



The Planning
Inspectorate

National Infrastructure Directorate Outreach Event Meeting with Elected Members

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Overview

- National Infrastructure Directorate
 - Our role
 - The process
- Role of local authorities
- Local Impact Reports
- Statutory Deadlines
- Guidance and Advice



Planning Act 2008: New, Novel and Different

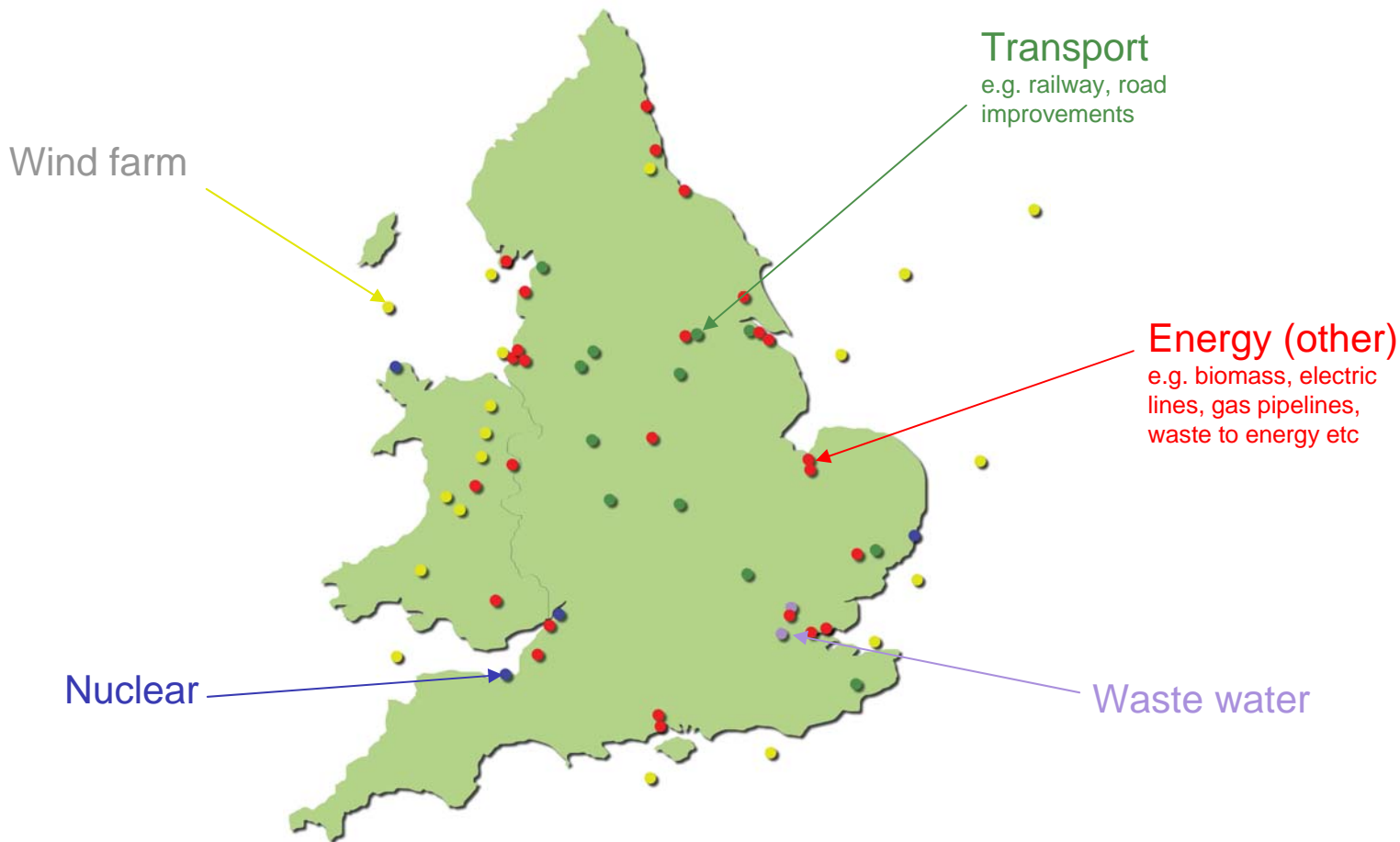
Planning Act 2008

- National Policy Statements (NPSs)
- ‘Single consents’ regime
- Early Engagement
- Statutory timetable
- Inquisitorial process
- Openness policy
- Advice and guidance

