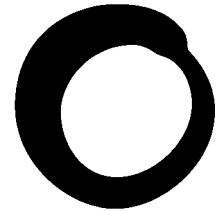


June 2011



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the Earth**

Major Project Applications: A campaigner's guide

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Introduction

The 2008 Planning Act creates a new system for approving the construction of **nationally significant infrastructure projects** including major roads, power transmission lines, waste water, airports and power stations. Some projects are still coming forward at the moment are under separate Acts such as gas-fired power stations – but there are currently two projects that are going forward under the new system, with many other projects listed and due to be submitted soon.

In order to make decisions on these projects the Government has introduced a new system as follows:

- Development of new **National Policy Statements (NPS)** for major projects including nuclear power. Questions of safety and need will be determined here, removing these issues from discussion during the examination of the project.
- The creation of a new **Infrastructure Planning Commission (IPC)** of around 35 commissioners to take decisions previously made by the Secretary of State on major infrastructure. This will shortly be changed, with the IPC becoming the Major Infrastructure Projects Unit within the Planning Inspectorate, returning the decision-making responsibility to the Secretary of State.
- The end of the **public inquiry system** for major projects and its replacement with, at best, a limited form of hearing. This gives no public right to bring witnesses or to conduct cross-examination.
- Very **limited protection from nuisance** generated by construction or works with regard to these major projects.

The new system applies across England and to some cross-border oil and gas pipelines into Scotland. In Wales the new system will only apply to ports and power station (energy) applications.

How does the new system work?

A developer decides to build e.g. a nuclear power station. They can only build the nuclear power station on sites specified in the National Policy Statements. They run a consultation on the application before submitting the application to the Infrastructure Planning Commission (or in future, the Planning Inspectorate major infrastructure project unit). The IPC has to be satisfied that the developer has run a pre-application consultation according to the rules. The IPC can then accept the application, and they then call for people to register. There is a time period for people to register which is limited.

Once registered, the IPC will convene a preliminary meeting to discuss the timetables for doing different parts of the examination, and what issues should be considered as the main (or principal) issues with regard to the project application. The developer is at this meeting as well as people who have registered (called interested parties) – such as people from the community.

The timetable is issued, and the dates for submitting written information and timings for open floor hearings and issue specific hearings set. The examination then proceeds, and at the end of the examination period the IPC makes a report. At the moment the IPC also makes

the decision, but this is due to change in 2012, when the decision will be taken by the relevant Secretary of State.

National Policy Statements (NPS)

What are they?

- The **NPS** will decide questions of 'policy', for example in the case of nuclear power, they set out specific locations, safety and technical issues.
- There will be up to 12 of these statements including energy (with separate ones on coal and renewable energy), transport networks, waste, and water.
- The Energy NPS have been published and are due to go through the Commons shortly (June-July 2011).

NPS are one of the most powerful statements of government policy ever produced. This is not simply because they can be site specific but that new law says decision should be approved in accordance with NPS. To reinforce their power the Government has ensured that no part of the content of an NPS can be questioned when the final decisions are made. That means that for example the need for different power stations cannot be examined by objectors.

Do NPS always have to be followed?

The Infrastructure Planning Commission must make their decisions in line with the NPS. There are limited circumstances where the IPC can overturn NPS policy, for example, where there are unacceptable impacts on national or international designated conservation sites. The regulations do allow the IPC the freedom to go against NPS where "the adverse impact of the proposed development would outweigh its benefits", but for site-specific NPS the Government may well argue that the weighing of adverse impacts and benefits has already been done. This goes for the Secretary of State as decision-maker as well.

How do NPS fit in with local plans?

They don't. The relationship between NPS and local plans is unclear. Local Development Frameworks should in time reflect the policy contained within NPS. However, it is clear that in the IPC's decision, NPS will normally outweigh the content of local plans.

The same is true for projects in Wales, in relation to national policies there e.g. on energy. These policies are not considered as important to the decision on projects as the policy set out in the NPS.

Assessing environmental impact

A Strategic Environmental Assessment (SEA) has been done during the Scoping report stage for the NPS (see 1a on diagram); this is a requirement of European law. For each of the National Policy Statements the Government produced an accompanying "Appraisal of Sustainability" which was supposed to meet this need. The appraisals are however very short on detail, and do not examine alternative options in sufficient depth.

