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To all interested parties, statutory  
parties and affected persons

Your Ref:

Our Ref: EN010049

Date: 15 May 2014

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Dear Sir/Madam

**Planning Act 2008 (as amended) (PA2008) and the Infrastructure Planning  
(Examination Procedure) Rules 2010 (as amended) (EPR)**

**Application by Tidal Lagoon Swansea Bay plc for an Order Granting  
Development Consent for the Tidal Lagoon Swansea Bay**

**Notice of preliminary meeting and availability of relevant representations**

I write to you following my appointment by the Secretary of State for Communities and Local Government as the lead member of the Panel who will be the Examining Authority (ExA) for this application for a Development Consent Order (DCO).

This letter is an invitation to the preliminary meeting to discuss the examination procedure and contains a number of supporting annexes. The Panel would like to thank those of you who submitted relevant representations. These representations have assisted us when preparing our proposals as how to examine this application.

**Date of meeting:** Tuesday 10 June 2014

**Seating available from:** 9.30am

**Meeting begins:** 10.00am

**Venue:** Dylan Thomas Centre, Somerset Place, Swansea,  
SA1 1RR

**Access and parking:** There is no car parking at the centre; however there are a number of public pay and display car parks around the venue. Please do contact the Planning Inspectorate if this is likely to be an issue.

## **Os hoffech gwneud cyfraniadau drwy gyfrwng y Gymraeg yn ystod y Cyfarfod Rhagarweiniol dylech nodi hyn ynghyd a'ch cadarnhad i fod yn bresennol neu i siarad yn y cyfarfod.**

The purpose of the preliminary meeting is to enable views to be put to the Panel about the way in which the application is to be examined. It is important to appreciate that this meeting deals only with procedure, and not the merits of the application. The merits of the application will be considered once the examination starts, which is after the preliminary meeting has closed<sup>1</sup>.

The Panel wishes to run a fair, efficient and effective meeting so that all relevant views can be heard. As such, we strongly encourage groups of individuals who have similar views on the procedure to choose one representative to speak for the group.

The agenda for the meeting is in **Annex B**. This has been determined following our initial assessment of the principal issues arising from the application. That assessment is set out in **Annex C**. Whilst this list is not exhaustive, it provides an indication to all interested parties of the specific issues upon which questions will be asked and Statements of Common Ground (SoCG) sought.

As a result of this assessment we wish to hear at the meeting from the applicant, interested parties, statutory parties and local authorities what, if any, changes they would like us to consider to the proposed timetable set out at **Annex D**.

### **Attending the Preliminary Meeting**

Please note that you are **not** required to attend the preliminary meeting in order to participate in the examination. If you are an interested party you will still be able to make written representations and participate in any hearings that are arranged. Should you no longer wish to be an interested party and do not wish to be involved in the examination process, you can notify us of this in writing.

If you wish to attend the preliminary meeting please write, email or telephone the Planning Inspectorate, using the address and contact details set out at the front of this letter marking correspondence for the attention of Katherine Chapman, Case Manager.

We need to receive your confirmation **by Tuesday 3 June 2014**. Please also refer to **Annex A** for administrative arrangements for this meeting.

It will help the management of the meeting and benefit everyone if you would:

- Tell us whether you wish to speak at the meeting and on which agenda items, listing points you wish to make; and
- Bring this letter with you as proof of your status and unique reference number.

### **After the Preliminary Meeting**

Shortly after the end of the preliminary meeting you will be sent a letter setting out the timetable for the examination. The audio recording of the meeting will also be published on our website.

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<sup>1</sup> Further information is given in Advice Note 8.4, which is available on the National Infrastructure pages of the Planning Portal website at:

<http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>

The examination of the application will primarily be a consideration of written representations about the application, along with any oral representations made at the hearings. All relevant and important matters will be taken into account when we make a recommendation to the Secretary of State for Energy and Climate Change, who will take the final decision in this case.

If you are a statutory consultee who has not made a relevant representation but wishes to become an interested party, you should inform us as soon as possible.

