



The Planning
Inspectorate

The Development Consent Process

Hinkley Point C Connection – EN020001



Why this process ?

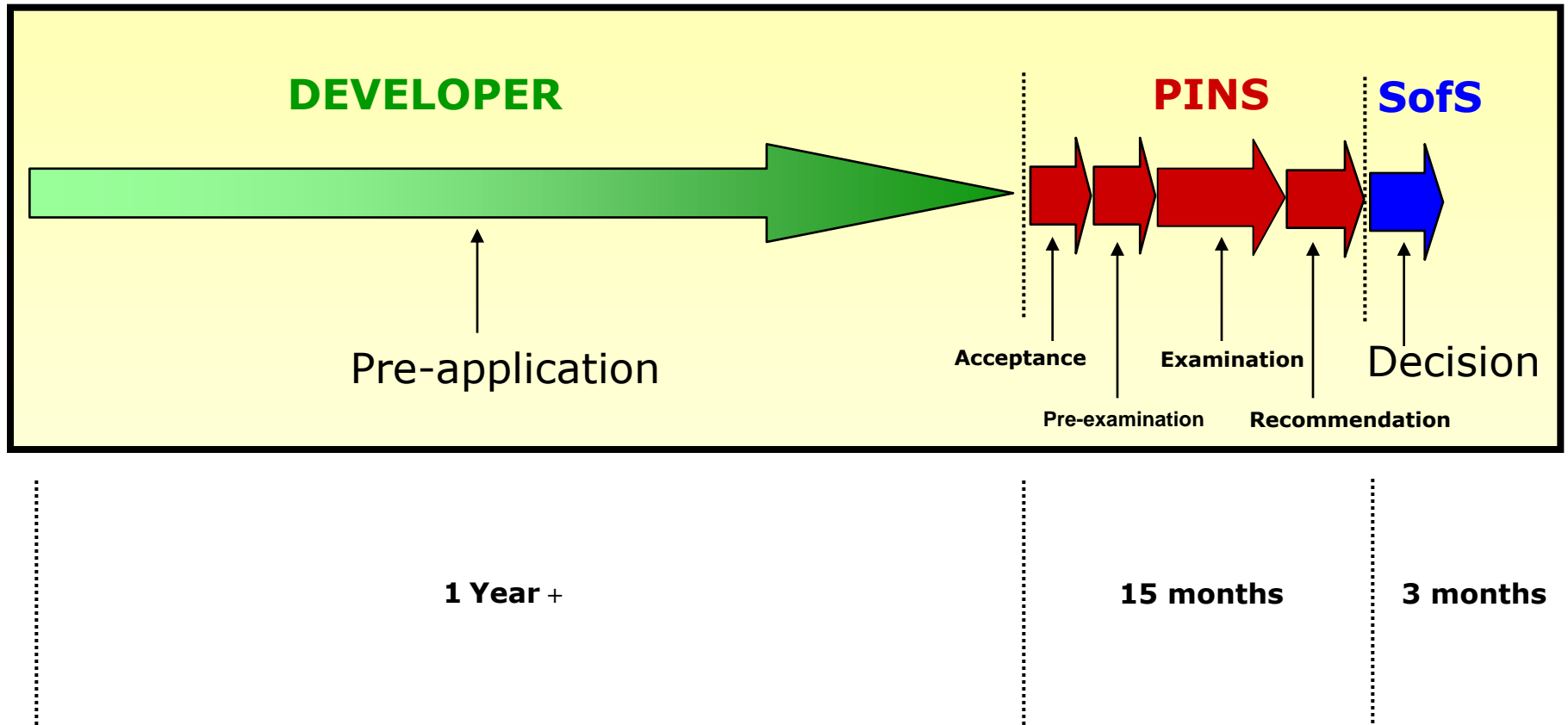
- Barker Review – T5, Sizewell B
- Need for urgent investment in the nation's infrastructure
- Greater certainty for communities and applicants (delay / costs)
- Complexity of multiple consents
- Previously grid applications of this size were handled by DECC (s.37 Electricity Act 1989)

➤ ***'Business has come to the view that the UK's planning system is a blocker' (CBI)***

➤ ***'The planning system is too complex, too costly and lacks consistency' (BCC)***



The Development Consent Process





Who are the Examining Authority (ExA)?

