



The Planning
Inspectorate

The Development Consent Process

Roundtable Meeting – 10 June 2015

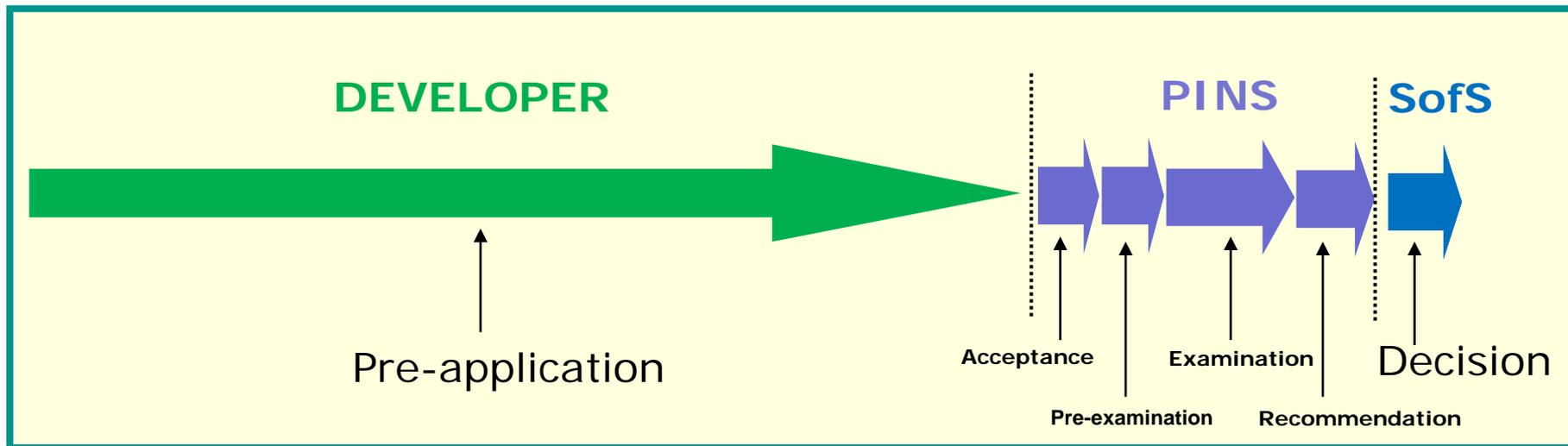
North London Heat and Power Project

How to take part in the application process:

