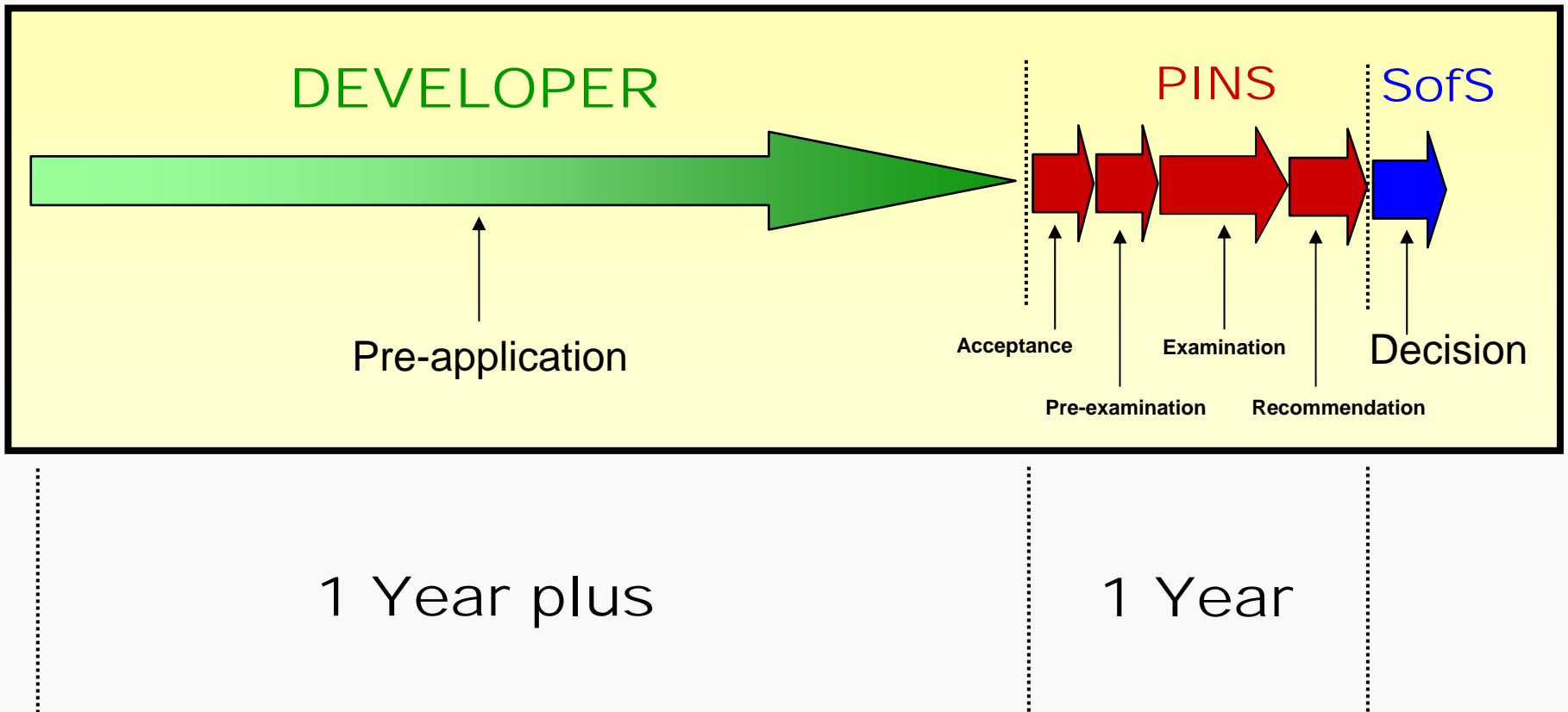




**Planning Inspectorate meeting
with the Thames Tideway Tunnel
Forum**

The Planning Act 2008



Key deadlines for Local Authorities:

Pre-app	Comments on developer's draft SoCC	28 days
	EIA Scoping Opinion consultation	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 links between LIR, SoCG and s.106
- Think about possible requirements for draft DCO to secure mitigation
- Post-acceptance e.g. participation in hearings, negotiating s.106
- Always remember – not your role to examine the application

Timescales

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

Local Impact Reports

- No “one size fits all” template for LIRs
- LIR needs to be a useful document for the Examining Authority – objective as possible
- LAs should seek to utilise their existing evidence base
- Identify significant characteristics of issues affecting the area, and the positive and negative impacts that the NSIP will have upon them
- Not necessary to reach a conclusion about the acceptability of the NSIP
- Go beyond “planning” and look at the Council’s corporate roles and responsibilities (public health/safety, education, transport, environment, land owner)

Statements of Common Ground

- Can be a report or an exchange of correspondence
- A suite of smaller SoCGs may be easier to progress rather than a large “omnibus”
- No expectation that everything will be agreed – but try!
- Set out areas of agreement; areas where further work is required to reach agreement (mitigation), and areas where no agreement can be reached.

Written representations

- The Council's view
- Pick up on areas of disagreement from SoCG
- Elaborate on the LIR
- The Examining authority can disregard representations that relate to the merits of Government policy in NPS
- Focused and concise

Hinkley Point C Application



- Submitted 31 Oct 2011
- Accepted for examination 24 November 2011
- Circa 46,000 pages
- 800 Plans

Snapshot of Hinkley Examination

- Examining authority (5 Panel members)
- 6 Month Examination
- Request by LAs to extend examination refused 31st March 2012
- 1200 registered Interested Parties
- Approx 280 attendees at Preliminary Meeting
- 5 Open Floor hearings – average attendance 30
- 7 Issue Specific Hearings and 1 Compulsory Acquisition Hearing
- 75 Written Representations submitted
- 4 Local Impact Reports (largest 600 pages + appendices)
- 13 Statements of Common Ground
- 13 Comments on Written Reps
- Deadline set for the submission of Planning Obligation.

Hinkley - Lessons Learned

- ✓ **PPAs – discuss with the developer what resources will be available before AND after the submission of the application**
- ✓ **Begin the drafting of Statements of Common Ground (SoCG) as soon as possible**
- ✓ **If necessary, prepare a series of smaller SoCGs, rather than one large one in order to expedite agreement**
- ✓ **Think about the links between SoCG / LIR / WR / s.106**
- ✓ **Less is more – keep documentation and written responses concise, the examination moves quickly**
- ✓ **Seek advice from us if you're not sure**

Search 'Thames Tideway Tunnel'

National Infrastructure Planning

FAQs Contact Sitemap

Enquiries: 0303 444 5000

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Waste Water Treatment Plants:
Thames Tideway Tunnel
by Thames Water

Pre application Acceptance

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

Overview Project documents Advice given

About this project

New tunnel for the transfer or storage of waste water

Next action

This application is expected **Q1 2013**

What happens next

The application is expected to be submitted to the Planning Inspectorate Q1 2013.

After receipt of the application, there will be 28 days to review the application and decide whether or not to accept it.

If the application is accepted, we will advise the timescales when interested parties can register to make a representation.

If the application is accepted, we will:

- Publish all the application documents on this project page
- Publish the date from which you will be able to register to put your case on the application

Location

Cross London Project



Assistance and information

- Planning Inspectorate advice available to all parties – but not legal advice
- Advice and Guidance is available on our website:
- <http://infrastructure.planningportal.gov.uk/legislation-and-advice/>
- Our enquiries line can also offer advice and guidance:
0303 444 5000
- The case team will always be on hand to offer you help
- Project email address: ThamesTunnel@infrastructure.gsi.gov.uk