**Statutory consultees who have not made a relevant representation and do not notify us of their wish to become an interested party by 24 June 2014 will not receive any further correspondence.**

### **Procedural decisions under ss.89(3) 92(2) and 93(1) of the Planning Act 2008**

The Panel hereby notifies<sup>2</sup> all interested parties that it has made the following procedural decisions:

1. The Panel sets the deadline of 24 June 2014 as the date by which any interested party and by which any affected person must notify the Panel of their wish to be heard respectively at an open floor or at a compulsory acquisition hearing<sup>3</sup>;
2. The Panel sets the deadline of 8 July 2014 as the date by which the applicant and other interested parties must agree and submit Statements of Common Ground to the Panel<sup>4</sup>;
3. The Panel sets the deadline of 8 July 2014 as the date by which the applicant must submit its updated Habitats Regulation Assessment Report/matrices, and
4. The Panel sets the deadline of 8 July 2014 as the date by which any Local Impact Reports from local authorities defined in s56A of the PA2008 must be received by the Panel<sup>5</sup>.

The Panel intends to receive representations on all aspects of the proposed timetable at the preliminary meeting.

### **Award of costs**

We also draw your attention to the possibility of the award of costs against interested parties who behave unreasonably. You should be aware of the relevant cost guidance that applies to National Infrastructure projects. The "Awards of costs; examinations of applications for development consent orders" is available on the National Infrastructure pages of the Planning Portal website:

<http://infrastructure.planningportal.gov.uk/legislation-and-advice/guidance/>

We look forward to working with all parties in the examination of this application.

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<sup>2</sup> As required by EPR Rule 9.

<sup>3</sup> EPR Rule 8(1)(f) and (g) require these deadlines to be specified in the examination timetable.

<sup>4</sup> EPR Rule 8(1)(e) requires that the period for this be specified in the examination timetable.

<sup>5</sup> EPR Rule 8(1)(j) requires that this deadline be specified in the examination timetable

Yours faithfully

*Gideon Amos*

**Gideon Amos**

**Lead Member of the Panel of Examining Inspectors**

**Annexes**

- A** Administrative arrangements for the preliminary meeting
- B** Agenda for the preliminary meeting
- C** Initial assessment of principal issues
- D** Draft timetable for examination of the application
- E** Availability of relevant representations and application documents
- F** Notice of appointment of Examining Authority

## **Administrative arrangements for the preliminary meeting**

Priority will be given to the applicant and those registered as interested parties, statutory parties, local authorities and invited persons before seating is allocated to other members of the public. The Examining Authority may exercise its discretion to permit any person, in addition to those who are entitled to take part, to participate in the meeting.

**If you wish to make any submissions on matters not set out in the agenda**, please write to Katherine Chapman, Case Manager, setting out the submissions that you wish to make by **Tuesday 3 June 2014**.

The Panel will attempt to accommodate reasonable requests and will alter the agenda on opening the preliminary meeting if we consider this will assist the discussion of the procedure for the examination.

A note will be taken of the preliminary meeting. This will be published on our website and will be available online at the locations listed in **Annex E** as soon as practicable after the meeting. Please note that an audio recording of the meeting will also be taken and made available on the website as soon as practicable after the meeting.

The Planning Inspectorate will send you a copy of the procedural decision as to how the application is to be examined as soon as practicable after the meeting (Rule 8 Letter).

## Agenda for the Preliminary Meeting

**Date:** 10 June 2014

**Meeting Start Time:** 10.00am

**Venue:** Dylan Thomas Centre

9.30	Room opens
10.00	<b>1. Welcome and Introductions</b>
	<b>2. Panel's Introduction to the Examination Process</b>
	<b>3. Panel's Introduction of Principal Issues</b>
	<b>4. Draft Timetable for the Examination – see Annex D</b>
	<ul style="list-style-type: none"> <li>• Deadline I: Notifications (including site inspections, hearings and submission of any updated documents)</li> <li>• Deadline II: Written Representations (including responses to Panel's questions, Local Impact Reports, Statements of Common Ground)</li> <li>• Deadline III: Comments</li> <li>• Deadline IV: Post-Hearing Documents</li> <li>• Deadline V: Responses to habitat regulations Assessment Matrices and to draft Development Consent Order</li> </ul>
	<b>5. Close of the Preliminary Meeting</b>

**Please note:** The ExA will conclude the meeting as soon as all relevant contributions have been made. If there are any additional matters to be dealt with or submissions take a considerable amount of time, the meeting may run for longer and the order of items may change.

