



The Planning
Inspectorate

Participating in the Planning Act 2008 process

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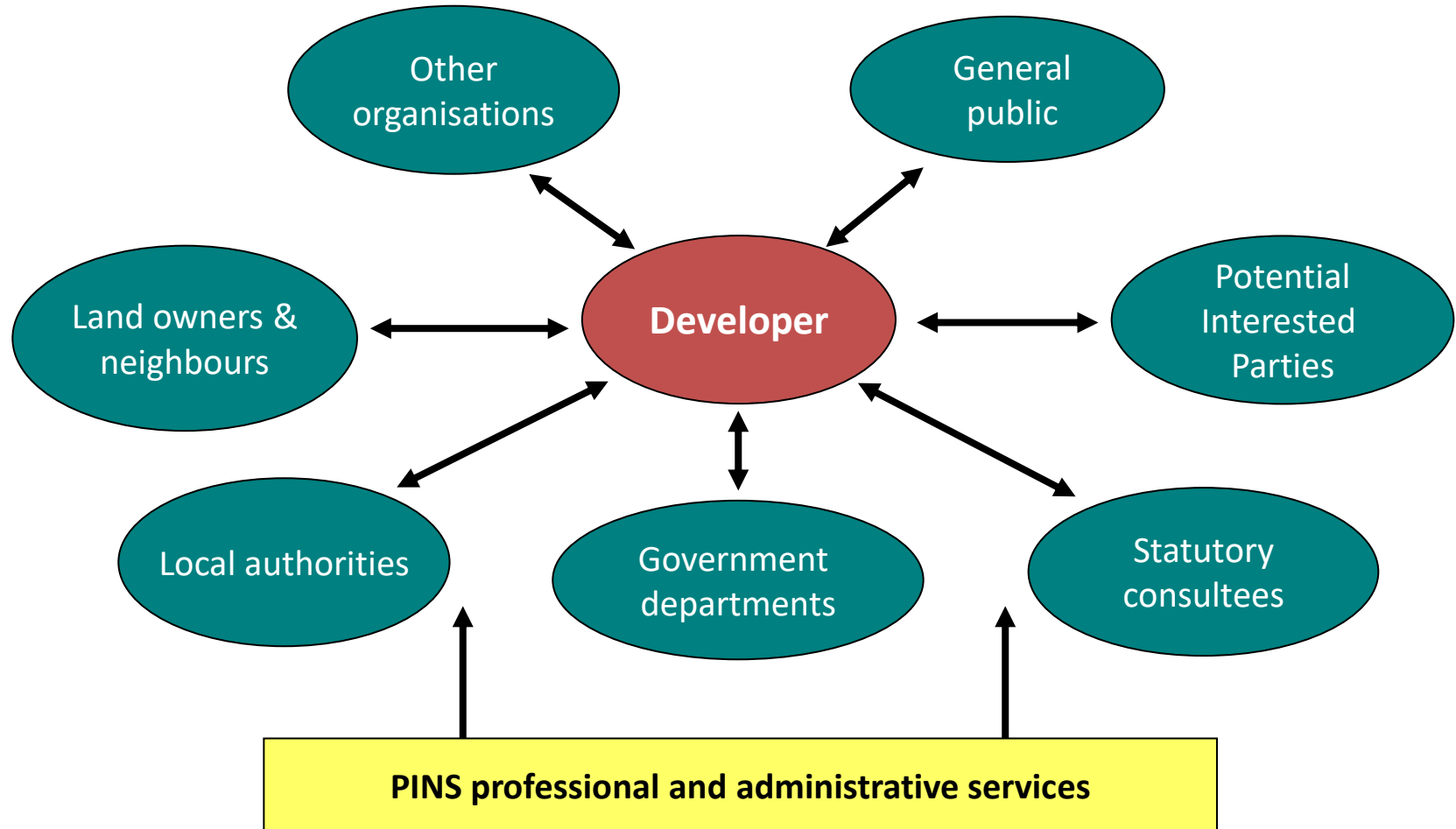


Principles

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- Single consents regime
 - Statutory timescales
 - National Policy Statements
 - Frontloaded
 - Written process
 - Inquisitorial



Pre-application engagement model





Pre-application for local authorities and statutory consultees

LAs

- Statutory consultee
- Community Champions (SoCC)
- PPAs
- Objective technical evidence
- Discharge of Requirements (on land) and Enforcement*

Stat cons

- EIA consultation bodies (Scoping)
- Statutory Government advisors
- Statutory undertakers & Protective provisions
- Other consents/ licences
- Statements of Common Ground





Pre-application for members of the public and potential interested parties

- Local residents
- Non statutory consultees
- Businesses
- Landowners & neighbours
- Organisations
- Others





Acceptance stage

- APFP Regulations
- 28 days to decide
- Principal tests:
 - NSIP
 - **Adequacy of Consultation**
 - Full suite of documents
 - Ensure all plans are correct
 - Satisfactory standard





Pre-examination

- Application accepted
- Examining Authority appointed
- **Relevant Representations**
- Initial Assessment of Principal Issues
- Preliminary Meeting
- **Local authorities**
 - Local Impact Report
 - SoCG





Examination stage

- Six months
- Certainty
- Inquisitorial
- Relevant and important
- NPS(s)
- Local policy context



Recommendation and Decision stage

- The ExA has 3 months to submit its recommendation report (including recommended DCO)
- The relevant SoS will then have 3 months to make its decision taking account of:
 - National Policy Statement(s)
 - Local Impact Reports
 - Important and relevant matters
 - International obligations
- Judicial review (post-decision)





Legislation, guidance and advice

National Infrastructure Planning

Cymraeg FAQs Contact Sitemap

Enquiries: 0303 444 5000

The screenshot shows the website's navigation structure. At the top, there are links for 'Cymraeg', 'FAQs', 'Contact', and 'Sitemap'. Below this is a search bar with the text 'Enquiries: 0303 444 5000'. The main navigation menu includes 'Home', 'Projects', 'Application process', 'Legislation and advice', and 'Help'. The 'Legislation and advice' menu is expanded, showing sub-links for 'Legislation', 'Guidance', 'Advice notes', 'National Policy Statements', 'Consents Service Unit', and 'Register of advice'. A search bar is also present with the text 'Search project name' and a 'Go' button.

Welcome to National Infrastructure

Here you can find out about proposed major infrastructure within England and Wales.

This site is managed by the Planning Inspectorate agency responsible for examining planning applications for nationally significant infrastructure projects.

cts
ction lists all national infrastructure planning applications
ll be submitted; or are under examination; or have been
d (withdrawn or decided).

- Planning Act 2008 and Regs/ Rules
- DCLG Guidance (statutory)
- PINS Advice notes (non-statutory)

<https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/>



Further information

- Pre-application Service
 - [Pre-application service for Nationally Significant Infrastructure Projects - Prospectus for Applicants](#)
- MHCLG Guidance
 - [Planning Act 2008: guidance on the Pre-application process](#)
- PINS Advice Notes
 - [Advice Note 2: The role of local authorities in the development consent process](#)
 - [Advice Note 8.1: Responding to the developer's pre-application consultation](#)
- [Video on the Planning Act 2008 process](#)





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Questions?



Contact details for the Gatwick Case Team

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