Local authorities, Parish Councils, Statutory bodies



The Development Consent Process

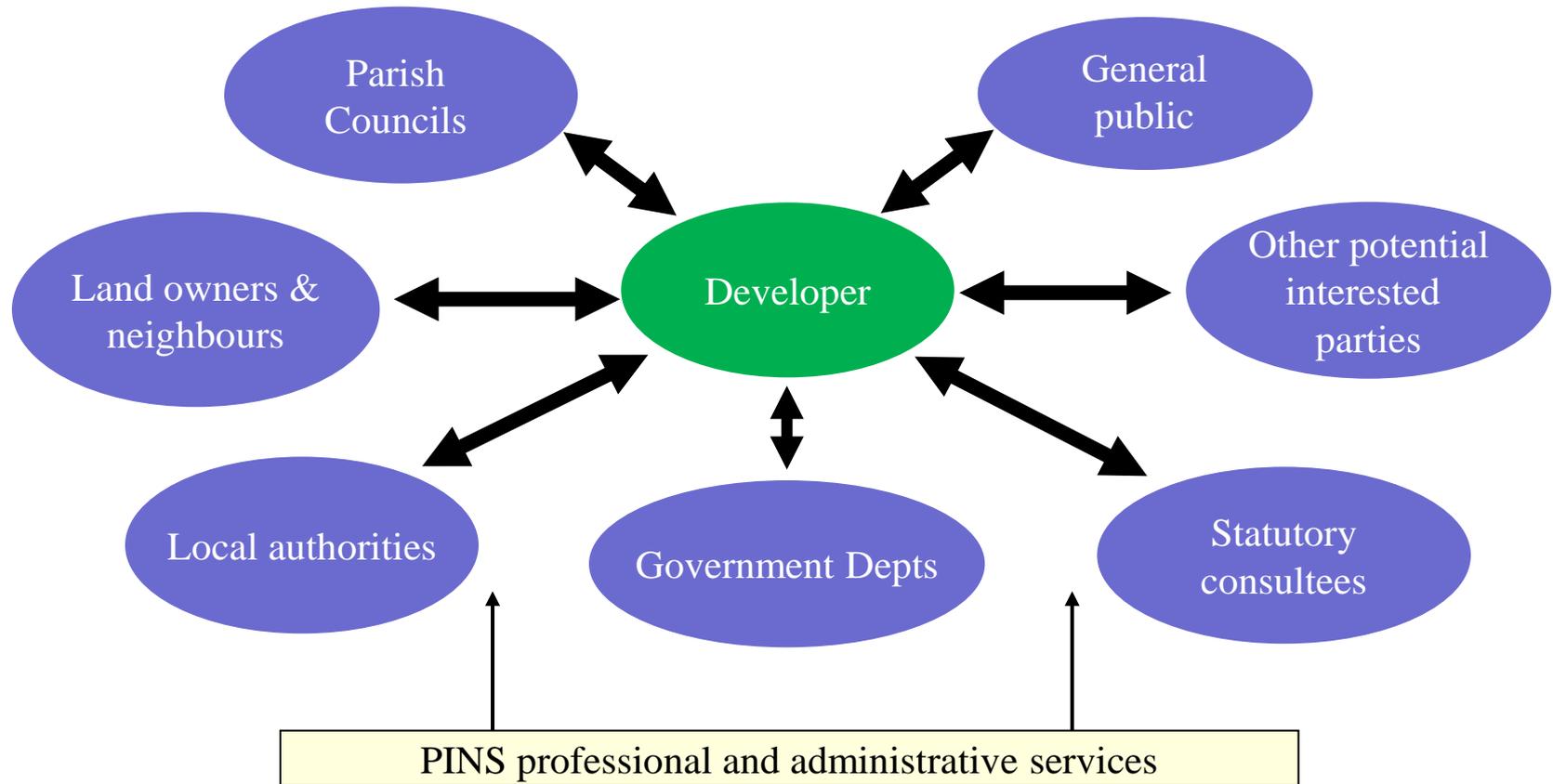


1 Year +

1 Year



Pre-application: The Developer in the lead





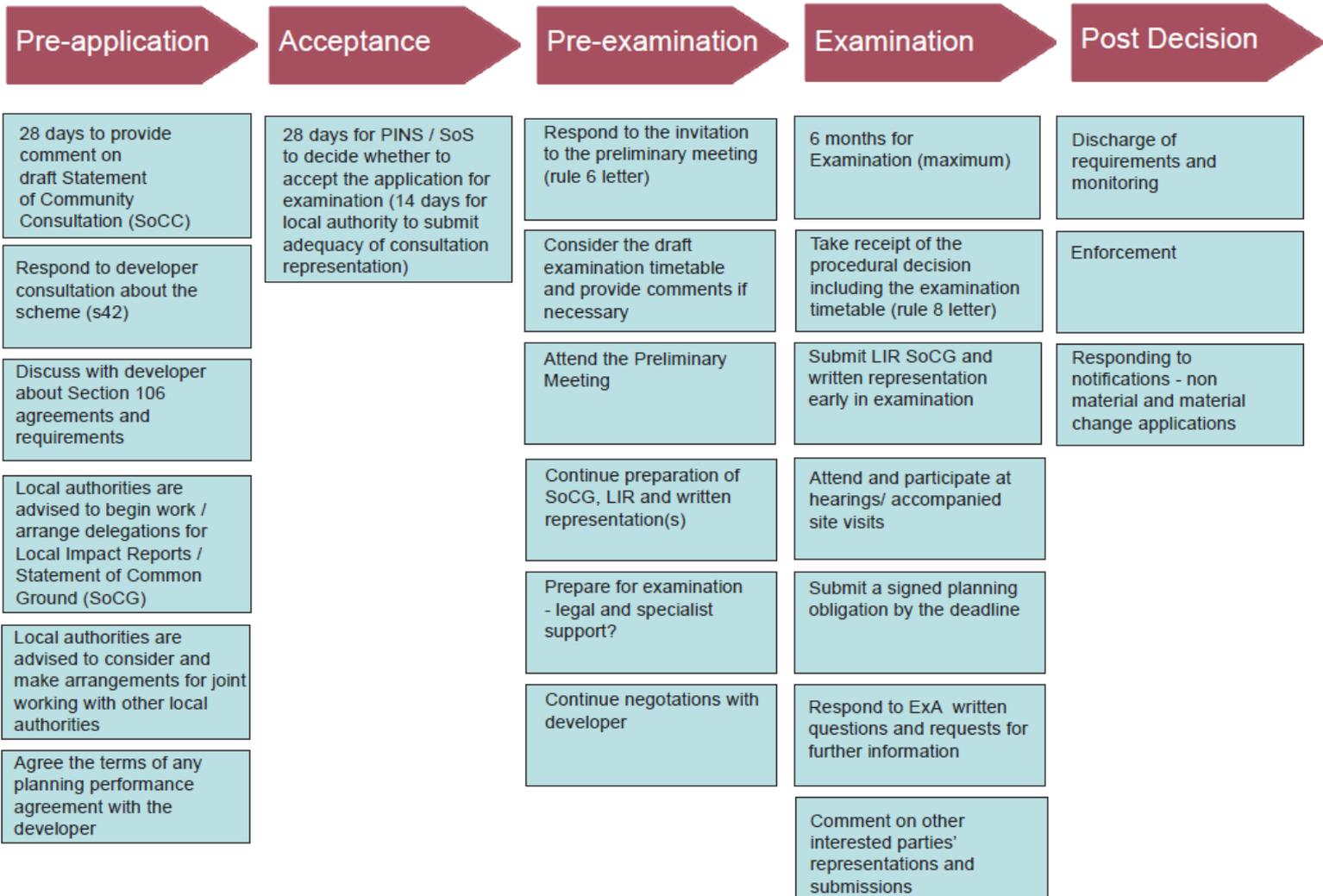
The Role of local authorities

- Statutory Consultee (Scoping Opinion and s42 consultation)
- Represent the community
- Providing objective technical evidence
- Discharge requirements (on land)
- Enforcement



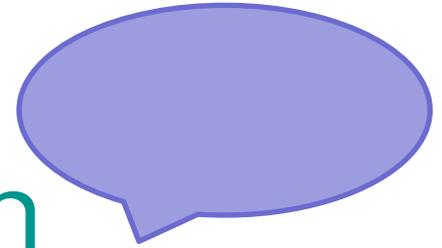


The Role of local authorities

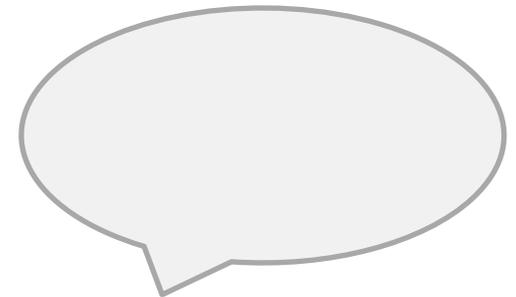
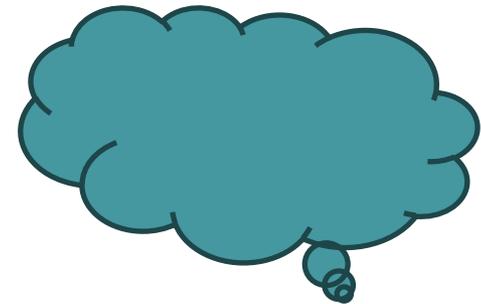




Adequacy of Consultation



- Local Authorities invited to provide their view
- Can be short and simple
- Tight timeline – good to prepare
- Applicant invited to share consultation report





Statements of Common Ground

- What is agreed, and what is not agreed
- Simple and Soon – don't overcomplicate, and don't delay
- Just because an issue is agreed, doesn't mean it won't be examined. You may want to include reasoning within the SoCG





The Local Impact Report

- A report on the “likely impact of the proposed development” on your area – across all the Council’s functions (not just planning)
- Secretary of State **must** have regard to it
- Deadline in examination timetable; but you can start work now - get your delegations in place.





Resources

- We know you aren't expressly funded for this.
- Focus on what matters to you
- Planning performance agreements (MoU) have been used in the past; but that's between you and the applicant.

