



The Planning
Inspectorate

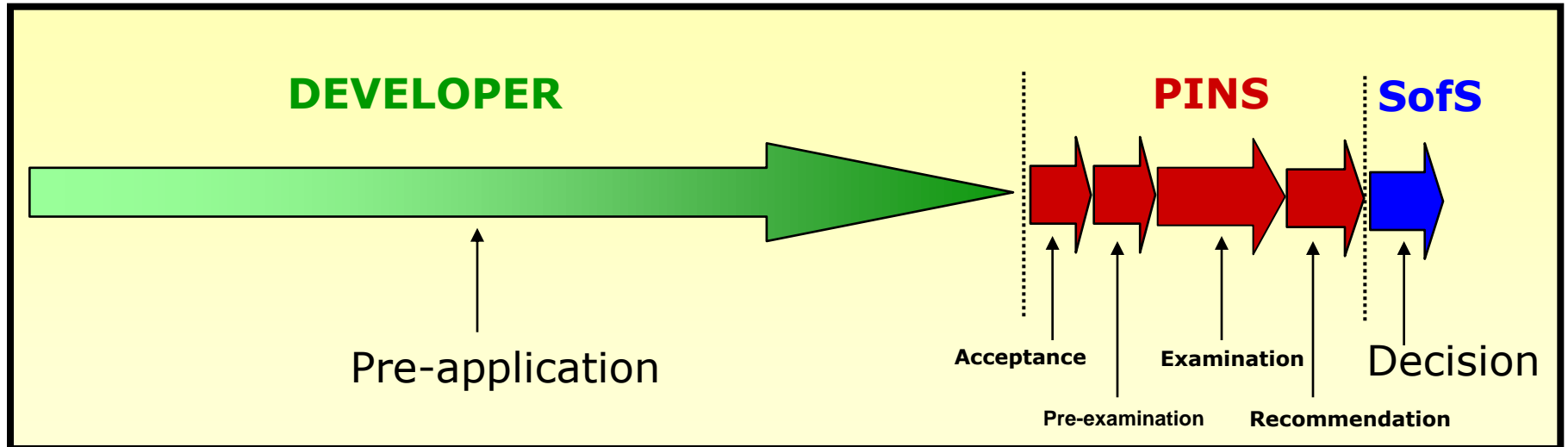
The Planning Act 2008

Development Consent Process

London Paramount



The Development Consent Process (DCO)



1 Year +

**Approx. 12 to 14
months**

3 months



Risk Assessment

- First Business & Commercial NSIP application
- Political / High profile / media interest
- PA 2008 - First time applicant
- PA 2008 - First time Local authorities (except Kent CC)
- No National Policy Statement
- Estuarine location (EIA / HRA)



Pre application consultation

- Communities (s47)
- Prescribed Consultees – stat bodies, landowners, Parish Councils (s.42)
- Public Notice (s.48)
- Duty to take into account (s.49)



Local Authorities (Pre App)

- Take an “active” interest in Paramount’s pre app community consultation – SoCC
- Your overriding role is to contribute to the preparation of the application, regardless of whether you agree with it or not in principle.
- PPAs are a feature of the NSIP process – make sure you agree what if any support is available post submission.
- Agree as much as you can before the examination – SoCG, S106 Heads of Terms, DCO Requirements (discharging)
- Local Impact Report (LIR) is an objective decision-making tool



Environmental Services

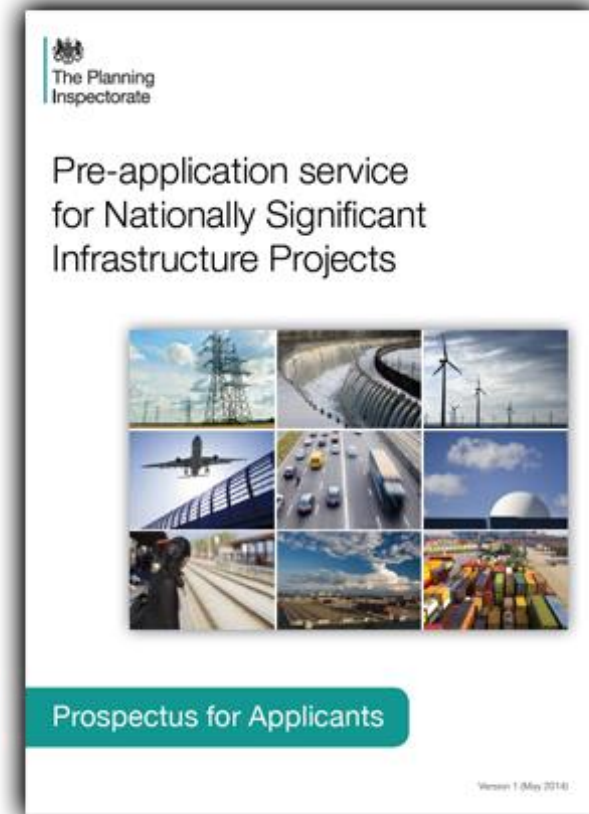
- Screening / Reg 6 (1) (b)
- Scoping - consultee
- Advice Note 7
- Transboundary effects
- Habitats Regulation Assessment





Pre App Prospectus

- A key commitment in the 2014 Review
- Developer appetite for “a more structured and facilitative approach” to pre-app advice
- PINS charged with producing a prospectus outlining our pre-application service
- Prospectus published 20 May 2014
- Our pre-application service is optional, free to use and designed to help applicants in carrying out their pre-application duties





Key Messages about the DCO Process

1. The examination is run to a statutory time scale (examination timetable)
2. Its primarily a written process – hearings are supplemental
3. Statements of Common Ground are very important – think about the links with LIR and Written Reps to avoid repetition.



Perspectives and Motivation

Local Authorities

- Ensure local views are taken account of (political)
- Local Plan policies followed
- Alternatives?
- Resources and business continuity
- Land owner?
- Robust mitigation measures

Examining Authority

- Fair, transparent process for everyone involved
- Balance local impacts against national need
- Consider the application as made
- Gathering evidence to be able to make a well-reasoned recommendation
- Complete the examination within statutory time limits



The Planning
Inspectorate

Next Steps

- Stay engaged with the applicant
- Begin the process of drafting your Local Impact Report – work jointly with other authorities if possible (DBC / GBC / KCC).
- Respond to any Scoping consultation
- Get any PPA agreed.
- Feedback on the draft SoCC
- Get ready to respond to s.42 consultation
- Do the Parish Councils need help? (PINS can meet with them)
- Agree with applicant the process for drafting SoCG
- The more work you invest in pre app, the less you will need to do at the examination



The Planning
Inspectorate

Contact Details

Infrastructure Planning Lead- Mark Wilson 0303 444 5062
Case Manager – Kay Sully 0303 444 5066

- **Email – enquiries@infrastructure.gsi.gov.uk**
- **Web - <http://infrastructure.planningportal.gov.uk/projects/south-east/london-paramount/?ipcsection=overview>**
- **You can now register to get email updates!**