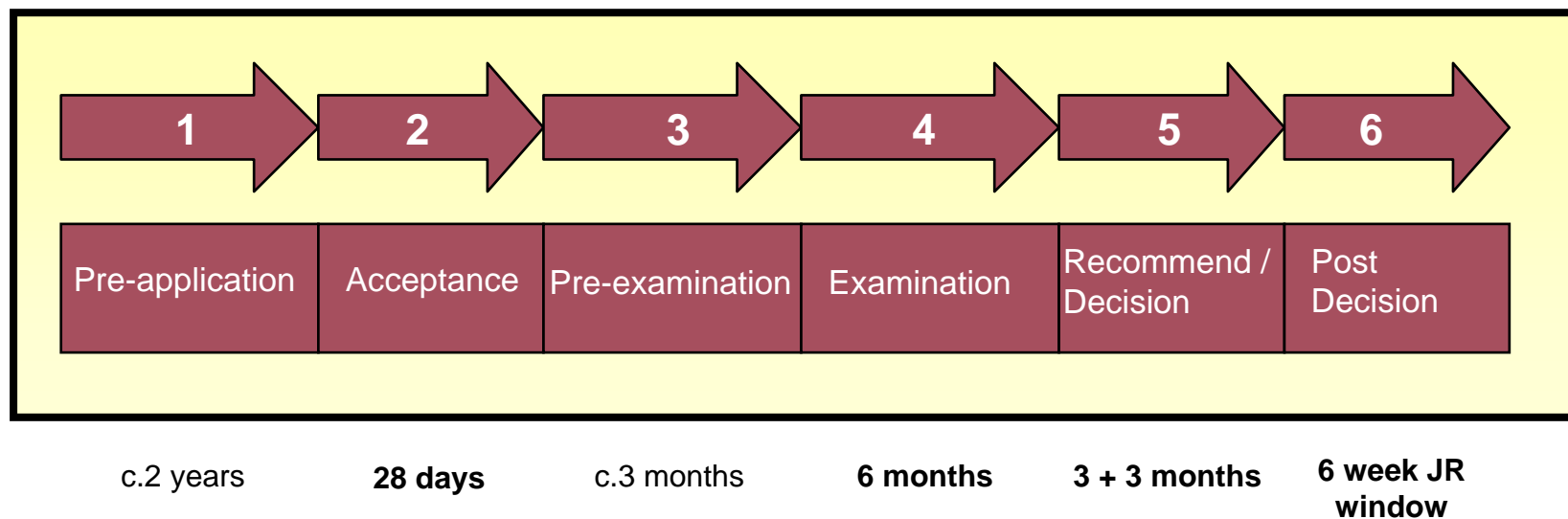
Localism Act 2011

- IPC abolished
- 2008 Act regime largely unchanged
- Parliamentary approval of NPSs
- Secretary of State decisions in all cases