### **EN010049 - Proposed Tidal Lagoon Swansea Bay: Initial Assessment of Principal Issues**

This is the initial assessment of the principal issues by the Examining Authority (ExA) of the application for and relevant representations upon the proposed Tidal Lagoon Swansea Bay. It is not an exclusive list and regard will be had to all matters that are both important and relevant.

#### **1. Law and Policy**

- 1.1 Status and nature of the application as a Nationally Significant Infrastructure Project under ss14 and 15 of the Planning Act 2008.
- 1.2 Scope of works proposed as the principal development and extent of any associated development to be determined by Welsh Local Planning Authorities.
- 1.3 Other consents that would be required for the generating station to become operational including the proposed Welsh Marine Licence.
- 1.4 Relevant UK legislation/policy including in National Policy Statements and the Marine Policy Statement.
- 1.5 Relevant Welsh policy in Planning Policy Wales and in Technical Advice Notes (including TANs 8, 11, 12, 13, 14, 15, 16, 22 and 23), and the relevance of the Welsh Assembly Future Generations Bill, Local Development Plan policies and of any consultation on plan scope, vision and objectives of the proposed National Marine Plan for Wales.
- 1.6 Given the representations from Natural Resources Wales, the adequacy of the environmental assessment of impacts:
  - on European Sites under the Habitats Regulations;
  - in the Water Framework Directive Assessment;
  - on terrestrial ecology and Sites of Special Scientific Interest (SSSIs);
  - on intertidal benthic ecology (including loss of Biodiversity Action Plan Annex 1 habitats and degradation of features including in an SSSI, mitigation, offsetting, omission of Blackpill SSSI baseline data)
  - on sub-tidal ecology (including uncertainty over areas, effects and dredge disposal);
  - in relation to bio-security;
  - on fish (including assessment approach, modelling parameters, impacts of sediment levels on fish spawning including interaction with climate change, uncertainty over monitoring and mitigation proposals);
  - on coastal birds (including Sanderling / Ringed Plover and Great Crested Glebe) and,
  - on the value of heritage assets.
- 1.7 Any transboundary issues affecting another European Economic Area state.

## **2. Renewable Energy Generation and Climate Change**

- 2.1 The extent to which the proposal would deliver renewable energy.
- 2.2 The contribution the development would make in addressing climate change mitigation and its adaptability to climate change impacts.

## **3. Construction Process, Dredging and Physical Processes**

- 3.1 Scope for the Development Consent Order to include/exclude design/works options.
- 3.2 Use of geotubes, extent of fill generally, using dredged rock and using rock imported to the site.
- 3.3 The extent to which the sustainable transportation of construction materials to the site is achievable and enforceable under all operating conditions, including capacity at the adjacent rail sidings and harbour facilities for the offloading of 2.79mt of rock and rock armour from a Cornwall quarry.
- 3.4 Relocation of existing foul waste water outfall.
- 3.5 Extent of effects of dredging including mobilisation of contaminants (such as heavy metals) and licensing of dredging.
- 3.6 Sourcing of rockfill imported to the site and any necessary consents required.
- 3.7 Scouring and scour protection/prevention.
- 3.8 Effects on coastal/sand erosion.
- 3.9 Extent of maintenance operations provided for by the interpretation of 'maintain' in the DCO.
- 3.10 Potential silting (within rivers and within and outside the proposed lagoon).
- 3.11 Demolition of eastern breakwater in the mouth of the river Tawe and realignment of the eastern training wall in the mouth of the river Neath.

## **4. Species and Habitats: Impacts on European Sites**

- 4.1 Loss of or change to offshore and intertidal habitats consequent on changes to marine and coastal processes due to construction, operation and/or decommissioning of the project.
- 4.2 Likely Significant Effects (alone and in combination) on habitats and species at Kenfig, Crymlyn Bog, Pembrokeshire Marine, Cardigan Bay and Pen Llyn a'r Sarnau Special Areas of Conservation and requirement for Habitat Regulations Assessments (including potentially Appropriate Assessment, Assessments of Alternatives, Imperative Reasons of Overriding Public Importance including if necessary compensatory measures). Impacts on species including but not limited to birds, marine mammals, fish, intertidal and subtidal benthic ecology.

