b>Shadow Habitats Regulation Assessment</b> (sHRA) at <b>Appendix 9H (DCO 6.9H)</b> of Chapter 9 (Ecology and Biodiversity) of the Environmental Statement.
32	In accordance with Regulation 5(2)(r) of the APFP Regulations, if requested by the Planning Inspectorate, have two paper copies of the application form and other supporting documents and plans been provided?	The applicant has been advised to submit the application electronically but can make paper copies available on request.
33	Has the Applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'?	Yes.
34	<b>Summary - s55(3)(f) and s55(5A)</b>	
<b>The Infrastructure Planning (Fees) Regulations 2010 (as amended)</b>		
<b>Pre-application fee</b>		
35	Were all pre-application fees paid before the application was made?	Yes.



	<p>Pre-application services for which a fee can be charged is defined in Regulation 2A(8) and includes services listed within Schedule 1 of the Fees Regulations 2010. Fees for pre-application services apply to all proposed applications, from the inception meeting. These fees must be paid within 28 days of the invoice. If the applicant fails to pay the fee within 28 days, the Planning Inspectorate will not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.</p>	
<b>Fees to accompany an application</b>		
36	<p>Was the fee paid at the same time that the application was made?</p> <p>The Planning Inspectorate must charge the Applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the Applicant fails to pay the fee, the Planning Inspectorate need not consider the application until payment is received. The fee must be paid at the same time that the application is made</p>	<p>Yes.</p> <p>The application was pre-dated by the appropriate fee of £8,946.00, which was paid by BACS to the Planning Inspectorate on 7 October 2025.</p>

Role	Electronic signature	Date
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Case Manager		
Acceptance Inspector		