The current workload

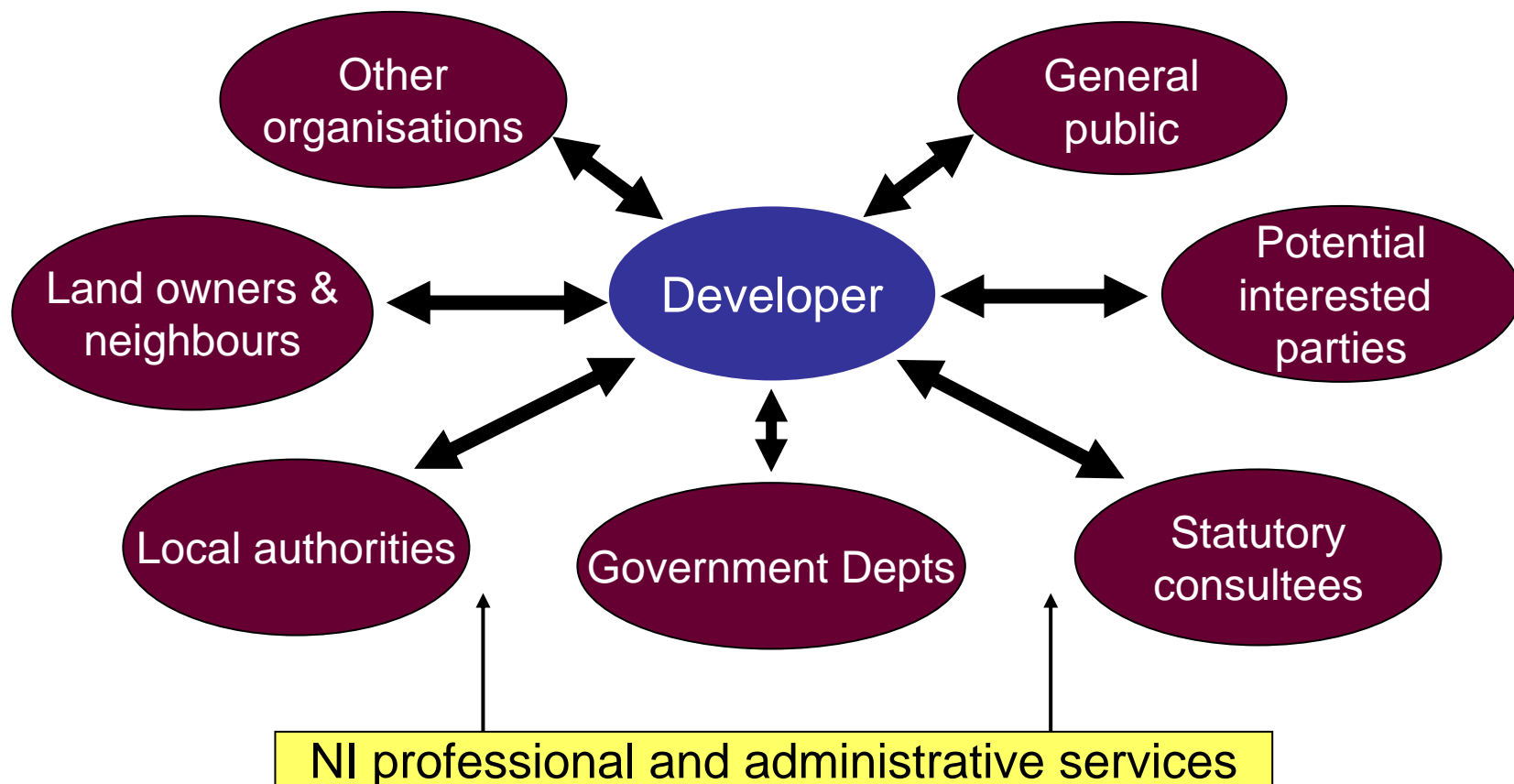


The Planning Act 2008



Times in **bold** are statutory

Pre-application: the developer in the lead



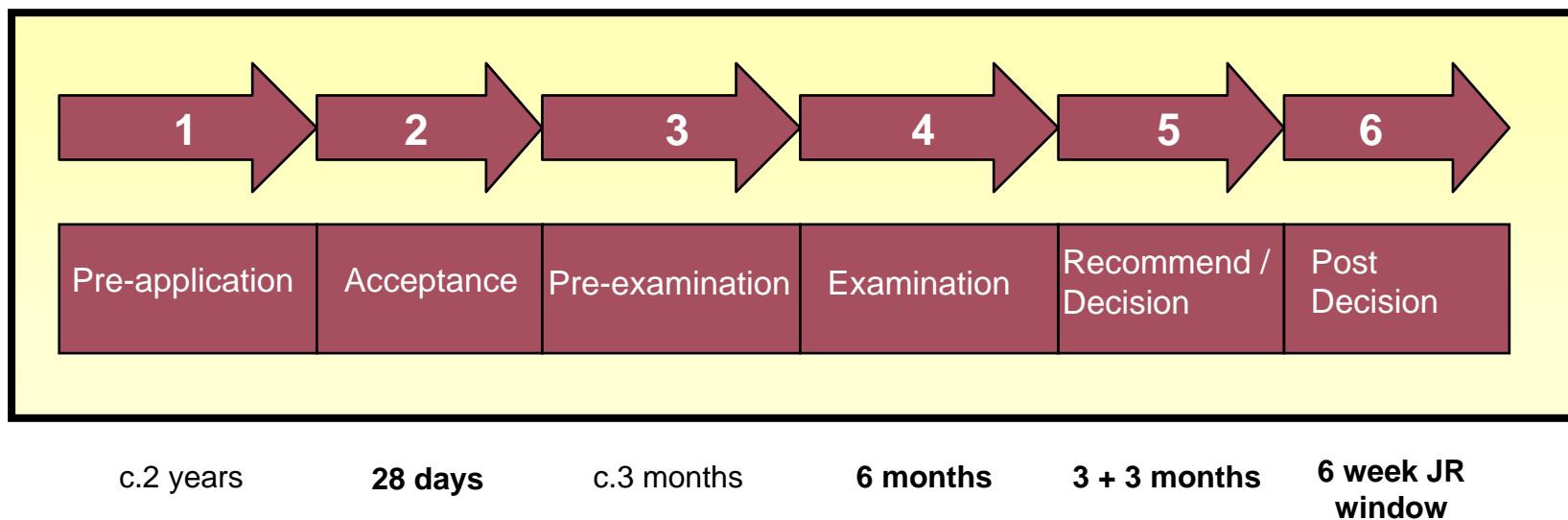
Pre-application work for developers

Total application: No shocks, no surprises

- Environmental screening and scoping, PEI and ES
- Consultation with prescribed bodies (s42) and landowners (s44)
- Consultation with the community (SoCC and s47)
- Draft Development Consent Order including deemed marine licence
- Limited scope for amending applications post submission