4.3 Role of environmental monitoring and any triggers for programmed mitigation measures. Securing of such programmes in any Development Consent Order.

## **5. Species and Habitats: Impacts on Other Designated Sites including Sites of Special Scientific Interest**

5.1 Mitigation of impacts and residual impacts of project (alone and cumulatively) on Sanderling / Ringed Plover and Great Crested Glebe and on Annex 1 species under the UK Biodiversity action Plan. Impacts of project (alone and cumulatively) on species including but not limited to birds, marine mammals, turtles, fish (including fish spawning and impacts on salmon and trout), intertidal and subtidal benthic ecology.

5.2 Role of environmental monitoring and any triggers for programmed mitigation measures. Securing of such programmes in any Development Consent Order.

5.3 Habitat creation as mitigation and bio-security.

## **6. Shipping, Recreational and Navigational Safety**

6.1 Reduced accessibility to the estuary/open sea for pleasure craft etc.

6.2 Marine access to the lagoon and potential for wave echo around lagoon walls.

6.3 Siltation of the dredged Swansea Bay and approach channels to rivers Tawe and Neath.

6.4 Shipping routes and impacts related to rock transshipment and construction.

6.5 Aids to Navigation as provided for in the DCO. Operation of Safety Zones and navigational and marine safety measures.

6.6 Navigational rights.

6.7 Transfer of Welsh Marine Licence.

## **7. Fishing**

7.1 Impacts on fish movement and fishing areas including along the rivers Tawe and Neath.

7.2 Impacts on fish stocks, the fishing industry and on recreational fishing.

7.3 Effects of any exclusion areas during construction and operation of the proposal.

## **8. Flooding**

8.1 Residual flooding risk impacts including impacts of flooding and/or severe storms upon proposed structures and on other coastal areas, sea defences and other structures.

## **9. Natural and Built Heritage**

- 9.1 Impacts on natural heritage features.
- 9.2 Impacts on manmade designated and undesignated heritage assets and their significance.

## **10. Socio-economic, Health and Terrestrial Traffic and Noise Impacts**

- 10.1 Impacts upon the local highway network during construction arising from the road transportation of the raw materials required to produce 220,000m<sup>3</sup> of concrete as well as other construction materials.
- 10.2 Effects upon transport systems, including effects on individual services and bus and rail networks and systems and upon pedestrians, cyclists, motorists, other road users and on rights of way.
- 10.2 Traffic, air quality and noise impacts onshore.
- 10.3 Effects on water quality and the Water Framework Directive requirements (including potential creation of a new water body).
- 10.4 Given the aspiration to undertake construction works 24/7, the impacts arising from aspects of the construction noise upon local communities and the environment.
- 10.5 The impacts arising from the construction of the development (alone and in combination with developments such as Swansea University Bay Campus; SA1 Development and Coed Darcy Urban Village and marine projects) upon the local community (including nearby industrial/commercial/university areas) in terms of lorry movements, noise, dust and vibration during the construction phases.
- 10.6 The impact of electro-magnetic fields including human receptors offshore.
- 10.7 Health related contamination impacts.
- 10.8 Health impact assessment and health and safety of construction and operational personnel, offshore and onshore.
- 10.8 Employment, skills and community benefits and impacts.

## **11. Landscape, Seascape, Visual Impacts and Design**

- 11.1 Visual impact of the proposals (including buildings and lighting) and principles of good design.
- 11.2 How the detailed design of the proposed buildings and structures will be determined and approved given the limits of deviation proposed. The adequacy of DCO provisions for the detailed design.

## 12. Compulsory Powers

- 12.1 Whether acquisition of the land is necessary, whether alternatives have been considered and whether there is a compelling case in the public interest (s122) for the acquisition of identified plots and compulsory powers over, and rights in, land, subject to any protective provisions.
- 12.2 Whether the interference in human rights of compulsory acquisition powers would be justified and proportionate.
- 12.3 Special land: the need for any authorisations to acquire Crown Land (under s135), statutory undertakers land (s127) or to interfere with statutory undertakers' equipment (s138).
- 12.4 Extent and detail of rights proposed to be acquired in land.
- 12.5 Other compulsory powers proposed to be granted, including temporary possession/use of land, powers to override easements and rights over/under streets.

