Opportunities to Contribute to the Planning Process

Stage of the Process		Opportunity to Contribute	Notes
Before the Application is Submitted	Pre-Application Discussion	Pre-application discussions are not normally publicised. However, for all applications we encourage applicants to talk to their neighbours and for larger developments (e.g. with Environmental Impact Assessment) we encourage the applicants to undertake informal consultation.	
Consideration of the Planning Application	Finding Applications	To find out about applications see **gov.im/findapplications**	
	Viewing Details	To view the details of submitted applications see **gov.im/viewapplications**	
	Commenting on Planning Applications	Planning applications must be publicised for a least 21 days (including display of site notice) before they can be determined. Anyone can make written comments at any point before an application is determined, and these must be taken into account in the decision making process. See **gov.im/planningcomment**	
	Requesting Interested Person Status	Anyone who wishes to request Interested Person Status must include information in their representation as to why. See **gov.im/interestedperson**	*A request for IPS cannot be made other than as part of written comments. However, comments on a planning application do not need to include a request for IPS, and whether or not someone requests/is recommended for IPS has no bearing on the weight attached to their comments in determing the application or whether or not someone can speak at the Planning Committee.*
	Officers Report	Reports for applications determined by Officers are published after the decision (viewable as per application details). Reports for applications referred to the Planning Committee are published as part of the agenda (see below).	*About 1 in 5 applications are referred to the Planning Committee. The Standing Orders set out when an application can be referred.*
	Speaking at Planning Committee	If an application is referred to the Planning Committee, people who have made written comments can register to speak at the relevant meeting. To view agendas and find out how to register to speak see **gov.im/planningcommittee**	*The Committee can ask questions of people present at the meeting, including but not limited to those registered to speak.*
	Determination	The decision maker (either an officer with delegated powers or the planning committee) will decide whether or not planning approval should be granted and also who should receive IPS. The applicant and everyone who has made written comment is notified of the outcome.	
Planning Appeal	Submission of an Appeal	Anyone who has IPS can request an appeal. Such a request must include a reason and the relevant fee. See **gov.im/planningappeal**	*For applications submitted on or after 01.01.20 third party appeals must include a reason which relates to issues which you have included in representations made prior to the application being determined*
	Requesting an Appeal by Inquiry	Anyone who has IPS can insist that an appeal is determined by way of inquiry (hearing) rather than by written representations.	*For applications submitted on or after 01.01.20 a request for a hearing must be accompanied by the relevant fee.*
	Giving Evidence at an Appeal	Anyone who has IPS must be given the opportunity to give evidence at an appeal.	*Contributors without IPS may contribute to the evidence given by those with IPS (e.g. be called as a witness) or provide technical advice on the invitation of the Inspector.*
Potential Breach	Request to Investigate	Anyone can report a suspected breach of planning control to the enforcement team. Every request is investigated in accordance with our adopted policy. See **gov.im/planningenforcement**	

DEFA Planning & Building Control
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