The Planning Act 2008



Times in **bold** are statutory



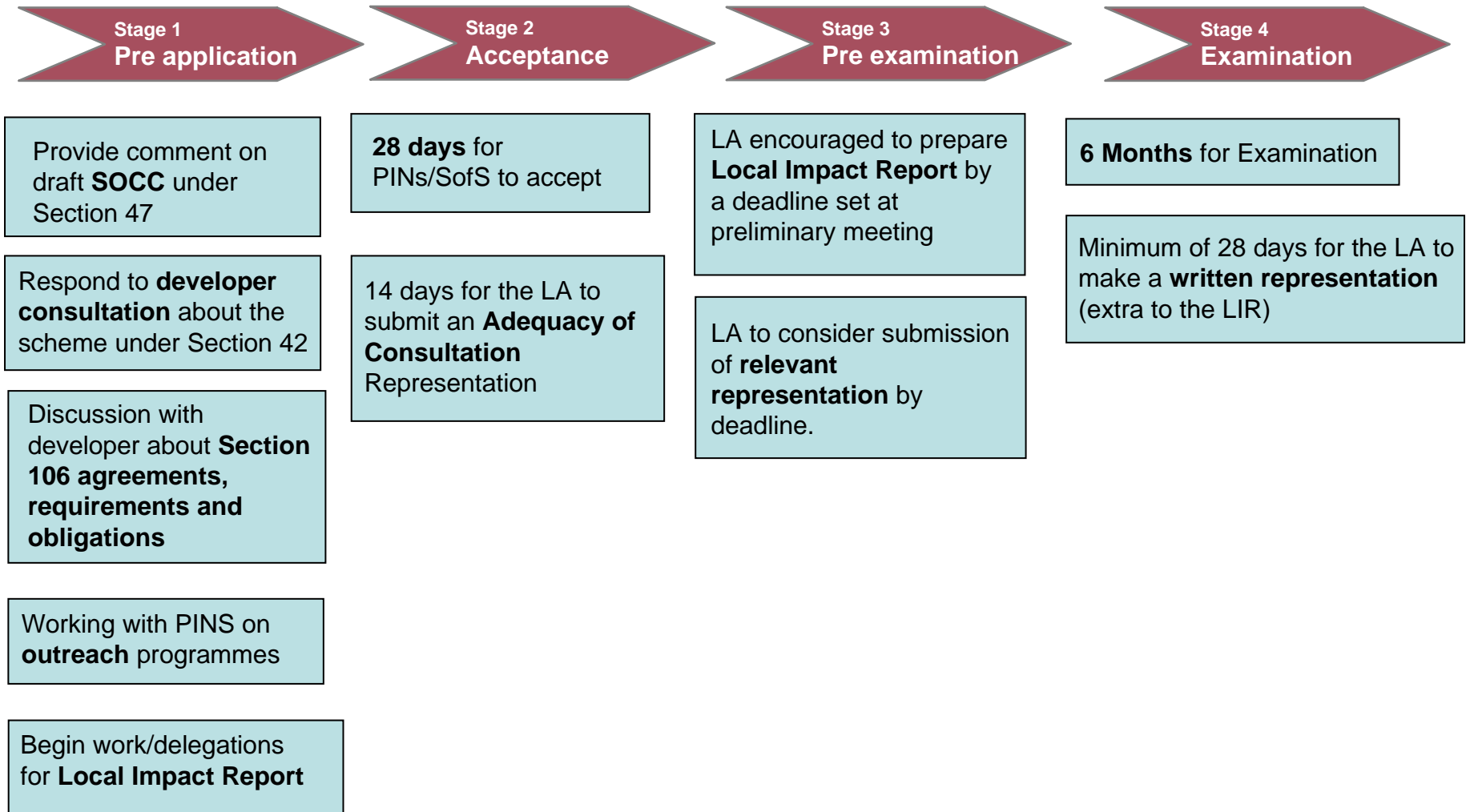
The role of local authorities

- Statutory Consultee
- Representing the community / community champions
- Providing objective technical evidence
- Discharge of conditions (on land)
- Enforcement






The role of local authorities



Local Impact Report (LIR)

- Local authority decides form and content.
- Focus on the economic, environmental and social issues.
- Submitted at examination stage to a deadline set by the Examining Authority.
- Important to start work *before* application is submitted.
- See NI advice note 1.



Local Impact Reports

Advice note one: Local Impact Reports

Introduction

The IPC will issue advice notes from time to time to help individuals and organisations to engage more effectively in the process for deciding applications for development consent for nationally significant infrastructure projects (NSIPs). This advice note concerns the production of the local impact report (LIR). It is intended to assist local authorities with the form and content of these reports.

Local authorities have a very important role in the IPC process. They are encouraged to discuss and work through the issues raised by NSIP proposals with prospective applicants well before the application is submitted, and to engage with applicants in the preparation of statements of common ground.¹ Local authorities will also be involved in considering the statement of community consultation, commenting upon the quality of the applicant's consultation process, producing an LIR and making their own representations on the application.



Key statutory deadlines for LAs

Pre-app	Comments on developer's draft SoCC	28 days
	EIA Scoping Opinion consultation (NID)	28 days
	Pre-application consultation (s42) and publicity (s48)	Min 28 days
Acceptance	Adequacy of Consultation statement	Within 14 days of submission
Pre-examination	Submission of relevant representation following application acceptance	Min 28 days
Examination	Production of Local Impact Report	Approx 6 weeks
	Submission of detailed written representations	Min 21 days