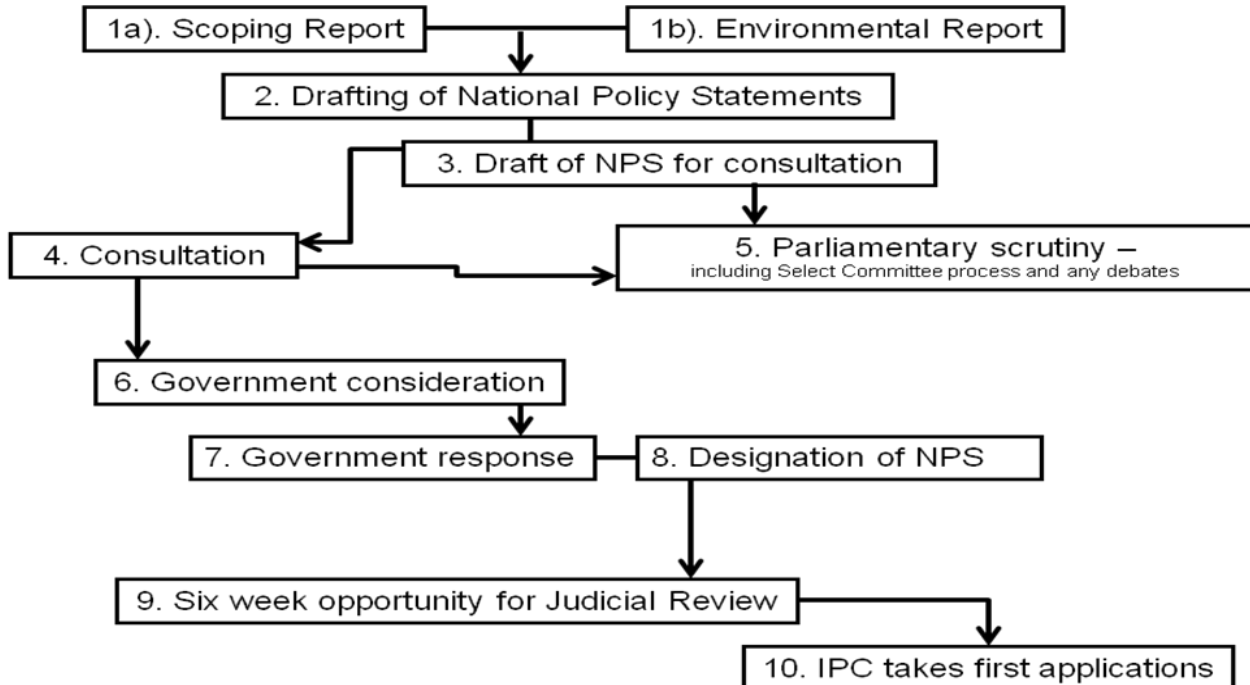
Considering climate change

Despite a requirement in the legislation to consider climate change in the NPS, the Government have considered it, but have then said that climate change is not an issue for the decision-maker to take into account.

Creating the National Policy Statements

The process of drawing up NPS goes through a number of stages illustrated below:

Process of drawing up National Policy Statements



There is no defined timescale for any of this process as some parts, such as drafting, can be lengthy. The public consultation process will normally be 12 weeks, and will be in parallel to the parliamentary process. Consultation on the nuclear and other energy NPS exposed a very rushed timetable, with events that were hard for the public to reach or understand, and a failure to involve some obvious interest groups such as neighbouring local authorities. For example, in Hartlepool - where a new nuclear power station is planned - only a few days' notice was given of the consultation open days on the nuclear NPS.

The House of Commons has a welcome and key role in testing NPS, and this has been done through a special Select Committee, which will be made up of MPs. Select committees can call a wide range of witnesses, but it is at their discretion who they invite. However the Government have so far failed to take on board the recommendations of the Select Committee.

There will be a debate in the House of Commons on the content of an NPS, but this is up to scheduling and is not guaranteed. There is no right to be heard in the NPS process.

