

Meeting note

Project name	Island Green Power
File reference	N/A
Status	Final
Author	The Planning Inspectorate
Date	14 February 2019
Meeting with	Island Green Power
Venue	Temple Quay House
Meeting objectives	Inception meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely. The Inspectorate explained that the publication of the meeting note could be delayed up to six months (if requested by the Applicant), or until a formal scoping request had been submitted.

Project background

The Applicant gave a short background to the company and its experience of developing energy generating stations in the UK and around the world.

The Applicant is currently developing a portfolio of developments below 50MW and possibly one or two larger sites of 250MW of about 1000 acres of land. The Applicant has progressed consideration of one site that looks particularly appropriate for development and another site which is at an earlier stage of consideration.

The pre-application process

The Inspectorate explained that the process is a front loaded one and that the effort to preparing the application in the pre-application stage is considerable particularly with regard to consultation. The Applicant was informed of what information is required to commence registering the application on the website and to enable the Inspectorate to identify a list of consultation bodies for the purposes of the EIA Regulations.

The Inspectorate provided information regarding the approach to EIA screening and scoping including the statutory deadlines that apply and the relationship between the processes. The Applicant was advised that [Advice Note Seven: Environmental Impact Assessment: Preliminary Environmental Information, Screening and Scoping](#) sets out the information regarding the scoping process and the applicable timescales. The Applicant was also advised to have regard to advice relating to the level of information necessary to support decisions regarding the scope of the assessment.

There was a general discussion about the EIA process and ES production. The Applicant was made aware of a recurring issue affecting applications this being a lack of consistency between the description of the development in the ES and the development/works requested in the DCO. The Applicant was instructed to consider the appropriate use of management plans and details in construction and reminded that this is not an outline planning process. The Applicant was also pointed in the direction of the other Advice Notes that might be applicable including [Advice Note Seventeen: Cumulative effects assessment](#), [Advice Note Eight: Overview of the nationally significant infrastructure planning process for members of the public and others](#), and [Advice Note Nine: Rochdale Envelope](#).

The Inspectorate advised the Applicant to consider the need for any other licences and permits and make effort to agree the approach to obtaining them early on as this will help inform the examination. The Applicant was directed to advice contained in [Advice Note Eleven: Working with public bodies in the infrastructure planning process](#) in this regard.

Acceptance, Pre-Examination, Examination, Recommendation and Decision

The Inspectorate explained that the Acceptance, Examination, Recommendation and Decision periods are set out in statute but clarified the Decision period had been extended in the past by the Secretary of State. The Pre-Examination period has no statutory timescales but usually takes 3-4 months depending on a variety of issues, including any s51 advice given at Acceptance. The overall process to apply for a Development Consent Order (DCO) is about 18-24 months.

Fees

The Inspectorate explained that the Fees for applying for a DCO depends on in part on how many members form the Examining Authority (ExA), and how many days the Examination takes. Further information about the fees can be found on the National Infrastructure Planning [website](#).

Specific decisions/ follow-up required?

- The Applicant was advised to review the Cleve Hill project.