- Appointed if the application is accepted
- Likely to be a Panel of 3 or 5 Examining Inspectors
- Vetted for conflicts of interest
- A range of expertise – planning; engineering; landscape / design; legal
- Non political
- All communication with interested parties in public – no ‘private chats’ or ‘lobbying’
- Write a report to the SoS (DECC) including a reasoned recommendation



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Key Messages

- 1. Understand your role**
- 2. Preparation**
- 3. Follow the examination timetable**





Key Message 1: **Understand your role**

- Host local authorities have a special role as a prescribed interested party – all others need to register to take part
- Provide a local perspective but also understand the national context (NPS).
- Be sensible about how to use your time and resources - you don't need to attend all hearings and respond to all questions.





Key Message 1: **Understand your role**

- “Equality of arms” – its up to you whether you want legal representation but its not required or necessary most of the time
- Members - make sure the ExA are clear about who you are representing
- The examination is primarily an information gathering exercise – the ExA asks the questions



Key Message 2: Preparation

- PINS have 28 calendar days to decide whether to accept the application.
- Request for adequacy of consultation representation 14 calendar days after submission (email) – late delivery will limit our ability to take it into account
- You are being asked whether the applicant has complied with the commitments set out in the SoCC – no more, no less





Key Message 2: Preparation

- 6 month examination measured in calendar days, not working days
- Make sure you have the necessary delegations in place (vital)
- The latter part of the examination is usually busy – don't leave negotiations to the last minute.



Key Message 2: Preparation

- ❑ Whatever your status in the process, make a relevant rep on the form by the deadline – headline issues only please
- ❑ Local Impact Report / SoCG / Written Reps – think about the links between these to avoid repetition
- ❑ Think ahead about how you will respond to the draft timetable – availability of key people
- ❑ Comments on others' reps and responses to ExA questions – be ready to respond during the examination
- ❑ Negotiation of requirements (DCO) and planning obligation
- ❑ Preparation for Hearings - who goes, who do you need in the office?



Key Message 3: **Follow The Examination Timetable**

- Take the time to read and fully understand the draft examination timetable – comment?
- Once the final examination timetable is set – stick to it.
- Requests for extensions to deadlines are not usually granted due to the impact on other interested parties.





Key Message 3: **Follow the Examination Timetable**

Deadlines set for:

- Receipt of LIRs and SoCGs
- Receipt of written representations; receipt of comments on others' representations; receipt of responses to written questions
- Open Floor Hearings; Issue specific Hearings; Compulsory Acquisition Hearings
- Accompanied Site Visit(s)
- Receipt of **signed** s.106 or unilateral undertaking
- Receipt of drafts of the DCO and final version



Key Message 3: Follow the Examination Timetable

- Don't get fixated on hearings; this is primarily a written process
- Everything you want to say needs to be put in writing by the deadlines in the timetable – hearings are supplemental
- Be concise – you'll need to be clear about and focus on your key areas of concern



Perspectives and Motivation

Councils

- 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 (NPS)
- Consider the application as made
- Gathering evidence to be able to make a well-reasoned recommendation
- Complete the examination within statutory time limits



Things to do now

- Prepare your adequacy of consultation representation – 14 calendar days from submission
- Continue dialogue with the applicant
- Prepare your LIR and SoCG(s)
- Prepare your relevant representation
- Plan your resources based on an April submission
- Familiarise yourself with the HPCC planning portal webpage
- Note we have a project email address

National Infrastructure Planning

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Electric Lines:
Hinkley Point C Connection
by National Grid

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


Overview s51 advice Documents

About this project
National Grid Overhead Lines connector
[Visit developer's website](#)

Next action
This application is expected Q2 2014

Email updates
Sign up using email address to receive updates about the project

Project location
West Somerset to Bristol



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



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Contact Details

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You can now register to get email updates!