The Infrastructure Planning Commission

What is it?

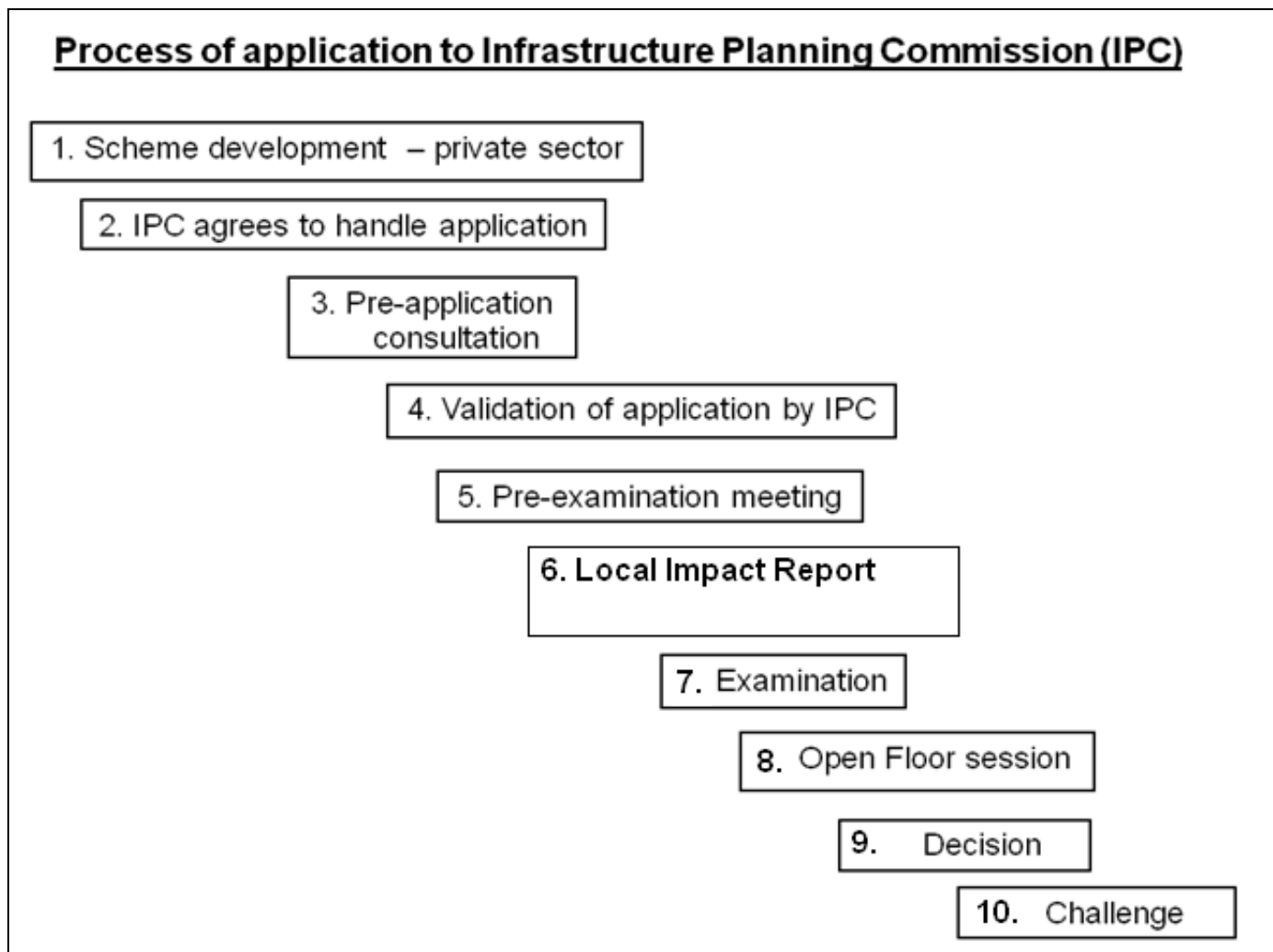
The new national Infrastructure Planning Commission (the Commission or IPC) is a body independent from Government charged with making the final decisions about major projects.

