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To the Applicant  
(By email only)

Your Ref:

Our Ref: TR010066

Date: 12 December 2024

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Dear National Highways

## **Planning Act 2008 (as amended) – Section 51**

### **Application by National Highways for an Order Granting Development Consent for the A46 Coventry Junctions (Walsgrave)**

#### **Advice following issue of decision to accept the application for examination**

On 12 December 2024 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.

## **Funding Statement (Doc 4.2)**

In relation to Page 5, there is no capital cost estimate for the Proposed Development. This should be provided in an updated document.

## **Environmental Statement – Appendix 13.1 – Flood Risk Assessment (Doc 6.3)**

Whilst it is noted that the exception test appears to consider the requirements of Flood Zone 3b, the FRA does not provide specific information to differentiate between land within Flood Zones 3a and 3b. It is also unclear from the information presented whether the Proposed Development would result in no net loss of floodplain storage. The Applicant should respond to the Inspectorate as soon as practicable to confirm the location and extent of Flood Zones 3a and 3b and how this corresponds to the application of the exception test and the proposed flood mitigation/ compensation. If components would be located within Flood Zone 3b, the Applicant should provide confirmation that there would be no net loss of floodplain storage, in line with the principles of the exception test.

## **Minor errors and omissions**

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist. Please note this list is not exhaustive and other errors and omissions may be identified during pre-examination and examination.

Please pay close attention to the advice set out in this letter and act on it accordingly. It is requested that you action these points before the commencement of the Relevant Representation period. 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

*Ewen Keates*

**Ewen Keates**  
**Case Manager**

This communication does not constitute legal advice.

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