Considerations for local authorities

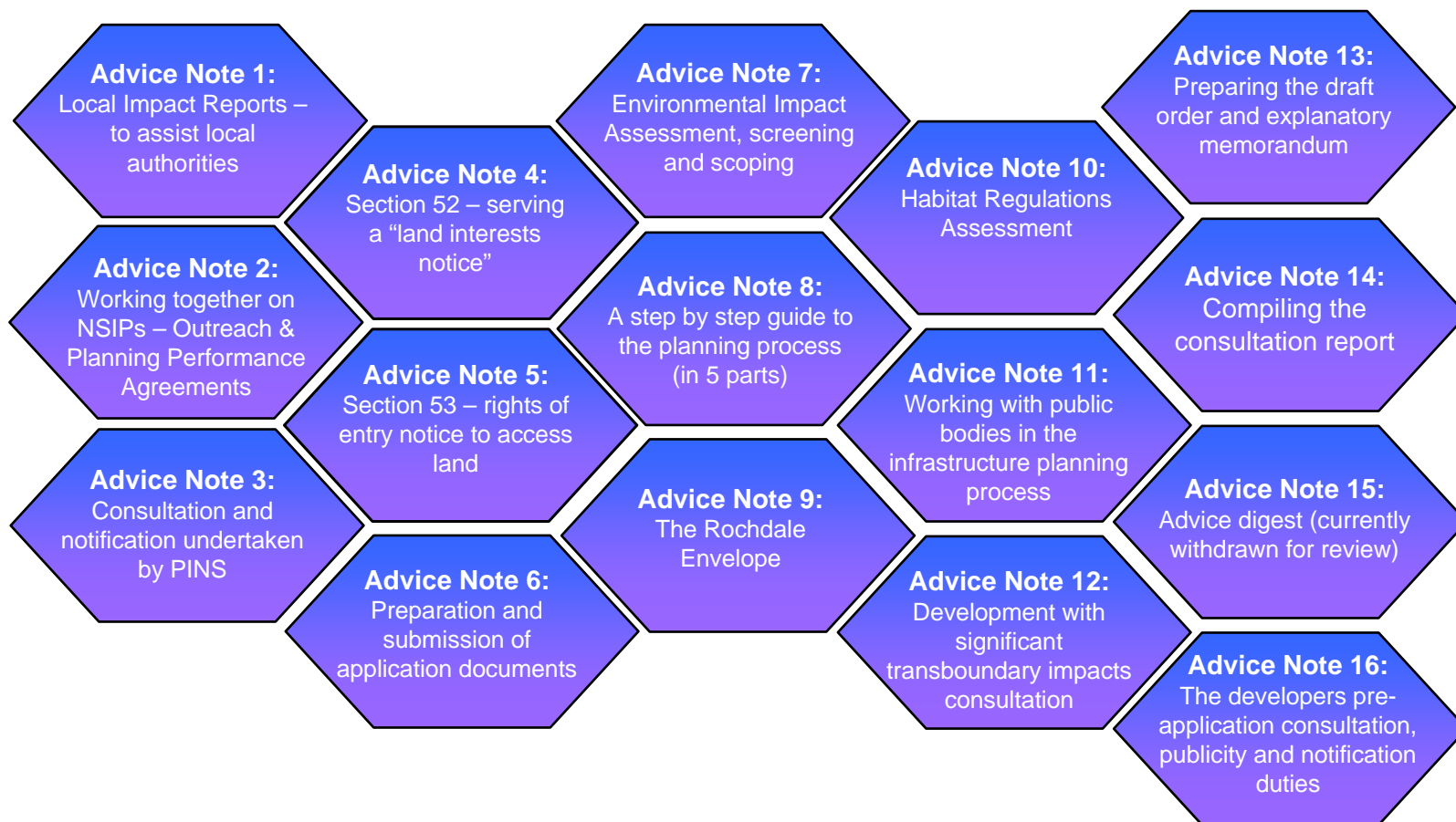
Resources and capacity

- Talk to the applicant; shape the development
- Talk with other authorities; opportunities for joint working (LIR)
- Think about possible link between LIR and s.106
- Think about possible requirements for draft DCO to secure mitigation
- Post-acceptance e.g. participation in hearings, negotiating S106

Timescales

- Start early – LIR and s.106
- Meeting tight statutory deadlines: schemes of delegation and committee cycles

PINS Advice Note Series





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