They have the power to give a unified consent order. This gives planning permission, allows compulsory purchase, and stops up highways all in one legal movement and without the need for a further stage or application (see below).

These decisions used to be made by the Secretary of State, and will be made by the Secretary of State in the future once changes have been made (2012), but for now the IPC is in control. The IPC is not elected nor directly accountable to Parliament for its decisions. Given that these will involve demolishing people's homes, it is likely that the IPC will be the focus of a good deal of public anger. The IPC has to follow a process in determining an application which sets aside the old system of public inquiries where people could cross examine and produce witnesses as a matter of right. The new system gives almost complete power to the IPC about whether and how you will be heard.

There is a Chair of the IPC – Sir Michael Pitt - and there are around 35 commissioners with an expected workload of around 45 applications year. Many have never run public inquiries before. They are based in Bristol.

An annual report will have to be submitted to Parliament to account for money spent, but not for the decisions made.



This process is supposed to follow a 9 month timescale.

1. Scheme Development

Once an NPS is in place, or before, developers will come forward with applications for specific sites. Applications will be carried out with the advice of the IPC, who will judge whether the application meets the thresholds required to qualify for the IPC (in other words is it big enough).

Thresholds

There will be a variety of thresholds used to determine a major infrastructure project. To read these in detail for each area, you will need to look at s15 of the Planning Act.

This can be found online at:

http://www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_3#pt3-pb1-l1g14

For example, with energy and electricity, a project over 50 megawatts will be dealt with by the IPC, with anything under this threshold going through the previous planning procedure.

To put this into context, the largest UK onshore wind turbine is in the range of 2 to 3 megawatts – so an installation of 20 to 25 large turbines would come within the remit of the IPC.

2. IPC agrees to handle application

After the IPC has agreed an application is suitable, the first phase of public consultation begins.

3. Pre-application Consultation

Unlike a normal planning decision where the local authority will organise public consultation, the new act creates a duty on the applicant to pay for and run public engagement on their own applications. The guidance and advice on how this should be done are loosely worded, which will make it difficult to hold applicants to account. Because the applicant is not an independent or impartial body their control of public consultation will not be trusted by many local communities, which is likely to reduce the level of public participation.

The guidance states that local authorities have a role; they are statutory consultees themselves, but applicants also have to work with them to design their consultation process.

The Developer is required to produce a "Statement of Community Consultation" (SOCC) laying out how local peoples' and groups' voices are to be heard and taken into account. They need to consult the Local Authority to do this, which gives the public an opportunity to lobby both their council and the applicant directly to ensure that consultation is carried out in a way that allows them a meaningful chance to participate.

Top points to check for include times, locations, accessibility, and publicity for any events that are held, and that no section of the community is denied an opportunity to be involved. This includes compliance with equalities legislation.

A point to watch for is that the applicant does not try to draw too tight a geographical boundary around the area where they intend to consult. For a development such as a new runway or a nuclear site, the possible impacts could be felt many miles away, often in a neighbouring local authority area. If a major project such as this is likely to concern you, but is in a neighbouring council's area, then it is a good idea to contact your own council and

make sure they are aware of your concern and how the project might affect their own area, and that they are alert to and follow up on their opportunities to make their views known to the Local Authority where the project is sited, the applicant and the IPC.

If you feel that consultation is not being carried out properly, then your first move should be to contact the applicant directly. The guidance specifically states that you should do this, and if you don't, then it could weaken your case later on if you make a formal complaint.

If, at the close of the consultation period, you are still not satisfied, then you should make complaints as soon as possible to the IPC and to your local council. This is important as the IPC has to agree that the consultation has been properly done before it can validate the application and move on to the next stage. At the very least the applicants should have done the things they said they were going to in the SOCC, so check that they have.

The final decision rests solely with the IPC, so they need to be told if there is a problem. Your council also has a formal advisory role, and if you can persuade them to back up your concerns about the consultation this is likely to be listened to by the IPC.

Once the consultation is finished then a report of it and its findings has to be submitted to the IPC along with the application itself.

4. Validation of application by IPC

Both the consultation report and the application are submitted to the Commission and, so long as they satisfy their criteria, they accept the application to go forward to the next stage.