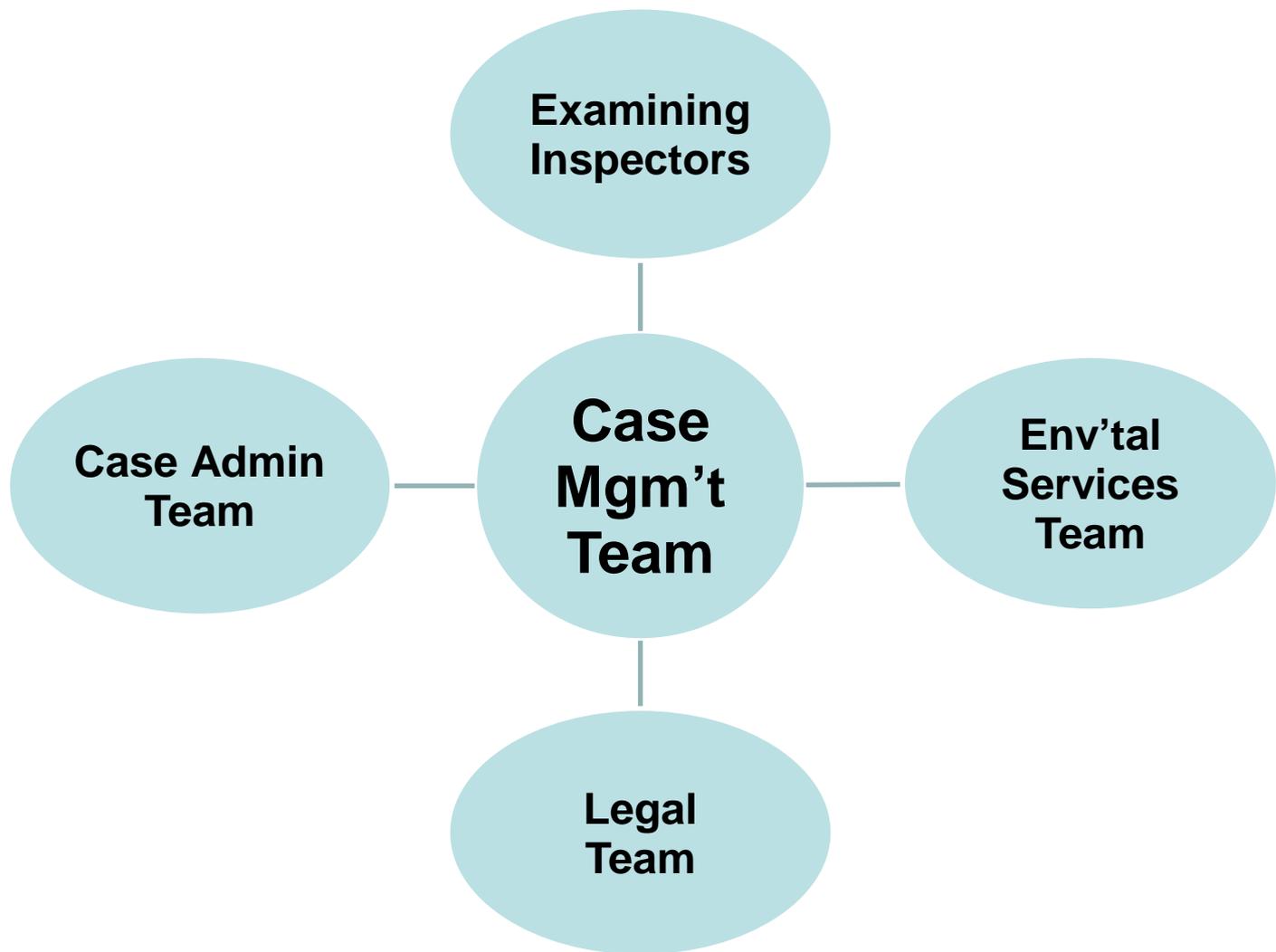


3 Key messages

1. Use pre-application to request information and raise issues with the applicant
2. Joint working can help manage resources
3. PINS are impartial and can advise all parties



Multidisciplinary Team





The Planning Inspectorate

Our project page

Press this button to register

Waste Water Treatment Plants:
Thames Tideway Tunnel
by Thames Water

Acceptance **Pre-examination** Examination

[Find out more about the process >](#)

i You can now register as an interested party

Register online

If you are unable to complete a registration form online and would like to register your interest, please call the helpline on: 0303 444 5000 to request a paper form. [Advice Note about Registering](#)

About this project

New tunnel for the transfer or storage of waste water

[Visit developer's website](#)

Next action

Registration closes on **Tuesday 28 May 2013 at 11:59pm**

Recent activity

- i** The Planning Inspectorate is holding a series of events to help people understand the planning process, when to register and how to make a representation. [See the poster for details of locations and dates.](#) 18 April 2013
- 📄** Registration of interested parties begins
Applicant's publicity regarding the examination published 17 April 2013
- 📄** Decision on whether or not to accept the application for examination 27 March 2013
- 📄** Application received by the Planning Inspectorate 28 February 2013

Dates for your diary

- 28/05/2013** - Registration of interested parties closes
- 11/06/2013** - Deadline for applicant to certify compliance with notification requirements

What happens next

Once the applicant has published and notified people of an accepted application, the Planning Inspectorate has approximately three months to prepare for the examination. During this stage, you will be able to register to become an interested party on the application. You will always have at least 28 days to register with us.

[View the acceptance letter](#)

Location

Cross London Project



The location shown on the map is approximate at this stage.