*Gideon Amos*

**Gideon Amos OBE RIBA MRTPI**, Lead member of the Examining Authority  
On behalf of the Panel  
**1 May 2014**

## Annex D

### Draft timetable for examination of the application

The Examining Authority's (ExA) examination of the application takes the form of consideration of written representations about the application. The ExA will also consider any oral representations made at the hearings. The ExA is under a duty to **complete** the examination of the application by the end of the period of 6 months beginning with the day after the close of the preliminary meeting.

Item	Matters	Due Dates 2014
1	Preliminary Meeting	<b>Tuesday 10 June</b>
2	Issue by ExA of: <ul style="list-style-type: none"> <li>▪ Examination timetable</li> <li>▪ ExA's first round of written questions</li> </ul>	<b>Tuesday 17 June</b>
3	<p><b>Deadline I (Notifications)</b></p> <p>Deadline for receipt of:</p> <ul style="list-style-type: none"> <li>• Notification of wish by an interested party to be heard at an open floor hearing</li> <li>• Notification by an affected person of wish for compulsory acquisition Hearing to be held</li> <li>• Notification of wish to make oral representations at the issue-specific hearing</li> <li>• Submission of suggested location/sites for the ExA to include as part of the accompanied site visit (ASV)</li> <li>• Deadline for Statutory Parties to inform the ExA of a wish to be considered an interested party</li> </ul>	<b>Tuesday 24 June</b>
4	<p><b>Deadline II (Representations)</b></p> <p>Deadline for receipt of:</p> <ul style="list-style-type: none"> <li>• Summaries of all RRs exceeding 1500 words</li> <li>• Written representations (WRs) by all interested parties</li> </ul>	<b>Tuesday 8 July</b>

	<ul style="list-style-type: none"> <li>• Summaries of all WRs exceeding 1500 words</li> <li>• Local Impact Reports from any local authorities</li> <li>• Statements of Common Ground requested by ExA</li> <li>• Responses to ExA's first round of written questions</li> <li>• Any updated documents from the applicant including updated HRA matrices</li> </ul>	
5	Open floor hearing including - Project introduction and explanation by the applicant - Representations by other interested parties	<b>Tuesday 29 July</b>
6	ExA's Inspection of Site(s) in the company of interested parties	<b>Wednesday 30 July</b>
7	Issue-specific hearing including - The draft DCO: introductory issues	<b>Thursday 31 July</b>
8	<p><b>Deadline III (Comments)</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on relevant representations (RRs) and on WRs (including any revised DCO from the applicant)</li> <li>• Comments on Local Impact Reports</li> <li>• Comments on responses to ExA's written questions</li> <li>• Written summaries of oral cases made at Hearings held in the week commencing 28 July 2014 and any related information.</li> </ul>	<b>Tuesday 5 August</b>
9	Issue-specific hearing including: <ul style="list-style-type: none"> <li>• Habitats Regulations Assessment (including methodology and impacts marine mammals)</li> <li>• Impacts on other protected species and habitats</li> <li>• Impacts on fishing and navigation</li> <li>• Hydrology and physical processes</li> <li>• Waste water impacts</li> <li>• Construction impacts and socio-economic matters</li> <li>• Monitoring, management and mitigation plans and provisions</li> </ul>	<b>Tuesday 16 September</b>  <b>Wednesday 17 September</b>  <b>Thursday 18 September</b>

10	Dates reserved for continuation of issue-specific hearing (if required)	<b>Tuesday 23 September</b>  <b>Wednesday 24 September</b>  <b>Thursday 25 September</b>
11	Date reserved for compulsory acquisition hearing and second open floor hearing (if required)	<b>Tuesday 30 September</b>  <b>Wednesday 1 October</b>  <b>Thursday 2 October</b>
12	<b>Deadline IV (Post hearings)</b>  Deadline for receipt by ExA of: <ul style="list-style-type: none"> <li>• All post hearing documents (including any revised DCO from the applicant)</li> <li>• All written summaries of oral cases made at all hearings</li> </ul>	<b>Tuesday 7 October</b>
	[Date reserved for issue of second round of ExA's questions if required]	Tuesday 14 October
	[Deadline for the responses to second round of ExA's questions]	Tuesday 4 November
13	Issue by ExA of: - The Report on the Implications on European Sites (RIES) - Draft DCO including any changes proposed by the ExA	<b>Tuesday 14 October</b>  Or Wed 12 Nov if a second round of ExA's Qus