The project is very likely to require an Environmental Impact Assessment; if so the developer will have to consult the statutory bodies who have the relevant expertise (such as Natural England for landscape and wildlife impacts, or the Environment Agency for possible effects on surface or underground water). The developer must submit an environmental statement along with their application. Before this stage however there is a scoping report, which basically sets out all the environmental issues that are likely to arise, and the legislation and regulations, including local planning policies, that deal with these.

The scoping report will be available from the IPC website some time before the developer actually submits the application, and it is a useful source of information on the effects the development may have on the local area, where it is likely to be controversial, and what grounds there may be for the IPC to refuse to grant consent for the project.

5. Publication of the Application

After the IPC has accepted the application there is a period, which may be no more than 28 days, during which the public may object or support.

The applicant has to publicise the application and make copies of it available. The regulations state that "Anyone is entitled to support or object to any application for development consent. Individuals may have social, political, environmental or purely personal concerns about a particular development proposal".

Representations must be on an official form (obtained from the IPC) and outline the reasons for objecting or supporting. They must not question National Policy Statements or be "vexatious or frivolous". Registering on this form gives anyone the status of an "interested party" without which they may not be allowed any further say in the matter. But there is no liability attached and merely filling out the form does not commit anyone to any follow-up action.

It is important to maximise the level of public interest in the application. The IPC have to take this into account when deciding how they will process it. The IPC envisages that most applications will be dealt with simply by examination of written documents. If this happens you can request an "open floor" hearing but this is little more than an opportunity to vent your feelings. You will not be allowed to produce witnesses or cross examine the applicants at an open floor hearing.

There is no right to cross examine or introduce witnesses in any event, but you can at least request this if parts of the application are being examined in a public hearing, and you may hear the applicants stating their case and being questioned by the IPC which may help you. So it is an important advantage if you can get the application examined through hearings, not just exchange of documents. The IPC makes the decision on how to process the application, based on its complexity and the level of public interest.

To persuade the IPC of the desirability of hearings, you can basically do three things:

- put forward technical arguments about the complexity of the case,
- work within your community and with allies further afield to maximise the number of representations the IPC receives
- work with your local council or a statutory body (such as the Environment Agency or Natural England) and ensure that they put in substantial submissions to the IPC.

Top tips

Keep track of the development before the application is submitted by checking regularly on the IPC website. This should have details of any environmental statement that the developer has to provide with their application (the "Scoping Report"). The IPC also keeps a register of advice, which logs any formal contact there has been between the IPC and a developer.

Make sure you know as soon as the application has been accepted. It should be publicised locally, but the surest way to keep track of the application is to check the IPC website regularly. This will tell you when various reports have been submitted and when the application is validated by the IPC.

Once the application is validated make your views known to the IPC as an "interested party" using the official form obtained from them. Make sure your objection is relevant to the specific project, not questioning the NPS or other government policy. You need only give an outline of your concerns at this stage. Build grassroots community support and official backing for your concerns so that the IPC are aware of the complexity and degree of controversy surrounding the project, and will be more likely to hold hearings

If the IPC decide against this, you can still ask for open floor hearing which the IPC will be obliged to hold.

6. Preliminary Meeting

This will be held by the IPC in the local area. This meeting is used to agree the process of the subsequent examination before it actually begins.

The Commission will decide whether to have hearings or to rely solely on written evidence. If it decides to take written evidence only, individuals can demand an **open floor hearing**. The

IPC are legally obliged to allow such a hearing but you cannot raise issues about national policy. You may be able to bring expert witness or cross examine to an issue specific hearing but this will be at the discretion of the Commissioner and not an automatic right, as it is in the public inquiry system. Make sure you raise these issues at the meeting. The meeting and all hearings will be conducted by the Commissioners.

You will be told at the preliminary meeting when deadline for the submission of **written statements** will be.

Top tips

Make sure you register to speak at the open floor session; everyone who registers must be heard!

You can register through an online form, or by requesting a form to be sent to you, or you can pick one up at an information event, or you print off an online form and then send it in

You can ask for open floor hearing and argue for other hearings at the preliminary meeting, and by writing to the IPC.

Guidance will be issued by the Government on the IPC website on how to present written statements. Make sure you use this to help you when it's made available.

