



## Nationally Significant Infrastructure Projects: Pre-application Service Tiers

The Planning Inspectorate's Pre-application Service Tiers		
TIER 1: BASIC	TIER 2: STANDARD	TIER 3: ENHANCED
Cost to the applicant ( <a href="#">further information about cost recovery</a> )		
£63,410 per year of service	£128,193 (+ £12,957 VAT) per year of service	£212,400 (+ £29,798 VAT) per year of service
Suitable projects		
Very experienced applicants, low-complexity projects, with an up-to-date relevant National Policy Statement(s) in place, no or limited compulsory acquisition, and where the likely examination issues are few and commonly considered by Examining Authorities.	Potentially any project, apart from projects seeking qualification for a <a href="#">Fast Track procedure</a> for which an enhanced tier service is prerequisite.	Projects seeking qualification for a <a href="#">Fast Track procedure</a> . <b>OR</b> Novel or very complex/ cross-sector interests where likely examination issues are numerous and less commonly considered by Examining Authorities, <b>not seeking Fast Track Consent</b> but requiring or benefitting from system-wide coordination and support.
Planning Inspectorate role		
Planning Inspectorate discharging statutory duties only including section 51 advice and EIA screening/ scoping.	Planning Inspectorate discharging statutory duties and supporting the preparation of applications which are:	Planning Inspectorate discharging statutory duties and performing an enhanced role supporting the preparation of applications which are optimised to facilitate an efficient and effective route to decision, with potential



- Capable of being accepted for examination; and
- capable of being examined within the statutory six-month maximum.

Applicants may choose to develop one or more of the supplementary pre-application components listed in the enhanced tier offer in order to optimise their application, but will not receive focused support from the Inspectorate.

for certain projects to qualify for a Fast Track procedure. Supplementary pre-application components supportable by the Planning Inspectorate to optimise applications include:

- Evidence Planning
- Pre-application PADSS
- Policy Compliance Document
- Design Approach Document
- Outline control documents
- Multiparty meetings (non-Evidence Plan)
- Preparation of Compulsory Acquisition and Temporary Possession evidence
- Preparation of evidence to support the Public Sector Equality Duty
- Multiparty application readiness gate-check (trial)

Some supplementary pre-application components are **required** for applications seeking a [Fast Track procedure](#).

[The Annex to this Prospectus gives details in relation to the development of supplementary pre-application components, including the value they are expected to add, and identifies those which are required for applications seeking a Fast Track procedure.](#)



## Section 51 advice

Advice normally limited to signposting to existing written resources including published advice, guidance and precedents established in other cases.

Issuing of procedural advice to support programme and advice to assist progression and/ or resolution of likely examination issues prior to submission.

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## Meetings and interactions

Meetings with the Planning Inspectorate available to applicants at essential milestones only (maximum three meetings per annum) comprising:

- Inception Meeting
- Post-section 42 consultation meeting
- Pre-submission meeting

Planning Inspectorate not available for involvement in multiparty forums, including Evidence Plan process.

No Examining Inspector involvement in pre-application advice.

Meetings with the Planning Inspectorate available to applicants at key milestones, as requested/ required by applicant (maximum six meetings per annum), including:

- Inception Meeting
- Post-Scoping, pre-section 42 consultation meeting
- Post-section 42 consultation/ post-Preliminary Environmental Information Report meeting
- Draft documents feedback meeting
- Pre-submission meeting

Offer of Planning Inspectorate involvement in non-Evidence Plan multiparty forums, where agreed, in observer/ advisory role. [More information about multiparty meetings.](#)

Where requested by the applicant, and agreed by the Planning Inspectorate, topic-based meetings with the Planning Inspectorate in addition to meetings at key milestones identified in standard tier offer (maximum nine meetings per annum).

Offer of Planning Inspectorate involvement in non-Evidence Plan multiparty forums, where agreed, including at the [Adequacy of Consultation Milestone](#). This may be in a chairperson or facilitator role. [More information about multiparty meetings.](#)

Offer of Planning Inspectorate involvement in Evidence Plan process, where engaged as agreed, as facilitator. [More information about the Evidence Plan process.](#)



	<p>Offer of Planning Inspectorate involvement in Evidence Plan process, where agreed, in observer/ advisory role. <a href="#">More information about the Evidence Plan process.</a></p> <p>Examining Inspector involvement in some elements of pre-application advice.</p>	Enhanced Examining Inspector involvement in pre-application advice, including potential deployment as facilitator in multiparty forums.
In all service tiers, the occurrence of additional meetings (ie over the maximum occurrences per annum stated) may be agreed on a needs basis.		
<b>Draft Documents</b>		
No access to Planning Inspectorate draft documents review service.	<p>Standard draft documents review service available to applicants.</p> <p><a href="#">Documents included in standard tier review service.</a></p> <p>Examining Inspectors support review of draft DCO and Explanatory Memorandum.</p>	<p>Enhanced draft documents review service available to applicants, which may consider more than one draft iteration of documents over time, as agreed in the pre-application Programme Document, including:</p> <ul style="list-style-type: none"><li>• Documents reviewable under standard tier</li><li>• Documents associated with supportable components listed above</li></ul> <p><a href="#">Documents included in enhanced tier review service.</a></p> <p>Examining Inspectors available to support review of all draft documents.</p>
<b>Acceptance and post-submission risk</b>		
Risk review at outset, in conjunction with decision to proceed with basic tier offer.	Iterative risk review at key milestones.	Iterative risk review, including affected statutory bodies and local authorities.



## Additional features

For applications seeking a Fast Track procedure, support from the Planning Inspectorate to prepare an application that is capable of satisfying the Quality Standard established in [government's 2024 National Infrastructure Planning Guidance about the Fast Track process](#).

## Applicant requirements

Proactive and thorough engagement in five primary service features.