14	<p><b>Deadline V (Final)</b></p> <p>Final deadline for receipt by ExA of:</p> <ul style="list-style-type: none"> <li>• Comments on the Report on the Implications on European Sites (RIES)</li> <li>• Comments on ExA's Consultation DCO (including any revised DCO from the applicant)</li> <li>• [And comments on the response to ExA's second round of questions]</li> </ul>	<p><b>Tuesday 28 October</b></p> <p>Or Thurs 27 Nov if a second round of ExA's Qus</p>
15	<p>Earliest date upon which the ExA could close the examination</p>	<p><b>Friday 31 October</b></p> <p>Or Fri 28 Nov if a second round of ExA's Qus</p>
16	<p>The ExA is under a duty to complete the examination of the application by the end of the period of 6 months beginning with the day after the close of the Preliminary Meeting.</p>	<p><b>Wednesday 10 December</b></p>

## Availability of Relevant Representations and application documents

On the National Infrastructure pages of the Planning Portal website:

<http://infrastructure.planningportal.gov.uk/projects/Wales/Tidal-Lagoon-Swansea-Bay/>

For inspection and printing/copying:

### Swansea Central Library

Civic Centre  
Oystermouth Road  
Swansea  
SA1 3SN

#### Opening times:

Monday: Closed  
Tuesday-Friday:  
8.30am-8pm  
Saturday and Sunday:  
10am-4pm

#### Copying charges:

A4 and A3 same prices:  
B&W15p Colour 60p

### St Thomas Library

80 Grenfall Park Road  
Swansea  
SA1 8EZ

#### Opening times:

Monday: 9am-5.30pm  
Tuesday: 9am-1pm  
Wednesday: Closed  
Thursday: 9am-5.30pm  
Friday: 9am-1pm  
Saturday: 10am-1pm  
Sunday: Closed

#### Copying charges:

A4 B&W 12p  
A4 colour 60p

### Neath Library

Victoria Gardens  
Neath  
SA11 3BA

#### Opening times:

Monday – Wednesday:  
9am – 6pm  
Thursday: 9pm -5pm  
Friday: 9pm – 7pm  
Saturday: 9.30pm -1pm

#### Copying charges:

A4 B&W 10p  
A4 Colour 60p  
A3 B&W 20p  
A3 Colour £1

### Oystermouth Library

Dunns Lane  
Mumbles  
Swansea  
SA3 4AA

#### Opening times:

Monday –Thursday:  
9am-6pm  
Friday: 9am-7pm  
Saturday: 9am-5pm  
Sunday: 12noon-4pm

#### Copying charges:

A4 B&W 12p  
A4 Colour 60p

### Port Talbot Library

1<sup>st</sup> Floor Aberfan  
Shopping Centre  
Port Talbot  
Neath Port Talbot  
SA13 1PB

#### Opening times:

Monday –Friday 9am –  
5.30pm  
Saturday 9.30 am -5pm

#### Copying charges:

A4 B&W 10p  
A4 Colour 60p

**Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) – Rule 4**

**Application by Tidal Lagoon Swansea Bay Plc for an Order Granting Development Consent for the Tidal Lagoon Swansea Bay**

**Notice of appointment of Examining Authority**

On 23 April 2014 a Panel of Examining Inspectors was appointed to hold the examination of the above application under Section 61 of the Planning Act 2008 (as amended).

The Panel of Examining Inspectors comprise:

Gideon Amos (Chair)  
John Lloyd- Jones  
Lillian Harrison  
Peter Widd  
Simon Gibbs

*Pauleen Lane*

**Dr Pauleen Lane CBE FICE MBA  
Group Manager, National Infrastructure  
On behalf of the Secretary of State**

Advice may be given about applying for an order granting development consent or making representations about an application (or a proposed application). This communication does not however constitute legal advice upon which you can rely and you should obtain your own legal advice and professional advice as required.

A record of the advice which is provided will be recorded on the Planning Inspectorate website together with the name of the person or organisation who asked for the advice. The privacy of any other personal information will be protected in accordance with our Information Charter which you should view before sending information to the Planning Inspectorate.