Get in touch with the case officer and ask them to explain anything to you that is unclear.

7. Local Impact Report

The local authority for the area is charged with preparing an impact report on the possible impacts of the development. This includes how it affects local planning policy and other council strategies. This report is a key opportunity for the local council to express a direct view to the IPC, and it is important that it contains a proper description of local concerns.

Top tips

Make sure that your local councillors, council officers and MPs know your opinions and concerns about the proposal – write to them and arrange to meet.

Communicate with community groups in the affected area, and get together to organise a campaign around the project.

8. Examination

This is used to take evidence, mostly in written form. All “interested parties” have online access to all the documents submitted by the developers and everyone else, and can write to the IPC to comment on them.

If the Commission decides to hold some hearings on particular issues, then individuals may be able to make longer representations, but still cannot question the national policy. People affected by compulsory purchase will also be allowed a hearing but with the same restrictions as an open floor hearing.

There will be no right for any individual, even if their property is affected by compulsory

purchase to bring expert witnesses in to question the developer's evidence and application. This will be at the discretion of the Commission.

The Commission will have a set of legal advisers to advise them on the process of the hearing, but there will be no free legal advice available to the public who are involved.

9. Open floor session

You have the right to attend this only if you have registered by the date set at the preliminary meeting stage. However, there is no guarantee about how long you will get to speak for.

Everyone who registers has the right to be heard or make a statement but you must confirm that this is what you want to do on your registration form and at later stages.

However, there is no requirement for anything said by the public to be taken into account. This stage of the process has been described as being to the public inquiry what Speaker's Corner is to the House of Commons!

It will be very difficult to discuss the content of the National Policy Statements – you will have to emphasise your local knowledge about the local impacts.

10. Decision

The examination has to end no more than six months from the preliminary meeting. The IPC will then make a decision or a recommendation to a minister. The IPC can only make the decision if there is a National Policy Statement in place. In future the IPC will make recommendations to the Secretary of State.

The final decision has the power to override other environmental legislation – it can make orders that override existing legislation through a Unified Consent Order.

Unified Consent Orders

These cover the:

Consent to build

Compulsory Purchase

Changes to highways/footpaths

Statutory Nuisance

Unified Consent Orders are extremely powerful. They remove the need to seek consent from other environmental legislation. This has a major implication for local communities, who can no longer rely on being able to use their local authority to uphold statutory nuisance claims, or on separate public inquiries into the removal of things like public footpaths.

Changes to Statutory Nuisance laws

When the development goes ahead, even if this includes 24-hour disruption to the surrounding area in terms of environmental impacts, the local authority is no longer able to stop the work by pursuing statutory nuisance. People affected will merely be able to claim compensation.

11. Challenge

A legal challenge relating to the procedure of the decision must be brought within 6 weeks.

There is always the chance to bring a Judicial Review of the decision, which can be used on a range of issues. These can be such as covered by the Human Rights Act, or related to environmental legislation such as under the Strategic Environmental Assessment and Environmental Impact Assessment.

More on the right to be heard

The risk of poor decision-making

The new Act will mean that the IPC will normally make decisions **without public hearings**. Commissioners will decide whether any part of the process will be heard in public. They will decide which witnesses are heard and who can cross-examine. The public retain only one right - to an 'open floor' session - where they cannot ask questions or cross examine.

Cross-examination

Government has made much of the need to remove cross-examination in order to speed up the process. Cross-examination is however an indispensable way of testing expert evidence. What the supporters of the Act fail to understand is that 'expert' testimony is often in practice simply an advocacy statement on behalf of one side or another. You can only test whether such evidence stands up by allowing participants the chance to question it. It is not as if this expert testimony will be trivial in relation to hazardous waste or a nuclear power station.

Unconstitutional, unaccountable

The decisions taken by the IPC are **not directly accountable** to anyone. As a result it is hard to see how they will ever be accepted as legitimate. The IPC will be wound up in 2012, but in 2011 there are projects that could be decided by the IPC.

Campaigning on major projects

The main advice we can give is don't be intimidated! It may seem daunting, but **any action you take will make a difference – what is most important is that you are using your right to be heard**, getting involved in the process and hopefully encouraging others to do this too.