When to register

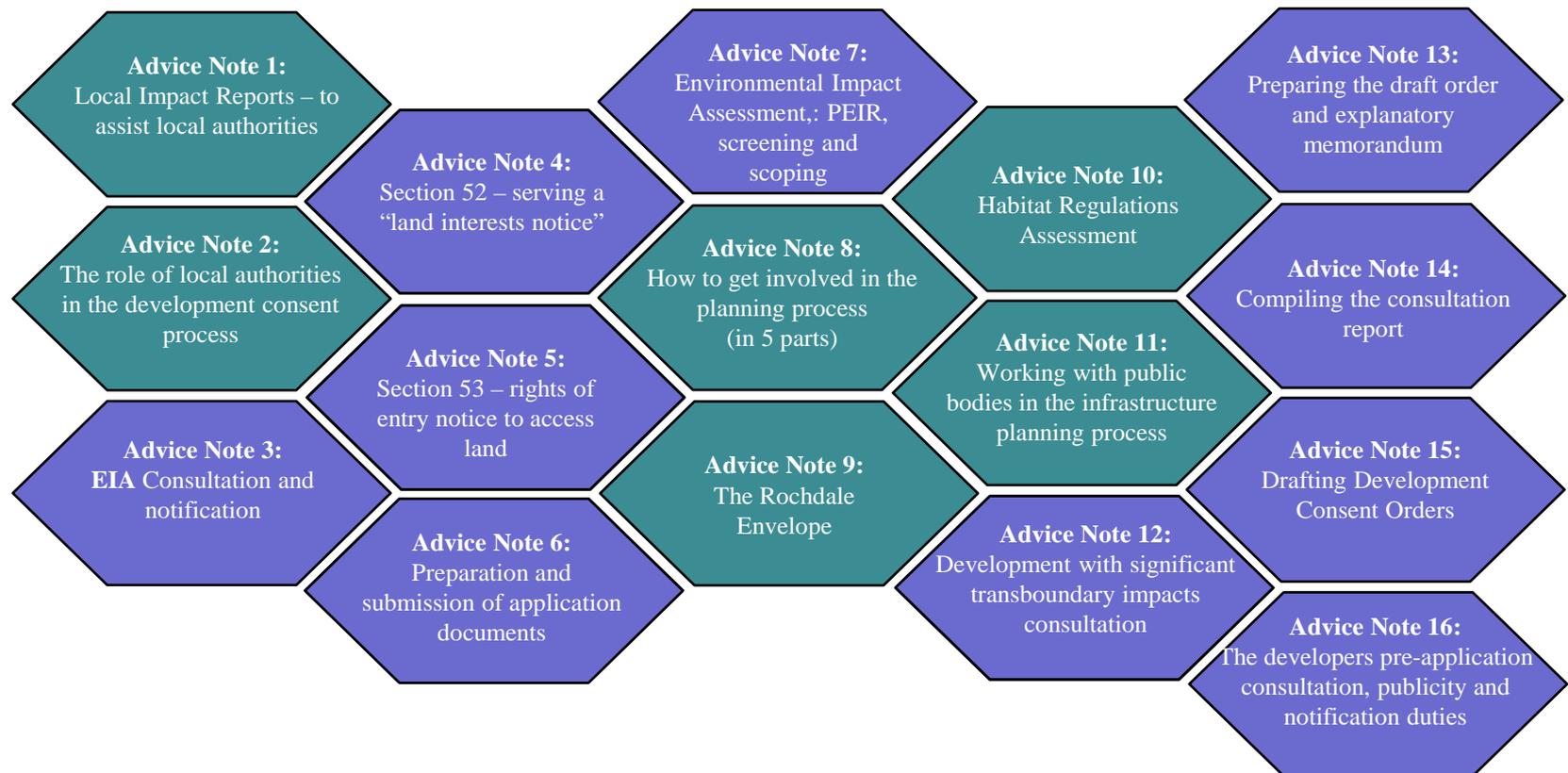
- We will publish the date when you can start to register, the date will be made available in the box at the top of this page. We will tell you when registration ends in the same place.

Follow project updates

Twitter [@ThamesTunnel](#)



PINS Advice Note Series





The Planning
Inspectorate

Contact us

Advice available to all parties

Helpline: 0303 444 5000

Email: NLHPP@pins.gsi.gov.uk

Website: <http://infrastructure.planningportal.gov.uk>



Stakeholder specific issues

- For each issue:
- Do you have all the information that you need? Is there further information you require about the project?
- Are there any key matters you wish the applicant to be aware of?
- Do you have any questions for the Planning Inspectorate about how we will consider the issue?