During formulation of NPS

Each individual NPS is an opportunity for a campaign – a chance to voice your opinions on the new proposals.

1. Consultation process

Go to the relevant departmental websites and give feedback on the proposals. Encourage others to do the same.

2. Lobby your MP

Ask them to speak up during the Commons scrutiny process, show that there is a strong feeling in their constituency.

Once the application process begins

3. Engage with private sector consultation

Know what developments are being built near you, spread awareness among the affected communities

- Arrange a local meeting
- Invite councillors and your MP. Arrange a meeting with them beforehand so that they understand the issues and why this is important to the local area.
- Use the local media – write a letter to the local paper, try to get a photo in.

4. Get involved in the Local Impact Report

Lobby your local councillors on issues that concern you. The timetable for production of the Local Impact Report will be laid out at the preliminary meeting; if you have registered as an “interested party” then you have the right to comment on the report, but it is better to ensure that it accurately reflects your concerns in the first place.

5. Register as an “Interested Party” - get as many people as possible to register

The more people who do this, the more likely it is that the IPC will hold hearings into the application. Registering as an Interested Party does not commit someone to do anything more or incur any liability.

6. Attend the Preliminary Meeting, ask for hearings to be held

If you want to present detailed technical evidence, or cross-examine the applicants or other parties, then make your request at this meeting. The IPC does not have to accept the request, but it is important to use all formal avenues open to you in case of later legal challenge.

7. Register for open-floor session – get as many people as possible to register

Even if the application is going to be decided by written statements only, the IPC have to hold an open floor hearing if any Interested Party asks for one. You must register to be heard. However, EVERYONE who registers must be heard

8. Submit a written statement

Get your views down on paper – your local knowledge is vital in demonstrating the impact of the project.

9. Judicial Review – legal challenge

The only real way to challenge decisions made by the IPC and bring issues to attention that have not been covered

Top tips

Use stunts, protest, spread awareness, use local media, generate local feeling, use power of numbers! Fight for your right to be heard!

Frequently Asked Questions**1. How big does a scheme have to be to be treated as major infrastructure?**

For detailed classification see the Planning Act, Part 3:

www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_3#pt3-pb1-l1g14

2. Will any other categories of Nationally Significant Infrastructure Projects (NSIPs) be added, beyond those mentioned in the briefing note?

We can't rule out that this could happen – in theory the Government does have the power to add more categories. However we know of no current plans for the Government to do this.

3. Can you use the Environmental Impact Assessments (EIA) to challenge scheme development?

Yes, if it is not up to standard - for instance missing key information or inaccurate. You can find out more information about EIAs and how you can use them using in our Community Rights Resource Pack.

4. How do Local Government powers impact on National Policy Statements (NPS)? Can they override them? Are they bound by them?

National Policy Statements are higher order policy documents so will outrank the plans of Local Government.

The only planning role for local authorities in the new system, and the only way for them to have input, will be to prepare a Local Impact Report when a planning application has been made.

This will be a formal process by which the local government can comment to the Infrastructure Planning Commission (IPC), although its status is purely advisory. Local Government will therefore be bound by NPS and cannot override them.

5. What's the point/role of Statements of Community Involvement?

These will still be very important for local planning, but will have no influence over the Infrastructure Planning Commission or National Policy Statements. However when the developer carries out the pre-application consultation, they have to draw up a "Statement of Community Consultation" (SOCC), to which the local authority has input. So if there are good principles already established in your council's own Statement of Community Involvement, this could be helpful.

6. What policies are they using to draw up National Policy Statements (NPS)? Who and what is/will inform these policy statements?

Individual departments will draw up the NPS for their area, for example the Department for Energy and Climate Change have produced the NPS for energy. NPS will be based on existing national policy and other relevant documents such as the Energy White Paper.

7. How can we lobby Government on the National Policy Statements?

One way would be to find out which authority/department is responsible for the particular National Policy Statement/s (NPS), and to get involved with their consultation process.

The first set of NPSs on Energy were published in June 2011. Representatives from community groups made effective interventions in the process, especially through the Commons Select Committees, and exposed some of the flaws in the process. However the Government has not taken on the Committee recommendations.

8. What about the Sustainable Communities Act? Why can the Infrastructure Planning Commission do what it likes and not be accountable or have to comply with this bit of the law?

The Sustainable Communities Act (SCA) covers the process of consultation for local authorities and has no jurisdiction over the Infrastructure Planning Commission (IPC). The IPC is not accountable to any local authority. Decisions taken by the IPC can override the SCA.

9. Even if there will be no free legal advice available to the public at open hearings, can people *hire* a lawyer?

You cannot have a lawyer present as a right, only at the discretion of the Infrastructure Planning Commission (IPC). You would have to write to the IPC to request permission for this.

10. If you've submitted written evidence, can you still refer to that or make the same points in an open hearing?

As in any hearing, you can refer to your submitted written evidence, but are not encouraged to read or repeat it. Doing this could shorten your speaking time. If you are speaking in an issue specific hearing, you should use your written evidence as a basis from which to speak, but take it that the IPC has read your written evidence.

11. Has this been referred to the EU? Is there a Human Rights breach to this new Act?

Our legal opinion suggests that there are vulnerabilities to European Union and Human Rights law in the new Act. Our lawyers will continue to pursue possibilities to take on cases that challenge the new decision-making system on major projects.

Glossary

Please help us make this more useful by telling us what would be useful for us to add to this list or describe here in more detail.

Compulsory Purchase – when land is taken without the agreement of the owner. Housing authorities and highway authorities are among the bodies that have compulsory purchase powers

CLG – (Department for) Communities and Local Government

DECC – Department for Energy and Climate Change

EIA – Environmental Impact Assessment

ER – Environmental Report

Examining Authority – The person or people that take evidence for and against a project. It is always someone from the IPC, but could be one, three or five commissioners depending on how large and complex the application is. If it is three or five commissioners then they make the final decision/recommendation to the Secretary of State, but if it is only one then they pass their findings on to the Council of the IPC who make the final decision/recommendation.

Impact Report – a report drawn up by the local authority which provides feedback on the potential social, economic and environmental impact of the proposed development.

Interested Party – a person or body who is entitled to make detailed submissions to the IPC opposing or supporting an application, to comment on other parties' submissions, to attend a preliminary meeting and to request or attend an **Open Floor Hearing**. Anyone can become an interested party just by filling in the form during the specified period after the IPC has accepted an application.

IPC – Infrastructure Planning Commission

Judicial Review – a procedure by which the High Court may review the reasonableness of decisions made by local authorities, the first Secretary of State or lower courts, on for example a planning decision.

MIP – Major Infrastructure Project – now known as Nationally Significant Infrastructure Projects (NSIP)

NPS – National Policy Statements

Open Floor Hearing – At an open-floor hearing, each interested party is allowed (subject to the examining authority's powers of control over the conduct of the hearing) to make oral representations about the application.

Site specific – proposals that identify the precise location for the development

SEA – Strategic Environmental Assessment – The systematic process of identifying and assessing the likely effects on the environment of plan or programme at the earliest possible opportunity before a decision is made on its adoption. Assesses all plans and programmes

Select Committee – a committee made up of a small number of MPs appointed to deal with particular areas or issues

Statutory Nuisance – this is broadly defined as unreasonable interference with the enjoyment of your property, such as excessive and continual loud noise.

Unified Consent Order – this draws together all the legal permissions to carry out development

White Paper – A white paper issued by the Government will lay out a proposed policy for a particular topic. It usually lays out the Government's intentions and directions for a new or revised law.

Resources

For a full copy of **The Planning Act 2008**:

www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_1

To access Friends of the Earth **Community Rights Resource Pack** and download briefings that help explain the planning system, your right to know and your right to challenge:

www.foe.co.uk/campaigns/fair_future/resource/rights_resource_pack.html

Town and Country Planning Association

For information, advice and resources about planning

www.tcpa.org.uk/

Building Site Britain

For locations of planned developments

www.foe.co.uk/england/sites/

Climate Change Committee

To read more about their role and their work visit their website at:

www.theccc.org.uk/

Infrastructure Planning Committee (IPC)

<http://infrastructure.independent.gov.uk/>